



# ROCK/2015/1 PORTION OF LOT 306 McDONALD ROAD, BALDIVIS STRUCTURE PLAN

September 2016

Spatial Property Group



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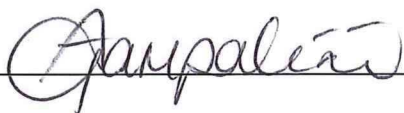
This structure plan is prepared under the provisions of the City of Rockingham  
Town Planning Scheme No.2

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY  
RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION  
ON: 21 SEPTEMBER 2016

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 September 2016

Date

Date of Expiry: 21 September 2026



ROCK/2015/1

# PORTION OF LOT 306 MCDONALD RD, BALDIVIS STRUCTURE PLAN

SEPTEMBER 2016

**Prepared for:** **Spatial Property Group**  
Unit 1, 896 Canning Hwy  
APPLECROSS WA 6153  
T: 08 6555 2000 F: 08 6555 2099 E: info@spatialproperty.com.au

**Prepared by:** **Creative Design + Planning**  
28 Brown Street  
EAST PERTH WA 6004  
T: 9325 0200 F: 9325 4818 E: info@creativdep.com.au

**In Collaboration With:** **Coterra Environment**  
Suite 19, 336 Churchill Avenue  
SUBIACO WA 6008  
T: 9381 5513 F: 9381 5514 E: info@coterra.com.au

**Development Engineering Consultants**  
Suite 3, 123A Colin Street  
WEST PERTH WA 6005  
T: 9481 1900 F: 9481 1700

**Emerge Associates**  
Suite 4, 6 Centro Ave  
SUBIACO WA 6008  
T: 9380 4988 F: 9380 9636 E: admin@emergeassociates.com.au

**Strategen Environmental Consultants Pty Ltd**  
PO Box 287  
BUNBURY WA 6231  
T: 9792 4797 E: info@strategen.com.au

**Transcore**  
61 York Street  
SUBIACO WA 6008  
T: 9382 4199 F: 9382 4177 E: www.transcore.net.au

## Document Status

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VERSION	COMMENT	PREPARED BY	REVIEWED BY	REVIEW DATE	APPROVED BY	ISSUE DATE
Final for lodgement	Final Rev 1	MS	KB	17.04.2015	KB	17.04.2015
Post lodgement revision	Revision 2	MS	KB	17.06.2015	KB	22.06.2015
CoR Modifications	Revision 3	MS	TV	05.11.2015	KB	12.11.2015
WAPC Modifications	Revision 4	TV	KB	16.08.2016	KB	07.09.2016

Table of Amendments

AMENDMENT NO.	SUMMARY OF AMENDMENT	AMENDMENT TYPE	DATE APPROVED BY WAPC

# EXECUTIVE SUMMARY

## Purpose

In accordance with provisions of the Planning and Development (Local Planning Schemes) Regulations 2015 and City of Rockingham Town Planning Scheme No. 2 *Portion of Lot 306 McDonald Road Structure Plan* (Structure Plan) has been prepared to guide subdivision and development of some 13.115 hectares of land on Lot 306 McDonald Road, Baldivis; within the City of Rockingham municipality.

The Structure Plan has been prepared for the Spatial Property Group by the following specialist consultant team:

- Creative Design + Planning – urban design, town planning
- Cotterra – environmental and urban water management
- Emerge Landscaping – landscaping design
- Development Engineering Consultants – engineering and servicing
- Strategen Environmental Consultants – fire management plan
- Transcore – traffic assessment

## Project Overview

The Structure Plan will create a framework for the future urban subdivision and development of an anticipated 195+ dwellings, which will ultimately house a new community in the vicinity of 540+ people.

## Executive Summary Table

ITEM	DATA	SECTION NUMBER REFERENCED WITHIN THE STRUCTURE PLAN REPORT
Total area covered by the structure plan	13.115 hectares	Part Two – Section 5.2
Area of each land use proposed: <u>Zones</u> <ul style="list-style-type: none"><li>• Residential</li></ul> <u>Reserves</u> <ul style="list-style-type: none"><li>• Road Reserves</li><li>• Public Open Space Reserve</li></ul>	8.18 hectares  3.19 hectares 1.74 hectares	Part Two – Section 5.2
Estimated lot yield	195 lots	Part Two – Section 5.3
Estimated number of dwellings	195 dwellings	
Estimated residential site density	~ 15+ dwellings/ <i>gross urban zone</i> <sup>1</sup> ~ 24+ dwellings/ <i>site hectare</i> <sup>2</sup>	
Estimated population	546 people @ 2.8 people/household	
Public Open Space <ul style="list-style-type: none"><li>• Total Green Space</li><li>◦ Credited Open Space</li></ul>	1.74 hectares 1.47 hectares	Part Two – Section 5.8

<sup>1</sup> 'Gross Urban Zone' refers to the definition under WAPC's *Directions 2031* and supporting documents.

<sup>2</sup> 'Residential Site Hectare' refers to the definition under *Element 1* of WAPC's *Liveable Neighbourhoods*.

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Appendix 7        Traffic Assessment  
Appendix 8        Landscape Strategy  
Appendix 9        LWMS  
Appendix 10       Servicing Report



# ABBREVIATIONS

AHD	Australian Height Datum
AASS	Actual Acid Sulfate Soils
ASS	Acid Sulfate Soils
CCW	Conservation Category Wetland
DCP	Developer Contribution Plan
DEC	Department of Environment and Conservation
DER	Department of Environmental Regulation
DoW	Department of Water
DPaW	Department of Parks and Wildlife
DSP	District Structure Plan
EPA	Environmental Protection Authority
EPBC Act	Environmental Protection and Biodiversity Conservation Act
EAR	Environmental Assessment Report
FMP	Fire Management Plan
LDP	Local Development Plans
LPP	Local Planning Policy
LWMS	Local Water Management Strategy
mbgl	metre below ground level
MRS	Metropolitan Region Scheme
OMSRS	Outer Metropolitan Perth and Peel Sub-regional Strategy
PASS	Potential Acid Sulfate Soils
POS	Public Open Space
PPP	Pipeline Protection Plan
PRMP	Pipeline Risk Management Plan
PSI	Preliminary Site Investigation
RMD Codes	Residential Medium Density Codes
SAQP	Sampling and Analysis Quality Plan
TPS	Town Planning Scheme
UWMP	Urban Water Management Plan
vpd	vehicles per day
WAPC	Western Australian Planning Commission



# PART ONE

## Implementation

PORTION OF LOT 306 MCDONALD ROAD, BALDIVIS STRUCTURE PLAN

1. Structure Plan Area
2. Operation
3. Staging
4. Subdivision and development requirements
5. Local Development Plans
6. Other requirements

## PART ONE – IMPLEMENTATION

### 1 STRUCTURE PLAN AREA

This Structure Plan applies to Portion of Lot 306 McDonald Road, Baldivis being the land contained within the inner edge of the line denoting the structure plan boundary on the Structure Plan (**Plan 1**). The Structure Plan is identified as the *Portion of Lot 306 McDonald Road, Baldivis Structure Plan*.

### 2 OPERATION

The date the Structure Plan comes into effect is the date the Structure Plan is approved by the Western Australian Planning Commission (WAPC).

### 3 STAGING

The development of the Structure Plan area will be implemented in stages. At this stage, the staging in terms of timing, location and composition will be dependent the following triggers:

- Market demand will influence the amount of lots release at any stage; and
- The extent of adjoining development front, in terms of the services and infrastructure provided through adjoining developments.

### 4 SUBDIVISION AND DEVELOPMENT REQUIREMENTS

Subdivision and development requirements:

- a) Residential densities for the structure plan area are the residential densities shown on the Structure Plan Map.
- b) Public open space is to be provided in accordance with the Structure Plan Map.
- c) Land use permissibility within the Structure Plan area shall accord with the corresponding land use classification in the City of Rockingham Town Planning Scheme No. 2.
- d) This Structure Plan is supported by a Bushfire Management Plan (BMP), (*August 2016, Strategen*), as amended. Any land falling within 100m of a bushfire hazard identified in the BMP is designated as a Bushfire Prone Area for the purpose of the Building Code of Australia.
- e) Notifications on Title:
  - i. The Council shall recommend to the Western Australian Planning Commission that a condition be imposed on the grant of subdivision approval for a notification to be placed on the Certificate of Title to suitably respond to the following:
    - That a lot(s) with a bushfire attack level (BAL) rating of 12.5 or higher is within a designated bushfire prone area and subject to a *Bushfire Management Plan*.

### 5 LOCAL DEVELOPMENT PLANS

Local Development Plan(s) are to be prepared for lots with one or more of the following attributes:

- i) Rear-loaded vehicle access;
- ii) Abutting Public Open Space; and
- iii) With a Bushfire Attack Level of 12.5 or greater.

### 6 OTHER REQUIREMENTS

The Structure Plan is subject to the City of Rockingham Development Contribution Area No.2; this is to apply to all land within the Structure Plan area to be subdivided and/or developed for residential purposes.

