



PART TWO
EXPLANATORY INFORMATION

Part 2 – Explanatory Section

1.0 PROPOSED MODIFICATIONS

1.1 This revised Structure Plan makes minor modifications to the existing Structure Plan, as follows:

- introducing R25 as the new base code for new residential subdivision;
- making provision for additional R40 lots in select locations;
- making provision for further residential density changes, to a maximum yield of 800 residential lots, in accordance with minor amendment procedures under the City of Rockingham Town Planning Scheme No.2 (Clause 4.2.7) and consistent with the locational criteria outlined in this document and as shown on the Residential Code Plan;
- making minor modifications to the approved road network;
- identifying a possible future child care site; and
- incorporating the previously proposed Local Centre site on Claret Ash Boulevard to within the Structure Plan Boundary and changing the designation of that site from 'Local Centre' to 'Residential R40'.

1.2 **Appendix 3** shows the currently approved Structure Plan.

2.0 BACKGROUND AND PLANNING FRAMEWORK

2.1 *The Rivergums* Estate originally comprised of:

Lot	Title Details	Area (Ha)
Lot 8 Baldivis Road	2027/434	2.8499
Lot 801 Baldivis Road	2697/908	8.0168
Lot 803 Baldivis Road	2693/498	14.244
Lot 9020 Baldivis Road	2693/499	49.95
	TOTAL	75.0557

2.2 Development of the area has been progressing under the currently approved Structure Plan with over 220 residential lots created. The background and context is detailed in the existing Structure Plan document. In summary, the site is:

- located 8km south-east of the Rockingham Town Centre, at the intersection of Baldivis Road with Safety Bay Road, immediately west of the Kwinana Freeway. The Baldivis Tramway Reserve corridor and Baldivis Road form the western boundary;
- zoned 'Urban' under the Metropolitan Region Scheme and 'Development' in the City of Rockingham Town Planning Scheme No. 2, with the exception of a very minor Parks and Recreation Reserve in the north-west corner, associated with the Tramway Reserve; and

- subject to the Baldivis District Structure Plan, where it is located within Precinct 6 (East Baldivis Precinct) which allocates it for predominantly urban development including the provision of schools.

A location plan is provided in Figure 1.

2.3 The approved Structure Plan provides broadly for:

- residential development at a range of densities;
- a linear corridor of open space providing for both recreation and an integrated drainage function. No alteration to the provision of public open space and drainage results from the modifications proposed in this document; and
- a co-located High School and Primary School on the eastern boundary, abutting the Kwinana Freeway Primary Regional Road Reservation, which has now been completed.

2.4 The existing Structure Plan document provides a detailed statutory framework to facilitate subdivision and development. This is supported by a range of technical studies and management plans, including an approved Local Water Management Strategy, Mosquito Management Strategy and Traffic Impact Assessment. These proposed Structure Plan amendments do not give rise to the need to review these technical studies and management plans. Further comment on traffic is provided in paragraph 3.14.

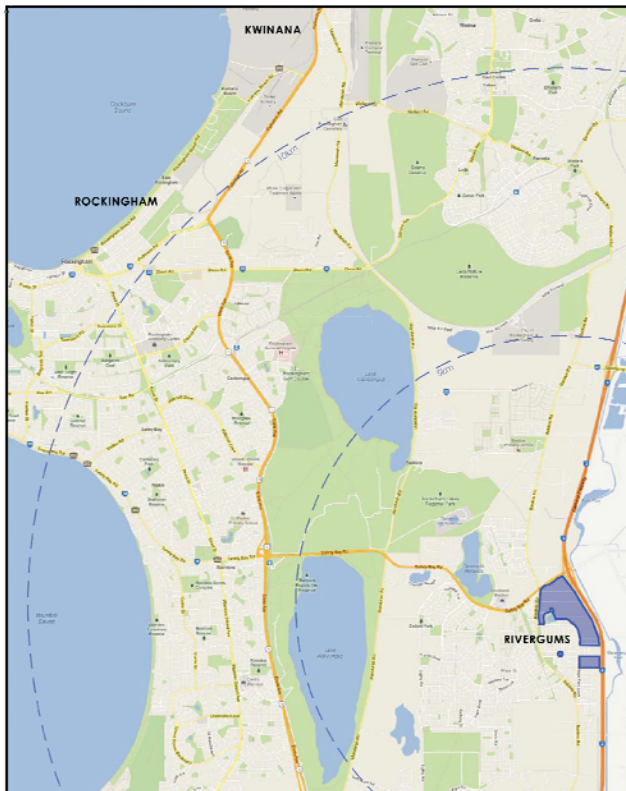


FIGURE 1 - Location Plan

3.0 DENSITY CHANGES

CEDAR WOODS' HOUSING DIVERSITY OBJECTIVE

3.1 A number of changes are proposed to the density codes which apply to undeveloped land within *The Rivergums* estate. One of Cedar Woods' corporate sustainability objectives is 'Building Community - Diversity', where the company seeks to:

- address future population growth by providing housing choice, diversity and affordability to suit different household needs;
- contribute to social diversity and help create a robust and vital community; and
- encourage display home villages to provide diversity in housing types, sustainable performance and alternative construction materials.

(Cedar Woods' 2013 Sustainability Report)

3.2 The display village at *The Rivergums* is home to the Cedar Woods 2013/14 demonstration home for framed construction and will also include a display home showcasing the use of a new 'Eco-Panel' (building panels which are comprised of an interior and exterior siding material sandwiching an internal layer of foam insulation).

3.3 Consistent with these corporate objectives, Cedar Woods is seeking to increase the base code applying across the balance of *The Rivergums* estate to R25 and to introduce the R40 code on a few additional sites. These changes will improve consistency with the 15 dwellings per gross hectare target sought under *Directions 2031 and Beyond: Metropolitan Planning Beyond the Horizon*, by resulting in a maximum total permissible yield of up to 800 lots or 15.8 dwellings per hectare.

R25 BASE CODE

3.4 Cedar Woods proposes to increase the base density code from R20 to R25 across its remaining undeveloped residential areas.

3.5 The City has recently supported other nearby structure plans which adopt R25 as the base density code for broad-acre subdivision, such as:

- 'East Baldivis' Structure Plan - Final Adoption July 2013 (Lots 104, 105, 541, 543, 544 & 1000 Baldivis Rd, Baldivis); and
- 'Spiers Estate' Structure Plan - Final Adoption June 2013 (Lots 2, 4, 5 Baldivis Rd, Lots 312 & 313 Fifty Rd & Lots 7 & 8 Ingram Rd, Baldivis).

R40 IN SELECT LOCATIONS

3.6 Cedar Woods also seeks to introduce the R40 density code in additional locations which satisfy the locational criteria illustrated on the Residential Guide Plan provided in **Appendix 4**.

3.7 Some R40 grouped dwellings sites will reflect (but are not limited to) three site / development scenarios to increase the diversity of dwelling types, as follows.

1. Selected corner sites. Corner sites are generally well suited to higher density development as each dwelling can be provided with its own street frontage while maintaining the streetscape normally associated with traditional housing lots. An example is provided in Figure 1.



FIGURE 2 - Corner Squat Lot option

2. Selected lots with frontages 18m or greater. The development of two grouped dwellings on such sites will be in a side by side configuration with each dwelling having a minimum frontage of not less than 8.5m.

3. Selected traditional lots with frontages less than 18m. This will provide another housing diversity product controlled through Detailed Ares Plans to deliver carefully designed two-group dwellings on traditional 16-17m frontage lots which maintain the appearance of a single house in relation to entry designs and restricting covered parking to 1 bay per dwelling. An examples is provided in Figure 3.

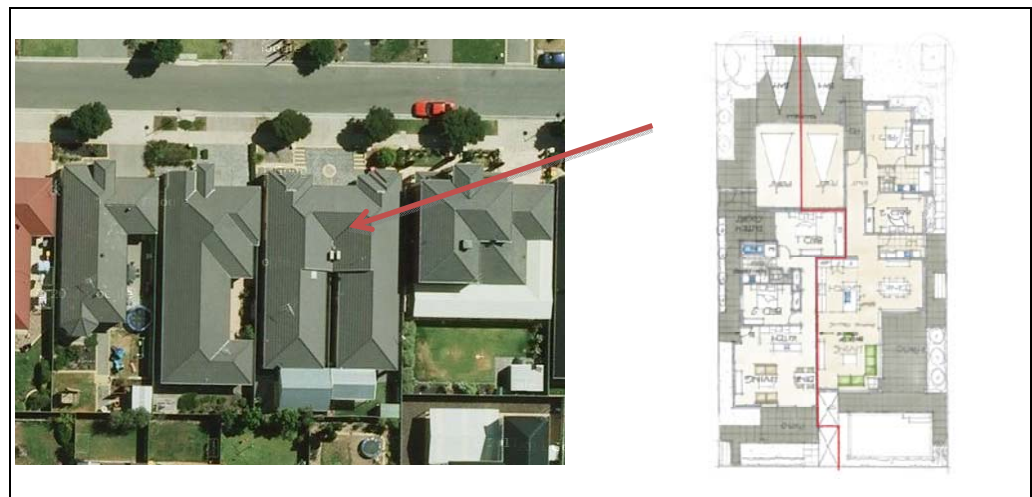


FIGURE 3 - Twin Key strata subdivision option

- 3.8 Additional grouped dwelling sites will be provided on a selected basis to achieve better integration of housing types throughout the estate, diversity in the streetscape and to avoid the concentration of any particular built-form or demographic land tenure types. If successful, a greater number will be considered elsewhere at *The Rivergums*.

RESIDENTIAL CODE PLAN / DWELLING YIELD

- 3.9 As part of this Structure Plan, the allocation of sites is currently based on the pre-determination of sites shown on the Structure Plan - Plan 1. Recent changes to the Western Australian Planning Commission 'Structure Plan Preparation Guidelines' (August 2012) provides for a more flexible approach, where density sites can be designated and varied through a Residential Code Plan, on an on-going basis, as part of the subdivision approval process. However, the City has advised that the current statutory structure of its Scheme does not allow for this more flexible approach.
- 3.10 It is Cedar Woods' intention for the future allocation of selected density sites to occur elsewhere within the Structure Plan area and that separate requests to amend the Structure Plan to introduce them will be made closer to the subdivision stage, under the minor amendment provisions pursuant to clause 4.2.7 of the Scheme. This will maintain the general intent of providing a more flexible approach to density allocation.
- 3.11 The principles for increased density allocation at *The Rivergums* include:
- contribute to the supporting walkable catchment of the Baldivis Town Centre, thereby adding to its viability and vibrancy;
 - optimise the use and enjoyment of the quality open space and recreational opportunities;
 - benefit from the dual road frontage of street corner sites; and
 - to optimise the walkable catchment of the co-located primary and high school site.
- 3.12 A Residential Code Plan is provided in **Appendix 4** and has been prepared to guide the consideration of future changes to the residential densities under the minor Structure Plan amendment procedures.
- 3.13 The City will support minor modifications to the Structure Plan for land located across Precincts 1 and 2 as shown on the Residential Code Plan in accordance with the following criteria:-
1. The dwelling yield over the Structure Plan area does not exceed a maximum of 800 dwellings.
 2. A proposal provides an appropriate streetscape that:-
 - (i) is not dominated by garage doors;
 - (ii) provides for sufficient on-street parking; and
 - (iii) allows for the provision of street trees.
 - 3 Does not require domestic lot connections to the City's comprehensive drainage network unless provided for in an Approved Local Water Management Strategy.
 4. Are lodged by Cedar Woods prior to the initial subdivision.
- 3.14. Within Precinct 1, the application of R25, R30 R40 and R60 R Codes may be applied throughout the Precinct.
- 3.15. Within Precinct 2,
- (i) The base density code of R25 applies to all lots that do not meet the R30 or R40 requirements within Precinct 2.
 - (ii) R30 and R40 density can only be applied to lots in the following locations: -
 - a. where applicable lots do not abut existing residential development built outside of the Structure Plan area;
 - b. where lots are immediately adjacent or abutting Public Open Space;
 - c. where lots are located on street corners or at the end of street blocks;

- d. where lots are serviced by a rear access laneway; and
 - e. where lots are immediately adjacent to the school site.
- 3.16 The lot yield proposed under this current 'Revised' Structure Plan is 770 lots. A maximum yield of 800 is expected to be obtained through subsequent increases in density allocation in accordance with the criteria listed above and as shown on the Residential Code Plan.
- 3.17 Proposed R40 lots may be supported by secondary laneway access but such access options will be determined at the subdivision stage.
- 3.18 Due to the negligible traffic volume change, the previous findings contained in the 2011 Cardno Traffic Design Note, provided in **Appendix 5**, remain valid and are not changed in this revised structure plan, providing that the maximum dwelling yield does not exceed the specified 800. Further amendments to the structure plan, resulting in a higher dwelling yield, will require further justification to the City, including a revised traffic impact assessment.

4.0 POSSIBLE CHILD CARE SITE

- 4.1 The suitability of a future child care site is being considered on land south of the school site. An indicative location is shown on the Structure Plan. Any proposed child care centre is required to comply with the provisions of the City of Rockingham Planning Policy 3.3.5. - Child Care Premises and the provisions of the City's Local Planning Scheme No.2.

5.0 MODIFYING THE LOCAL CENTRE SITE TO RESIDENTIAL R40

- 5.1 The existing Structure Plan provides for a Local Centre in the southern portion of the estate, on Claret Ash Boulevard. This formed part of the early structure planning proposals for the estate before the land was purchased by Cedar Woods, almost 12 years ago. The Local Centre designation has remained to this day.
- 5.2 The basis for this proposal to change the landuse designation of the Local Centre to Residential R40 is not a decision by Cedar Woods to not deliver the Centre but rather an acknowledgement that it is not viable on commercial terms, for the reasons discussed below, and therefore will not eventuate.

LOCAL COMMERCIAL CENTRES STRATEGY

- 5.3 The City's Local Commercial Centres Strategy acknowledges that the 'development feasibility' of Local Centres is very difficult to achieve, *City of Rockingham Planning Policy 3.1.2 - Local Commercial Strategy (Table 2.8)*.
- 5.4 Cedar Woods has undertaken sincere attempts to facilitate the sale and development of the site as a Local Centre. In 2008 Cedar Woods engaged real estate and property consultant DTZ, (now MMJ), Mr Brad Carey, to sell the site to a commercial developer. This extended for an 18 month period and no offers to purchase the site were submitted. The general feedback was that the site was not a viable commercial development opportunity.
- 5.5 In Late 2009, DTZ was further appointed as leasing consultants and was commissioned by Cedar Woods to obtain pre-commitments from a supermarket operator and other tenants, with the view of Cedar Woods undertaking the Local Centre development itself. While there were advanced negotiations with a supermarket operator (IGA), it later withdraw its interest after substantial due-diligence and demographic investigations on the basis that the Local Centre would be unviable. Alternative locations with better catchments, access and exposure and which benefit from being co-located with school sites were preferred. **Appendix 6** contains correspondence from Mr Carey, confirming his engagement in 2008/09 by Cedar Woods, as discussed. The City has also subsequently increased the potential size of proposed nearby centres, through modifications to its Local Commercial Centres Strategy, further diminishing the competitiveness of a Local Centre at *The Rivergums*.

ACCESS TO COMMERCIAL FACILITIES

- 5.6 The City's Local Commercial Strategy contemplates the potential failure of a Local Centre to be viable on commercial terms and its redesignation to an alternative land use, where justified through a Retail Sustainability Assessment as stated below:

'Clause 2.4.4 Precinct 4 - Baldivis

If, after a period of time satisfactory to the City, it can be shown that a Local Centre is not commercially viable and the deletion of the Centre will not significantly compromise access to commercial facilities in the locality, the City may permit the site to be developed for a non-commercial use.'

- 5.7 URBIS has been engaged by Cedar Woods to demonstrate that the access of local residents to commercial facilities will not be 'significantly compromised' in the event that *The Rivergums* Local Centre does not proceed. This assessment by URBIS is provided in **Appendix 7**. Key findings include:
- a) The location of the Local Centre exhibits poor characteristics for successful local shopping facilities. The poor locational attributes and constrained catchment area preclude the development of a viable centre.
 - b) Other proposed centres within the District Structure Plan have a greater chance of success. The majority are co-located with either a school or mixed use component. Of the two other centre sites that don't have the benefit of co-location with other activity generators, they appear to have greater exposure and visibility on key transport routes. Against this, *The Rivergums* site appears to be the least viable centre within the defined network for Baldivis.
 - c) In the absence of a local retail facility, the majority of residents in *The Rivergums* would have access to a neighbourhood centre within 1 km. Whilst above the threshold for Liveable Neighbourhoods this is still a reasonable outcome. The Baldivis District Centre is also in close proximity to *The Rivergums* with a number of residents passing the centre during their daily movement to work.
 - d) Also relevant in consideration of the appropriateness of maintaining an activity centre zoning over *The Rivergums* site are the following:
 - in the event that the centre does not proceed it would have the effect of increasing prospects for, and timing of, the development of other centres in the area; and
 - in the event that a centre is constructed with questionable viability there is a real prospect that it will detract from the amenity and vitality of the area with vacant shopfronts and poorly maintained premises, of which many examples exist across the Perth region.
 - e) Past efforts to secure an anchor tenant for the site have not been successful. The sub-optimal locational characteristics of the centre indicate that this position is unlikely to change in the future. In the absence of a Local Centre at *The Rivergums*, and assuming other centres are developed as planned, the majority of residents would continue to have access to retail facilities within 1 km of their home.

ALTERNATIVE USE

- 5.8 Claret Ash Boulevard forms part of a local bus route and, consequently, represents a suitable location for medium density housing. In addition to this location context, the lot configuration lends itself to narrow medium density lot product with rear lane access. An indicative subdivision plan is provided in **Appendix 8**.

