

Structure Plan

Lot 1401 and 1402 Fifty Road, Baldivis
SPN 0468M-2



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Record of Endorsement

This structure plan is prepared under the provisions of the City of Rockingham Local 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

..... Date of Expiry



Table of Amendments

Amendment No.	Summary of the Amendment	Amendment Type	Date Approved by WAPC
0	Structure Plan Approval	-	September, 2015
1	<ul style="list-style-type: none"> - Increasing the area allocated for Commercial development. - Minor changes to the movement network to facilitate amended subdivision design. - Reallocation of density codes across the western and central portion of the site. 	Major Amendment	July, 2024
2	<ul style="list-style-type: none"> - Modification to residential lot layout generally east of Nairn Drive to facilitate contemporary lot typologies within close proximity to the Commercial Centre. - Changes to the movement network to facilitate modified design. - Reallocation of density codes across the site. - Reconfiguration of Public Open Space. 	Minor Amendment	



Executive Summary

This Structure Plan has been prepared to guide the subdivision and development of Lot 1401 and 1402 Fifty Road, Baldivis (the 'subject site'), being a total of approximately 13.52 hectares within the City of Rockingham.

The Structure Plan was initially adopted by the City of Rockingham in October 2014 and approved by the Western Australian Planning Commission ('WAPC') in September 2015. An amendment to the Structure Plan was approved in July 2024, providing an increased area of commercial zoned land in the western precinct of the Structure Plan, west of Nairn Drive.

Subsequently, this Structure Plan amendment has been prepared on behalf of Aigle Royal Group, seeking to modify the residential layout in the eastern precinct of the Structure Plan, east of Nairn Drive. The proposed changes seek to provide for a contemporary lot product mix within proximity to the Commercial Centre. As a result, the Structure Plan amendment proposes the following modifications:

- Changes to the movement network to facilitate an amended subdivision layout;
- Reallocation of density codes across the subject site to correspond with the revised subdivision layout; and
- Reconfiguration of the allocated Public Open Space.

The Structure Plan has been prepared in accordance with the provisions of *Part 4 of Schedule 2 of Planning and Development (Local Planning Schemes) Regulations 2015* ('Planning Regulations') and provides the planning framework to guide and facilitate the urban development of the subject land.

We acknowledge that *Allerding and Associates* were the original drafters of this Local Structure Plan report, with Rowe Group making the relevant modifications for the purposes of this Structure Plan amendment request.

Structure Plan Summary

Item	Data		Section number referenced in Part 2 of report
Total area covered by the Structure Plan	13.52 hectares		1.3
Area of each land use proposed:			
Residential	6.69 hectares	228 lots	3.1
Commercial	1.86 hectares	2 lots	3.7
Total estimated lot yield	230 lots		3.3
Estimated number of dwellings	228 dwellings		3.3
Estimated residential site density	34 dwellings per site hectare		3.3
Estimated population (2.9 per Household)	661 people		3.3
Number of high schools	Nil		3.6
Number of primary schools	Nil		3.6
Estimated commercial floor space	4,500m ²		Part 1, Sect 3.1.2 Part 2, Sect 1.4.2.3 and 3.7
Estimated area and percentage of public open space given over to:			3.2
- Neighbourhood parks	- 1.05 hectares, 1 park; and		
- Local parks	- 0.28 hectares, 3 parks.		
Estimate percentage of natural area	1.32 hectares, 9.8% of total site		3.2

Note: All information and areas are approximate only and are subject to survey and detailed design.



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1. Existing Approved Local Structure Plan
2. Certificates of Title
3. Baldivis North District Structure Plan
4. Flora and Vegetation Survey
5. Black Cockatoo Assessment
6. Bushfire Management Plan
7. Acoustic Assessment
8. Landscape Concept Plan
9. Transport Impact Assessment
10. Local Water Management Strategy

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2. Information to be Submitted within Application
3. Conditions of Subdivision Approval
4. Project Team
5. Lot Details
6. Residential Density Calculations
7. Local Water Management Strategy Implementation



Technical appendices

Appendix Number	Document Title	Nature of Document	Referral/Approval Agency	Approval status and Modifications
1	Existing Approved Local Structure Plan	Supporting	-	Approved by SPC, July 2024
2	Certificate of Title	Supporting	-	-
3	Baldivis North District Structure Plan	Supporting	-	-
4	Flora and Fauna Survey	Supporting	-	-
5	Black Cockatoo Assessment	Supporting	-	-
6	Bushfire Management Plan	Requires Approval	Department of Fire and Emergency Services	
7	Acoustic Report	Requires Approval	Main Roads WA	
8	Landscape Concept Plan	Supporting	-	-
9	Traffic Impact Assessment	Requires Approval	Main Roads WA	
10	Local Water Management Strategy	Requires Approval	Department of Water and Environmental Regulation	Approved by DWER 21/02/2025
10A	Updated Stormwater Modelling	Requires Approval	Department of Water and Environmental Regulation	
10B	DWER Approval	Requires Approval	Department of Water and Environmental Regulation	Approved



Part One

Implementation



1. Local Structure Plan Area and Operation

1.1 Structure Plan Area

This Structure Plan applies to Lot 1401 and 1402 Fifty Road, Baldivis, being the land contained within the inner edge of the line denoting the Structure Plan boundary on the Structure Plan map (Refer Plan 1 situated at the end of Part 1 of this Structure Plan report).

Refer **Plan 1 – Structure Plan Map**.

1.2 Structure Plan Content

This Structure Plan comprises the following sections:

- Part One – Implementation Section; comprises the Structure Plan Map (**Plan 1**) and planning provisions
- Part Two – Explanatory Section; the planning report component which can be used to interpret and implement the requirements of Part One.
- Technical Appendices; contains all technical and specialist reports prepared in support of the Structure Plan.

1.3 Structure Plan Operation

In accordance with Schedule 2, Part 4 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, this Structure Plan shall come into operation when it is approved by the Western Australian Planning Commission (WAPC) pursuant to Schedule 2, Part 4, Clause 22 of the Regulations.

Pursuant to clause 27(1) of Schedule 2 of the Planning Regulations:

A decision-maker for an application for development approval or subdivision approval in an area covered by a structure plan that has been approved by the Commission is to have due regard to, but is not bound by, the structure plan when deciding the application.

Pursuant to clause 28(1) of Schedule 2 of the Planning Regulation this Structure Plan has effect for a period of 10 years, unless otherwise extended,, commencing on the day which the WAPC approves the plan.

2. Staging

2.1 General

The development of the Structure Plan area is intended to be delivered in three (3) stages. Development is intended to be initially undertaken on the residential zoned land on the western side of Nairn Drive, moving east to subsequent stages.

Figure 8 of Part Two of this Structure Plan report depicts the indicative staging for the subdivision and development of the Structure Plan area.

2.2 Commercial

The development of the Commercial zoned land is further intended to be delivered in stages, having regard to the need to maintain sustainability for surrounding centres and the conclusions reached in the Retail Sustainability Assessment previously undertaken for the site.



Any development application in relation to the Commercial zoned land that would result in the development of retail/commercial floorspace within the Structure Plan area in excess of 1,500 square metres of Net Lettable Area, or that would result in the development of a supermarket:

- a) May not be lodged prior to 1 January 2032; and
- b) Must be accompanied by a Retail Sustainability Assessment supporting the proposed development.

3. Subdivision & Development Requirements

3.1 Land Use and Zones

The Structure Plan Map (**Plan 1**) designates the land use, zones and reserves applicable within the Structure Plan area. Land use permissibility within the Structure Plan area shall be in accordance with the corresponding zone under the City of Rockingham Local Planning Scheme No. 2.

3.1.1 Residential Zone

Subdivision and development of the land is to be undertaken in accordance with the Structure Plan and residential densities outlined in Part 2, Section 3.3 of this Report.

3.1.2 Commercial Zone

Land use permissibility for Commercial zoned land shall be in accordance with the Commercial zone requirements defined under Local Planning Scheme No. 2, with the following exceptions:

- a) Bulky Goods and Showroom uses are not permitted within the Commercial zoned land; and
- b) Car oriented uses such as Fast Food and Service Stations shall only be permitted where not detrimental to the pedestrian amenity of the centre and delivery of a main street environment.

Development of the Commercial zone shall be integrated, as far as practicable, with the adjoining commercial centre within the Spires Structure Plan, with consideration for pedestrian connectivity and interface management.

As far as practicable, and as indicated by the Concept Plan (refer **Plan 2** situated at the end of Part 1 of this Structure Plan report), development shall primarily address Yellowstone Road and the east west connector road, creating a main street outcome with a strong pedestrian amenity and activated frontage. This may be achieved through elements depicted on **Plan 2**, such as car parking being situated behind the building; built form and architectural elements to define the key pedestrian entry points; landscaping; weather protection and pedestrian paths; and loading docks, service and storage yards screened from view, where possible.

3.2 Road Reserves

Road reserves provided in the Structure Plan area are distributed generally in accordance with the **Plan 1 – Structure Plan Map**, and cross-sections are generally as WAPC's Liveable Neighbourhoods, as outlined in **Table 1** below.

Classification	Typical Reserve Width	Design
Main Street	22.4 metres	A 'main street' outcome servicing the Commercial Centre, including embayed parking and a median, is provided between the two commercial cells. This road provides a direct connection to Nairn Drive, with a left in left out intersection.

Access Street B	18 metres	Immediately surrounding the commercial centre, providing a connection between Yellowstone Road and Fifty Road.
Access Street C	15 metres	Comprises majority of local residential streets throughout the Structure Plan area.
Rear Laneway	6 – 10 metres	Rear laneways widened to 10 metres where appropriate to provide for visitor parking and pedestrian access.

Table 1: Proposed Road Classifications

3.3 Public Open Space

Public open space is to be provided generally in accordance with the Structure Plan Map (**Plan 1**).

In accordance with Liveable Neighbourhoods, a minimum of 10% of the gross subdivisible area shall be provided as public open space, comprising a minimum of 8% unrestricted open space.

3.4 Density and Development

3.4.1 Residential Density Targets

The residential density codes applicable to the Structure Plan shall be in accordance with those shown on the Structure Plan Map (**Plan 1**).

In accordance with Liveable Neighbourhoods and Directions 2031 targets, the Structure Plan area shall provide for an average minimum of 22 dwellings per residential site hectare and 15 dwellings per gross urban hectare.

3.5 Local Development Plans

3.5.1 Residential Zoned Land

Local Development Plans may be prepared and implemented pursuant to Part 6 of Schedule 2 of the Planning Regulations for lots comprising one or more of the following site attributes:

- a) Lots with an area of 260 square metres or less;
- b) Grouped housing sites;
- c) Irregular shaped lots;
- d) Lots where specific vehicle access and egress control is required;
- e) Lots abutting and/or fronting public open space and public access ways;
- f) Lots abutting and/or fronting commercial zoned land;
- g) Lots fronting Nairn Drive and Fifty Road;
- h) Lots with particular site constraints;
- i) Lots subject of a notification on Title;
- j) Lots with a BAL Rating of 12.5 or greater; and
- k) Lots that require quiet house design for noise attenuation through deemed-to-comply noise insulation packages, and/ or lots requiring specialist acoustic requirements.



3.5.2 Commercial Zoned Land

A Local Development Plan shall be prepared and implemented pursuant to part 6 of Schedule 2 of the Planning regulations for the Commercial zoned land, and shall address, at a minimum, the following, and having regard to the development objectives for Commercial zoned land set out in Clause 3.1.2 above:

- a) Pedestrian connectivity and permeability;
- b) Vehicle access and egress;
- c) Weather protection;
- d) Façade treatments;
- e) Street activation;
- f) Car parking; and
- g) Landscaping.

4. Other Requirements

4.1 Bushfire Management

Land within the Structure Plan area is mapped as being bushfire prone under the Department of Fire and Emergency Services Bushfire Prone Mapping.

This Structure Plan is supported by a Bushfire Management Plan, prepared in accordance with *State Planning Policy 3.7 – Planning in Bushfire Prone Areas* ('SPP 3.7'). Any development on land within the Structure Plan area shall be constructed in accordance with the recommendations made by the Bushfire Management Plan (as approved) and shall comply with the requirements of *Australian Standard 3959 – Construction of Buildings in Bushfire Prone Areas* under the *Building Code of Australia*.

Bushfire management requirements will ultimately be considered as part of future applications to subdivide or develop land within the Structure Plan area. A site specific Bushfire Management Plan, where applicable, may be required at that time. As a minimum, a Bushfire Attack Level Contour Plan, prepared in accordance with an approved Bushfire Management Plan, will be required to be submitted at the time of lodgement of an application for subdivision and/or development approval

4.2 Transport Noise

The Structure Plan area is dissected by the future extension of Nairn Drive.

The Structure Plan is supported by an Acoustic Assessment, prepared in accordance with *State Planning Policy 5.4 – Road and Rail Noise*. Subdivision and development of land within the Structure Plan area shall comply with any recommendations outlined in the Acoustic Assessment, and may require:

- A notification being placed on the Certificate of Title(s) of affected lots to advise landowners of potential for noise impacts from Nairn Drive; and/or
- Dwellings being constructed to comply with relevant Quiet House Design Packages.

The management of transport noise mitigation requirements will ultimately be considered as part of future applications to subdivide or develop land within the Structure Plan area. A condition of subdivision or development approval, requiring the preparation, approval and implementation of a Noise Management Plan, where applicable, may be required at that time.

4.3 Development Contributions

The Structure Plan is situated within the City of Rockingham Development Contribution Area No. 2 (DCA 2). Future residential development within the Structure Plan area will be required to pay contributions in accordance with DCA 2.

Current contributions for the Baldivis North locality are \$2,794 per dwelling.

5. Additional Information

The following additional information will be required to be submitted at subsequent planning application stages.

Additional Information / Purpose	Approval Stage	Responsible Agency (Consultation Required)
Bushfire Management Plan (Addendum) or Bushfire Attack Level Contour Plan	Subdivision Application / Development Application	City of Rockingham Department of Fire and Emergency Services
Noise Management Plan	Subdivision Application	City of Rockingham Main Roads WA

Table 2: Information to be Submitted with an Application

The following will be required as Conditions of Subdivision Approval.

Condition of Subdivision Approval	Approval Stage
Local Development Plan	City of Rockingham Western Australian Planning Commission (if required)
Urban Water Management Plan	City of Rockingham

Table 3: Conditions of Subdivision Approval

5.1 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 on the grant of subdivision approval for a notification to be placed on certificate (s) of Title to advise of the following:

- Lots deemed to be affected by a noise impact, as identified in Acoustic Assessment, dated 11 September 2024, prepared by Herring Storer, and provided at Part Two, Attachment 8 of this Structure Plan report; and/or
- Lots created within areas exposed to a Bushfire Attack Level (BAL) rating exceeding BAL-low, as specified in the Bushfire Management Plan, dated August 2024, prepared by Bushfire Prone Planning, and provided at Part two, Attachment 6 of this Structure Plan report.



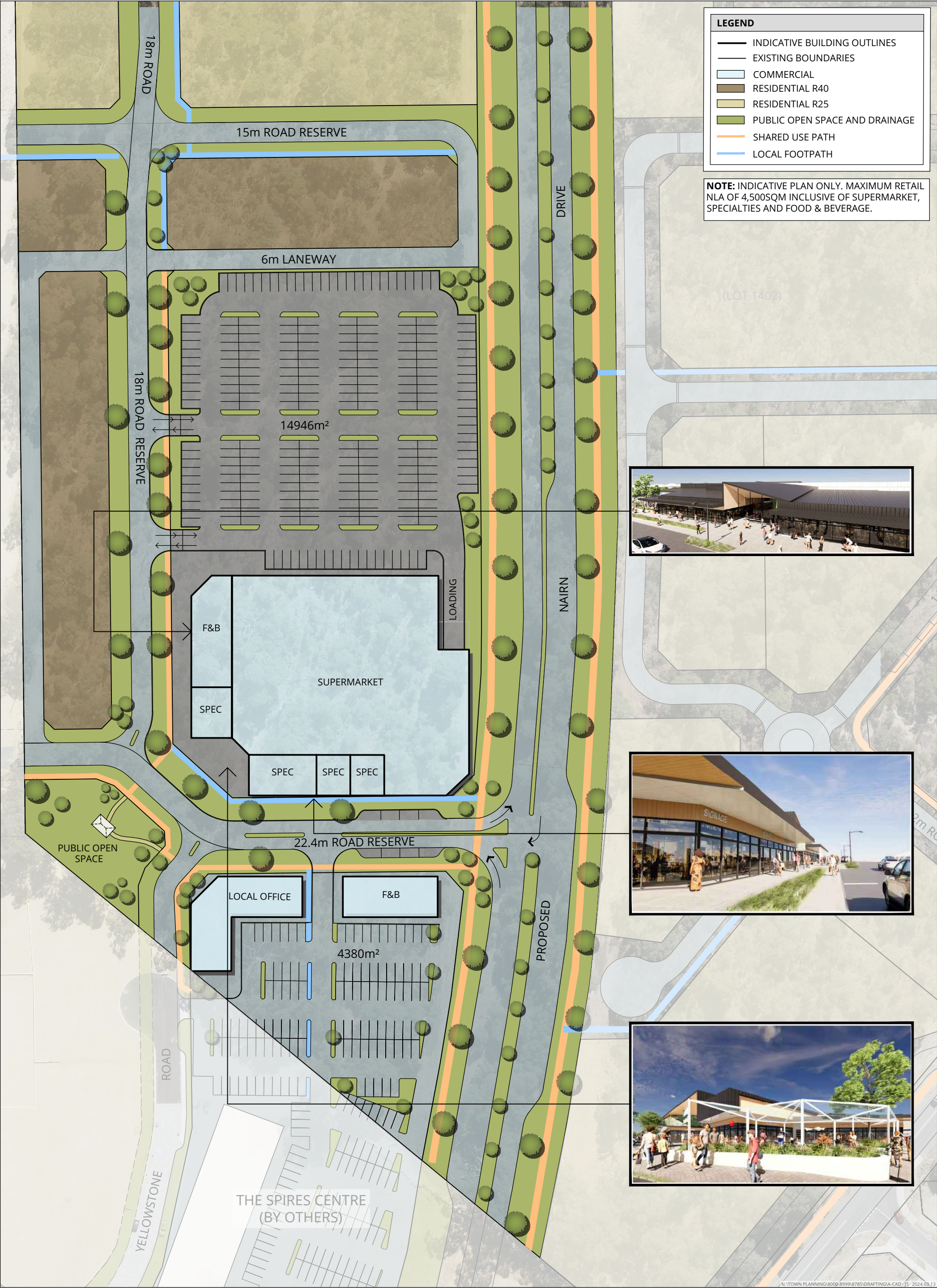


PLAN 1 - LOCAL STRUCTURE PLAN
LOTS 1401 AND 1402 FIFTY ROAD
BALDIVIS

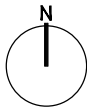


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PLAN 2 - COMMERCIAL CENTRE CONCEPT
LOTS 1401 AND 1402 FIFTY ROAD
BALDIVIS



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