



Town Planning & Urban Design

# Parkland Heights Local Structure Plan

Lot 1507 Eighty Road, Baldivis

Part 1

OCTOBER 2024



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## PART 1

OCTOBER 2024

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### DOCUMENT STATUS

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**APPROVAL OF 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:

\_\_\_\_\_ 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

\_\_\_\_\_ Date

\_\_\_\_\_ Expiry

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Amendment No.	Summary of Amendment	Amendment Type	Date Approved by Council/WAPC
1	Stage 4 & 5 Lot Product Alterations	Minor	N/A
2	Stage 6 Lot Product Alterations; and Introduce Part 1 & R-MD Code Provisions	Minor	N/A
3	Increased residential density from 'R20' to 'R25' in select locations over portion of the Structure Plan area east of Nairn Drive; Increased residential density from 'R30' to 'R40' for lots with laneway access over portion of the Structure Plan area east of Nairn Drive; and Introduced 'RMD' Provisions over lots east of Nairn Drive designated 'R25' and 'R40' to be developed for a single house	Minor	N/A
4	Introduce 'Commercial' zone over previous 'Village Centre' west of Nairn Drive and delete note 3 from Structure Plan Map; Introduce 'Special Use' zone over previous 'Village Centre' east of Nairn Drive; Introduce requirement to prepare Local Development Plan/s over land zoned 'Commercial' and 'Special Use'; Delete Table 1 - Single House (RMD) Standards for Medium Density Housing; and Update terms of reference and structure of Part 1 - Implementation Report consistent with the <i>Planning and Development (Local Planning Scheme) Regulations 2015</i> and the WAPC's 'Structure Plan Framework' (August 2015)	Standard	13/02/2019
5	Minor updates including: <ul style="list-style-type: none"> <li>Removal of left in, left out access point located on the south bound land (eastern side) of Nairn Drive;</li> <li>Modify the access street internal road network in the north eastern portion of the Structure Plan area (Stages 13 and 14);</li> <li>Increase the residential density of the grouped dwelling site of the corner of Nairn Drive and the east/west neighbourhood connector road from R40 to R60;</li> <li>Modify the configuration of POS K; and</li> <li>Modify the southern portion of the structure plan area to reflect WAPC subdivision approval 156276.</li> </ul>	Minor	23/12/2020

**Table of Density Plans**

Density Plan No.	Area of Density Plan Application	Date Endorsed by WAPC

# Executive Summary.

This Structure Plan has been prepared to facilitate the coordinated development of the residual balance of Lot 1507 Eighty Road, Baldivis (Parkland Heights Estate).

The subject site is located within the South West Corridor of the Perth Metropolitan Region within the municipality of the City of Rockingham, approximately 10km south-east of the Rockingham Strategic Metropolitan Centre and 2.5km south of the Baldivis Town Centre.

The Structure Plan proposes continued development of the land predominantly for residential purposes, inclusive of a range of residential densities and associated public reserves.

The subject land is owned by Rockingham Park Pty Ltd.

**Table 1: Executive Summary Table**

Item	Data
Total area covered by the Structure Plan	120.8ha
Area of each land use proposed (approx.)	
Residential (nett)	60.48ha
Commercial	5.11ha
Special Use	1.31ha
Roads	37.06ha
Public Open Space	12.94ha
Public Purposes (Primary School)	4.03ha
Estimated lot yield	1,200 lots
Estimated dwellings	1,580 dwellings
Estimated commercial floorspace	10,000m <sup>2</sup> NLA of retail/shop 4,500m <sup>2</sup> GFA other non-residential
Estimated residential density	~ 15+ dwellings/gross urban zone <sup>1</sup> ~26+ dwellings/site hectare <sup>2</sup>
Estimated population (based on 2.8 persons per dwelling)	4,420 people
Primary School	1 site
Estimated number and % of Public Open Space given over to:	
Local Parks (< 3,000m <sup>2</sup> )	4 @ 0.88ha (6.9%)
Neighbourhood Parks (> 3,000m <sup>2</sup> - 2.5ha)	9 @ 6.22ha (48.3%)
District Open Space (> 2.5ha)	1 @ 5.77ha (44.8%)

**FOOTNOTES:**

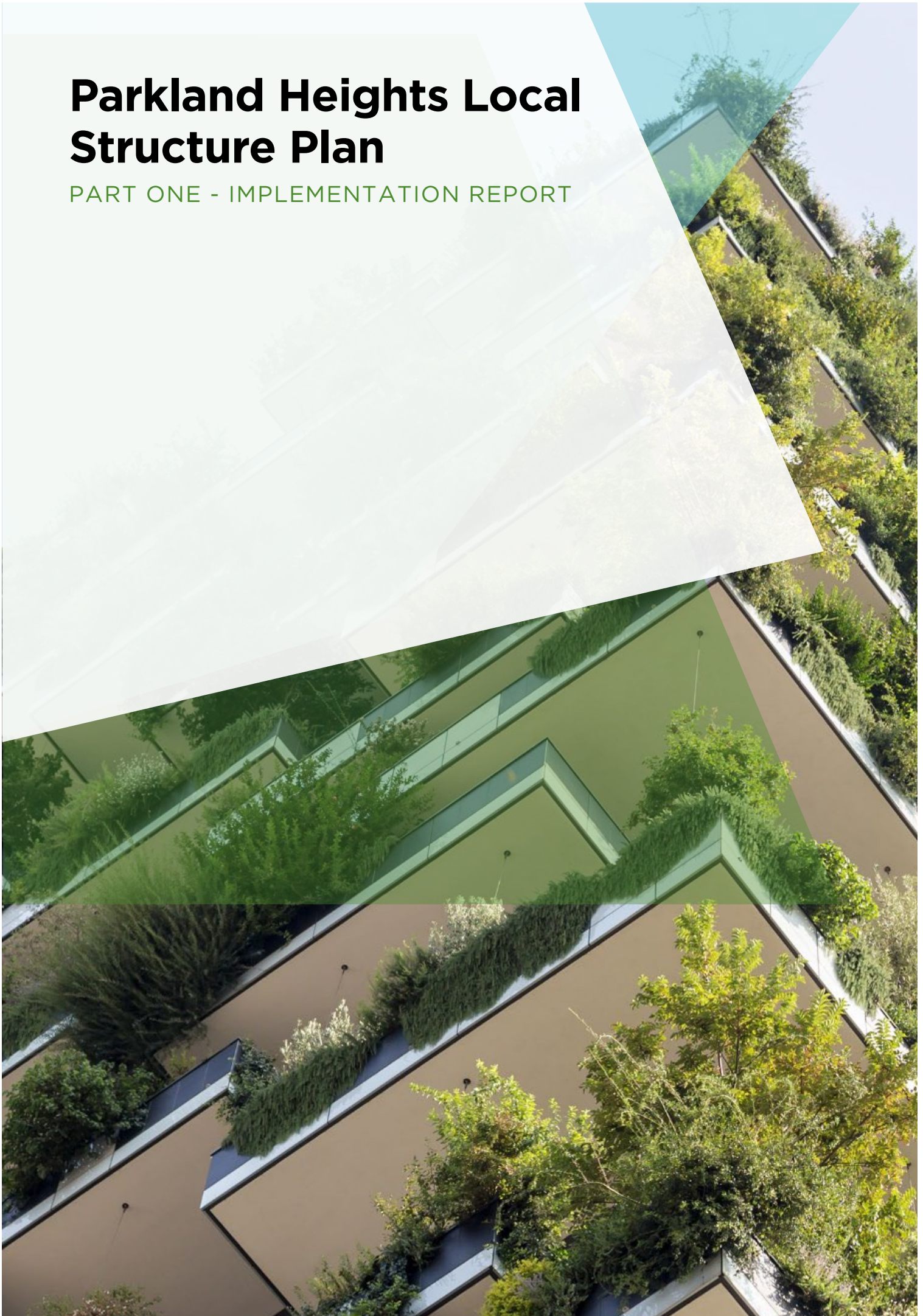
<sup>1</sup> Gross Urban Zone' refers to the definition under WAPC's Directions 2031 and supporting documents.

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



# Parkland Heights Local Structure Plan

PART ONE - IMPLEMENTATION REPORT



## 1 Structure Plan Area

This Structure Plan shall apply to Lot 1507 Eighty Road 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 Parkland Heights Structure Plan.

## 2 Operation

Pursuant to clause 28, Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* ('the Regulations'), this Structure Plan came into effect on the day in which it is approved by the Western Australian Planning Commission and is valid for a period of 10 years from the date of gazettal of the Regulations, being 19 October 2015, unless the period of approval is otherwise extended in accordance with the Regulations.

## 3 Interpretation and Relationship with Statutory Planning Framework

This Structure Plan has been prepared pursuant to clause 4.2 of the City of Rockingham Town Planning Scheme No. 2 ('the Scheme') as the subject land is zoned 'Development' and contained within Development Area No. 19 (shown on the Scheme Map and detailed within Schedule No.9).

The Structure Plan Map outlines the Zones and Reserves applicable within the Structure Plan area.

Pursuant to clause 27 (1), Schedule 2 of the Regulations, a decision maker of an application for development approval or subdivision approval on land within the boundaries of the Structure Plan is to have due regard to the provisions of the Structure Plan.

## 4 Subdivision and Requirements

The following development standards are to be read in addition to the provisions of the Scheme and other relevant City of Rockingham local planning policies.

### 4.1 Land Use Permissibility

Land use permissibility within the Structure Plan area shall be in accordance with the corresponding Zone under the Scheme.

#### 4.1.1 Special Use Zone

A person shall not use any land, or any building or structure within the Special Use zone, except for the purposes set out in Table 2 and subject to compliance with any conditions set out under Table 2.

**Table 2: Special Use Zone**

No.	Site Description	Use	Special Conditions
1	Parkland Heights Neighbourhood Centre (east of Nairn Drive)	Group Dwelling Multiple Dwelling Short Stay Accommodation Child Care Premises Club Premises Consulting Rooms Health Studio Medical Centre Office Private Recreation	N/A



No.	Site Description	Use	Special Conditions
		Restaurant Shop Veterinary Clinic Educational Establishment	

## 4.2 Residential Density

### 4.2.1 Residential Zone

Residential Densities applicable to the Structure Plan area shall be those residential densities shown on the Structure Plan Map.

### 4.2.2 Commercial Zone and Special Use Zones

Residential development on land zoned 'Commercial' and 'Special Use' on the Structure Plan Map shall be in accordance with the R60 density code.

## 4.3 Notifications on Title

In respect of applications for the subdivision of land, the City may recommend the WAPC impose a condition of subdivision approval for a notification to be placed on the Certificates(s) of Title(s) for the following:

- Lots within 300m of a market garden which may be affected by odours, noise, spray drift and dust; and
- Lots identified as Bushfire Prone on the Department of Fire and Emergency Services *Map of Bush Fire Prone Areas* and with a Bushfire Attack Level (BAL) rating of 12.5 or above.

## 4.4 Residential Design Code Variations

All single dwelling development on land zoned R25 – R60 shall be assessed in accordance with the City of Rockingham's Planning Policy No. 3.3.22 – *Medium- Density Single House Development Standards – Development Zones*.

## 4.5 Lot Access

An average lot width of not less than 12 metres, with no more than five (5) adjoining lots with a frontage of less than 12 metres, is required in any street block where garage access is provided to the primary street.

# 5 Local Development Plans

## 5.1 Residential

Local Development Plans (LDP), are required to be prepared and approved pursuant to clause 47, Schedule 2, of the Regulations for lots with one or more of the following site attributes:

- Lots with rear-loaded vehicle access; and
- Lots with direct boundary frontage (primary or secondary) to an area of Public Open Space.

## 5.2 Commercial and Special Use

An LDP is required to be prepared and approved pursuant to clause 47, Schedule 2, of the Regulations prior to development or subdivision of the land zoned 'Commercial' and 'Special Use' on the Structure Plan Map.

Separate LDP's may be prepared for each side of Nairn Drive and, notwithstanding the above, a decision maker may approve development or subdivision over 'Commercial' or 'Special Use' zoned land in the

absence of an LDP if it is satisfied that the proposed development or subdivision would not prejudice the coordinated development of the land.

The LDP/s shall coordinate development of the 'Commercial' and 'Special Use' zoned land and address the following matters:

- The location of vehicle access points and indicative intersection treatments;
- The alignment of a 'Main Street' and other key internal vehicle circulation routes including service access and loading areas;
- The siting and orientation of key buildings and their interface with the street;
- The indicative location and distribution of retail and commercial uses;
- Key pedestrian routes and linkages through the site;
- Indicative car park locations and sizes;
- Provisions to ensure that ground level building facades appropriately respond to adjoining roads, footpaths and public spaces with particular regards to any buildings fronting the main street; and
- Variations to any built form development controls contained within a City of Rockingham Local Planning Policy or the R-Codes.

## **6 Other Requirements**

### **6.1 Developer Contributions**

This Structure Plan is located within Development Contribution Area No.2 of the Scheme. Residential uses are subject to contributions in accordance with Development Contribution Plan No.2 at Schedule 12 of the Scheme.



## LEGEND

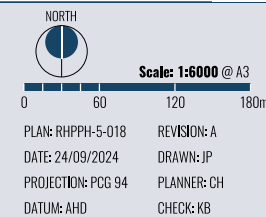
- AREA SUBJECT TO LSP AMENDMENT**
- ZONES/RESERVES**
- RESIDENTIAL R15
  - RESIDENTIAL R20
  - RESIDENTIAL R25
  - RESIDENTIAL R30
  - RESIDENTIAL R40
  - RESIDENTIAL R60
  - COMMERCIAL
  - SPECIAL USE
  - EDUCATION
  - PUBLIC OPEN SPACE
- OTHER**
- LOCAL STRUCTURE PLAN BOUNDARY
  - 400m NEIGHBOURHOOD WALKABLE CATCHMENT
  - PUMP STATION ODOUR BUFFER
  - POWERLINE EASEMENT
  - ROAD WIDENING (SIXTY EIGHT ROAD)
  - PLANNED BUS ROUTE
  - VEGETATION TO BE PROTECTED (WHERE POSSIBLE)
  - SEWER PUMP STATION (900m<sup>2</sup> - 1220m<sup>2</sup>)

- NOTES**
- The boundary of this Local Structure Plan (LSP) is in accordance with the approved Comprehensive Development Plan (CDP) 2002 and original Lot 1507 boundary.
  - The access street and associated lot layout shown on the plan is indicative only and subject to refinement as part of the detailed subdivision process.
  - POS Areas are indicative only and subject to further detailed design and drainage considerations.
  - All road carriageway detail depicted on the Plan including pavements, road treatments, medians and parking are for illustrative purposes only and are subject to final engineering design and any relevant approvals. The detail reflects the intent of road network standards preferred for this subdivision. All dimensions and areas depicted on the Plan are subject to pre-cal and final survey and may vary from figures shown.
  - Bushfire attack level to be reviewed prior to creation of titles. Development may require construction in accordance with AS3959 - Construction in Bushfire Prone Areas.
  - Sixty-Eight Road widening to accommodate future upgrade to boulevard standard. Construction requirements to be negotiated at subdivision stage of development.

## PROPOSED LOCAL STRUCTURE PLAN AMENDMENT

Lot 1507 Eighty Road, BALDIVIS

A Rockingham Park Project



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