

**CITY OF COCKBURN  
STRUCTURE PLAN**

This Structure Plan was adopted by Council on 10/04/14

Signed \_\_\_\_\_  
**DIRECTOR OF PLANNING & DEVELOPMENT**

File No: 110/092

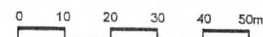
This Structure Plan was endorsed by the Western Australian  
Planning Commission on 21/07/14

Signed \_\_\_\_\_  
**DIRECTOR OF PLANNING & DEVELOPMENT**

- LEGEND:**
- Subject Area
  - Existing Buildings
  - LOCAL SCHEME RESERVES**
  - Local Road
  - Parks & Recreation
  - ZONES**
  - Residential
  - OTHER**
  - R40 R Codes

**STRUCTURE PLAN**  
LOT 94 WATSON ROAD  
BEELIAR

PREPARED BY:  
VANGUARD PLANNING SERVICES



SCALE 1:1500 @ A3  
DATE: JULY 2014



**Part One – Statutory section**



## **1 Structure plan area**

This structure plan shall apply to Lot 94 Watson Road, Beeliar being the land contained within the inner edge of the line denoting the boundary on the structure plan (Appendix 10).

## **2 Structure plan content**

This structure plan comprises:

### **a) Part 1 - Statutory section**

This section contains the structure plan (Appendix 10) and statutory planning provisions and requirements.

### **b) Part 2 – Non-statutory (explanatory) section**

This section is to be used as a reference guide to interpret and justify the implementation of Part One.

### **c) Appendices – Technical reports and supporting plans and maps.**

## **3 Interpretation and relationship with the Scheme**

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 Cockburn Town Planning Scheme No. 3 (the Scheme) including any amendments gazetted thereto.

The structure plan (Appendix 10) outlines zones and reserves applicable within the structure plan. 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 6.2.12 of the Scheme:

- a) The provisions specified under Part One of this structure plan shall have the same force and effect as if it were a provision of the Scheme. In the event of there being any variations or conflict between the provisions of the Scheme and the provisions of this structure plan, then the provisions of the Scheme shall prevail to the extent of any inconsistency (refer Clause 6.2.12.2 of the Scheme); and
- b) Part Two of this structure plan and all appendices are to be used as a reference only to clarify and guide interpretation and implementation of Part One.

## **4 Operation**

In accordance with clause 6.2.12 of the Scheme, this structure plan shall come into operation when it is endorsed by the Western Australian Planning Commission (WAPC) pursuant to clause 6.2.12.1 (a) of the Scheme.

## **5 Land Use and Subdivision**

The structure plan (Appendix 10) outlines land use, 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.

### ***5.1 Land Use Permissibility***

Land use permissibility within the residential zone shall be in accordance with the corresponding zone under the Scheme.

### ***5.2 Residential***

#### **5.2.1 Dwelling Target**

a) Objective

To provide for a minimum of 10 dwellings within the structure plan.

#### **5.2.2 Density**

a) An R40 density coding is applied to residential land within the structure plan.