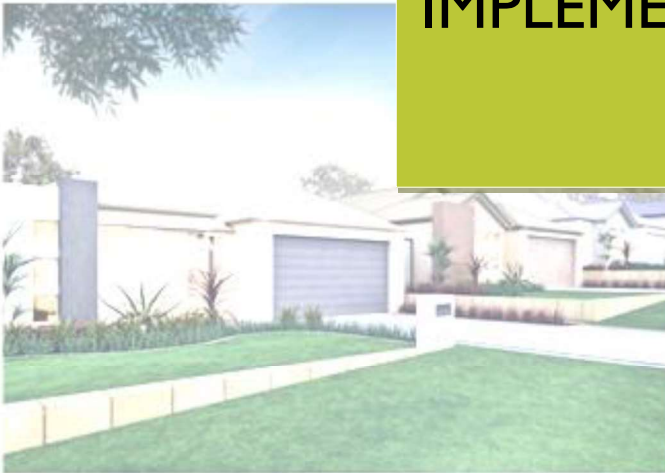




PART ONE

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IMPLEMENTATION



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## 1.0 Structure Plan Area

This Structure Plan applies to Lot 302 Mandurah Road and Lot 309 Kerosene Lane Baldivis, being the land contained within the inner edge of the line denoting the structure plan boundary on the Structure Plan Map.

## 2.0 Operation

This Structure Plan comes into effect on the date it is approved by the Western Australian Planning Commission.

## 3.0 Staging

Development of the Structure Plan area will occur progressively in a number of stages. Development of each stage will be dependent upon provision of appropriate connections to the external road network and the extension of services sufficient to service each proposed stage.

## 4.0 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) 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.
- c) This structure plan is supported by a Bushfire Management Plan (BMP), *Bushfire Management Plan – Lot 309 Kerosene Land and 302 Mandurah Road, Baldivis, 27 March 2018* by Bio Diverse Solutions 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.
- d) Notifications on Title

The Council shall recommend to the West Australian Planning Commission that a condition be imposed on the grant of subdivision approval for a notification to be placed on the Certificates of Title to suitably respond to the following:

- That the lot(s) with a bushfire attack level (BAL) rating of 12.5 or higher is within a designated bushfire prone area, subject to a *Bushfire Management Plan* and consequently, additional planning and building requirements may apply to development on this lot.

e) Management Plans

The Council shall recommend to the Western Australian Planning Commission that a condition be imposed on the grant of subdivision approval to respond to the following as identified by the structure plan.

- The preparation and implementation of a Tree Protection Management Plan.

## 5.0 Local Development Plans

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

- a) Abutting Public open Space;
- b) With Laneway vehicle access; and
- c) With a Bushfire Attack Level of 12.5 or higher.

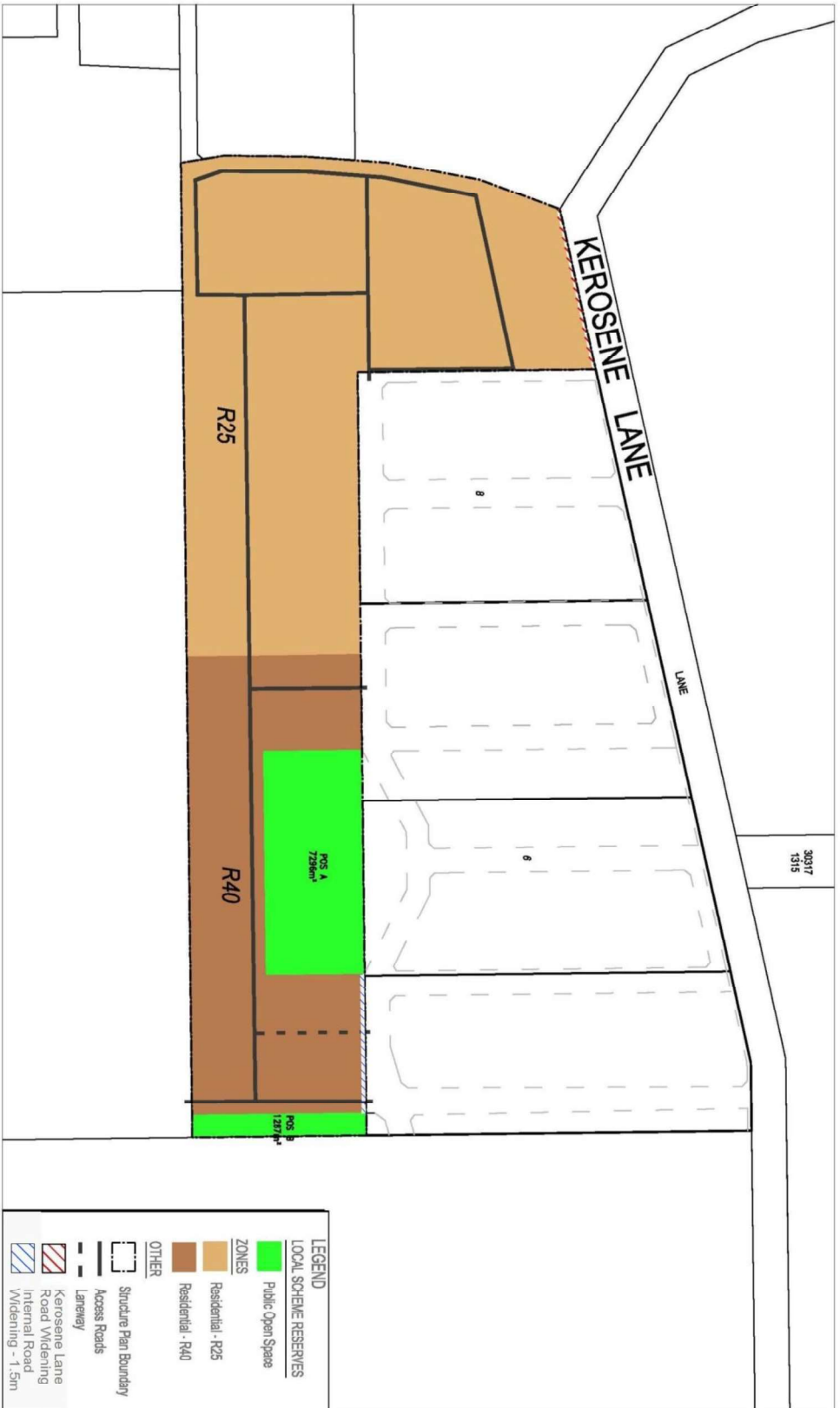
## 6.0 Other Requirements

- a) Development Contribution Arrangements

The Structure Plan is subject to the City of Rockingham Development Contribution Area 2.

## 7.0 Additional Information

Additional Information	Approval Stage	Consultation Required



**STRUCTURE PLAN MAP**

**Lot 302 Mandurah Road and Lot 309 Kerosene Lane**

**Baldvins - City of Rockingham**

THIS MAP IS SUBJECT TO APPROVAL BY THE CITY OF ROCKINGHAM. IT IS A PRELIMINARY MAP AND SHOULD NOT BE USED FOR ANY PURPOSES WITHOUT THE WRITTEN APPROVAL OF THE CITY OF ROCKINGHAM.

DATE: 09.04.18 | SCALE: 1:1000 | REF: 17A STR02 Kerosene Lane | REVISED: 09.01.2018

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