



DEVELOPMENT APPLICATION – MODIFICATION TO BUILDING ENVELOPE AND PROPOSED OUTBUILDING

LOT 12, MANDURAH ROAD, BALDIVIS

WHADJUK NOONGAR BOODJA

We acknowledge the Aboriginal and Torres Strait Islander peoples as the first Australians and traditional custodians of the lands on which we work. We pay our respect to their Elders past and present.

Contents

1. INTRODUCTION	1
1.1 APPLICATION SUMMARY.....	1
1.2 PREVIOUS APPROVALS	2
2. SITE CONTEXT.....	3
2.1 LOCATION.....	3
2.2 SUBJECT SITE.....	3
3. PROPOSAL	4
3.1 MODIFICATION TO BUILDING ENVELOPE	4
3.2 PROPOSED OUTBUILDING	5
4. PLANNING FRAMEWORK.....	6
4.1 METROPOLITAN REGION SCHEME	6
4.2 SPP 2.9 WATER AND GUIDELINES.....	6
4.3 SPP 3.7 BUSHFIRE AND GUIDELINES.....	6
4.4 CITY OF ROCKINGHAM LOCAL PLANNING STRATEGY	7
4.5 CITY OF ROCKINGHAM TOWN PLANNING SCHEME NO. 2 (TPS 2)	7
4.5.1 DCA 2	8
4.6 LOCAL PLANNING POLICY 3.1.1 RURAL LAND STRATEGY.....	8
4.7 LOCAL PLANNING POLICY NO.3.3.17 VARIATIONS TO BUILDING ENVELOPES.....	9
4.8 PLANNING PROCEDURE NO.1.21.....	9
5. CONCLUSION	10

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Prepared – MW
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1. INTRODUCTION

Niche Planning Studio has prepared this report on behalf of the applicant, Robert Anderson, in respect of a proposed modification to a building envelope and a proposed outbuilding at Lot 12 Mandurah Road, Baldivis, herein referred to as the subject site.

The purpose of this report is to provide an analysis and justification of the proposed development having regard to the City of Rockingham Local Planning Scheme No. 2, the Residential Design Codes (R-Codes) and relevant local planning policies (LPPs).

In Appendix B is the proposed plan **NPS1029-003F**, dated 12 August 2026, provides details of the proposed modification to the building envelope and the proposed outbuilding. For convenience, a copy of the previous building envelope plan is also enclosed (Plan: NPS1029-003E, dated 30 May 2025) is provided in Appendix C.

1.1 APPLICATION SUMMARY

The legal property details are provided in Table 1 with the Certificate of Title and DA forms in Appendix A. The subject site has access from Mandurah Road.

Table 1 Legal Lot Details (source: Landgate)

Property Address	Volume/Folio	Legal Land Area	Registered Proprietor
Lot 12 on DP 427562	4077/500	2.3511 ha	Anderson, Robert Clifford

The particulars of the proposal are summarised below in Table 2.

Table 2 Summary of the Proposal

Planning Matter	Particulars
MRS Zoning:	Rural
LPS 2 Zoning:	Rural
Overlays:	Development Contribution Area 2 (DCA 2) Map of Bushfire Prone Areas and SPP 3.7 <i>Bushfire</i> SPP 2.9 <i>Water</i>
Proposal:	Modifications to Building Envelope, proposed Outbuilding
Site Conditions:	Cleared land that will be levelled for the proposed outbuilding. No trees are within the proposed outbuilding location.

1.2 PREVIOUS APPROVALS

The land was subject to a subdivision approval, granted by the Western Australian Planning Commission (WAPC) on 24 January 2023 (WAPC ref: 162754).

Condition 3 of the subdivision approval required *"Prior to commencement of subdivisional works, a detailed plan identifying building envelope(s) on all lots on the approved plan of subdivision is to be prepared in consultation with the local government to ensure the appropriate siting of development. (Local Government)"*

Having regard to the City of Rockingham's intramaps system, refer Figure 1, building envelopes were established for the subject lots.

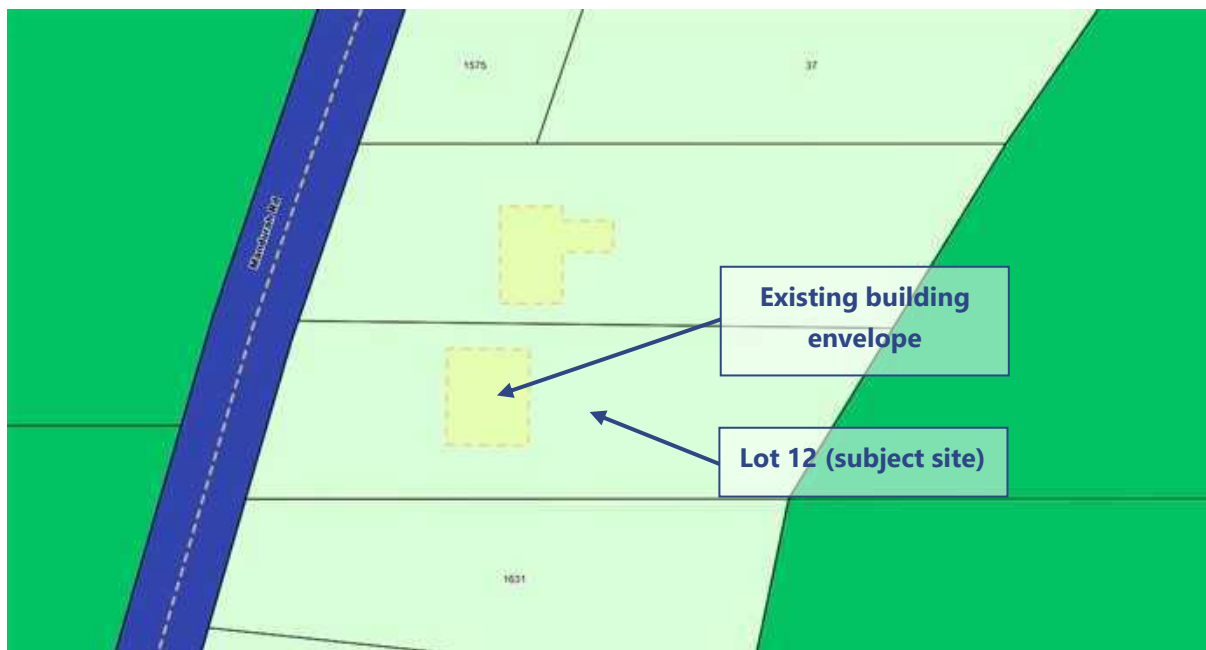


Figure 1 Existing Building Envelopes on Lot 12 (Source: City of Rockingham Intramaps)

Based on Rockingham Intramaps information (refer Figure 1 above) the existing building envelope has dimensions of 40 metres (East-West), and 47 metres (North-South), land area of 1,880m² with the following setbacks to property boundaries:

- Front setback – ranging from 76 metres to 90 metres;
- North side boundary – 12 metres;
- South side boundary – 26 metres; and
- Rear setback – ranging from 142 metres to 170 metres.

Based on aerial photography and information provided by the applicant, we understand that a single house is under construction, and related rainwater tanks have been installed. These have been factored into the dimensions of the modified building envelope.

2. SITE CONTEXT

2.1 LOCATION

The subject site is 2.3511ha, having previously been subdivided (refer section 1.2). The site is in the southern section of the area known as the 'Baldivis Rural Wedge'. This area is predominately characterised by rural living properties, and contains several environmental and landscape features. In recent years, the Baldivis Rural Wedge has been subject to incremental land use change, with lots typically ranging from 1-6 hectares.

2.2 SUBJECT SITE

The subject site is located at Lot 12 Mandurah Road, Baldivis, and has a total area of 2.3511 hectares. The site is bound by Lot 11 Mandurah Road to the north, Lot 3 (No 1361) Mandurah Road to the south, Mandurah Road frontage to the west.

To the east to the subject site, are various landholdings that comprise the 'Stakehill Swamp', DBCA Wetland 13,083), a basin sumpland that is managed as a conservation category wetland.

Currently, the site contains a single house (under construction), and associated water tanks.

As part of the original subdivision approval, to create Lots 11 and 12, the approved building envelopes were situated in already-cleared portions of each property. The locations of the building envelopes considered vegetation from a bushfire perspective, including the consideration of Asset Protection Zones (APZ). As part of the subdivision applications and for the single house, bushfire management strategies have been put into place including:

- Positioning building envelopes in locations within the subject sites, with approval and clearance authority by the local government (per Condition 3 of the subdivision approval);
- Positioning of the single house in a local government approved location on-site;
- Installation of rainwater tanks.

These are demonstrated as per the aerial photograph on NPS1029-003F.

3. PROPOSAL

The proposal seeks to modify the position and size of the building envelope, to align to the structures on-site, and to accommodate the proposed outbuilding.

3.1 MODIFICATION TO BUILDING ENVELOPE

The modification to the building envelope is proposed to ensure the outbuilding is self-contained within a regular shaped building envelope that does not result in any vegetation or tree clearing. The details are outlined below in Table 3.

Table 3 Particulars of the Building Envelope

Building Envelope	Existing Dimensions (source: NPS1029-003E)	Proposed Modified Dimensions (source: NPS1029-003F)	Comment
Width (north-south)	46.5 metres	50.5 metres	Depth and width expanded to accommodate the outbuilding next to the water tank
Depth (east-west)	40 metres	42.7 metres	
Area	1,860m ²	2,156.35m²	Increase having regard to position of the outbuilding, whilst containing the water tanks and dwelling
Front setback	80.2 metres	86.9-101 metres	Increase
North side setback	12.6 metres	12 metres	Same
South side setback	26.1 metres	22.4 metres	Minor change to accommodate position of the outbuilding
Rear setback	139.1 metres	126.6-156.9 metres	

Having regard to available building envelope information on lots in close proximity to Lot 12, Table 4 demonstrates that this modification equates to 9.2% of the lot size. It remains as one of the smaller building envelopes in percentage terms when compared to publicly available building envelopes on nearby lots within the 'Baldivis Rural Wedge', refer Table 4 below. The existing envelope is in *italics* and the proposal is in **bold** for emphasis.

Table 4 Comparison of other publicly available building envelopes (source: City of Rockingham Intramaps)

Property Address	Lot Number	Lot Size Area (m ²)	Building Envelope Width (North-South)	Building Envelope Depth (East-West)	Building Envelope Size (m ²)	Building Envelope Area as a percentage of the Lot Size Area
1673 Mandurah Road	901 on DP75328	17,994	40	76	3,040	16.9%
1667 Mandurah Road	902 on DP75328	26,965	56	51	2,856	10.6%
1653 Mandurah Road	602 on DP75331	14,010	44	56	2,464	17.6%

Property Address	Lot Number	Lot Size Area (m ²)	Building Envelope Width (North-South)	Building Envelope Depth (East-West)	Building Envelope Size (m ²)	Building Envelope Area as a percentage of the Lot Size Area
1651 Mandurah Road	601 on DP75331	15,189	39	64	2,496	16.4%
1633 Mandurah Road	4 on DP46648	20,053	various	various	2,009.5	10.0%
<i>Existing</i>	<i>12 on DP427562</i>	<i>23,511</i>	<i>46.5</i>	<i>40</i>	<i>1,860</i>	<i>7.9%</i>
Proposed	12 on DP427562	23,511	50.5	42.7	2,156.35	9.2%
	11 on DP427562	26,600	47x30 & 15x25		1,802	6.8%

3.2 PROPOSED OUTBUILDING

An outbuilding is proposed within the south-east corner of the modified building envelope. In summary, the outbuilding is proposed as follows:

- 10m x 10m dimensions, with a floor area of 100m²;
- Wall heights of 2.671m, with side roofs to a height of 3.2m;
- Ridge height of 4.242m;
- Three roller doors to the front elevation, two windows to side elevations, and a door to the rear elevation;
- Walls and materials specified as Colorbond Trimdek finish;
- Wall colour and roof colour 'AA', with the builder 'awaiting advice' from the landowner. At this time, no colour has been specified for the roof or walls. Colours would be selected from the Colorbond range, to match the house where possible. These can be confirmed with the City upon request; and
- Minor retaining for the south-east corner to level the site and for footing purposes, as one course height.

Noting that the City's framework supports bushfire considerations of development applications in areas that are mapped as 'bush fire prone', it is acknowledged that:

- The proposed outbuilding is non-habitable, and is exempt for the purposes of the SPP 3.7 *Bushfire and Guidelines* from requiring a bushfire attack level assessment (refer to section 4.2);
- The proposed outbuilding is proposed as a detached, non-habitable building at a separation of over 9 metres from the dwelling; and
- Bushfire management plan strategies were previously lodged for the subdivision application.

The applicability of the NCC, AS 3959 and any bushfire construction requirements will be confirmed through the building permit process by the building surveyor / building certifier.

4. PLANNING FRAMEWORK

4.1 METROPOLITAN REGION SCHEME

The subject site is zoned 'Rural' under the MRS. The purpose of the 'Rural' zone is to:

- (i) to provide for the sustainable use of land for agriculture; and
- (ii) to assist in the conservation and wise use of natural resources, including water, flora, fauna and minerals; and
- (iii) to provide a distinctive rural landscape setting for urban areas; and
- (iv) to accommodate carefully planned rural living developments; and
- (v) to accommodate tourism in keeping with rural character, including, for example, farm stay accommodation, breweries and wineries;

Mandurah Road is an 'Other Regional Road'. This part of Mandurah Road is labelled as road 63 and 'category 2 – frontage access may be allowed subject to approval' as identified on WAPC Plan SP 694-6 (current date: August 2023). Existing access to the site is already available from Mandurah Road. This application does not propose any alterations to frontage access to Mandurah Road.

4.2 SPP 2.9 WATER AND GUIDELINES

Pursuant to the policy outcomes, it is considered that the modification to the building envelope and the proposed outbuilding will not have a detrimental impact with respect to water systems or water resource planning.

As per section 5.5 of the *Guidelines*, the proposal is unlikely to adversely impact on water systems. The proposal is setback from known waterbodies. As a non-habitable building, it does not require reticulated sewerage or water connections. The building envelope is sufficiently large enough to accommodate any on-site stormwater collection and infiltration from the outbuilding roof.

4.3 SPP 3.7 BUSHFIRE AND GUIDELINES

Pursuant to sections 1.2.1 and 6.3 of the *Planning for Bushfire Guidelines*, the outbuilding is not required to be assessed against or demonstrate compliance with State Planning Policy 3.7 *Bushfire* or the *Guidelines*. Per section 1.2.1 of the *Guidelines*:

"Examples of when SPP 3.7 and the Guidelines may not apply, include but are not limited to:

- *a development application for incidental non-habitable buildings or structures located not **less than six metres** from the habitable building, including but not limited to private garages, carports, patios, storage sheds, **outbuildings**, swimming pools, spa pools and fences."*

The outbuilding is proposed over 9m away from the dwelling, more than the exemption threshold in the *Guidelines*. The intervening rainwater tank does not alter the direct separation between the proposed outbuilding and the habitable building.

The proposed building envelope modification is limited to accommodating the non-habitable outbuilding and does not facilitate an additional habitable building or intensification of residential use. Per section 6.1.1 of the *Guidelines*, *"Where building envelopes are a requirement of a local*

planning scheme and an APZ is necessary to achieve a radiant heat impact not exceeding 29 kW/m² (BAL-29) for a habitable building, the APZ should be accommodated within the building envelope, where practicable.

It is not necessary for the entire building envelope to achieve 29 kW/m² (BAL-29) as this could potentially lead to unnecessary clearing or modification of vegetation."

It is considered that the SPP 3.7 and Guidelines do not apply to this application, on the basis that:

- The existing house would be provided, through its permit, requirements for compliance and an APZ (if one applies);
- The outbuilding is proposed over 9m away from the dwelling. Sections 1.2.1 and 6.3 of the *Guidelines* confirm that the SPP does not apply.

It is noted that bushfire management strategies were imposed during the subdivision process, and would have been considered for the house. The position of the outbuilding has considered a clearance of 3m to the water tank on-site.

Any applicable NCC requirements will be addressed separately through the building-permit process.

4.4 CITY OF ROCKINGHAM LOCAL PLANNING STRATEGY

The *City of Rockingham Local Planning Strategy* sets out the long-term planning directions, applies the state and regional planning framework, and provides rationale for zoning and classification of land in the scheme. Relevant to the subject site, it identifies the land for rural residential. The Rural Land Use planning direction and actions in Part 1 of the *Strategy* seek to ensure that development is guided by the City's Rural Land Strategy, and to review the suitability of relevant development standards into the local planning scheme where required.

4.5 CITY OF ROCKINGHAM TOWN PLANNING SCHEME NO. 2 (TPS 2)

Subject to the TPS 2, the site is zoned 'Rural'. The application complies with the general provisions contained in clause 4.11.2 of TPS 2 for the 'Rural' zone, as follows:

- a) Setbacks: the setbacks for the building envelope and the outbuilding are greater than the minimum 30m to the primary street and greater than 10m to all other boundaries, refer Table 3 in section 3.1 of this report.
- b) Clearing of Vegetation: No clearing of native or remnant vegetation is proposed.
- c) Agricultural Pursuits: Not applicable to this application.
- d) Rural Subdivision: Not applicable to this application.
- e) Peel Harvey Coastal Plain Catchment: The soil types, slope and proximity to waterways has been considered. No additional sewer or effluent disposal, as the outbuilding is non-habitable. No clearing is proposed.
- f) Serpentine River and Peel Drains: Not applicable to this application.
- g) Swan Coastal Plain Lakes: No additional sewer or effluent disposal, as the outbuilding is non-habitable. The edge of the building envelope is 126.6-156.9 metres from the rear property boundary to the neighbouring land containing the Stakehill Swamp. Due to the horizontal

distance to the rear boundary, and the nature of the proposal for a modified building envelope and an outbuilding, there is no anticipated no environmental impact in relation to possible alterations to drainage, runoff, groundwater, wetland buffer conditions or vegetation management.

Having regard to clauses 4.11.3 and 4.11.4 of TPS 2, the specific requirements, performance standards, principles and policies as set out in the *Rural Land Strategy* have been considered, detailed in section 4.6 of this report.

TPS 2 does not identify a residential density code for the subject Rural-zoned land, and clause 4.11 establishes the specific development standards applicable to the Rural zone. No separate Rural-zone outbuilding floor-area or height standard has been identified.

Having regard to the clause 67(2) matters of the Deemed Provisions, the proposal has been duly considered against the Scheme, the *Rural Land Strategy*, and relevant state and local planning policies. The proposal does not have any effect on heritage or matters of cultural significance. Overall, the proposal is compatible with the existing and desired character of its setting, and does not have impacts on neighbouring properties in relation to height, bulk, scale, orientation, or appearance of the development.

The attached plan includes contours for the subject site. The outbuilding is shown on the eastern side of the building envelope, and effectively downslope from the ridgeline. It is designed to be complementary to the design of the single house. The building envelope is setback 22.4m from the south property boundary, with the outbuilding set 1m inside of the building envelope, with vegetation and trees between the outbuilding and the structures contained on Lot 3 to the south. As such, the visual amenity of the neighbouring properties is not impacted by the proposal.

4.5.1 DCA 2

The development is for a building envelope modification and an outbuilding, that is incidental to the development of a single house on-site. No subdivision is proposed, and no additional dwelling is proposed. Per Schedule 10 of TPS 2, the DCA 2 does not apply, as quoted below:

"Clause 5.5.13 of the Scheme does not apply where —

- (a) the only development approved and commenced is the development of a single house;*
- (b) the subdivisional approval relates only to the creation of a lot or lots for the purpose a road, public open space, drainage or common property; or*
- (c) the subdivisional approval or the development approval, as the case may be, will not create an additional number of Dwelling Units than existed prior to the approval."*

4.6 LOCAL PLANNING POLICY 3.1.1 RURAL LAND STRATEGY

The City has prepared its *Rural Land Strategy* to help guide land use and development. The subject site is within Precinct 1A – Rural Wedge. It recognises the 'rural wedge' in Baldivis, along the eastern side of Mandurah Road, as a continuation of rural residential.

The relevant policy statements for Precinct 1A have been considered:

- The approved building envelope is approved and in place along the ridgeline, with the outbuilding positioned further east from the approved single house and is downslope from

the house (the single house is understood to be at FFL 11.6m). Any retaining for the levelling of the outbuilding would be able to coordinate with the landscape, without having adverse impacts on the visual character or amenity of the area.

- In consultation with the landowner, the position of the outbuilding is set away from existing trees. No tree clearing is proposed or required.
- The outbuilding will not impact upon the visual character along Mandurah Road.
- The outbuilding is non-habitable and setback more than 9 metres from the dwelling. It is considered that an exemption to SPP 3.7 applies, refer to section 4.2 of this report.

4.7 LOCAL PLANNING POLICY NO.3.3.17 VARIATIONS TO BUILDING ENVELOPES

The City's LPP No.3.3.17 has been considered in context of the proposal.

The policy confirms that the location and size of building envelopes may be varied at the discretion of the responsible authority.

The policy provisions have been considered, and:

- The application complies with TPS 2 (refer section 4.4 of this report);
- The application is consistent with the objectives and requirements of LPP No. 3.3.17;
- There are no adverse environmental impacts as no trees are proposed to be cleared;
- As a non-habitable outbuilding, it imposes no additional bushfire risk;
- The setbacks of the scheme are exceeded and the scale of the outbuilding, together with the retention of trees and vegetation, ensures there are no unacceptable amenity impacts to neighbours;
- The proposal represents an increase in the size of the approved building envelope by approximately 15.8%. Overall, the area of the building envelope is below 10% of the total lot size. As per Table 4 in 3.1 of this report, the building envelope is still one of the smaller envelopes when compared to other publicly available envelopes on the City of Rockingham's Intramaps system. The proposal ensures suitable distances between habitable and non-habitable structures are achieved. If compliance with the LPP is required, the dimensions of the building envelope could be reviewed to ensure it still retains the capability to include the outbuilding, water tanks, and the house in their current positions;
- The building envelope is of a regular shape and comprises one single area; and
- The site is not within the Golden Bay and Singleton special rural or special residential areas.

The policy criteria are met by the application, and a variation beyond the standard 10% increase is respectfully requested in the context of achieving the positioning non-habitable structures with 3m clearance for ease of access around the curtilage of the water tank and outbuildings, such as for future vehicle access to the water tank, and for future maintenance of structures. The distance of the proposed non-habitable structure to the habitable building is suitable.

Per section 4.2 of the LPP, it is acknowledged that consultation is at the City's procedural discretion.

4.8 PLANNING PROCEDURE NO.1.21

The City's Planning Procedure No.1.21 has been considered noting that it is based on an earlier 2015 framework and refers to previous versions of SPP3.7 and the Guidelines. The current versions of the SPP 3.7 and Guidelines have been reviewed and considered for this application.

5. CONCLUSION

The proposal has been assessed against the Planning Policy Framework including the purpose of the zoning under the MRS and TPS 2, and the provisions of relevant SPPs and LPPs.

The proposed modification to the building envelope and the proposed outbuilding are considered to positively contribute to the function of the site, whilst ensuring built structures are contained within pre-existing cleared areas of the site. This ensures that the topography and existing soil and vegetation conditions of the site are retained, positively maintaining the character of the site, and positively contributing to the character amenity for the residents and neighbours.

This report notes that the proposal is consistent with the planning framework and the City's requirements. It is considered that the application can be duly assessed on its merits. We respectfully request that the City duly consider this proposal and look forward to its favourable determination of the application at its earliest opportunity.

Per section 4.2 of the LPP3.3.17, applications to vary the size are subject to consultation. In this regard, we seek the City's discretion that the variation is negligible and has no impact on neighbours. We seek that the application be assessed and determined at the City's earliest opportunity.

Should any questions or clarifications be required, please contact Michael Willcock of Niche Planning Studio on 0473 396 982 or email michael@nicheplanningstudio.com.au.

APPENDIX A: DA Form, Certificate of Title

APPLICATION FOR DEVELOPMENT APPROVAL

Before completing this form, please consider lodging your application on-line - <https://rockingham.wa.gov.au> and register via Rock Port to lodge your application.



OWNER DETAILS

Name: ANDERSON, ROBERT CLIFFORD

ABN (if applicable): _____

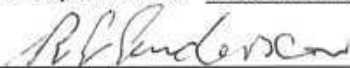
Address: 36 Sixty Eight Road

BALDIVIS Postcode: 6171

Phone: Work: _____ Home: _____ Mobile: _____

Fax: _____ Email: _____

Contact Person for correspondence: Robert Anderson

Signature:  Date: 14 August 2026

Signature: _____ Date: _____

The signature of the owner(s) is required on all applications. This application will not proceed without that signature. For the purposes of signing this application an owner includes the persons referred to in the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 clause 62(2).

APPLICANT DETAILS (if different from owner)

Name: Niche Planning Studio

Address: Unit 5, Level 2, 896 Canning Highway

Postcode: 6153

Phone: Work: _____ Home: _____ Mobile: 0473 396 982

Fax: _____ Email: michael@nicheplanningstudio.com.au

Contact person for correspondence: Michael Willcock, Senior Associate

The information and plans provided with this application may be made available by the City of Rockingham for public viewing in connection with the application.

Yes ☒ No ☐

Signature:  Date: 25 August 2026

The City of Rockingham is collecting your personal information to process an application for Development Approval under the Planning and Development (Local Planning Schemes) Regulations 2015. It may also be used for secondary purposes which would be reasonably expected.

We may share this information with other relevant government agencies in order to assess the application.

If you choose not to provide your personal information, we may not be able to process the application.

To access, correct or learn more about how we handle personal information please contact privacy@rockingham.wa.gov.au or visit rockingham.wa.gov.au/privacy

PROPERTY DETAILS

Lot No. 12 House/ Street No. _____ Street Name Mandurah Road
Suburb Baldivis Nearest Street Intersection Mandurah Road and Sixty Eight Road
Title Encumbrances (eg. Easements, Restrictive Covenants) _____
Certificate of Title Vol. No: 4077 Folio 500 Diagram/Plan No: DP427562

PROPOSED DEVELOPMENT

Nature of development: Works ☒
Use ☐
Works and Use ☐

Is an exemption from development claimed for part of the development? Yes ☐ No ☒

If Yes, is the exemption for: Works ☐
Use ☐

Description of proposed works and/or land use: Outbuilding and Building Envelope

Description of exemption claimed (if relevant): _____

Nature of any existing buildings and/or land use: Existing rainwater tank

Approximate cost of proposed development (exclusive of GST): \$48,250

Estimated time of completion: 12 months

OFFICE USE ONLY

Acceptance Officer's Initials: _____ Date Received: _____
Application Reference No. _____
Parcel No. _____ File No. _____
Application Fee \$ _____ Date Sought _____ Date Received _____
Receipt No. _____ Planning Account No. 711 (Application Planning Fee)

FEE STRUCTURE FOR DEVELOPMENT APPLICATIONS

ITEM	APPLICATION TYPE	FEE
1	Determination of an Application for Development Approval (other than an Extractive Industry) where the estimated cost of the development is:	
	(a) not more than \$50,000	\$147
	(b) more than \$50,000 but not more than \$500,000	0.32% of the estimated cost of the development
	(c) more than \$500,000 but not more than \$2.5M	\$1,700 + 0.257% for every \$1 in excess of \$500,000
	(d) more than \$2.5M but not more than \$5M	\$7,161 + 0.206% for every \$1 in excess of \$2.5M
	(e) more than \$5M but not more than \$21.5M	\$12,633 + 0.123% for every \$1 in excess of \$5M
	(f) more than \$21.5M	\$34,196
2	Determining a Development Application (other than for an Extractive Industry) where the development has commenced or been carried out	The fee in Item 1 plus, by way of a penalty, twice that fee.
3	Determining an application to amend or cancel Development Approval	\$295
4	Determining a Development Application for an Extractive Industry, where the development has not commenced or has not been carried out.	\$739
5	Determining a Development Application for an Extractive Industry, where the development has commenced or has been carried out.	The fee in Item 4 plus, by way of a penalty, twice that fee.
6	Determining an Application for a change of use or for an alteration or extension or change of a non-conforming use to which Item 1 does not apply, where the change or the alteration, extension or change has not commenced or been carried out	\$295
7	Determining an Application for a change of use or for an alteration or extension or change of a non-conforming use to which Item 1 does not apply, where the change or the alteration, extension or change has commenced or been carried out	The fee in Item 9 plus, by way of a penalty, twice that fee.
8	Building Envelope Variation	\$500

Note: The estimated cost of Development is exclusive of GST. All fees are exclusive of GST unless otherwise indicated.

GENERAL INFORMATION REQUIRED FOR DEVELOPMENT APPLICATIONS

1. A completed **Application for Development Approval** (copy attached), signed by the landowner or party acting under written authority from the landowner.
2. The relevant **Development Application Fee**, as detailed above.
3. A **written explanation** of the proposal that expands on the information in the Application for Development Approval, including for example the proposed hours of operation, numbers of employees and clients at any one time.
4. A current copy of Certificate of Title (not more than 6 months old). And a copy of the Diagram and Strata Plan where applicable. Title details can be downloaded from [Landgate](#).
5. Two (2) hard copies and one (1) electronic copy (PDF format) of plans at a scale of 1:100 or 1:200 including:
 - (i) **Site Plan**, which shows the following:
 - (a) street names, lot number(s), north point and the dimensions of the site;
 - (b) the existing and proposed ground levels over the whole of the land the subject of the application and the location, height and type of all existing structures, as well as any structures and vegetation to be removed;

- (c) the existing and proposed use of the site;
- (d) dimensioned position of proposed buildings and structures to be erected on the site;
- (e) the existing and proposed means of access for pedestrians and vehicles to and from the site;
- (f) the location, number, dimensions and layout of all car parking spaces intended to be provided in accordance with Australian/ New Zealand Standard AS/NZS 2890.1:2004, *Parking facilities, Part 1: Off-street car parking* and Australia/ New Zealand Standard AS/NZS 2890.6:2009, *Parking facilities, Part 6: Of-street parking for people with disabilities*;
- (g) the location and dimensions of any area proposed to be provided for the loading and unloading of vehicles carrying goods or commodities to and from the site and the means of access to and from those areas;
- (h) the location, dimensions and design of any open storage or trade display area and particulars of the manner in which it is proposed to develop the same;
- (i) the nature and extent of any open space and landscaping proposed for the site;
- (j) existing and proposed walls and fences;
- (k) existing and proposed sealed areas;
- (l) stormwater drainage and method of on-site disposal;
- (m) existing and proposed levels, embankments and retaining walls (where the proposed development involves alterations to the natural level of the ground); and
- (ii) **Floor Plans, and Sections** of any building proposed to be erected or altered and any building that is intended to be retained which must also show dimensions of the buildings and setbacks from boundaries.
- (iii) **Elevation Plans**, which show natural ground levels, proposed ground levels, finished floor levels, finished ceiling levels and ridge heights.
- (iv) **Streetscape Elevation Plan**
- (v) **Landscape Plan**
- (vi) **Report** on any specialist studies in respect of the development that the City requires the applicant to undertake, such as a Bushfire Management Plan, Transport Impact Statement and Transport Impact Assessment, Heritage Impact Statement, Signage Strategy, site survey, environmental, engineering or urban design study; and
- (vii) **Heritage** – Where the application relates to a place entered onto the City's Heritage List other information may be required as set out in the Planning and Development (Local Planning Schemes) Regulations 2015 (Regulation 63(3)).
- (viii) Written justification where any variations to the R Codes 'Deemed to Comply' criteria are proposed.

6. Any other information that the City reasonably requires to enable the application to be determined.

PRE LODGMENT CONSULTATION (Optional)

If you have had any pre-lodgment discussions with a City Planning Officer prior to the submission of this Development Application, please confirm the following:

Planning Officer: _____ Date (if known) _____

Matters Discussed _____

Form of communication: Email ☐ Phone ☐ Meeting ☐ Letter ☐

Should you require further assistance, please call the City's Planning Services on 9527 0748.

BUILDING ENVELOPE MODIFICATION

CHECKLIST



Please complete this form and include the following information/fee in your application:-

- ☒ Completed Development Application Form signed by the landowner.
- ☒ Application fee in accordance with Council's 'Scale of Fees for Planning Services'.
- ☒ Three copies of a site plan drawn to scale (1:100 or 1:200) showing the location of the existing building envelope and proposed building envelope and boundary setbacks.
- ☐ Bushfire Attack Level (BAL) Assessment undertaken by a suitably qualified bushfire consultant. If the BAL is greater than BAL-Low, a report demonstrating compliance with the four Bushfire Protection Criteria of State Planning Policy 3.7 - Planning in Bushfire Prone Area.
- ☐ Tree Survey detailing the location of tree trunks and canopy and tree heights and diameters.
- ☐ Pro forma submissions from nearby and adjoining owners - optional (the City will undertake notification of neighbours when this has not been undertaken by the applicant).
- ☒ An electronic copy of the required information (provided on a USB or disc).

Prior to filling in this form please ensure you have read Council's Planning Policy 3.3.17 - Variations to Building Envelopes

1. Please justify the variation to the Building Envelope location (ie what is the environmental Impact compared to the existing Building Envelope location and privacy to neighbours) (See also Q5):

The building envelope has been adjusted to suit the position of the proposed outbuilding.
The proposed outbuilding is non-habitable and greater than 6 metres from the habitable building.
The dwelling has been approved and is under construction.
The building envelope is amended by increasing its east-west dimension by 2.7m (eastwards), and its north-south dimension by 4m (southwards).
The Building envelope has increased its primary street setback to range 86.9m-101m.

Size of existing building envelope 1857 m²

(ie must usually be the same area)

Size of proposed building envelope 2155 m²

2. Will the variation to the building envelope result in the removal of any vegetation?

Yes ☐ No ☒

3. If yes, please provide a description of the vegetation that will be removed:-

Not applicable. Tree survey has not been undertaken. Trees are not proposed to be removed.

4. Will the variation to the building envelope result in the protection of any vegetation?

Yes ☒ No ☐

If yes, please provide a description of the vegetation that will be protected:-

Existing vegetation is positioned outside of the building envelope and will be retained.

5. Is the Building Envelope located within the Warnbro Dunes Precinct?

Yes ☐ No ☒

If the Building Envelope is located in the Warnbro Dunes Precinct or is located in an environmentally sensitive area, advice from a qualified environmental consultant will be required demonstrating that the variation will result in an environmental benefit.

6. Other information that may assist in the determination of your application:-

The building envelope has been considered in context to the position of the proposed outbuilding. The landowner has reviewed and marked out the proposed outbuilding having regard to its position in context to existing trees, existing rainwater tank, and the house (under construction).

A BAL / BMP has not been prepared for the amended Building Envelope or the Outbuilding. The outbuilding is non-habitable and a dwelling is approved and under construction. SPP 3.7 and Guidelines confirm the non-habitable dwelling is exempt from a BAL / BMP being required.

Pro-forma submissions from owners to the north or south have not been obtained. The landowner of Lot 12, sold Lot 11 (north) on 6 July 2026.

Note: If the City considers the proposal is likely to generate significant environmental impacts, the applicant may be required to submit a report from a qualified and experienced environmental consultant substantiating that there is no adverse environmental impact.

Property Details: Lot 12 Mandurah Road, Baldivis

Signed:  Date: 25 / 08 / 2026 Phone: 0473 396 982

Print Name: Michael Willcock, Senior Associate, Niche Planning Studio on behalf of the landowners.

Signed: _____ Date: _____ Phone: _____

Print Name: _____

The City of Rockingham is collecting your personal information to process an application for Development Approval under the Planning and Development (Local Planning Schemes) Regulations 2015. It may also be used for secondary purposes which would be reasonably expected.

We may share this information with other relevant government agencies in order to assess the application.

If you choose not to provide your personal information, we may not be able to process the application.

To access, correct or learn more about how we handle personal information please contact privacy@rockingham.wa.gov.au or visit rockingham.wa.gov.au/privacy

WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

4077

500

RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 12 ON DEPOSITED PLAN 427562

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

ROBERT CLIFFORD ANDERSON OF 36 SIXTY EIGHT ROAD BALDIVIS WA 6171

(AF Q514062) REGISTERED 18/7/2025

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS: (SECOND SCHEDULE)

- | | | |
|----|---------|--|
| 1. | L195667 | MORTGAGE TO BANK OF WESTERN AUSTRALIA LTD REGISTERED 8/1/2010. |
| 2. | Q514067 | RESTRICTIVE COVENANT TO CITY OF ROCKINGHAM REGISTERED 18/7/2025. |
| 3. | Q514063 | NOTIFICATION CONTAINS FACTORS AFFECTING THE WITHIN LAND. LODGED 18/7/2025. |
| 4. | Q514064 | NOTIFICATION CONTAINS FACTORS AFFECTING THE WITHIN LAND. LODGED 18/7/2025. |
| 5. | Q514065 | NOTIFICATION SECTION 165 PLANNING & DEVELOPMENT ACT 2005 LODGED 18/7/2025. |
| 6. | Q514066 | NOTIFICATION SECTION 165 PLANNING & DEVELOPMENT ACT 2005 LODGED 18/7/2025. |

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
Lot as described in the land description may be a lot or location.

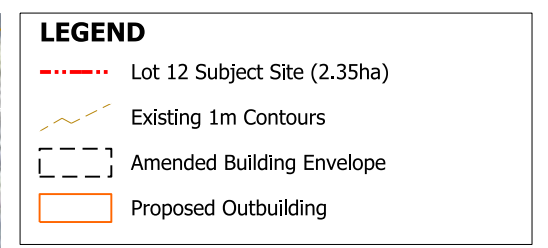
-----END OF CERTIFICATE OF TITLE-----

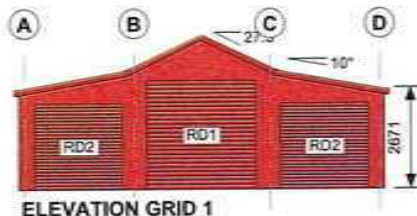
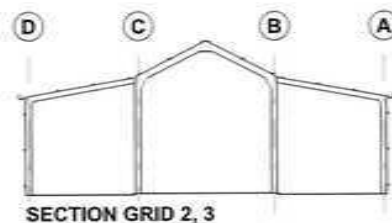
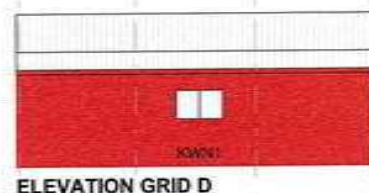
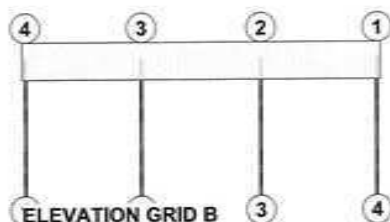
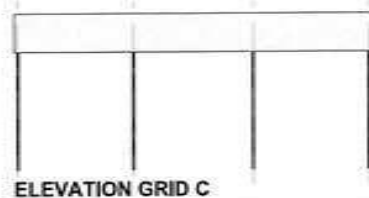
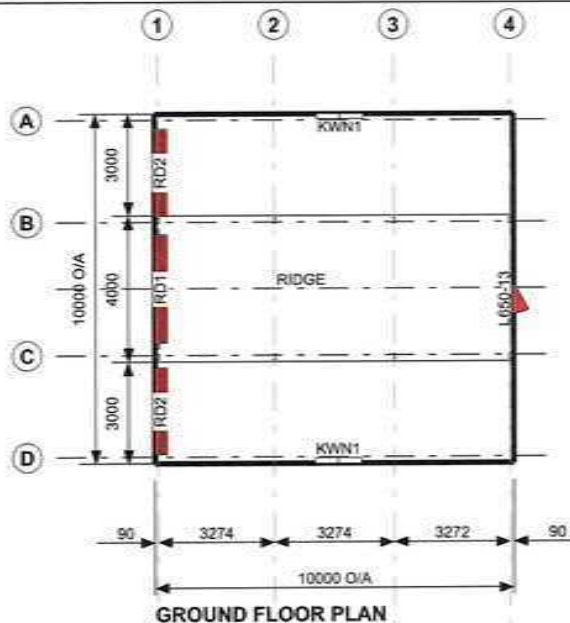
STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND:	DP427562
PREVIOUS TITLE:	2876-787
PROPERTY STREET ADDRESS:	NO STREET ADDRESS INFORMATION AVAILABLE.
LOCAL GOVERNMENT AUTHORITY:	CITY OF ROCKINGHAM

APPENDIX B: Plans and Elevations





RANBUILD

Copyright 2026
Lysaght Building
Solutions Pty Ltd
trading as RANBUILD

CLADDING

ITEM	PROFILE (min)	FINISH	COLOUR
ROOF	TRIMDEK 0.42 BMT	CB	AA
WALLS	TRIMDEK 0.42 BMT	CB	AA
CORNERS	-	CB	AA
BARGE	-	CB	AA
GUTTER	SHEERLINE	CB	AA
DOWNPIPE	100x75	CB	AA

0.35bmt=0.40tct; 0.42bmt=0.47tct; 0.48bmt=0.53tct

ACCESSORY SCHEDULE & LEGEND

QTY	MARK	DESCRIPTION
1	RD1	B&D, Firmadoor, R.D, "R1F-WLock", 2925 high x 2970 wide Clear Opening width
2	RD2	B&D, Firmadoor, R.D, "R1F-WLock", 2287 high x 2400 wide Clear Opening width
2	KWN1	AMI - Reg A & B, 790x1274 CLR + FG Fly Screen, Window Kit (BDSP)
1	L650-13	Lamec Door & Frame Kit, 650/37, Std. 2040 x 820 Cl Bond

ARCHITECTURAL DRAWING ONLY, NOT FOR CONSTRUCTION USE

CLIENT
R.C & K Anderson

SITE
**Lot12 Mandurah Road
BALDIVIS WA 6171**

BUILDING
BARN
4000 SPAN x 3200 EAVE x 10000 LONG
PLUS 3000 ANNEXE AND 3000 ANNEXE

TITLE
FLOOR PLAN & ELEVATION

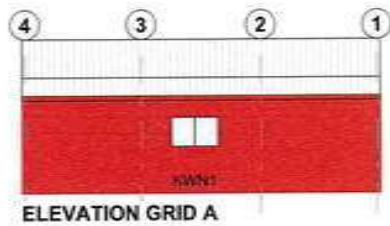
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DRAWING NUMBER
OWRK02-3139

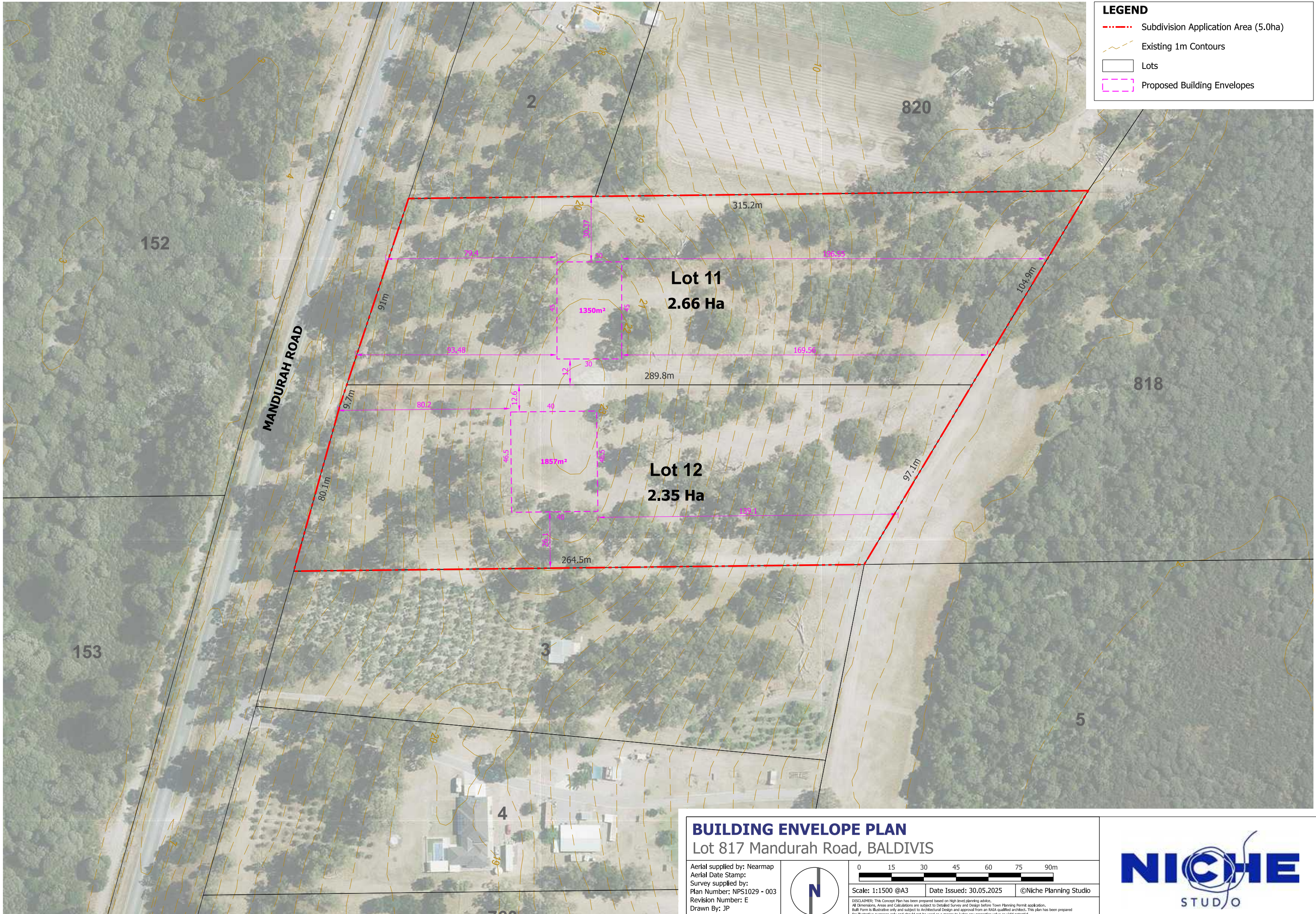
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APPENDIX C: Previous Building Envelope

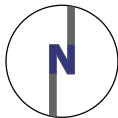


LEGEND

- Subdivision Application Area (5.0ha)
- Existing 1m Contours
- Lots
- Proposed Building Envelopes

BUILDING ENVELOPE PLAN
Lot 817 Mandurah Road, BALDIVIS

Aerial supplied by: Nearmap
Aerial Date Stamp:
Survey supplied by:
Plan Number: NPS1029 - 003
Revision Number: E
Drawn By: JP
Client: Spatial Property



Scale: 1:1500 @A3 Date Issued: 30.05.2025 ©Niche Planning Studio

DISCLAIMER: This Concept Plan has been prepared based on high level planning advice. All Dimensions, Areas and Calculations are subject to Detailed Survey and Design before Town Planning Permit application. Built form is illustrative only and subject to Architectural Design and approval from an RMA qualified architect. This plan has been prepared for illustrative purposes only and should not be used as a means to judge any properties value or yield potential.

