

# **AMENDMENT NO. 1 TO THE TUART LAKES VILLAGE STRUCTURE PLAN**



Prepared by

Allerding & Associates

125 Hamersley Road, Subiaco WA 6009

[reception@allerdingassoc.com](mailto:reception@allerdingassoc.com)

For Serenitas Communities Holdings Pty Ltd

April 2025



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CERTIFICATION OF AN APPROVED AMENDMENT TO AN APPROVED STRUCTURE PLAN

This Structure Plan Amendment is prepared under the provisions of the City of Rockingham Local Planning Scheme No. 2 and in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015*.

IT IS CERTIFIED THAT THIS STRUCTURE PLAN AMENDMENT NO. [AMENDMENT NO.] TO THE TUART  
LAKES STRUCTURE PLAN NO. [STRUCTURE PLAN NO.]

WAS APPROVED BY

RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON

.....

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 and/or 24 of  
the *Planning and Development Act 2005* for that purpose, in the presence of:

..... Witness

..... Date

..... Date of Expiry

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RECORD OF AMENDMENTS MADE TO THE TUART LAKES

AGREED STRUCTURE PLAN NO. xx

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

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## EXECUTIVE SUMMARY

This Structure Plan Amendment has been prepared for the Tuart Lakes Lifestyle Village. The Tuart Lakes Lifestyle Village covers Lot 102 (831) and Lot 1 (851) Mandurah Rod, Baldivis.

This structure Plan Amendment relates to the rear portion of both Lots 102 (831) and Lot 1 (851) Mandurah Road, Baldivis.

The Structure Plan amendment seeks to change the designation of the land at the rear of the site from “Residential – R20” to “Park Home Village”.

The land subject of the Tuart Lakes Structure Plan is located 39 km from Perth CBD, in a generally southerly direction.

This Structure Plan Amendment has been prepared in accordance with the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*: Schedule 2, Part 4 ‘Structure Plans’. The City of Rockingham Local Planning Scheme No. 2 (**LPS 2**) requires the preparation and approval of a Structure Plan for land zoned ‘Development’. The Structure Plan area forms part of the Baldivis (North) District Structure Plan (DSP) and abuts proposed and establishing urban areas, developed under the following approved Structure Plans:

- Lot 302 Mandurah Road and Lot 309 Kerosene Lane to the north;
- Paradiso Estate Structure Plan to the north east; and
- Lot 306 McDonald Road Structure Plan to the south east.

The area subject of this Structure Plan Amendment integrates with the existing development within the Tuart Lakes Lifestyle Village as well as the subdivision and development to the north, north-east and south east and utilises a proposed road connection through to the east (Paradiso Estate). The following table is a summary of the proposed Structure Plan Amendment Area.

A copy of the proposed updated Structure Plan, including the Amendment is provided in **Plan 1**.

Item	Data	Structure plan ref (Section no.)
Total area covered by the existing structure plan is:	18.16 hectares	Part 1: Section 1
Total area covered by the structure plan Amendment only:	1.957 hectares	Part 2: Section 2.0
Areas of each land use proposed within the Structure Plan Amendment Area	Park Home Park	Part 1: Section 4 Part 2: Section 2
Total estimated number of homesites		
<ul style="list-style-type: none"> <li>• Within Structure Plan Amendment area</li> </ul>	46	
<ul style="list-style-type: none"> <li>• Within the whole Tuart Lakes village (including Rural zoned land)</li> </ul>	480	
Estimated residential site density	N/A	
Estimated population (of the whole of Tuart Lakes)	770	
Estimated area and percentage of public open space	N/A – no change	
Estimated percentage of natural area	No change	

# PART ONE – IMPLEMENTATION

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### PLAN 1 – STRUCTURE PLAN AMENDMENT

### PLAN 2 – STRUCTURE PLAN PRIOR TO AMENDMENT

Document ID: NLV TR2 GE/ Tuart Lakes Structure Plan Amendment March 2025						
Issue		Status	Prepared by;		Approved by:	
			Name	Initials	Name	Initials
1	Sept 2020	Draft to client	Amanda Butterworth	AB	Steve Allerding	SA
2	March 2025	Revised Draft	Amanda Butterworth	AB	Tom Hockley	TH
3	April 2025	FINAL	Amanda Butterworth	AB	Tom Hockley	TH

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## 1.0 STRUCTURE PLAN AREA AND OPERATION

A copy of the current Tuart Lakes Structure Plan is contained as **Plan 2**.

The Tuart Lakes Structure Plan covers the following lots:

Lot Number	Address	Diagram	Volume	Folio	Lot Area
102	831 Mandurah Road, Baldivis	Plan 54139	2692	236	15.7662 ha
1	851 Mandurah Road, Baldivis	Diagram 27568	1385	81	9.2154 ha
101	823 Mandurah Road, Baldivis	DP54139	2692	235	2.0010ha

The Tuart Lakes Structure Plan covers land is that is zoned Development under the City of Rockingham Local Planning Scheme No. 2 (**LPS2**). Schedule 8 of LPS2 details Development Areas under LPS2. The land subject of the Tuart Lakes Structure Plan is within the following Development Areas:

- DA22, being the “Baldivis (North)” Development Area – which relates to the wider Baldivis North District Structure Plan; and
- DA30 “Lifestyle Village” being the Tuart Lakes Struture Plan Area (that is subject of this Structure Plan Amendment). The provisions under DA30 read as follows:

*An approved Structure Plan together with all approved amendments and Detailed Area Plans, where applicable, shall apply to the land in order to guide subdivision and development.*

This Structure Plan Amendment relates to the Development Area DA30 only.

Whilst the Tuart Lakes Structure Plan area includes portion of Lot 101 (No. 823) Mandurah Road, the Structure Plan amendment does not change the designation of the rear portion of Lot 101 under the Structure Plan, being that it stays as ‘Park Home Village.’

The Tuart Lakes Structure Plan currently identifies that the rear portion of the site (rear of Lots 1 & 102), measuring 50 metres in from the rear boundary, as Residential R20, with the remainder of the land zoned ‘Development’ being designated as ‘Park Home Village.’

This structure plan amendment proposes to change the designation of the rear portion of the site (rear of Lots 1 & 102) from “Residential R20” to “Park Home Village”.

The road connection to the land to the east is consistent with the approved Tuart Lakes Structure Plan and that shown on the approved subdivision plan for the land to the east being Paradiso Estate (WAPC Ref: 163425).

The Amended Structure Plan has also been updated to reflect the current arrangements of internal roads and the location of the future community facilities with Tuart Lakes. The Amended Structure Plan is included as **Plan 1**.

The date the Structure Plan amendment comes into effect is the date the Structure Plan is approved by the Western Australian Planning Commission as set out in the Structure Plan – Certification Page.

The Tuart Lakes Structure Plan expires in October 2025 in accordance with Schedule 2, Part 4 Clause 28 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. As the staging is such that the whole of Tuart Lakes will not be comprehensively developed on or before October 2025, a separate application to extend the approval of a Structure Plan will be submitted prior to expiry of the Tuart Lakes Structure Plan.

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## 2.0 PURPOSE

The purpose of the Structure Plan Amendment and the Structure Plan for Tuart Lakes is to provide a framework for the comprehensive and ongoing development of the Tuart Lakes Estate in a proper and orderly manner.

The Amendment ensures that the development within Tuart Lakes is consistent in form and provides for an attractive and appropriate interface to the open space to the rear of the lot, which accommodates the APA Natural Gas Pipeline.

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## 3.0 STAGING

Tuart Lakes Village has been progressively developed with homesites generally to the west being developed first and gradually to the east in response to demand. Other than demand, there are no specific triggers for staging of development.

The timing for construction of the access point to the land to the east is partially dependent upon when the land to the east (Paradiso Estate) is fully subdivided and the land ceded for the road connection and the road constructed.

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## 4.0 SUBDIVISION AND DEVELOPMENT REQUIREMENTS

The Amended Structure Plan identifies all land zoned “Development” under the City of Rockingham Local Planning Scheme No. 2 (**LPS2**) as “Park Home Village”.

The only land use permitted pursuant to the Tuart Lakes Structure Plan is “Park Home Park”, which is defined under Schedule 1 – Interpretations: Clause 2 of LPS2.

The land subject of the Structure Plan Amendment is identified as being bushfire prone. All development is to be in accordance with the approved Bushfire Management Plan (see Part Two: Explanatory Section of this Structure Plan Amendment). All buildings are to achieve a Bushfire Attack Level 29 or lower in accordance with the Australian Standard AS3959-2009, unless otherwise approved at a higher BAL rating.

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No native vegetation shall be removed unless approved by the City of Rockingham (See Part Two: Explanatory Section of this Structure Plan Amendment report).

All development shall be in accordance with an approved Local Water Management Strategy (See Part Two: Explanatory Section of this Structure Plan Amendment report).

Homesites adjacent to the rear boundary shall include major openings facing towards the adjacent public open space (eastern boundary of Tuart Lakes Village). Fencing along the eastern boundary of the structure plan shall be open style fencing with landscaping installed along the fence line, inside the property boundary.

Given the proximity of the land subject of the Structure Plan Amendment to the Parmelia Gas Pipeline, development on the site shall be in accordance with the Risk Assessment (and updated technical note) prepared pursuant to Australian Standard AS2885 Risk Assessment (See Part Two: Explanatory Section of this Structure Plan Amendment).

Development alongside the rear (eastern) boundary shall take into account the approved levels on the adjacent reserve to the rear, noting that levels within the reserve are constrained by the Parmelia Gas Pipeline (operated by APA Group). The proposed levels shall be compatible with the levels within the gas pipeline easement and the associated reserve and as approved by the City of Rockingham.

All development is to be carried out in accordance with the relevant development approval/s issued by the City of Rockingham.

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## 5.0 ADDITIONAL DETAILS

There are no other additional details relevant to this Structure Plan and/or Structure Plan amendment.

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### 5.1 Local Development Plans

Nil.

Schedule 8 of LPS2 relating to DA30 Tuart Lakes Lifestyle Village refers to Detailed Area Plans. There are no Local Development Plans or Detailed Area Plans within the Structure Plan Area or the Structure Plan Amendment area.

All development is to be carried out in accordance with the relevant development approval/s issued by the City of Rockingham.

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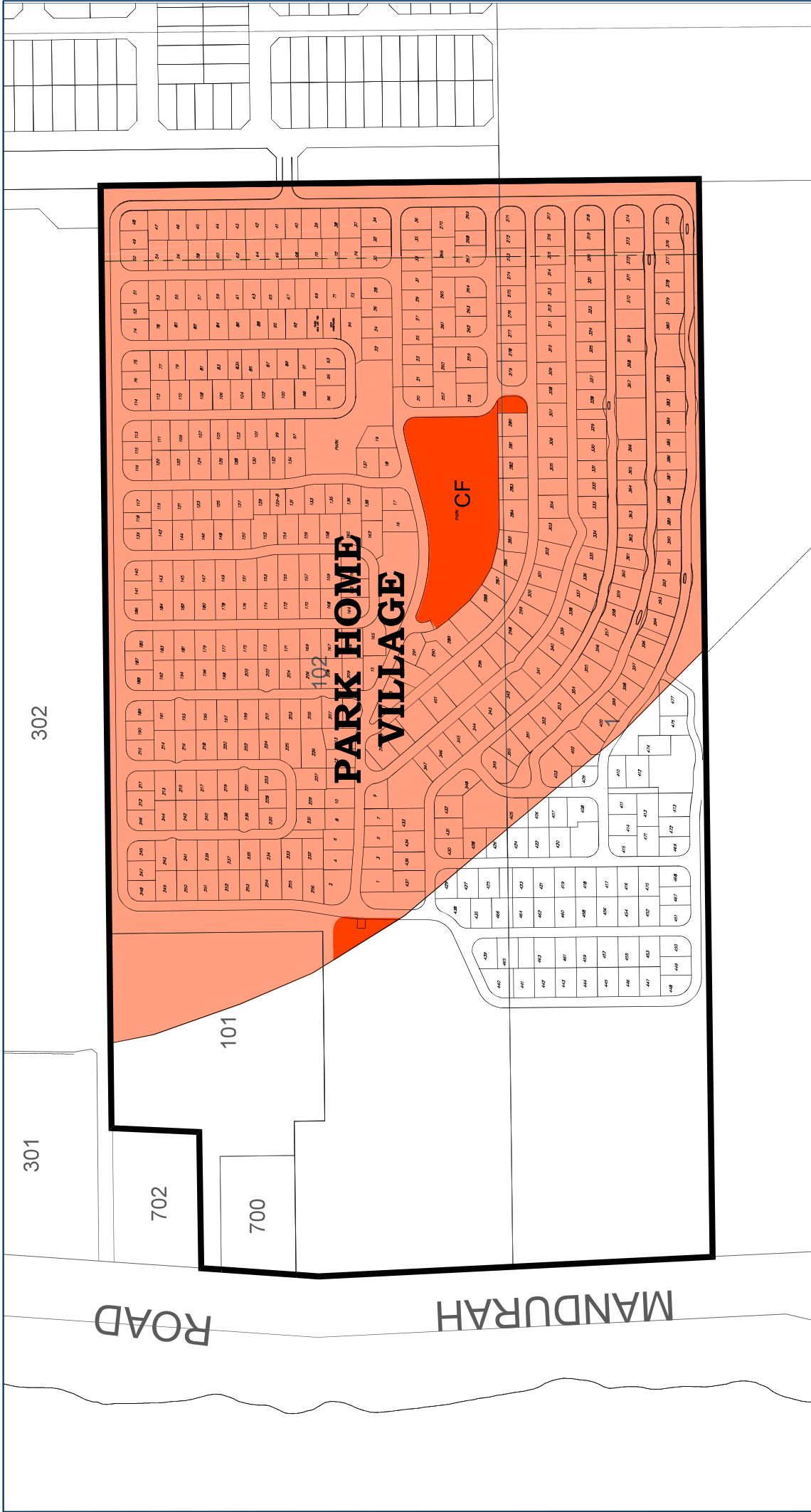
### 5.2 Other Requirements

There are no other requirements relevant to this Structure Plan and/or Structure Plan amendment.

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## PLAN 1

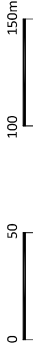
# AMENDED STRUCTURE PLAN



# PLAN 1 - REVISED STRUCTURE PLAN

LOTS 1, 101, 102 & 700 MANDURAH ROAD  
BALDIVIS

for Serenitas Communities Holdings Pty Ltd



SCALE: 1:2500  
ORIGINAL PLAN SIZE: A3

JOB CODE:  
NLV TR2 GE

DATE:  
14.03.2025



## LEGEND:

- SUBJECT LAND -
- PARK HOME VILLAGE -
- COMMUNITY FACILITIES -

**Allerding & Associates**  
Town Planners, Advocates  
and Subdivision Designers

**PLAN 2 –**  
**APPROVED STRUCTURE PLAN PRIOR TO**  
**AMENDMENT**



ROAD

MANDURAH



**Allering Burgess**  
Town Planning Urban Design & Advocacy



DRAWING NUMBER:  
NLV ROC SP

DATE:  
27.01.2006

310A Newcastle Street, Perth W.A. 6000  
PH: (08) 9328 5858 FAX: (08) 9328 5859  
[www.planningwa.com](http://www.planningwa.com)



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Australian Association of Planning Consultants

- SUBJECT LAND
- PARK HOME VILLAGE
- RESIDENTIAL - R20
- COMMUNITY FACILITIES



**PROPOSED  
STRUCTURE PLAN  
LIFESTYLE VILLAGE BALDIVIS**

LOTS 1, 3, 700 & 703 MANDURAH ROAD  
BALDIVIS  
for National Lifestyle Villages