



PERRON GROUP



# LOCAL STRUCTURE PLAN

LOTS 921 & 922 BALDIVIS ROAD and LOT 3 KEY CLOSE, BALDIVIS  
AS ENDORSED BY WAPC (SEPTEMBER 2015)

PART ONE - STATUTORY SECTION



## DEVELOPER

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Perron Developments Pty Ltd

## PROJECT TEAM

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Project Management - EWH Pty Ltd

Town Planning - CLE Town Planning + Design

Environmental - 360 Environmental

Civil Engineering - Wood & Grieve Engineers

Hydrology - JDA Consultant Hydrologists

Landscape Design - Emerge Associates

Acoustic Assessment - Lloyd George Acoustics

Bushfire - Bushfire Safety Consulting

Traffic and Transport Assessment - Transcore



## LOCAL STRUCTURE PLAN

### LOTS 921, 922 BALDIVIS ROAD AND LOT 3 KEY CLOSE

#### PART ONE - STATUTORY SECTION

Prepared by:



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Project No. 2304Rep96C  
September 2015





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 24 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<br>or<br>Departure<br>No. | Description of Change or<br>Departure | Date<br>Adopted by<br>the Council | Date<br>Approved by<br>the WAPC (if<br>required) | Date<br>Structure Plan<br>commences<br>operation |
|----------------------------------|---------------------------------------|-----------------------------------|--|--|
|                                  |                                       |                                   |  |  |
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|                                  |                                       |                                   |  |  |
|                                  |                                       |                                   |  |  |



## EXECUTIVE SUMMARY

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The 'Watson' Local Structure Plan (LSP), prepared by Perron Developments Pty Ltd, allows for the creation of a diverse residential community within an urban setting that responds to the surrounding land use context, natural environment, and State Government infill targets.

The LSP area covers approximately 27 ha over Lots 921 and 922 Baldivis Road and Lot 3 Key Close. The LSP establishes a robust statutory planning framework that provides a comprehensive guide for future land use and development, whilst recognising the site's context within the strategic planning framework, as well as its physical setting.

The urbanisation and development of the subject land provides further opportunities to maximise the catchment to existing and planned infrastructure through consolidation of urban development in the East Baldivis cell, while satisfying State Government infill housing targets, and recognising the natural setting of the land.

The LSP responds to the current strategic planning framework provided by the East Baldivis District Structure Plan, and recognises and elaborates on the key principles of this strategic document to provide a statutory mechanism for their implementation.

The LSP allows for the creation of approximately 420-460 dwellings over approximately 27 ha of Urban zoned land. Overall the Plan allows for the provision of approximately 2.9 hectares of public open space, achieving an appropriate amount of useable open space, as well as recognising significant vegetation and drainage requirements within public open space reserves. In accordance with Liveable Neighbourhoods, once appropriate credits are applied 10% open space is provided.

Consistent with the East Baldivis District Structure Plan, the LSP provides for a 2 hectare portion of a public primary school, with the balance being provided by the landowners to the north. This primary school provides a community focal point for the LSP area, as well as an opportunity for increased densities and enhanced streetscapes surrounding the school.

Once developed, the LSP area will provide a broad range of housing choice and a variety of lot product. Medium density housing options will be located around key areas of public open space, adjacent to the primary school and planned public transport routes, balanced with transitional densities away from core infrastructure. The plan has the potential to deliver an overall housing density of approximately 15 dwelling units per gross urban hectare, meeting the objectives of Directions 2031 and Beyond.

The LSP is responsive to the land use considerations identified in the East Baldivis District Structure Plan including traffic noise, bushfire prevention, drainage, and traffic movement. Appropriate planning controls are established through the statutory section of the LSP to ensure that these land use considerations are addressed appropriately.

The LSP demonstrates and confirms that the subject land can be readily serviced, with essential infrastructure already available in the area. Furthermore, given the land is in single ownership, cost sharing for provision of infrastructure is not in any way prohibitive to development, and can be addressed through standard agreements with service providers.



As part of the preparation of the LSP, the following reports, assessments and management plans have been prepared, and are summarised in the LSP report. Full copies are included as technical appendices.

- Environmental Assessment Report
- Transport and Access Strategy
- Local Water Management Strategy
- Landscape Concept Plan and Open Space Strategy
- Servicing and Infrastructure Strategy
- Road and Traffic Acoustic Assessment
- Fire Management Plan

These strategies and reports comprehensively address all of the applicable planning considerations and demonstrate that the subject land is capable of supporting urban development in the form proposed via this LSP.

Consistent with the City's requirements, Table 1 below provides a land use summary of the LSP.



**Table (i) – Land Use Summary**

| Item  | Data  | Section number referenced within the Structure Plan Report |
|---|---|--|
| Gross Structure Plan Area   | 27.6 hectares   | 1.2.2  |
| Area of each land use proposed<br>Zones [as per the Scheme]<br>- Residential<br>Reserves [as per the Scheme and MRS where applicable]<br>- Road Reserve<br>- Public Open Space Reserve<br>- Public Purposes | 15.6 hectares<br><br>6.9 hectares<br>3.0 hectares<br>2.1 hectares     | 3.1  |
| Estimated Lot Yield   | 360 - 370 lots  | 3.5  |
| Estimated Number of Dwellings   | 390 - 400 dwellings   | 3.5  |
| Estimated Residential Density<br>- dwellings per gross hectare<br>As per Directions 2031<br>- dwellings per site hectare<br>As per Liveable Neighbourhoods  | 14.5 dwellings per gross hectare<br><br>26 dwellings per site hectare | 3.4  |
| Estimated Population  | 1120 people @ 2.8 people/household                                    | 3.5  |
| Number of Secondary Schools   | 0   | 3.10   |
| Number of Primary Schools   | 0.5 (2ha)   | 3.10   |
| Composition of Public Open Space<br>- District Open Space<br>- Neighbourhood Parks<br>- Local Park  | 0 ha (0%)<br>2.0 ha (65%)<br>1.0 ha (35%)                             | 3.2  |





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## 1.0 STRUCTURE PLAN AREA

This Structure Plan shall apply to Lots 921 and 922 Baldivis Road and Lot 3 Key Close 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 'Watson' 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. 40 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 Map 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. Land or lots deemed to be affected by an identified noise impact as outlined within the Transportation Noise Assessment contained within Appendix 2.</li> <li>2. Land or lots deemed to be Bush Fire Prone as identified in the Fire Management Plan at Appendix 1.</li> <li>3. Building setbacks and construction standards required to achieve a Bushfire Attack Level -29 or lower in accordance with Australian Standards (AS3959-2009): Construction of buildings in bushfire prone areas.</li> <li>4. 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 (as amended).</li> <li>5. Lots affected by the approved Mosquito Management Plan.</li> </ol> |
| 6.2 | Detailed Area Plans<br>(also referred to as Local Development Plans) | <p>Detailed Area Plans (DAPs) 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:</p> <ol style="list-style-type: none"> <li>(i) Lots with rear-loaded vehicle access; and/or</li> <li>(ii) Lots with direct boundary frontage (primary or secondary) to an area of Public Open Space; and/or</li> <li>(iii) Lots deemed to be Bush Fire Prone as identified spatially in Appendix I - Bush Fire Prone Map of the Bushfire Management Plan at Appendix 1; and/or</li> <li>(iv) Lots deemed to be affected by traffic noise which have a boundary or frontage to Kwinana Freeway as identified spatially in Figure 4-7 of the accompanying acoustic assessment at Appendix 2. This includes a requirement for noise modelling for two storey development as applicable.</li> </ol>   |



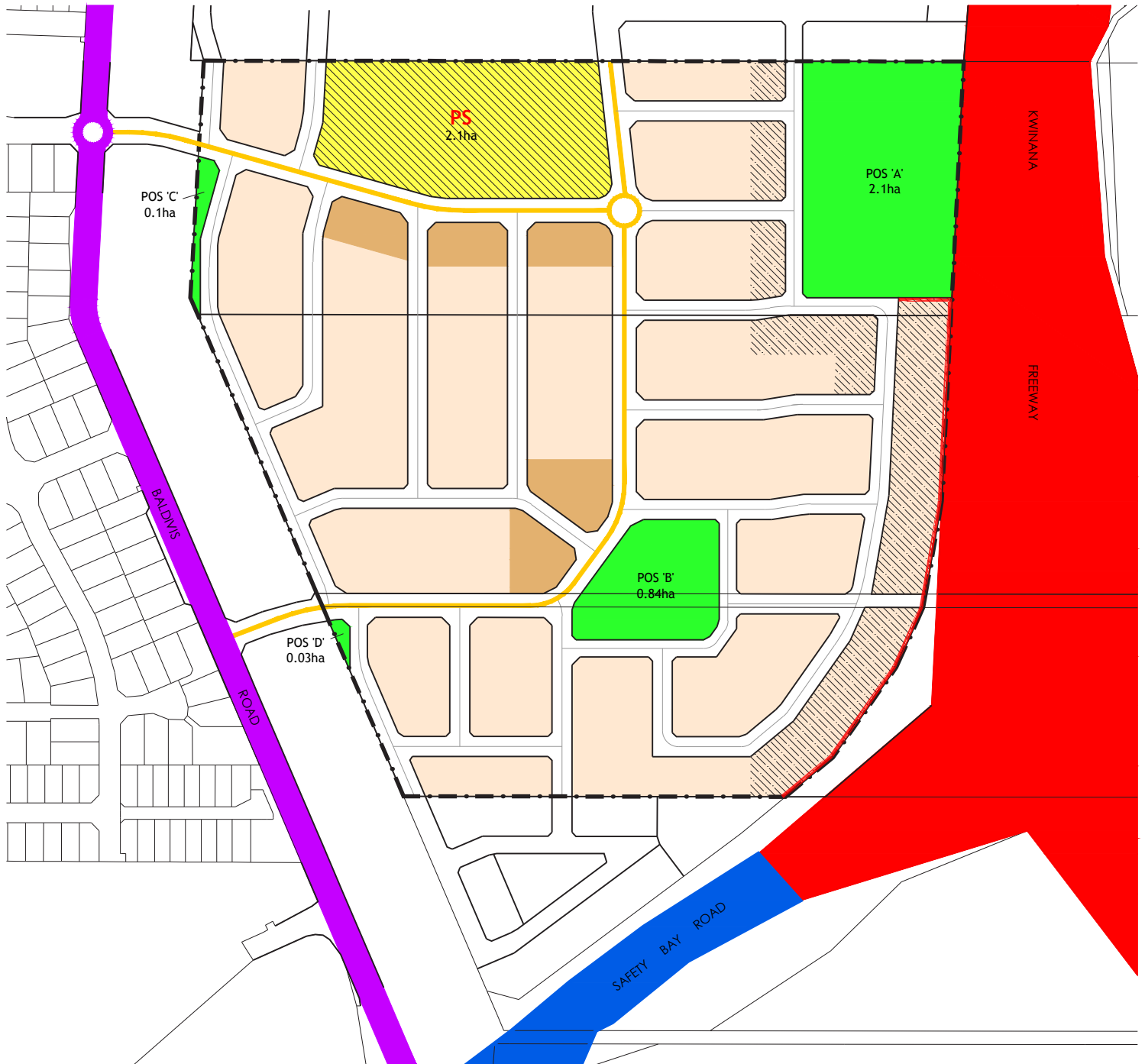


|     |   |             |   |
|-----|---|-------------|---|
| 6.3 | Residential Variations                      | Design Code | <ol style="list-style-type: none"> <li>1. Table 1 (Residential Medium Density Codes) sets out variations to the Residential Design Codes that are deemed to constitute 'deemed-to-comply' Development within the Structure Plan area and which do not therefore, require neighbour consultation and planning approval.</li> <li>2. The provisions set out in Table 1 (Residential Medium Density Codes) act as a replacement to existing R-Codes standards for building and garage setbacks (Clauses 5.1.2, 5.1.3 and 5.2.1), open space (Clause 5.1.4), parking (Clause 5.3.3), visual privacy (Clause 5.4.1) and solar access (Clause 5.4.2).<br/><br/>All other R-Codes standards apply, where relevant to the proposal, including site area (Clause 5.1.1); building height (Clause 5.1.6); street surveillance, walls, fences and sightlines (Clauses 5.2.3 to 5.2.5); parking space design and vehicular access (Clauses 5.3.4 and 5.3.5); site works, retaining walls and stormwater management (Clauses 5.3.7 to 5.3.9); and outbuildings, external fixtures and utilities and facilities (Clauses 5.4.3 to 5.4.5).</li> <li>3. Density Code numbers shown on the Structure Plan Map are to correspond with the associated RMD Code number within Table 1.</li> </ol> |
| 6.4 | Other Provisions / Standards / Requirements |             | <ol style="list-style-type: none"> <li>1. This Structure Plan is supported by a Bushfire Management Plan (BMP). Any land falling within 100 metres of a Bush Fire Hazard identified in the BMP is designated as a Bush Fire Prone Area for the purpose of the Building Code of Australia.</li> <li>2. The implementation of an approved Mosquito Management Plan is a requirement of subdivision.</li> <li>3. An anti-graffiti coating is to be applied to the eastern elevation of the required noise wall.</li> </ol>   |

**Table 1: Single House (RMD) Standards for Medium Density Housing**

| R-Code    | Street setback and front fences |  | Lot boundary setback   |   | Open space  |   | Garage setback and width and vehicular access  |  | Parking          |                | Overshadowing                  |  | Privacy  |   |
|-----------|---------------------------------|--|--|---|---|---|--|--|------------------|----------------|--------------------------------|--|--|---|
|           | R-Codes                         | R-MD provision   | R-Codes  | R-MD provision  | R-Codes   | R-MD provision  | R-Codes  | R-MD provision   | R-Codes          | R-MD provision | R-Codes                        | R-MD provision   | R-Codes  | R-MD provision  |
| RMD – R40 | 4m                              | 2m minimum, no average<br><br>1.5m to porch/veranda, no maximum length<br><br>1m minimum to secondary street<br><br>Front fences within the primary street setback area being a maximum height of 900mm above natural ground level, measured from the primary street side of the front fence | Boundary setbacks 1 to 1.5m for wall height 3.5m and less (subject to wall length and major openings)<br><br><u>Boundary walls</u> 2/3 length one side boundary, max 3.5m high and 3m average height | Boundary setbacks 1.2m for wall height 3.5m or less with major openings<br><br>1m for wall height 3.5 or less without major openings<br><br><u>Boundary walls</u><br>To both side boundaries subject to:<br>No maximum length to one side boundary, 2/3 max length to second side boundary for wall height 3.5m or less | 45% open space (55% site cover)<br><br>20m <sup>2</sup> courtyard<br><br>1/3 required OLA area may be covered<br><br>Minimum dimension 4m | An outdoor living area (OLA) with an area of 10% of the lot size or 20m <sup>2</sup> , whichever is greater, directly accessible from a habitable room of the dwelling and located behind the street setback area<br><br>At least 70% of the OLA must be uncovered and includes areas under eaves which adjoin uncovered areas<br><br>The OLA has a minimum 3m length or width dimension<br><br>No other R-Codes site cover standards apply | Rear load Nil – provided laneway is minimum 6m wide<br><br>Front load 4.5m or 0.5m behind dwelling alignment subject to averaging requirements | Rear load 0.5m garage setback to laneway<br><br><u>Front load</u><br>4.5m garage setback from the primary street and 1.5m from a secondary street<br><br>The garage setback from the primary street may be reduced to 4m where an existing or planned footpath or shared path is located more than 0.5m from the street boundary<br><br>For front loaded lots with street frontages between 10.5 and 12m, a double garage is permitted to a maximum width of 6m as viewed from the street subject to:<br><ul style="list-style-type: none"> <li>garage setback a minimum of 0.5m behind the building alignment;</li> <li>a major opening to a habitable room directly facing the primary street;</li> <li>an entry feature consisting of a porch or veranda with a minimum depth of 1.2m; and,</li> <li>no vehicular crossover wider than 4.5m where it meets the street</li> </ul> Lots with a frontage less than 10.5m or not compliant with the above require single or tandem garaging | Two on-site bays | As per R-Codes | 35% of the adjoining site area | 4.5m to bedrooms and studies<br><br>6.0m to all other major openings<br><br>7.5m to balconies or similar<br><br>however the setback distance is 3m to bedrooms and studies, 4.5m to major openings to habitable rooms other than bedrooms and studies and 6m to unenclosed outdoor active habitable spaces | No maximum overshadowing for wall height 3.5m or less<br><br>No maximum overshadowing for wall height greater than 3.5m where overshadowing is confined to the front half of the lot. If overshadowing intrudes into rear half of the lot, shadow cast does not exceed 35% | With the exception of RMD60, R-Codes clause 5.4.1 C1.1 applies to RMD 40, 30 & 25, however the setback distance is 3m to bedrooms and studies, 4.5m to major openings to habitable rooms other than bedrooms and studies and 6m to unenclosed outdoor active habitable spaces |

| R-Code   | Street setback and front fences |  | Lot boundary setback   |   | Open space  |   | Garage setback and width and vehicular access  |  |  | Parking  |   | Overshadowing  |         | Privacy        |  |
|----------|---------------------------------|--|--|---|---|---|--|--|--|--|---|----------------|---------|----------------|--|
|          | R-Codes                         | R-MD provision   | R-Codes  | R-MD provision  | R-Codes   | R-MD provision  | R-Codes  | R-MD provision   | R-Codes                                | R-MD provision   | R-Codes   | R-MD provision | R-Codes | R-MD provision |  |
| RMD – 25 | 6m                              | 3m minimum<br><br>1.5m to porch/veranda, no maximum length<br><br>1.5m minimum to secondary street<br><br>Front fences within the primary street setback area being a maximum height of 900mm above natural ground level, measured from the primary street side of the front fence | <u>Boundary setbacks</u><br>Wall height 3.5m & less: 1m/1.5m (subject to wall length and major openings)<br><br><u>Boundary walls</u><br>2/3 length one side boundary, max 3.5m high and 3m average height | <u>Boundary setbacks</u><br>1.2m for wall height 3.5m or less with major openings<br><br>1m for wall height 3.5 or less without major openings<br><br><u>Boundary walls</u><br>To both side boundaries subject to: 2/3 length to one side boundary, 1/3 max length to second side boundary for wall height 3.5m or less | 50% open space (50% site cover)<br><br>30m <sup>2</sup> courtyard<br><br>1/3 required OLA area may be covered<br><br>Minimum dimension 4m | An outdoor living area (OLA) with an area of 10% of the lot size or 20m <sup>2</sup> , whichever is greater, directly accessible from a habitable room of the dwelling and located behind the street setback area<br><br>At least 70% of the OLA must be uncovered and includes areas under eaves which adjoin uncovered areas<br><br>The OLA has a minimum 3m length or width dimension<br><br>No other R-Codes site cover standards apply | <u>Rear load</u><br>Nil – provided laneway is minimum 6m wide<br><br><u>Front load</u><br>4.5m or 0.5m behind dwelling alignment subject to averaging requirements | <u>Rear load</u><br>0.5m garage setback to laneway<br><br><u>Front load</u><br>4.5m garage setback from the primary street and 1.5m from a secondary street<br><br>The garage setback from the primary street may be reduced to 4m where an existing or planned footpath or shared path is located more than 0.5m from the street boundary<br><br>For front loaded lots with street frontages between 10.5 and 12m, a double garage is permitted to a maximum width of 6m as viewed from the street subject to: <ul style="list-style-type: none"><li>garage setback a minimum of 0.5m behind the building alignment;</li><li>a major opening to a habitable room directly facing the primary street;</li><li>an entry feature consisting of a porch or veranda with a minimum depth of 1.2m; and,</li><li>no vehicular crossover wider than 4.5m where it meets the street</li></ul> Lots with a frontage less than 10.5m or not compliant with the above require single or tandem garaging | Two on-site bays<br><br>As per R-Codes | 25% of the adjoining site area<br><br>No maximum overshadowing for wall height 3.5m or less<br><br>No maximum overshadowing for wall height greater than 3.5m where overshadowing is confined to the front half of the lot. If overshadowing intrudes into rear half of the lot, shadow cast does not exceed 25% | 4.5m to bedrooms and studies<br><br>6.0m to all other major openings<br><br>7.5m to balconies or similar<br><br>With the exception of RMD60, R-Codes clause 5.4.1 C1.1 applies to RMD 40, 30 & 25, however the setback distance is 3m to bedrooms and studies, 4.5m to major openings to habitable rooms other than bedrooms and studies and 6m to unenclosed outdoor active habitable spaces |                |         |                |  |



## LEGEND

### ZONES

- Residential - R25
- Residential - R40

### RESERVES

- Public Open Space
- Public Purposes  
- Primary School
- Primary Regional Road
- Other Regional Road

### OTHER

- Structure Plan Boundary
- District Distributor B
- Neighbourhood Connector
- Local Access Streets

- Noise Wall (1.8 - 2.2m)
- Quiet House Design (Package A)

