



BALDIVIS SOUTH EAST STRUCTURE PLAN

PART ONE | IMPLEMENTATION

October 2020



Title: Baldvis South East Structure Plan
Part One Implementation

Prepared for: KEC Nominees Pty Ltd

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Prepared by: CLE Town Planning + Design

Project team: Developer - Parcel Property
Town Planning & Urban Design - CLE Town Planning + Design
Environmental - 360 Environmental
Hydrology - Urbaqua
Traffic - KCTT
Engineering - Pritchard Francis Engineering Consultants
Bushfire - Eco Logical Australia
Acoustics - Herring Storer Acoustics
Landscape - LD Total

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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

..... Date of Expiry



Table of Amendments

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



Executive Summary

The Baldivis South East Local Structure Plan (the Structure Plan) consists of Lots 1006, 1007 and 1272 Baldivis Road, Lot 1 Serpentine Road and Lot 503 (of no street address), Baldivis. The Structure Plan area is generally bound by the Kwinana Freeway (east), Baldivis Road (west), Serpentine Road (north) and Sixty Eight Road (south) and comprises approximately 27ha of land.

The Structure Plan area is zoned 'Urban' under the Metropolitan Region Scheme (MRS) and 'Development' (Development Area 44) in the City of Rockingham Local Planning Scheme No. 2 (LPS2). The Structure Plan is lodged in accordance with LPS2 provisions, which requires a structure plan prior to development or subdivision for land zoned 'Development'.

The Structure Plan allows for the creation of a residential neighbourhood that responds to the surrounding land use context which is consistent with the strategic planning for the area as outlined in Perth and Peel@3.5million, the South Metropolitan Peel Sub-regional Planning Framework and the City's Urban Growth Programme, all identifying the Structure Plan area for future residential development.

Through the inclusion of a permeable and legible local road network, the Structure Plan establishes an appropriate interface to both existing and future surrounding development. With densities of R30 and R40, the Structure Plan is capable of delivering a residential target of 29.6 dwellings per residential site hectare, achieving State government density targets.

The Structure Plan provides a network of public open space areas which, in addition to the adjacent Baldivis Tramway Reserve, will provide residents with a combination of passive and active spaces whilst also accommodating local drainage and protecting the Parmelia Gas Pipeline which passes through the site.

The site can be readily serviced, with essential infrastructure located within proximity and easily extended to the Structure Plan area. To support the Structure Plan the following reports have been prepared, and are summarised in Part 2 of the Structure Plan report, with complete copies included as technical appendices:

- Environmental Assessment Report;
- Bushfire Management Plan;
- Landscape Masterplan;
- Local Water Management Strategy;
- Transport Impact Assessment;
- Road Traffic Acoustic Assessment; and
- Engineering Servicing Review; and
- Parmelia Gas Pipeline AS2885 Safety Management Study.

These reports comprehensively address all of the relevant planning considerations, and demonstrate that the land is suitable for urban development in the form proposed.

Table 1 provides a land use summary of the Structure Plan.

Table 1: Land Use Summary

Item	Data	Section Number referenced within the Structure Plan Explanatory Report
Total area covered by the structure plan	27.0 hectares	Section 1.2.2
Area of each land use proposed Zones (as per the Scheme)		
- Residential	15.3 hectares	Section 3.1
Reserves (as per the Scheme and MRS)		
- Road Reserves	7.4 hectares	
- Parks and Recreation	4.3 hectares	
Total estimated lot yield	440-460 lots	Section 3.2.1
Estimated number of dwellings	440-460 lots	
Estimated residential site density		
- Dwellings per residential site hectare	29.6 dwellings	
- Dwellings per gross urban zoned hectare (as per Perth & Peel@3.5 million and Liveable Neighbourhoods)	16.6 dwellings	
Estimated population	1232 – 1288 people @ 2.8 people per household	
Number of Primary Schools	0	Section 3.9
Number of Secondary Schools	0	
Amount of Public Open Space	3.7 hectares (gross) 3.2 hectares (unrestricted) 0.5 hectares (restricted)	Section 3.3

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Plans

Plan A: Structure Plan Map



1.0 Structure Plan Area

This Structure Plan shall apply to Lots 1006, 1007 and 1272 Baldivis Road, Lot 1 Serpentine Road and Lot 503 (of no street address), 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 is identified as the Baldivis East Structure Plan.

2.0 Structure Plan Content

This Structure Plan comprises:

- Part One – Implementation
- Part Two – Explanatory Report
- Appendices – Technical Reports

Part One of the Structure Plan comprises the structure plan map and planning provisions. Part Two of the Structure Plan is the planning report component which can be used to interpret and implement the requirements of Part One.

3.0 Operation

The Baldivis East Structure Plan comes into effect on the date that it is endorsed by the Western Australian Planning Commission.

4.0 Interpretation and Relationship with Statutory Planning Framework

The Structure Plan constitutes a Local Structure Plan pursuant to the City of Rockingham Local Planning Scheme 2 and the *Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 - Deemed provisions for local planning schemes*.

The Structure Plan Map outlines future land use, zones and reserves applicable within the Structure Plan area.

Pursuant to the *Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 - Deemed provisions for local planning schemes*, a decision maker of an application for development approval or subdivision approval is to have due regard to the provisions of this Local Structure Plan, including the Structure Plan Map, Implementation Report, Explanatory Report and Technical Appendices.

5.0 Staging

Development staging will follow an orderly sequence and shall not exceed the extension of essential service infrastructure or constructed road access.

6.0 Land Use

6.1 Land Use and Zones

The subdivision and development of land is to generally be in accordance with the Structure Plan.

Land use permissibility within the Structure Plan area shall be in accordance with the corresponding zone or reserve under the Scheme, or as otherwise outlined in this Structure Plan.

6.2 Residential

6.2.1 Dwelling Target

In accordance with the requirements of Liveable Neighbourhoods, subdivisions are to achieve an average residential density of 22 dwellings per site hectare across the Structure Plan area.

6.2.2 Density

Residential densities applicable to the Structure Plan shall be those residential densities shown on the Structure Plan map.

6.3 Public Open Space

The provision of public open space shall be generally in accordance with the Structure Plan Map.

7.0 Subdivision and Development

7.1 Local Development Plans

The preparation of a Local Development Plan be required by the Western Australian Planning Commission (WAPC), on the advice of the City of Rockingham, as a condition of subdivision approval where deemed necessary for land comprising, but not limited to:

- (i) Lots abutting areas of Public Open Space.
- (ii) Lots subject to 'Quiet House Design' requirements as identified in the Road Traffic Acoustic Assessment.

7.2 Notifications on Title

In respect of applications for the subdivision of land the Council shall recommend to the Western Australian Planning Commission that a condition be imposed as part of a subdivision approval for a notification to be placed on the Certificate(s) of Title(s) to advise of the following: -

- Lots deemed to be affected by road traffic noise as identified in the approved Road Traffic Acoustic Assessment.
- Lots identified as falling within 100 metres of a bushfire hazard, as set out in the approved Bushfire Management Plan.

7.3 Bushfire Management

This Structure Plan is supported by a Bushfire Management Plan (Appendix 2). Regardless of whether the land has been formally designated as bushfire prone, any building to be erected on land identified as falling within 100 metres of a bushfire hazard is designated as bushfire prone land and shall comply with the requirements of Australian Standard 3959 under the Building Code of Australia.

8.0 Other Requirements

8.1 Conditions of Subdivision Approval

The following technical reports / strategies are to be prepared and submitted as a condition of subdivision approval (where applicable):

- Urban Water Management Plan
- Bushfire Management Plan (Bushfire Attack Level Assessment)
- Acid Sulphate Soils Management Plan
- Pipeline Protection Plan
- Fauna Relocation Management Plan

8.2 Development Contributions

The Structure Plan is subject to contribution towards the cost of community infrastructure in accordance with a Development Contribution Area 2, in accordance with the City of Rockingham LPS2.

