

LEGEND

- STRUCTURE PLAN BOUNDARY
- LOCAL SCHEME RESERVES**
 - LOCAL ROAD
 - PARKS AND RECREATION
- LOCAL SCHEME ZONES**
 - RESIDENTIAL R40

NOTE: TEMPORARY CUL-DE-SAC AS AGREED BY THE LANDOWNERS OF THE ORIGINAL LOT 94 (PRIOR TO BEING SUBDIVIDED), LOT 95 AND THE CITY OF COCKBURN

It is certified that this Structure Plan was approved by resolution of the Western Australian Planning Commission on 15 / 03 / 2016

This Structure Plan expires on 15.03.2026

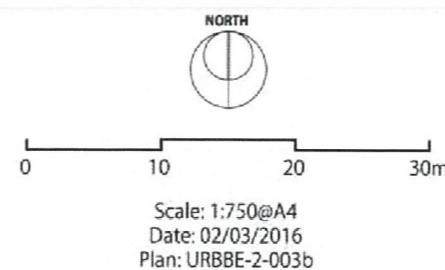
Signed [Signature] 96

Director, Planning and Development

File No. 110/138

COCK/2015/138 - PLAN 1 - STRUCTURE PLAN

Lot 95 Watson Road, BEELIAR



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COCK/2015/3/1 LOT 95 WATSON ROAD STRUCTURE PLAN

Lot 95 Watson Road, Beelihar
March 2016

Urban Capital Group



ENDORSEMENT OF STRUCTURE PLAN

This structure plan is prepared under the provisions of the City of Cockburn Town Planning Scheme No.3.

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

15 MARCH 2016 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

15 March 2016 Date

15 MARCH 2026 Date of Expiry

EXECUTIVE SUMMARY

This Structure Plan has been prepared to guide the zoning, subdivision and development of Lot 95 Watson Road, Beeliar, within the City of Cockburn municipality.

The SP has been prepared on behalf of Urban Capital Group by the following specialist consultant team:

- Creative Design + Planning – urban design, town planning
- JDSi Consulting Engineers – engineering
- Emerge Associates – environment, hydrology
- Transcore - traffic

The Structure Plan has been submitted for approval by the Western Australian Planning Commission.

The design approach for this SP has focused on achieving appropriate integration with the surrounding land and to implement contemporary planning principles relating to urban density, public open space (POS) and drainage.

ITEM	DATA
Total area covered by the Structure Plan	4,047m ²
Area of each zoned or reserved land use proposed: <ul style="list-style-type: none">• Residential• Roads• Public Open Space	2,739m ² 913m ² 395m ²
Estimated lot yield	7 lots
Estimated number of dwellings	7 dwellings
Estimated residential site density	~ 17 dwellings/gross urban zone ¹ ~ 25 dwellings/site hectare ²
Estimated population	18+ people @2.7 persons per dwelling
Estimated area and number: <ul style="list-style-type: none">• Local Parks	1 park @ 395m ²

FOOTNOTES:

¹ Gross Urban Zone' refers to the definition under WAPC's Directions 2031 and supporting documents.

² 'Residential Site Hectare' refers to the definition under Element 1 of WAPC's Liveable Neighbourhoods.

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PART ONE

Implementation

LOT 95 WATSON ROAD STRUCTURE PLAN

1. Structure Plan Area
2. Operation
3. Staging
4. Subdivision and development requirements
5. Local Development Plans
6. Other requirements

PART ONE – IMPLEMENTATION

1 Structure Plan Area

This Structure Plan shall apply to Lot 95 Watson Road, Beeliar being the land contained within the inner edge of the line denoting the Structure Plan boundary on the Structure Plan (**Plan 1**). The Structure Plan is identified as the *Lot 95 Watson Road Structure Plan*.

2 Operation

The date the Structure Plan comes into effect is the date the Structure Plan is approved by the WAPC.

3 Staging

The development of the Structure Plan area will be in one stage.

4 Subdivision and Development Requirements

The Structure Plan (**Plan 1**) and **Table A** below form part of the implementation provisions of this Structure Plan outlining the requirements for the proposed residential land use zone (R40) and reserve, public open space.

Table A: Subdivision and Development Requirements

1. Land Use Zones and Reserves	<ul style="list-style-type: none"> a) The proposed land use zone and reserves are shown on Plan 1. b) Land use permissibility within the Structure Plan area shall be in accordance with Clause 4.3.2 of the Scheme. c) Subdivision and development within the Structure Plan area shall correspond to the nominated R40 density coding on the Structure Plan (Plan 1) and a recommendation by the City of Cockburn on whether the Structure Plan should be approved by the Western Australian Planning Commission (WAPC).
2. Public Open Space	<ul style="list-style-type: none"> a) Plan 1 nominates an area of 395m² as Public Open Space. b) The final design of the Public Open Space will be subject to detailed engineering, drainage and landscape design. c) Subject to the agreement of the WAPC and the City of Cockburn, the provision of any Public Open Space not provided by way of land shall be provided by a payment of cash-in-lieu of land in accordance with the relevant provision of the <i>Planning and Development Act 2005</i>.
3. Residential Density	<ul style="list-style-type: none"> a) As per <i>Directions 2031</i>, the estimated residential density for the Structure Plan is approximately 16 dwellings/<i>gross urban zone</i>¹. b) As per <i>Liveable Neighbourhoods</i> the estimated residential density for the Structure Plan is approximately 28 dwellings/<i>site hectare</i>².

5 Local Development Plans

A Local Development Plan will be prepared for the Structure Plan area pursuant to the WAPC's *Local Development Plan Framework* and the Schedule 2, 'Deemed Provisions for Local Planning Schemes' of the *Planning and Development (Local Planning Schemes) Regulations 2015*. The Local Development Plan will encompass all lots within the Structure Plan area.

6 Other Requirements

The Structure Plan area is subject to a City of Cockburn Development Contribution Plan for community infrastructure (DCP13); this is to apply to all land within the Structure Plan area to be subdivided and/or developed for residential purposes.