



**FRASERS
PROPERTY**

STRUCTURE PLAN

(AS AMENDED)

LOT 335 + 780 EIGHTY ROAD, LOT 1001 PIKE ROAD AND
PORTION OF LOT 601 MANDURAH ROAD

PART ONE - STATUTORY SECTION

JULY 2024

CLE Town Planning + Design



LOT 335 + 780 EIGHTY ROAD, LOT 1001 PIKE ROAD
AND PORTION OF LOT 601 MANDURAH ROAD

STRUCTURE PLAN



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STRUCTURE PLAN

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PART ONE - STATUTORY SECTION



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July 2024



IT IS CERTIFIED THAT AMENDMENT NO.7 TO THE BALDIVIS GROVE STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

13 August 2024

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:

TABLE OF CHANGES OR DEPARTURES FROM STRUCTURE PLAN

Change or Departure No.	Description of Change or Departure	Date Adopted by the Council	Date Approved by the WAPC (if required)	Date Structure Plan commences operation
1	Minor lot reconfiguration to lot 335 Eighty Road, abutting lot 2 Eighty Road.	10 May 2015	-	22 May 2015
2	Insert Residential Design Code Variations - Single House (RMD) Standards for Medium Density Housing	10 May 2015	-	22 May 2015
3	Rationalise density codings on lot 335 Eighty Road, selectively replacing pockets of R40 with R25	28 July 2015	-	7 August 2015
4	Introduce Lot 123 Pike Road, Baldivis within the Baldivis Grove Structure Plan by applying residential densities ranging from RMD 25 – RDM 40, along with a single parcel of land for the purpose of POS.	-	-	26 October 2016
5	Rationalise the density coding with the structure plan area, replacing selected pockets of R25 with R40 and minor realignment of selected local roads to reflect current WAPC subdivision approvals. Deletes all references to the Residential Design Code Variations - Single House (RMD) Standards for Medium Density Housing and removes land from the structure plan area which has been normalised within the City of Rockingham Local Planning Scheme 2.	-	6 September 2021	-
6	Introduce Lot 780 Eighty Road, Baldivis within the Baldivis Grove Structure Plan by applying residential densities ranging from R5 to RMD25.	-	28 October 2022	-
7	Minor POS and lot reconfiguration to central POS and rationalise density codes of R25 and R40.		13 August 2024	



EXECUTIVE SUMMARY

The Pike Road Structure Plan allows for the creation of a diverse and vibrant community that responds to its surrounding, the natural environment and significant landform.

The Structure Plan area covers a total area of approximately 26.7 hectares, comprising lot 335 and 780 Eighty Road, lot 1001 Pike Road and a portion of lot 601 Mandurah Road, Baldivis. The subject area has been identified for development and is currently zoned 'Urban' and 'Development' under the Metropolitan Region Scheme and City of Rockingham Town Planning Scheme No. 2 respectively. The Pike Road Structure Plan is lodged pursuant to clause 4.2.4 of the City's Scheme which requires a structure plan prior to development or subdivision for land zoned 'Development'.

Once developed the Pike Road Structure Plan will provide for the creation of a diverse range of high quality housing that will appeal to a wide spectrum of the market; with densities ranging from R5 to R40. Higher densities will be focused around key roads and areas of high amenity, while a number of rural lifestyle lots will provide an appropriate interface to Woodleigh Grove Estate to the north and the rural land to the west. The Structure Plan creates one centrally located area of open space which will provide residents with a readily useable, aesthetic and liveable space while also serving a drainage function in accordance with water sensitive urban design principles.

The Pike Road Structure Plan has responded to a request from the Department of Education, and will create an Early Childhood Centre to ease student number pressures on nearby schools, with

this site being located at the corner of Eighty and Pike Roads with two local roads to the north and west providing good circulation and access. The Structure Plan demonstrates a clear and legible hierarchy of roads which creates a series of permeable connections onto Eighty and Pike Roads, providing residents with excellent accessibility to nearby facilities and amenity. The plan itself is environmentally responsive, utilising the natural landform of the site and nestling behind a ridgeline which has been identified by the City as significant and worthy of protection.

In preparation of the Structure Plan the following reports were prepared, and are summarised in Part 2 of the Structure Plan report, with complete copies included as technical appendices:

1. Environmental Assessment Report
2. Fire Management Plan
3. Landscape Masterplan and Strategy
4. Local Water Management Strategy
5. Transport Assessment
6. Engineering Servicing Review

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

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



ADDENDUM (AMENDMENT 5)

Amendment 5 to the Pike Road Structure Plan reconfigures residential densities within the structure plan area, replacing select pockets of R25 with R40, as well as realigns two local roads.

The reason behind the amendment is to increase the variety of lot types within the structure plan area through the introduction of contemporary 'compact' lots, being lots of reduced depth, in response to current market conditions. The amendment also takes the opportunity to realign the two local roads simply to reflect current WAPC subdivision approvals.

This Amendment also deletes all references to the Residential Design Code Variations - Single House (RMD) Standards for Medium Density Housing and removes land from the structure plan area which has been normalised within the City of Rockingham Local Planning Scheme 2.

ADDENDUM (AMENDMENT 6)

Amendment 6 to the Pike Road Structure Plan looks to introduce lot 780 Eighty Road into the structure plan area, by extending the base R25 density code and the larger R5 rural residential density into the subject site. This amendment has been progressed to facilitate future subdivision and development over Lot 780 to reflect its 'Development' zoning under the City of Rockingham Local Planning Scheme 2. To ensure a suitable interface to the rural residential lots to the north, the R5 density code has been applied along the northern boundary of the subject site.

The amendment also reflects the existing road network established by current WAPC subdivision approvals within the Baldivis Grove estate, by a providing a suitable east-west access road connection. In doing so, this Amendment also introduces requirements to protect and manage trees (where relevant) on site as conditions of subdivision approval.

ADDENDUM (AMENDMENT 7)

Amendment 7 to the Pike Road Structure intends to facilitate the retention of significant trees located within Registered Aboriginal Place ID 39406 (Baldivis Grove Estate), by amending the boundaries of the existing public open space network and associated residential lot product.

The amendment has been informed by a comprehensive and considered design response which has been refined to ensure that all of the trees identified as having potential Aboriginal significance will be retained and located within public open space. This amendment also takes the opportunity to rationalise the extent of 'Residential' land to ensure that trees are not located within private lots.

Land Use Summary (Table 1)

Item	Data	Section number referenced within the Structure Plan Report
Gross Structure Plan Area	24.2 hectares	Section 1.2.2
Area of each land use proposed (approximate)		
Zones		
- Residential	14.1 hectares	Section 3.1
Reserves		
- Road Reserve	5.6 hectares	
- Public Open Space Reserve	3.6 hectares	
Estimated Lot Yield	300 - 320 lots	Section 3.2.2
Estimated Number of Dwellings	310 - 330 dwellings	Section 3.2.2
Estimated Residential Density		
- dwellings per gross hectare	13.6 dwellings per gross hectare	Section 3.2.2
As per Directions 2031		
- dwellings per site hectare	23.4 dwellings per site hectare	
As per Liveable Neighbourhoods		
Estimated Population	870 – 930 people @ 2.8 people/ household	
Number of Secondary Schools	Nil	N/A
Number of Primary Schools	Nil	N/A
Amount of Public Open Space	2.48 hectares (gross) 11.8% ¹	Section 3.3.1
As per Liveable Neighbourhoods	2.36 hectares (Unrestricted) 95.4%	
	0.11 hectares (Restricted) 4.6%	

Notes

1. Percentage of 'Amount of Public Open Space' calculated with exclusion (deduction) of R5 rural lifestyle lots



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Attachment 2: Environmental Assessment Report (360 Environmental)

Attachment 3: Transport Assessment Addendum (Transcore)

Attachment 4: Bushfire Management Plan (Bushfire Safety Consulting)



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Table 1: Liveable Neighbourhoods Public Open Space Schedule

AMENDMENT 7 ADDENDUM ATTACHMENTS

Attachment 1: Tree Survey (MNG)

Attachment 2: Bushfire Management Plan (Bushfire Safety Consulting)



PROJECT TEAM

Planning and Urban Design – CLE Town Planning + Design

Environmental Assessment – 360 Environmental

Groundwater and Drainage – 360 Environmental

Engineering Infrastructure and Services – JDSi Consulting Engineers

Traffic and Transport – Transcore Pty Ltd

Bush Fire Protection – Bushfire Safety Consulting Pty Ltd

Landscaping – Emerge Associates



SECTION ONE: BACKGROUND AND PLANNING CONTEXT

1.0 STRUCTURE PLAN AREA AND OPERATION

This Structure Plan applies to lot 335 and 780 Eighty Road, lot 1001 Pike Road and a portion of lot 601 Mandurah Road, Baldivis, being the land that is contained within the inner edge of the line denoting the Structure Plan boundary on the Structure Plan Map (Plan 1).

Pursuant to Schedule 2, Part 4, Clause 28 of the Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations) the Structure Plan is taken to have been approved on the day the Regulations came into effect (19 October 2015) and has effect for a period of 10 years.

2.0 STRUCTURE PLAN CONTENT

The Structure Plan comprises the following:

- Part 1: Statutory Section - This section contains the Structure Plan map and statutory planning provisions and requirements.
- Part 2: Explanatory Section - This section is to be used as a reference guide to interpret and justify implementation of Part 1.
- Technical Appendices - Technical reports and supporting plans and maps.

3.0 INTERPRETATION AND SCHEME RELATIONSHIP

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 (the Scheme), including any amendments gazetted thereto.

The Structure Plan has been prepared under Clause 4.2 of the Scheme as the subject land is zone 'Development' and contained within Development Area 41 which is shown on the Scheme Map and contained within Schedule No. 9.

The Structure Plan map (Plan 1) outlines 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.

Pursuant to Clause 4.2 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.

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.



3.1 Land Use and Zones

Land Use permissibility within the Structure Plan area shall be in accordance with the corresponding zone or reserve under the Scheme.

4.0 LAND USE AND SUBDIVISION REQUIREMENTS

4.1 Residential

4.1.1 Density

Plan 1 allocates the residential densities for the Structure Plan area.

4.2 Public Open Space

The provision of public open space is to be generally provided in accordance with the Structure Plan map.

1. In accordance with Liveable Neighbourhoods: the area subject to inundation more frequently than a one year average recurrence interval rainfall event is not included as restricted or unrestricted open space and is a deduction from the net site area (LN R33); areas for the detention of stormwater for a greater than one year average recurrence interval up to the five year recurrence interval is restricted open space up to 20%, the area greater than 20% is a deduction (not applicable in this case) (LN R26 & Table 11); areas for the detention of stormwater for a greater than five year average recurrence interval is within unrestricted open space (LN R25).

Site Area			24.17
Deductions ¹			
Total drainage area up to the 1:1 yr event	0.65		
R5 rural lifestyle lots			
Total		0.65	
Gross Subdivisible Area			22.58
Public Open Space @ 10%		2.25	
Minimum 80% unrestricted POS	1.80		
Maximum 20% restricted POS able to be credited	0.45		
Unrestricted Open Space¹			
Central POS	2.36		
Total Unrestricted Open Space		2.36	
Restricted Open Space¹			
Drainage area between 1:1 and 1:5 year events not exceeding 20% of total open space area	0.11		
Total Restricted Open Space		0.11	
Total Unrestricted and Restricted Public Open Space Provision			2.48
Total Public Open Space Provision as a % of Gross Subdivisible Area			11.8%

Public Open Space Schedule



5.0 DEVELOPMENT REQUIREMENTS

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 the Certificate(s) of Title(s) to advise of the following: -

- (i) Land or lots deemed to be affected by a Bush Fire Hazard as identified in a Fire Management Plan as outlined within the Fire Management Plan (February 2014) - Bushfire Safety Consulting contained within Appendix 2.

5.2 Local Development Plan

A Local Development Plan (LDP) is required to be prepared and approved pursuant to Clause 47(b), Schedule 2, of the Regulations in the following circumstances for:

- (i) Lots with direct boundary frontage (primary or secondary) to an area of Public Open Space (dwelling orientation);
- (ii) Vehicular access and garage width (double garage permitted for lots with 10.5m);
- (iii) Lot boundary setbacks (rear setback);
- (iv) Outdoor Living Areas (lots abutting POS);

- (v) Uniform fencing is being constructed along the boundaries (lots abutting POS);
- (vi) Lots with rear-loaded vehicle access; and/or
- (vii) Lots with a Residential Density Code of R5.

5.3 Fire Management Plan

This Structure Plan is supported by a Fire Management Plan (Appendix 2) and a Bushfire Management Plan prepared for lot 780 (Amendment 6 Addendum). 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.



5.4 Environmental

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

Conditions of subdivision approval	Responsible agency
Tree Survey (including Black Cockatoo and Scarred trees)	City of Rockingham
Tree Protection Management Plan (including an overlay of the black cockatoo and significant tree survey and scarred trees)	City of Rockingham
Landscape Concept Plan (including an overlay of the black cockatoo significant tree survey and scarred trees)	City of Rockingham Gnarla Karla Boodjar Group (related to Registered Aboriginal Place ID 39406)
Fauna Relocation Management Plan	City of Rockingham



LEGEND

ZONES

- Residential R5
- Residential R25
- Residential R40

LOCAL RESERVES

- Public Open Space

OTHER

- Structure Plan Boundary
- Neighbourhood Connector
- Access Street
- Bollards - Pedestrian Access Only