

lots 635, 739 & 740 baldvis road, baldvis  
local structure plan

PREPARED FOR NOVALEE NOMINEES P/L AND ESTATES P/L  
MARCH 2015

Title	Local Structure Plan - Lots 635, 739 and 740 Baldivis Road, Baldivis
Project	Baldivis Local Structure Plan
Prepared for	Novalee Nominees P/L and Estates P/L
Reference	CGC BAL
Status	Final
Version	D
Date of Release	March 2015
Author	D. Pearce
Graphic Design	R.Huynh

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## CITATION

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CERTIFICATION OF APPROVED STRUCTURE PLAN

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

.....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

AND ADOPTED BY  
RESOLUTION OF THE COUNCIL OF THE CITY OF ROCKINGHAM ON:

.....Date

.....

Director, Planning & Development Services  
Signed under Delegated Authority for and on behalf of the Council of the City of Rockingham

This Structure Plan was prepared under the provisions of the  
City of Rockingham Town Planning Scheme No.2

table of changes or departures from structure plan

Change or Departure No.	Description of Change or Departure	Date Adopted by the Council	Date Approved by the WAPC (if required)	Date Structure Plan commences operation

## executive summary

This report has been prepared on behalf of Novalee Nominees Pty Ltd and Estates 77 Pty Ltd in support of a Local Structure Plan (LSP) for Lots 635, 739 and 740 Baldivis Road, Baldivis ('the site').

The site comprises approximately 88.5ha and is zoned 'Urban' in the Metropolitan Region Scheme (MRS) and 'Development' in the City of Rockingham Town Planning Scheme No.2 (the Scheme). The Scheme requires the preparation and endorsement of a Local Structure Plan (LSP) for land zoned 'Development' prior to subdivision and development. The South Baldivis District Structure Plan (SBDSP) provides the strategic framework for the coordination and preparation of LSP's in this locality. The planning for the site described in the LSP rounds out the development for this part of the DSP area.

The LSP design proposes the creation of 879 residential lots (with densities ranging from R20 through to R40), a primary school, retirement village, community site and a neighbourhood centre at the heart of the new community. The design provides numerous areas of public open space, set within a highly legible road network that connects the development to adjoining residential estates.

This report includes a description and analysis of the land, details about the development and confirmation that the proposal is consistent with the State's strategic planning framework and the City of Rockingham's strategic objectives for this locality.

Item	Data	Section number referenced within the Structure Plan Report
Gross Structure Plan Area	88.50 hectares	Parts 1.2, 1.3.2.3
Area of each land use proposed		
Zones		
- Residential	51.28 hectares	Part 3.3
- Commercial	2.08 hectares	Part 3.6
- Industrial	0 hectares	
Reserves		
- Road Reserve	21.36 hectares	
- Public Open Space Reserve	9.76 hectares	Part 3.2
- Public Purposes	4.02 hectares	Part 3.6
Estimated Lot Yield	879 lots	Parts 1.3.2.3, 3.3
Estimated Number of Dwellings	1,192 dwellings	Part 3.3
Estimated Residential Density		
- dwellings per gross hectare as per Directions 2031	13.47 dwellings per gross hectare	Part 3.3
- dwellings per site hectare as per Liveable Neighbourhoods	23.24 dwellings per site hectare	Part 3.3
Estimated Population	3,214 people @ 2.8 people/household (and 2.0 people/household for retirement village)	Part 1.3.2.3
Number of Secondary Schools	0	-
Number of Primary Schools	1	Part 3.6
Amount of Public Open Space		
- Unrestricted Public Open Space	7.40 hectares 8.36%	Part 3.2
- Restricted Public Open Space	0.62 hectares 0.70%	
- Dedicated Drainage	1.30 hectares 1.47%	
Composition of Public Open Space		
- District Open Space	6.10 hectares 6.89%	Part 3.2
- Neighbourhood Parks	1.46 hectares 1.65%	
- Local Parks	1.69 hectares 1.91 %	



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### **1.0 Planning Background**

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- 1.1 Introduction and Purpose
- 1.2 Land Description
- 1.3 Planning Framework

### **2.0 Site Conditions and Constraints**

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- 2.1 Biodiversity and Natural Area Assets
- 2.2 Fauna
- 2.3 Hydrology
- 2.4 Bushfire Hazard
- 2.5 Heritage
- 2.6 Past Land Uses

### **3.0 Land Use and Subdivision Requirements**

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- 3.1 Land Use
- 3.2 Public Open Space
- 3.3 Residential
- 3.4 Movement Networks
- 3.5 Water Management
- 3.6 Education Facilities, Activity Centre and Employment
- 3.7 Infrastructure Coordination and Servicing
- 3.8 Staging

### **4.0 Conclusion**

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## **appendices // 37**

- A Enviromental Assessment Report (September, 2011)
- B Engineering Services Report (October, 2011)
- C District/Local Water Management Strategy (October, 2013)
- D Traffic Impact Statement (March, 2014)
- E Fire Management Plan (November, 2013)
- F Pipeline Risk Management Plan (November, 2010)



part one  
statutory

# 01 statutory section

## 1.0 Structure Plan Area

This Structure Plan shall apply to Lots 635, 739 and 740 Baldvis Road, Baldvis being the land contained within the inner edge of the line denoting the structure plan boundary on the Structure Plan Map.

The Structure Plan is identified as the South Baldvis Local Structure Plan.

## 2.0 Structure Plan Content

The Structure Plan comprises the following sections:

- (i) Part One – Statutory Section. This section includes the Structure Plan Map and any textual provisions, standards or requirements that require statutory effect.
- (ii) Part Two – Explanatory Section (Non-Statutory). This section provides the planning context and justification for the Structure Plan Map and the textual provisions contained in Part One of the Structure Plan. Part Two is to be used as a reference to guide interpretation and implementation of Part One.
- (iii) Appendices, includes all specialist consultant reports and documentation used in the preparation of and to support the land use outcomes of the Structure Plan.

## 3.0 Interpretation and Relationship with Town Planning Scheme No.2

3.1	Terms and Interpretations	Unless otherwise specified in this part, the words and expressions used in this Structure Plan shall have the respective meanings given to them in the City of Rockingham Town Planning Scheme No. 2 ('Scheme') including any amendments gazetted thereto.
3.2	Relationship of the Structure Plan with Town Planning Scheme No.2	<p>This Structure Plan has been prepared under Clause 4.2 of the Scheme as the subject land is zoned 'Development' and contained within Development Area No. 35 which is shown on the Scheme Map and contained within Schedule No.9.</p> <p>The Structure Plan Map outlines the Zones and Reserves applicable within the Structure Plan Area. The Zones and Reserves designated under this Structure Plan apply to the land within it as if the Zones and Reserves were incorporated into the Scheme.</p>
3.3	Provisions, Standards or Requirements	<p>Pursuant to Clause 4.2.9.4 of the Scheme, the provisions, standards or requirements specified under Part One of this Structure Plan shall have the same force and effect as if it were a provision, standard or requirement of the Scheme.</p> <p>In the case of any inconsistency between the Scheme and any provisions, standards or requirements specified under Part One of this Structure Plan, the Scheme prevails to the extent of any inconsistency.</p>
3.4	Land Use Permissibility	Land use permissibility within the Structure Plan Area shall be in accordance with the corresponding Zone under the Scheme.

## 4.0 Operation

4.1	Operation Date	This Structure Plan commences operation on the date it is adopted by Council pursuant to Clause 4.2.6.15 of the Scheme.
4.2	Change or Departure from Structure Plan	Clause 4.2.7 of the Scheme outlines the manner in which a change to or departure from a Structure Plan is determined.

## 5.0 Land Use

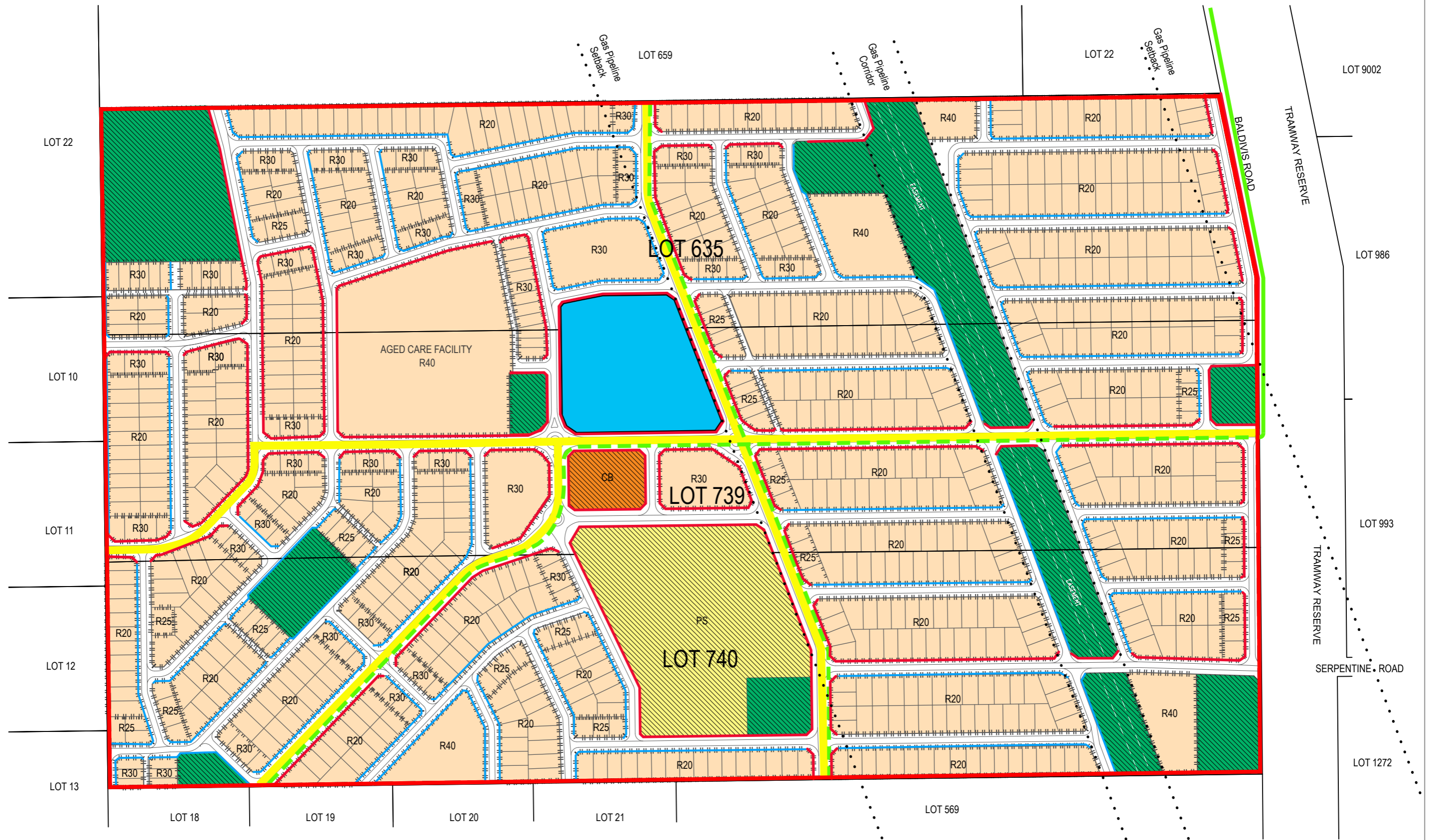
5.1	Structure Plan Map	The subdivision and development of land is to generally be in accordance with the Structure Plan and any associated provisions contained in Schedule No.9.
5.2	Residential Density	Residential densities applicable to the Structure Plan Area shall be those residential densities shown on the Structure Plan Map.

## 6.0 Subdivision / Development

6.1	Notifications on Title	<p>In respect of applications for the subdivision of land 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(s) of Title(s) to advise of the following: -</p> <ol style="list-style-type: none"><li>1. Lots deemed to be affected by a Bush Fire Hazard as identified in the Fire Management Plan (September 2014) at Appendix E.</li></ol>
6.2	Detailed Area Plans (Local Development Plans)	<ol style="list-style-type: none"><li>1. Detailed Area Plans (DAP's) are required to be prepared and implemented pursuant to Clause 4.23 of the Scheme for lots comprising one or more of the following site attributes:<ol style="list-style-type: none"><li>i. Lots with rear-loaded vehicle access;</li><li>ii. Lots with direct boundary frontage (primary or secondary) to an area of Public Open Space;</li><li>iii. Aged care facility; and</li><li>iv. Lots deemed to be affected by a recognised Bush Fire Hazard.</li></ol></li><li>2. DAP's are required for all land zoned 'Commercial' on the Structure Plan Map.</li><li>3. With reference to 6.2.1(iv), affected lots are identified spatially at Figure 11 of the accompanying Fire Management Plan (September 2014) at Appendix E.</li></ol>

## 7.0 Other Requirements

7.1	Other land use, development and subdivision requirements	<ol style="list-style-type: none"><li>1. A Pipeline Protection Plan pursuant to the Western Australian Planning Commission's Planning Bulletin 87 'High Pressure Gas Transmission Pipelines in the Perth Metropolitan Region'.</li><li>2. This Structure Plan is supported by a Fire Management Plan at Appendix E. Regardless of whether the land has been formally designated as bushfire prone, any buildings to be erected on land identified as falling within 100 metres of a moderate or extreme bushfire hazard is designated as bushfire prone and shall comply with the requirements of Australian Standard 3959 under the Building Code of Australia.</li></ol>
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LEGEND

SUBJECT SITE

LOCAL SCHEME RESERVES

- CIVIC & CULTURAL DENOTED AS FOLLOWS
- CB COMMUNITY BUILDINGS
- PUBLIC OPEN SPACE

- PUBLIC PURPOSES DENOTED AS FOLLOWS
- PS PRIMARY SCHOOL

ZONES

- RESIDENTIAL
- COMMERCIAL

OTHER

- R CODES

ELEMENTS THAT INFORM THE STRUCTURE PLAN

- GAS PIPELINE SETBACK

- PROPOSED BUS ROUTE
- NEIGHBORHOOD CONNECTOR
- PROPOSED DUAL USE PATH
- EXISTING BUS ROUTE
- PROPOSED FOOTPATHS



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SIZE A3  
1:4000  
0 80 120 160 200 metres

J	MINOR MODIFICATIONS	150105	SJ	DP
I	UPDATES TO MATCH TPS	140228	RF	DP
H	UPDATES TO MATCH TPS	140130	RF	DP
G	UPDATES TO MATCH TPS	140115	RF	DP
F	ROCKINGHAM UPDATES	110825	MS	DP
E	UPDATE DESIGN	101222	BS	DP
D	UPDATE DESIGN	101222	BS	DP
C	ADD BUFFERS	100813	SB	DP
REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D

STRUCTURE PLAN MAP  
**Lots 635, 739 and 740 Baldvis Road**  
City of Rockingham  
REF NO. **CGC BAL** DRAW NO. **UD3 201** REV. **J**

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