



NORTH EAST BALDIVIS (MILLARS LANDING) STRUCTURE PLAN AMENDMENT 1

PART ONE | IMPLEMENTATION

July 2019

Title: North-East Baldivis (Millars Landing) Structure Plan
Amendment 1
Part One | Implementation

Prepared for: Cedar Woods Properties

CLE Reference: 3043Rep80A

Date: 17 July 2019

Status: Final

Review date: 17 July 2019

Prepared by: CLE Town Planning + Design

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Amendment 1 to the North East Baldivis Structure Plan has been approved by the Western Australian Planning Commission on the 23 July 2019.

A handwritten signature in black ink, appearing to read 'Rigali', is written over a horizontal line.

Signed by an officer duly authorised by the Western Australian Planning Commission pursuant to Section 16 of the Planning and Development Act 2005

Table 1: Table of Amendments

Amendment No.	Description of Amendment	Amendment Type	Finally Endorsed by WAPC
1	Reclassify land north and south of Heartwood Boulevard from R30 and R40 and make associated changes to the movement network to accommodate the revised lot product.	Minor	23 July 2019

Table 2: Table of Density Plans

Amendment No.	Description of Amendment	Amendment Type	Finally Endorsed by WAPC

Executive Summary

The North East Baldivis Structure Plan (NEBSP) has been prepared in order to provide the City of Rockingham with a statutory framework to guide the orderly future subdivision and development of the subject site which is bounded by Kwinana Freeway to the east, Mundijong Road to the south, Baldivis Road to the west, and Pug Road to the north.

The NEBSP covers a total area of approximately 59.5394 hectares, comprising Lot 460 and 461 Baldivis Road, and part Lots 462 and 463 Baldivis Road.

The NEBSP has been prepared on behalf of Upside Property Pty Ltd, and Woodbrooke Property Pty Ltd, which are wholly owned subsidiaries of Cedar Woods Properties Limited.

The following consultants have been involved with the preparation of the NEBSP, and were responsible for the various technical reports and studies that underpin the Structure Plan:

- CLE Town Planning and Design
- RPS Environment – Environmental and Local Water Management
- Tabec – Engineering
- Plan E – Landscaping Design
- RUIC Fire – Bushfire Management Planning
- Cardno – Transport Assessment
- Lloyd George Acoustics – Transportation Noise Assessment
- Martinus Consulting – Economic and Employment Assessment

Once developed, the NEBSP will provide for a variety of housing choice through the provision of a range of densities and lot sizes accommodating a population of approximately 2,300 people through the provision of up to 830 lots.

The lot layout and access arrangements encompassed within the NEBSP will result in the creation of attractive streetscapes allowing future residents to enjoy a high level of amenity.

The NEBSP incorporates sustainable land use and lot design principles, and provides for an integrated open space, conservation and drainage network, balancing environmental, recreational and drainage objectives.

Ultimately, the NEBSP satisfies the relevant state and local strategic and statutory planning objectives and frameworks.

The area subject of this Structure Plan is identified within the East Baldivis District Structure Plan, which was endorsed by the City of Rockingham in February 2014 subject to modifications.

A summary of the key statistics for the NEBSP area are provided in the following table.

Table 3: Structure Plan Summary Table

Item	Data		Structure Plan Ref (Section No.)
Total are covered by the structure plan	59.5394 hectares		1.2.1
Area of each land use proposed:	Hectares	Lot Yield	
- Residential	30.11	795	3.2.2
- Commercial	0.6572	1	3.7
Total estimated lot yield	795 lots		Table 9
Estimated number of dwellings	795 dwellings		Table 9
Estimated residential site density	26 dwellings per hectare		Table 9
Estimated population	2226 @ 2.8 people per household		Table 9
Number of high schools	Nil		n/a
Number of primary schools	1 (3.5 hectares)		3.6
Estimated commercial floor space	1500sqm		3.7
Area of internal road reserves	16.05 hectares		3.4
Area of future road widening (Lot 460)	0.4 hectares		3.7
Estimated area and percentage of public open space given over to:	Total POS area = 8.518ha Total local parks = 5 POS area 2 0.86 ha POS area 3 1.05 ha POS area 4 0.51 ha POS area 6 0.50 ha POS area 7 0.16 ha Total neighbourhood parks = 2 POS area 1 3.76 ha (gross) POS area 5 1.74 ha		Table 7 & 8
- Regional open space			
- District open space			
- Neighbourhood parks			
- Local Parks			
Estimated percentage of natural area	RE Wetland (core): 0.8722ha RE Wetland (buffer): 1.598ha		Table 7 & 8

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Structure Plan Content

This Structure Plan comprises:

[Part One – Implementation \(as amended\)](#)

This section contains the Structure Plan Map, and outlines the purpose and intent of the Structure Plan.

[Part Two – Explanatory Section](#)

This section contains the explanatory component of the structure plan including background information, and an explanation of the structure plan including design methodology, relevance, and compliance with the applicable planning frameworks at the State and Local Government level.

This section also includes plans and maps in support of the structure plan.

[Appendices](#)

This section contains all of the technical reports and studies in support of the structure plan, with the level of detail contained within these reports and studies being commensurate with the context and scale of the proposed structure plan.

Part One - Implementation

1.0 Structure Plan Area

This Structure Plan applies to Lots 460, 461, Part of Lot 462 and Part of Lot 463 Baldivis Road, Baldivis being the land contained within the inner edge of the line denoting the Structure Plan boundary on the Structure Plan Map.

The Structure Plan Map is provided in **Attachment A**.

This Structure Plan is identified as the North East Baldivis Structure Plan (NEBSP).

2.0 Operation

The date the structure plan comes into effect is the date the structure plan is approved by the WAPC.

3.0 Staging

The staging of subdivision and development within the structure plan will be guided by the following triggers:

- a. Provision of a full primary school site to service the structure plan area; and
- b. Provision of road access from Baldivis Road to access to and within the structure plan area from the existing established road network to the west

4.0 Interpretation and Relationship with Statutory Planning Framework

This structure plan is prepared in accordance with Part 4 of Schedule 2 (Deemed Provisions) in the *Planning and Development (Local Planning Schemes) Regulations 2015* ('the Regulations'). It is a Local Structure Plan fulfilling the requirements of City of Rockingham Town Planning Scheme No. 2 for the applicable 'Development' zone.

The Structure Plan Map (**Attachment A**) outlines future land use and zones applicable within the structure plan area.

Pursuant to the Regulations, a decision maker of an application for development approval or subdivision approval is to have due regard to the provisions of this Structure Plan, including the Structure Plan Map, Implementation Report, Explanatory Report and Technical Appendices.

5.0 Subdivision and Development Requirements

5.1 Land Use

- a. The subdivision and development of land is to be generally in accordance with the zones and reserves which appear in the structure plan map.
- b. Residential densities applicable to the structure plan area shall be those residential densities shown on the structure plan map.

5.2 Mechanisms to Protect Environmental Features

- a. The Resource Enhancement Category Wetland and wetland buffer area which falls within Lots 462 and 463 Baldivis Road will be contained within public open space as identified in the structure plan map.
- b. A Wetland Management Plan will be required as a condition of subdivision approval where the subdivision plan relates to Stage 1 of the structure plan.
- c. A Mosquito Management Plan will be required as a condition of subdivision approval where the subdivision plan relates to Stage 1 of the structure plan.

5.3 Hazards and Separation Areas

Bushfire Management

- a. No buildings or structures shall be permitted to encroach within the Asset Protection Zone identified in the structure plan map.
- b. A notification to be placed on the Certificate(s) of Title(s) will be required as a condition of subdivision approval where land or lots are deemed to be affected by a Bush Fire Hazard as identified in the Bushfire Management Plan contained within Appendix 2.
- c. Building setbacks and construction standards to achieve a Bushfire Attack Level -29 or lower in accordance with Australian Standards (AS3959-2009): Construction of buildings in bushfire prone areas shall be complied with for land or lots that are deemed to be affected by a Bush Fire Hazard as identified in the Bushfire Management Plan.
- d. Public roads abutting the Baldivis Tramway Reserve are to be wide enough to ensure that the separation between residential development and the Reserve is sufficient to ensure the Bushfire Attack Level affecting residential development is suitably low, without relying on or otherwise requiring the Reserve (whether in whole or in part) be managed in a low-threat state.

This notwithstanding, if the City of Rockingham does commit to managing the relevant portion of the reserve in a low-threat state, then the Access Street between the Reserve and the Residential R40 area may be converted to a laneway. However, this should only be done in consultation with the local government and should involve consideration, by the local government, of detailed engineering designs.

Noise Management

- e. A notification to be placed on the Certificate(s) of Title(s) will be required as a condition of subdivision approval where land or lots are deemed to be affected by transportation noise as identified in Transportation Noise Assessment contained within Appendix 3.
- f. Construction standards to achieve quiet housing design in accordance with State Planning Policy 5.4 *Road and Rail Transportation Noise and Freight Consideration in Land Use Planning* shall be complied with for lots that are deemed to be affected by transportation noise as identified in the Transportation Noise Assessment.

5.4 Residential Densities

- a. The residential densities which appear in the structure plan map are consistent with residential density targets under the Commission's Liveable Neighbourhoods Policy.
- b. The subdivision and development of land is to be generally in accordance with the densities which appear in the structure plan map.
- c. The single house (R-MD) standards for medium density housing in structure plan areas (*Planning Bulletin 112, May 2015*) shall apply to the R25, R30 and R40 coded areas which appear in the structure plan map.

6.0 Local Development Plans

Local Development Plans (LDPs) shall be prepared and implemented for lots comprising one or more of the following site attributes:

- a. Lots with rear-loaded vehicle access;
- b. Lots with direct boundary frontage (primary or secondary) to an area of Public Open Space;
- c. Lots deemed to be affected by a recognised Bush Fire Hazard;
- d. Lots deemed to be affected by transportation noise; and
- e. All land zoned as 'Commercial' in the structure plan map.

ATTACHMENT A
STRUCTURE PLAN MAP

CLE Ref. 3043-72C-01



Legend:

--- Structure Plan Boundary

Zones

- Residential R25
- Residential R30
- Residential R40
- Residential R60-80
- Commercial

Reserves

- Public Open Space (POS)
- Public Purposes - Primary School (PS)
- Wetland
- Wetland Buffer
- Bushfire Hazard Separation Area
- Future Road Widening
- Area Cleared

Road Hierarchy

- Neighbourhood Connector A
- Access Street

Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval. The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
Site boundaries: Landgate
Adjoining information: Landgate