

STRUCTURE PLAN

LOT 19 SIXTY EIGHT ROAD,
BALDIVIS

PREPARED FOR:
THE GLOW DEVELOPMENT (WA) PTY LTD

August 2018



LOT 19 SIXTY EIGHT ROAD, BALDIVIS CITY OF ROCKINGHAM

STRUCTURE PLAN

August 2018

ISSUE 3D: FOR ENDORSEMENT

Prepared for: **The Glow Development (WA) Pty Ltd**

Prepared by: SITE planning + design
 PO Box 663, South Perth WA 6951
 Email: hello@sitepd.com.au
 Telephone: KM 0411 103 198 / TC 0403 932 156
 Website: www.sitepd.com.au

Project Planner: Tom Carroll - Director + Principal Town Planner
 Job Code: TGD BAL
 Doc Reference: 180815 TGD BAL rp Structure Plan Report_Final_V3D
 Issue No: 3
 Revision No.: D

Date:	Revision No:	Documents Revisions:	Issued To:	Author:	Reviewer:
14 Sept 2016	1A - draft for Client review		Client	TC	KM
15 Sept 2016	2A	Formatting		KM	
29 Sept 2016	2B - final for lodgement	General updates + Client comments	City of Rockingham	TC	KM
18 July 2017	2C - final for advertising	Plan changes + Report updates	City of Rockingham	TC	KM
30 July 2018	3A - for WAPC endorsement	Updates as per WAPC requirements	WAPC	TC	KM
2 August 2018	3B - for WAPC endorsement	Updates as per WAPC requirements	WAPC	GG	TC
7 August 2018	3C - for WAPC endorsement	Updates as per WAPC requirements	WAPC	GG	TC
15 August 2018	3D - for WAPC endorsement	Updates as per WAPC requirements	WAPC	GG	TC



ENDORSEMENT PAGE

This structure plan is prepared under the provisions of the City of Rockingham Local Planning Scheme No. 2.

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

..... 21 August 2018 Date

Signed for and on behalf of the Western Australian Planning Commission:

.....
An officer of the Commission duly authorised by the Commission pursuant to section 16 of the *Planning and Development Act 2005* for that purpose, in the presence of:

~~.....~~ Witness

..... 21 August 2018 Date

..... 21 August 2028 Date of Expiry

AMENDMENT PAGE

AMENDMENT NUMBER	SUMMARY OF THE AMENDMENT	AMENDMENT TYPE	DATE APPROVED BY THE WAPC

EXECUTIVE SUMMARY

This Structure Plan report has been prepared on behalf of the Glow Development (WA) Pty Ltd in support of a Structure Plan as it relates to Lot 19 Sixty Eight Road, Baldivis (the site).

The Structure Plan area is 9.1474ha in size and is currently zoned ‘Urban’ under the Metropolitan Region Scheme (MRS) and ‘Development’ under the City of Rockingham Town Planning Scheme No. 2 (TPS2). TPS2 requires the preparation and endorsement of a Structure Plan within the ‘Development’ zone to guide land use and development, prior to any subdivision of the land.

The site falls within an area covered by the South Baldivis District Structure Plan (SBDSP) which provides a general strategic framework for the preparation of structure plans. The details provided in the Structure Plan satisfy the general requirements set out in the SBDSP and will facilitate the use, subdivision and development of the site for residential, high school and public open space uses.

The Structure Plan provides for the creation of approximately ninety-two (92) residential lots of varied densities, ranging between R25 and R40. The Structure Plan also acknowledges the provision of land for a high school site consistent with the SBDSP and Department of Education requirements, as well as a permeable and robust road layout that connects to adjoining constructed and planned road networks.

The report addresses State and Local strategic planning framework requirements and has been prepared in accordance with the WAPC’s Structure Plan Framework document.

The table below provides a summary of the key elements of the Structure Plan and associated report reference.

ITEM	DATA	STRUCTURE PLAN REF (SECTION NO.)
Total area covered by the structure plan	9.1474 hectares	1, 1.2
Area of each land use proposed:		
Zones:		
Residential	3.7849 hectares	3.3, 3.10
Reserves:		
Roads Reserve	2.0705 hectares	3.4
Drainage	0.0195 hectares	3.2, 3.5
Public Open Space	0.6323 hectares	3.2
School Site	2.6402 hectares	3.6
Total estimated lot yield	92 lots	
Estimated number of dwellings	101 d/u	
Estimated residential site density		
Dwellings per gross hectare (as per Directions 2031)	15.47 dwellings per gross hectare	3.3
Dwellings per site hectare (as per Liveable Neighbourhoods)	24 dwellings per site hectare	3.3
Estimated population	282 people @ 2.8 people/household	
Number of high schools	1 (portion)	3.6
Number of primary schools	0	

Estimated commercial floor space	0	3.7
Amount of Public Open Space (Local):		
Unrestricted Public Open Space	0.5898 hectares	3.2
Restricted Public Open Space	0.0425 hectares	3.2
Dedicated Drainage Reserve	0.0115 hectares	3.2

TABLE OF CONTENTS

ENDORSEMENT PAGE	i
AMENDMENT PAGE	ii
EXECUTIVE SUMMARY	iii
TABLE OF CONTENTS	v
PART 1	1
IMPLEMENTATION	1
1. STRUCTURE PLAN AREA	2
2. STRUCTURE PLAN CONTENT	2
3. OPERATION	2
4. STAGING.....	2
5. LAND USE.....	2
5.1 STRUCTURE PLAN MAP.....	2
5.2 RESIDENTIAL DENSITY	2
6. SUBDIVISION AND DEVELOPMENT REQUIREMENTS	3
6.1 INTERFACE WITH ADJOINING PROPERTIES	3
6.2 TREE RETENTION	3
6.3 NOTIFICATIONS ON TITLE.....	3
7. LOCAL DEVELOPMENT PLANS.....	3
PART 2	5
EXPLANATORY SECTION AND TECHNICAL APPENDICES	5
1. PLANNING BACKGROUND	6
1.1 INTRODUCTION AND PURPOSE	6
1.2 LAND DESCRIPTION.....	6
1.2.1 Location	6
1.2.2 Area and Land Use	6
1.2.3 Legal Description and Ownership.....	6
1.3 PLANNING FRAMEWORK.....	8
1.3.1 Zoning and Reservations.....	8
1.3.1.1 Metropolitan Region Scheme	8
1.3.1.2 City of Rockingham Town Planning Scheme No. 2.....	8
1.3.1.3 South Baldivis District Structure Plan.....	9
1.3.2 PERTH and peel @3.5million land use planning and infrastructure frameworks .11	
1.3.2.1 Perth and Peel @3.5 Million, March 2018	11
1.3.2.2 South Metropolitan Peel Sub-regional Planning Framework, March 2018.....	11
1.3.3 Planning Strategies and Policies	11
1.3.3.1 State Planning Policy 3.7 – Planning in Bushfire Prone Areas.....	11
1.3.3.2 Liveable Neighbourhoods.....	11
1.3.3.3 Planning Policy 3.4.1 – Public Open Space (City of Rockingham, 2009).....	12



1.3.4	Other Approvals and Decisions	12
1.3.5	Pre Lodgement Consultation.....	12
2.	SITE CONDITIONS AND CONSTRAINTS	13
2.1	BIODIVERSITY AND NATURAL AREA ASSETS	13
2.1.1	Flora and Vegetation Assessments.....	13
2.1.2	Fauna Assessments.....	14
2.2	LANDFORM AND SOILS	14
2.3	GROUNDWATER AND SURFACE WATER.....	14
2.4	BUSHFIRE HAZARD	14
2.5	HERITAGE	16
2.6	PAST LAND USES.....	17
3.	LAND USE AND SUBDIVISION REQUIREMENTS	18
3.1	LAND USE	18
3.2	PUBLIC OPEN SPACE	18
3.3	RESIDENTIAL.....	20
3.4	MOVEMENT NETWORK.....	21
3.4.1	Road configuration and hierachy.....	21
3.4.2	Pedestrian network	22
3.5	WATER MANAGEMENT	23
3.6	EDUCATION FACILITIES	23
3.7	ACTIVITY CENTRES AND EMPLOYMENT	23
3.8	INFRASTRUCTURE COORDINATION AND SERVICING	24
3.9	STAGING.....	24
3.10	SUMMARY	24
	TECHNICAL STUDIES APPENDICES INDEX	25
1.	BUSHFIRE MANAGEMENT PLAN	26
2.	ENVIRONMENTAL ASSESSMENT REPORT	27
3.	GEOTECHNICAL REPORT	28
4.	DISTRICT/LOCAL WATER MANAGEMENT STRATEGY.....	29
5.	LANDSCAPE CONCEPT PLAN	30
6.	TRAFFIC IMPACT ASSESSMENT	31
7.	ENGINEERING REPORT	32

FIGURES

- Figure 1: Lot 19 Sixty Eight Road Baldivis Structure Plan
- Figure 2: Location Plan
- Figure 3: Metropolitan Region Scheme
- Figure 4: Local Planning Scheme No. 2
- Figure 5: South Baldivis District Structure Plan
- Figure 6: Bushfire Management Plan (BAL Map)
- Figure 7: Public Open Space
- Figure 8: Surrounding Estates Context Plan and Indicative Movement Network

APPENDICES

- Appendix 1: Bushfire Management Plan
- Appendix 2: Environmental Assessment Report
- Appendix 3: Geotechnical Report
- Appendix 4: District/Local Water Management Strategy
- Appendix 5: Landscape Concept Plan
- Appendix 6: Traffic Impact Assessment
- Appendix 7: Engineering Report

ABBREVIATIONS

Abbreviations used in this report are summarised below for ease of reference.

AHD	Australian Height Datum
ARI	Average Recurrence Interval
ASS	Acid Sulphate Soils
BAL	Bushfire Attack Level
BFHA	Bushfire Hazard Assessment
BMP	Bushfire Management Plan
D/LWMS	District/Local Water Management Strategy
EAR	Environmental Assessment Report
EPA	Environmental Protection Authority
FCT	Floristic Community Type
LDP	Local Development Plan
LN	Liveable Neighbourhoods
MRS	Metropolitan Region Scheme
POS	Public Open Space
SBDSP	South Baldivis District Structure Plan
The site	Lot 19 Sixty Eight Road, Baldivis
TPS2	City of Rockingham Town Planning Scheme No. 2
WAPC	Western Australian Planning Commission



PART 1

IMPLEMENTATION

1. STRUCTURE PLAN AREA

This Structure Plan shall apply to Lot 19 Sixty Eight Road, Baldivis and is defined as the area bounded within the line as shown on the Structure Plan Map.

This Structure Plan is identified as the *Lot 19 Sixty Eight Road Baldivis Structure Plan*.

2. STRUCTURE PLAN CONTENT

The Structure Plan comprises the following:

- Part One - Implementation Section. This section contains the Structure Plan map and text outlining statutory planning provisions and requirements.
- Part Two - Explanatory Section. This section provides context and planning justification in support of the Structure Plan. It provides for the implementation of the statutory provisions outlined in Part One.
- Appendices - Contains all technical and specialist reports prepared in support of the Structure Plan.

3. OPERATION

This Structure Plan commences operation on the date it is endorsed by the WAPC.

4. STAGING

Staging of development will be largely contingent on Department of Education timeframes in relation to the school site, which is scheduled to open in 2019. Remaining lot releases and staging will be determined by market conditions and service infrastructure works.

As per the BMP, staging of development along the north-eastern and northern boundaries may be required to satisfy the requirements of the BMP in satisfying minimum BAL rating requirements.

5. LAND USE

5.1 STRUCTURE PLAN MAP

The subdivision and development of land is to be generally in accordance with the Structure Plan (refer **Figure 1**).

5.2 RESIDENTIAL DENSITY

The base residential density for the Structure Plan area is R25. Residential densities of R30 and R40 are supported adjacent to or abutting areas of public open space, or where rear access is available via a laneway.



6. SUBDIVISION AND DEVELOPMENT REQUIREMENTS

6.1 INTERFACE WITH ADJOINING PROPERTIES

Subdivision and development of the land is entirely consistent with the road and lot layout of existing and planned residential estates to the east, north and west. Co-location of Public Open Space and associated drainage has been coordinated with adjoining Lot 20.

6.2 TREE RETENTION

Retention of existing significant trees within POS areas will be explored at the time of subdivision.

6.3 NOTIFICATIONS ON TITLE

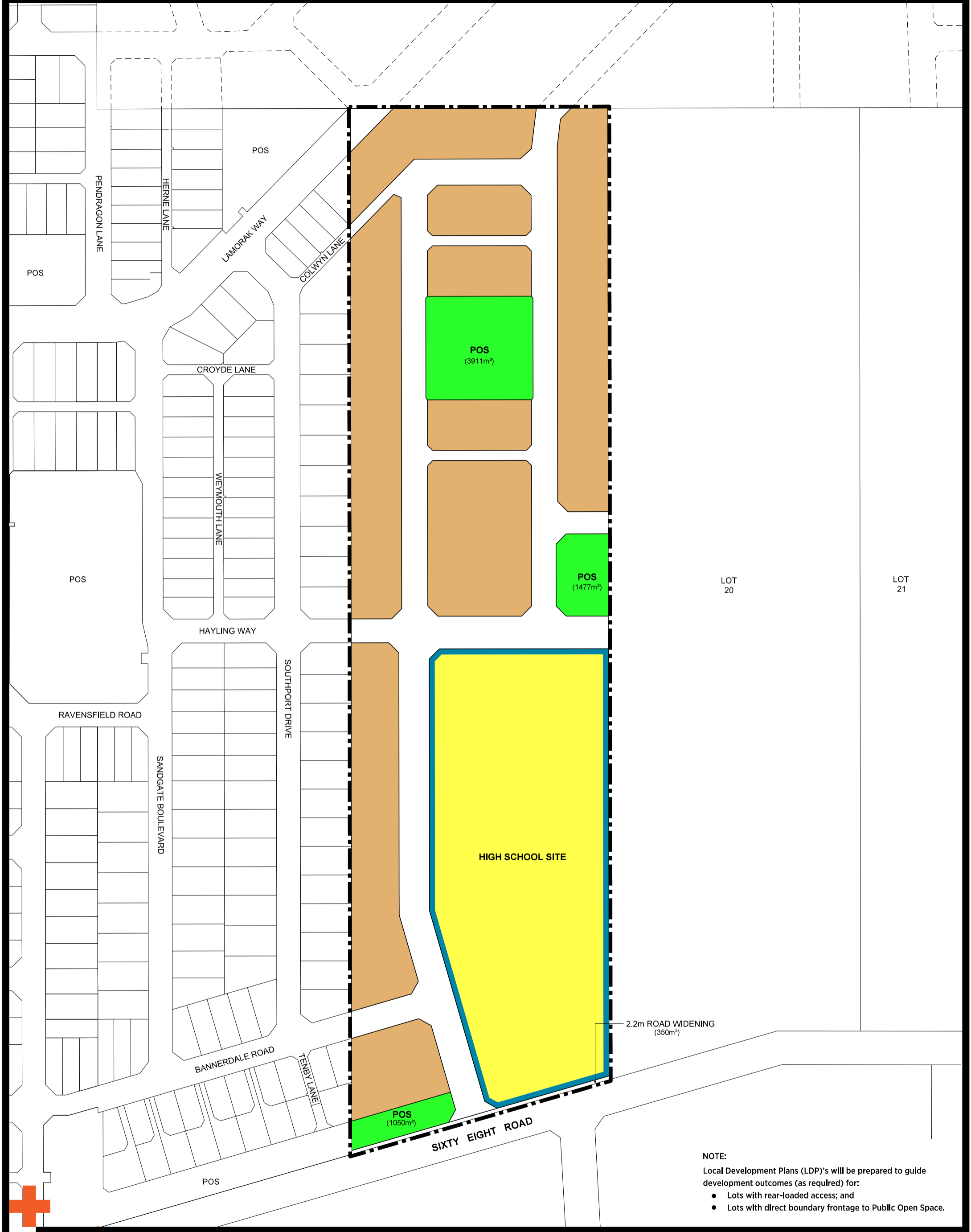
With respect to applications for subdivision the City of Rockingham shall recommend to the Western Australian Planning Commission that a condition of subdivision approval require the imposition of a notification to be placed on the Certificate of Title advising of the following:

1. Lots deemed to be affected by a Bush Fire Hazard as identified in the Bushfire Management Plan dated 23 July 2018 at **Appendix 1**.

7. LOCAL DEVELOPMENT PLANS

Local Development Plans (LDP)'s will be prepared to guide development outcomes (as required) for:

- Lots with rear-loaded access; and
- Lots with direct boundary frontage to Public Open Space.



NOTE:
 Local Development Plans (LDP)'s will be prepared to guide development outcomes (as required) for:

- Lots with rear-loaded access; and
- Lots with direct boundary frontage to Public Open Space.

WWW.SITEPD.COM.AU

LOT 19 SIXTY EIGHT ROAD, BALDIVIS

CLIENT : The Glow Development	REVISION : A	DRAWN : BDL
PLAN NO. : Baldvis LSP_V1.0_20180702	DATE : 2 July 2018	SCALE : 1:2,000@A3

NOTE
 Base data supplied by MAPS / Landgate, Projection PCG94
 Aerial photography sourced from Landgate, dated January 2014
 Areas and dimensions shown are subject to final survey calculations.
 The concepts presented in this plan remain the copyright of SITE planning + design.
 No copies in whole or in part may be made without SITE planning + design's permission.



LEGEND	STRUCTURE PLAN BOUNDARY
	MEDIUM DENSITY (R25-R40)
	PUBLIC OPEN SPACE (POS)
	PUBLIC PURPOSE - EDUCATION



FIGURE 1 - LOCAL STRUCTURE PLAN