

LOTS 5, 6, 7 & 8 KEROSENE LANE, BALDIVIS
STRUCTURE PLAN



CERTIFICATION OF APPROVED STRUCTURE PLAN

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:

.....19 July 2017.....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

.....19 July 2017.....Date

.....19 July 2027.....Date of Expiry of this Structure Plan

TABLE OF AMENDMENTS TO STRUCTURE PLAN

Amendment No.	Summary of the Amendment	Amendment Type	Date approved by the WAPC

EXECUTIVE SUMMARY

This Structure Plan (SP) has been prepared for the various landholdings being Lots 5, 6, 7 & 8 Kerosene Lane, Baldivis. The land the subject of this SP comprises (4) lots located approximately 10 kilometres east of Rockingham and approximately 42 kilometres south-west of Perth Central Business District. The SP area is within the Perth Metropolitan South-West Corridor and is situated within the municipality of the City of Rockingham (City) and the locality of Baldivis.

This SP provides the rationale, justification and planning framework to guide and facilitate the development of approximately 8.11 hectares of land for urban purposes and has been prepared in accordance with the provisions of Clause 4.2 of the City of Rockingham Town Planning Scheme No. 2 (TPS 2), which requires a structure plan for land zoned 'Development' and as per Schedule 2 Part 4 'Structure Plans' of the *Planning & Development (Local Planning Schemes) Regulations 2015*.

The SP forms part of the Baldivis (North) District Structure Plan (DSP) and is abutting the approved *Lots 14, 15 & 299 Kerosene Lane (Paradiso Estate) Structure Plan* to the east. The proposed SP forms the north-western most part of the DSP area and integrates with the Paradiso Estate development through sharing of public open space (north-south linear parkway) and road connection.

Item	Data	Section number referenced within the Structure Plan Report
Total area covered by the Structure Plan	8.11 hectares	2.2
Area of each land use proposed Residential	4.909 hectares (60.5% of site)	5.1
Total estimated lot yield	135 lots	5.1
Estimated number of dwellings	135 dwellings	5.1
Estimated residential site density	27 dwellings per site hectare	5.1
Estimated Population (average 2.8 people/household)	378 people	5.3
Estimated area and percentage of public open space given over to: - Local Parks	0.492 ha (6.1% within SP site) with 0.153 ha to be provided (via landowner Agreement) from land within surplus POS in adjoining Paradiso Estate. Combined total POS is 0.645 ha which equates to 10% POS. Total of 3 local parks provided in the Structure Plan	7.1

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APPENDICES

Appendix No.	Document Title	Approval Required or Supporting Document only	Approval Status	Approval Agency
1	Flora & Vegetation Survey	Supporting Document	N/A	N/A
2	Tree Survey	Supporting Document	N/A	N/A
3	Fauna Survey	Supporting Document	N/A	N/A
4	Bushfire Management Plan	Supporting Document – formal approval at subdivision stage	N/A	Department Fire & Emergency Services
5	Pipeline Protection Plan	Approval Required	Yet to be approved for this Structure Plan	APA Pipeline Operator
6	Transport Assessment	Supporting Document	N/A	N/A
7	Local Water Management Strategy	Approval Required	Yet to be approved	Department of Water, City of Rockingham
8	Engineering Servicing Report	Supporting Document	N/A	N/A
9	Pre-lodgement Consultation Table	Supporting Document	N/A	N/A

PART ONE (IMPLEMENTATION)

1.0 STRUCTURE PLAN AREA

This Structure Plan applies to 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 it is approved by the Western Australian Planning Commission.

3.0 STAGING

The Structure Plan is proposed to be developed in a single stage.

4.0 SUBDIVISION & DEVELOPMENT REQUIREMENTS

- a) Residential densities for the structure plan area are the residential densities shown on the Structure Plan Map.
- b) A portion of public open space is to be provided from the public open space credit at the adjacent Lots 14, 15 and 299 Kerosene Lane, Baldivis Structure Plan area (Paradiso Estate) as shown on 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), *Bushfire Management Plan – Lots 5, 6, 7 and 8 Kerosene Lane, Baldivis*, 2 September 2016, by BioDiverse Solutions, as amended. Any land falling within 100 metres 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

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 designed bushfire prone area, subject to a *Bushfire Management Plan* and consequently, additional planning and building requirements may apply to development on the lot.

5.0 LOCAL DEVELOPMENT PLAN(S)

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

- a) Abutting public open space; and
- b) With a bushfire attack level of 12.5 or greater.

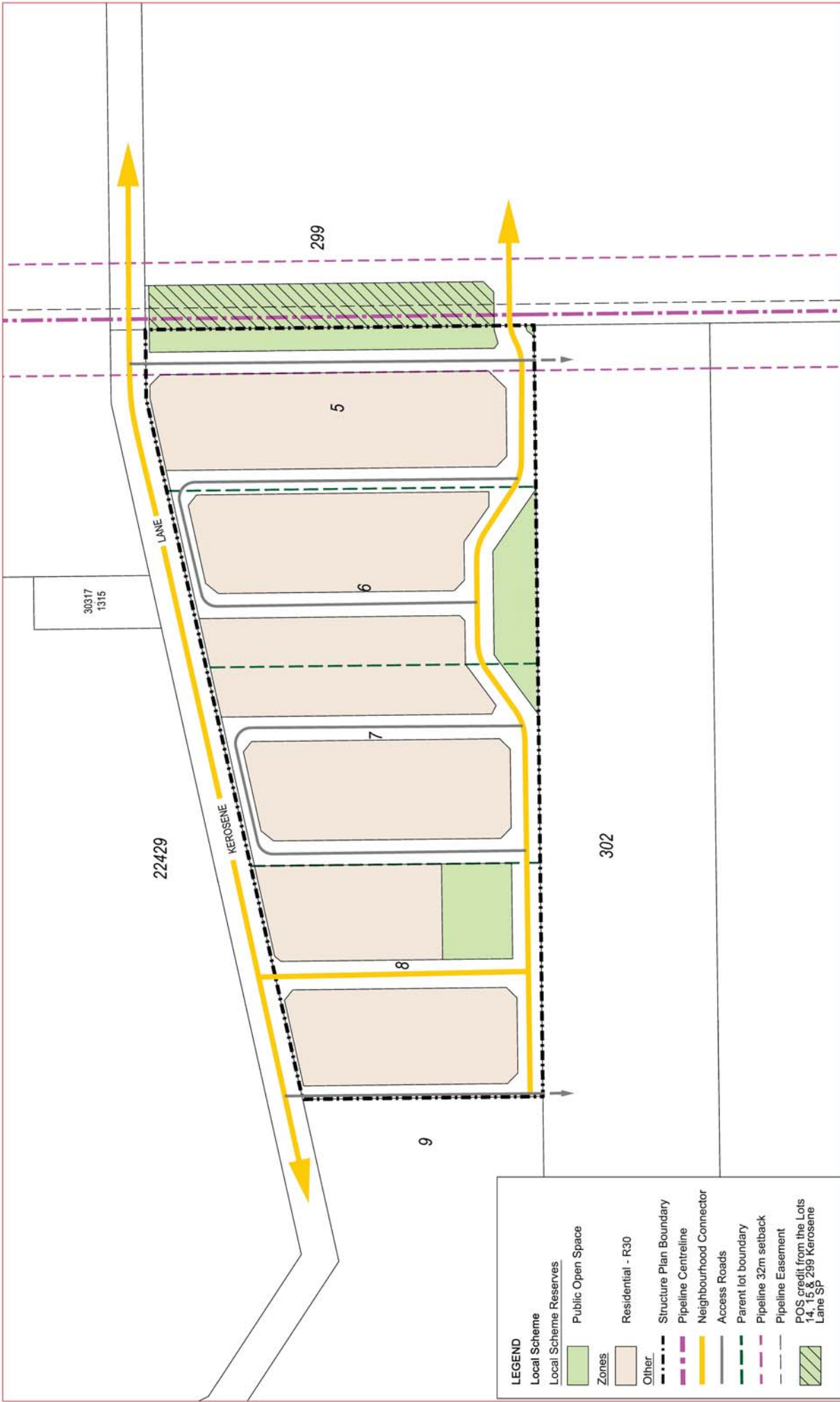
6.0 OTHER REQUIREMENTS

- a) Development Contribution Arrangements

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

**STRUCTURE PLAN
LOTS 5-8 KEROSENE LANE
BALDIVIS**

DATE DRAWN: 20/06/2017
DRAWN BY: RM
CHECKED BY: JF
PROJECT NO.: 2017-0001



LEGEND

- Local Scheme
 - Local Scheme Reserves
 - Public Open Space
 - Zones
 - Residential - R30
 - Other
 - Structure Plan Boundary
 - Pipeline Centreline
 - Neighbourhood Connector
 - Access Roads
 - Parent lot boundary
 - Pipeline 32m setback
 - Pipeline Easement
 - POS credit from the Lots 14, 15 & 299 Kerosene Lane SP

Plan No.: 20684-4
Revision: REV.1
Scale: 1:2000@A3

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