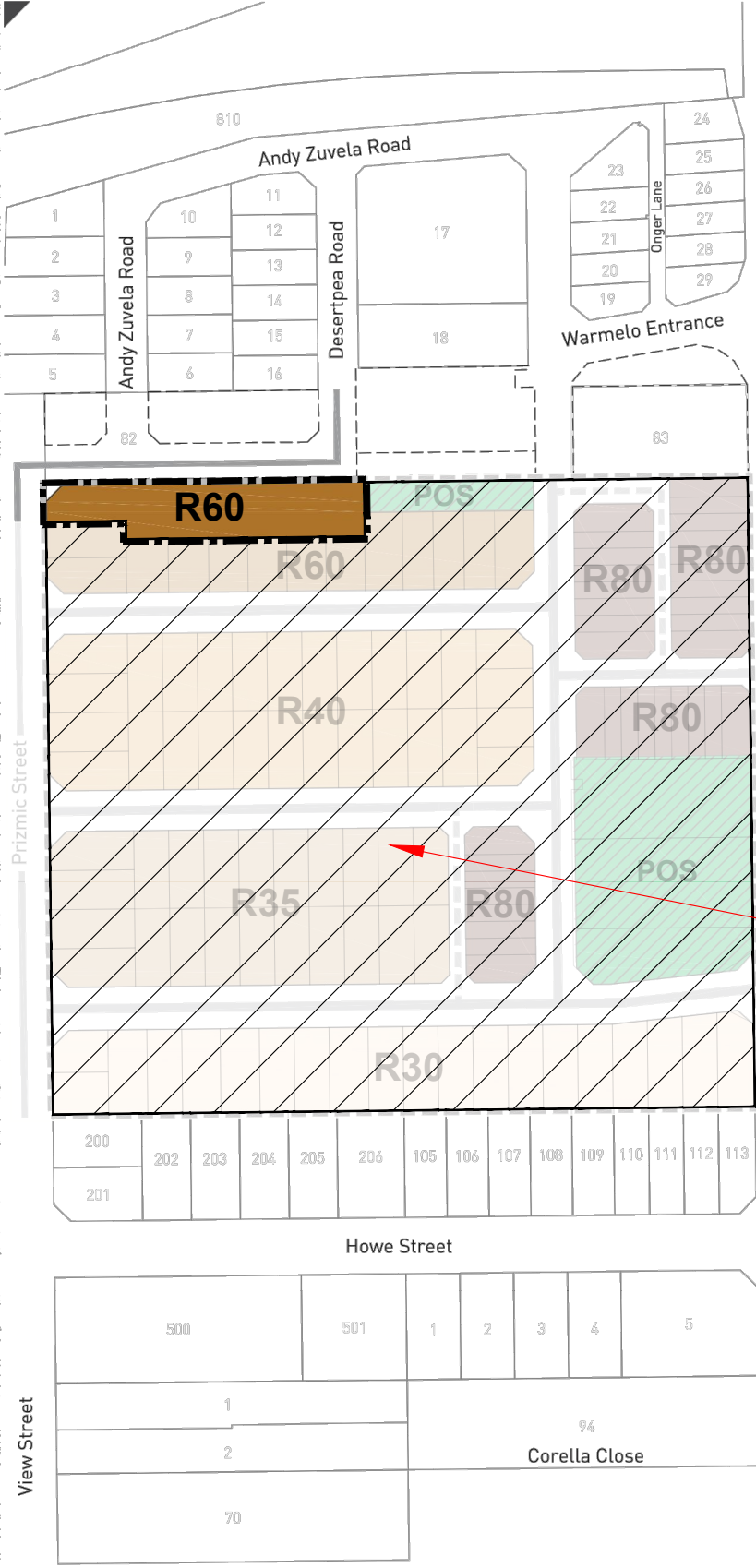


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Planning Design Delivery



LEGEND

- Local Structure Plan Boundary
- Existing Lot Numbers
- Existing Boundaries
- RESIDENTIAL
 - Residential - R30
 - Residential - R35
 - Residential - R40
 - Residential - R60
 - Residential - R80
- PARKS, RECREATION & CONSERVATION
 - Public Open Space
- TRANSPORT
 - Access Street - Local Road
 - Access Street - Laneway
- OTHER
 - Local Structure 4C Plan
 - Rationalised area

Former area of Local Structure Plan rationalised into Town Planning Scheme No.3 under Amendment 187

0 50 Metres

REVISIONS

Rev	Date	Drawn
A	2017.02.09	M. Sullivan



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 E: info@rowegroup.com.au
 P: 08 9221 1991

Date Drawn: 2017.02.09
 Job Ref: 8350
 Scale: 1:2,000 @ A4
 Client: Aigle Royal Developments
 Designer: P. Caddy
 Drawn: M. Sullivan
 Projection: MGA50 GDA94
 Plan ID: 8350-LSP-04-A

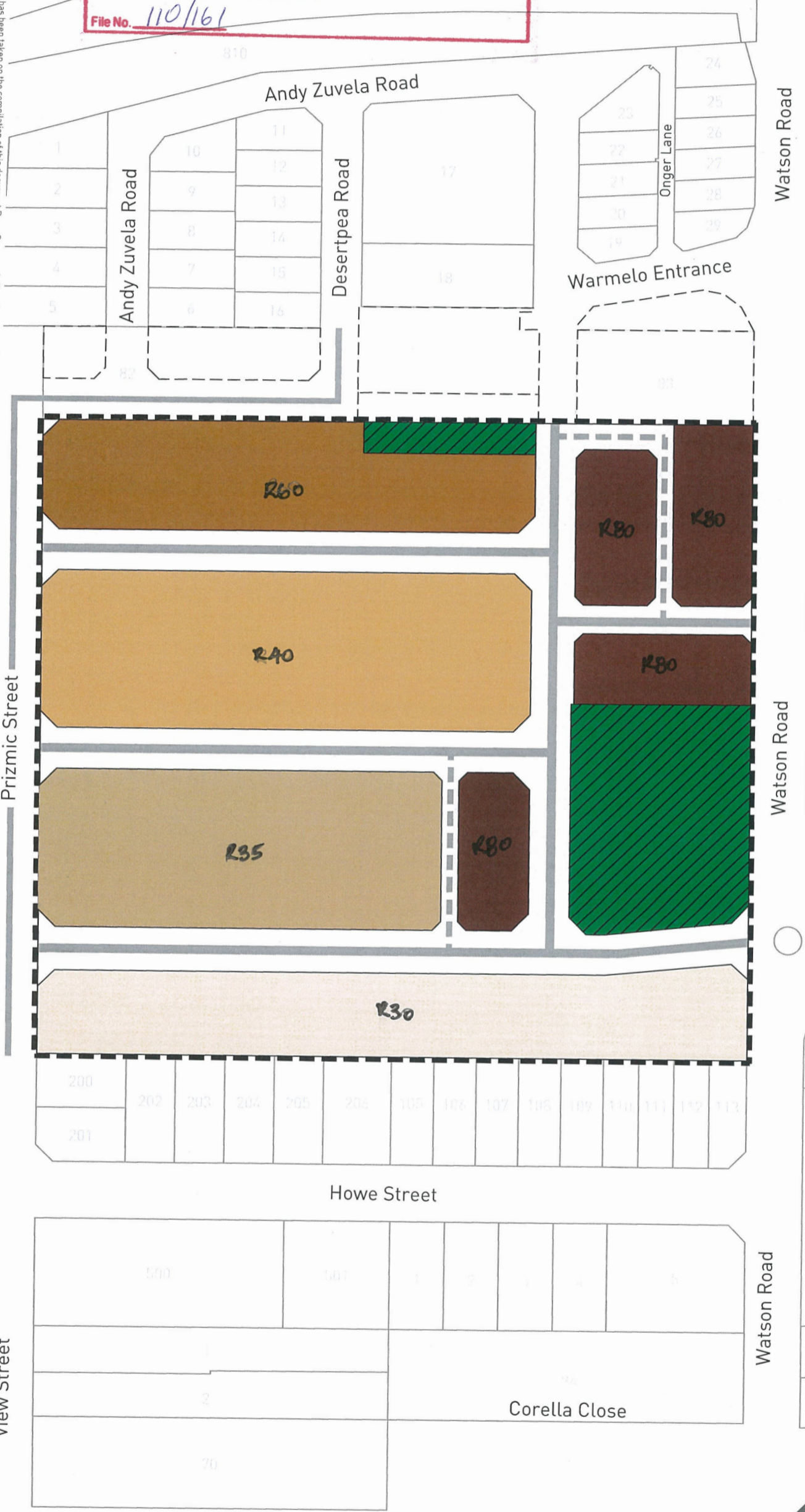
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Local Structure Plan

Lots 75 to 81 Prizmic Street and
 Lots 84 to 90 Watson Road, Beeliora

It is certified that this Structure Plan was approved by resolution of the Western Australian Planning Commission on 28 / 7 / 2017
 This Structure Plan expires on 28/7/2027
 Signed _____
 Director, Planning and Development
 File No. 110/161

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Planning Design Delivery



- LEGEND**
- Local Structure Plan Boundary
 - 7 Existing Lot Numbers
 - Existing Boundaries
- RESIDENTIAL**
- [Light Brown Box] Residential - R30
 - [Medium Brown Box] Residential - R35
 - [Dark Brown Box] Residential - R40
 - [Dark Brown Box] Residential - R60
 - [Dark Brown Box] Residential - R80
- PARKS, RECREATION & CONSERVATION**
- [Green Hatched Box] Public Open Space
- TRANSPORT**
- [Solid Grey Line] Access Street - Local Road
 - [Dashed Grey Line] Access Street - Laneway
- OTHER**
- [Dashed Line] Local Structure 4C Plan

0 50 Metres

REVISIONS

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 Cadastre supplied by Water Corporation of WA

Local Structure Plan

**Lots 75 to 81 Prizmic Street and
 Lots 84 to 90 Watson Road, Beeliar**



STRUCTURE PLAN

LOTS 75 TO 81 PRIZMIC STREET AND LOTS 84 TO 90 WATSON ROAD,
BEELIAR



ROWEGROUP

OUR REF: 8350 19/07/2017



DOCUMENT CONTROL

Printed 6 October 2016 8350_16oct01R_pc

Version	File Name	Prepared by	Approved by	Date
1	8350_15june01R_rc	R. Cumming	K. Kyle	29/09/2015
2	8350_15nov01R_rc	R. Cumming	K. Kyle	11/11/2015
3	8350_16aug01R_phc	P.Caddy	R.Cumming	16/09/2016
4	8350_16oct01R_phc	P.Caddy	R.Cumming	05/10/2016
5	8350_16oct03R_pc	R.Cumming	F.Chesterman	19/07/2017

This report has been authorised by;



Forbes Chesterman
Principal Urban Designer



Rebecca Cumming
Designer



Jamie Baxter
Quality Control

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RECORD OF ENDORSEMENT

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:

28 July 2017

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

28 July 2017

Date

28 July 2027

Date of Expiry



TABLE OF AMENDMENTS

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



EXECUTIVE SUMMARY

This Structure Plan addresses the urban zoned land comprising Lots 75 to 81 Prizmic Street and Lots 84 to 90 Watson Road, Beeliar (the 'subject site'). The purpose of this Structure Plan is to facilitate the development of the subject site for residential purposes.

There is currently no existing Structure Plan affecting the subject site.

Structure Plan Summary Table

Item	Data	Structure Plan Ref (section no.)
Total area covered by the Structure Plan	5.7 hectares	1.2.3
Area of each land use proposed:		
Residential	3.68 hectares	
Public Open Space	0.56hectares (10% of GSA)	3.2
Total estimated lot yield	Minimum 121 lots	3.3
Estimated number of dwellings	Minimum 121 dwellings	3.3
Estimated residential site density	Minimum of 33 dwellings per site hectare in accordance with LN	3.3
Estimated population	339 people (based on 2.8 people per household)	3.3
Estimated area and percentage of public open space given over to:		3.2
- Regional open space	n/a	
- District open space	n/a	
- Local Parks	0.56 hectares 2 parks	



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7. Proposed Zoning Plan
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9. Laneway Design Concept

TECHNICAL APPENDICES

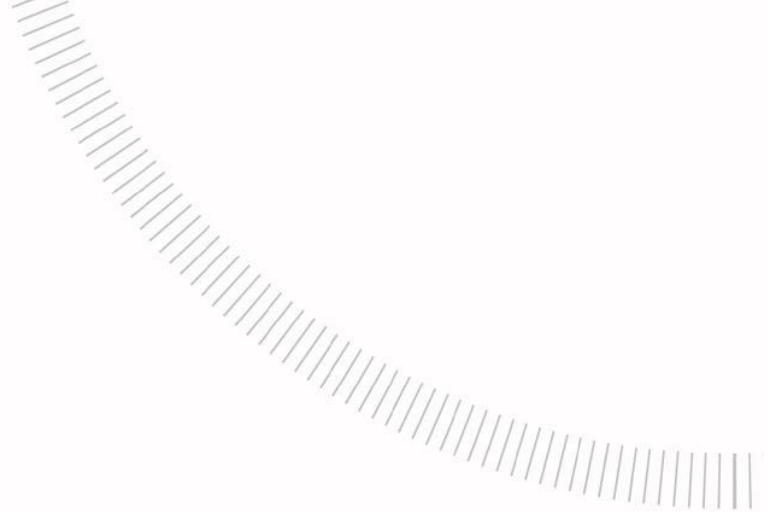
Appendix Number	Document Title	Nature of Document	Referral/Approval Agency	Summary of Document Modifications
1.	Certificates of Title	Supporting		
2.	Engineering Services Report	Supporting	City of Cockburn	
3.	Bushfire Management Plan	Supporting	City of Cockburn	
4.	Acoustic Assessment	Supporting	City of Cockburn	
5.	Landscape Concept Plan	Supporting	City of Cockburn	
6.	Traffic Report	Supporting	City of Cockburn	





Part One

IMPLEMENTATION



ROWEGROUP



1. Structure Plan Area

This Structure Plan applies to Lots 75 to 81 Prizmic Street and Lots 84 to 90 Watson Road, Beeliear, being the land contained within the inner edge of the line denoting the Structure Plan boundary on the Structure Plan map (Refer Plan 1 situated at the end of Part 1 of this Structure Plan report).

2. Operation

In accordance with Schedule 2, Part 4 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, this Structure Plan shall come into operation when it is approved by the Western Australian Planning Commission (WAPC) pursuant to Schedule 2, Part 4, Clause 22 of the Regulations.

3. Staging

Development of the site will commence upon issue of subdivision approval. A proposed Plan of Subdivision (Stage 1) was lodged with the West Australian Planning Commission (WAPC Ref: 154138) on the 11 August 2016, for the subdivision of Lot 81 Prizmic Street and Lots 84 to 90 Watson Road, Beeliear, only.

Specific staging and timing for the developments lots not included in the proposed Plan of Subdivision (Stage 1) application, being Lots 75 to 80 Prizmic Street, Beeliear is still unknown at this stage.

4. Subdivision and Development Requirements

4.1 Land use and zones

The Structure Plan Map (Plan 1) outlines land use, zones and reserves applicable within the Structure Plan area. Land use permissibility within the Structure Plan area shall be in accordance with the corresponding zone or reserve under Town Planning Scheme No. 3.

4.2 Interface with adjoining land

Development of the site will have due regard to existing surrounding development, service infrastructure and road connections.


Prizmic Street is to be constructed by and at the cost of the developer at the time of subdivision of the site.

Construction of the 9m east-west aligned laneway at the north eastern corner of the subject site is to generally be in accordance with the cross section included within Part 2 (Figure 9)

4.3 Noise Attenuation

Subdivision and development of the subject site is to have due regard to the noise attenuation requirements outlined in the Acoustic Assessment Report, provided at Appendix 4 of this Structure Plan.

Whilst the assessment confirms no portion of the site is within an unacceptable acoustic range for residential development, a Noise Management Plan prepared in accordance with the *State Planning Policy 5.4 Road and Rail Transport Noise and Freight Considerations in Land Use Planning* and *Local Planning Policy 1.12 Noise Attenuation* will be required as a condition of subdivision approval to identify those lots requiring Noise Insulation Packages to be applied, as well as any other noise attenuation requirements for the site.



Notifications on Title will be required for those lots subject to Noise Insulation Package requirements.

4.4 Public Open Space

The Structure Plan is to provide for a minimum of 10 per cent public open space in accordance with the WAPC's Liveable Neighbourhoods. Public open space is to be provided generally in accordance with Plan 1 and the public open space schedule provided in Part 2 (Section 3.2) of this Structure Plan.

4.5 Residential Density Targets

In accordance with Liveable Neighbourhoods and Directions 2031 targets, subdivision of the site is to achieve the following:

- a) A minimum average of 22 dwellings per residential site hectare across the Structure Plan area; and
- b) A minimum average of 15 dwellings per gross urban hectare across the Structure Plan area.

Plan 1 defines the residential densities that apply to specific areas within the Structure Plan.

4.6 Notifications on Title

In respect of applications for the subdivision of land, the City of Cockburn 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:

- a) Land or lots deemed to be affected by a Bush Fire Hazard as identified within the Bushfire Management Plan contained within Appendix 3 (or as updated);
- b) Building setbacks and construction standards required to achieve a Bushfire Attack Level (BAL) of BAL - 19 or lower in accordance with the *Australian Standards (AS3959-2009): Construction of Buildings in Bushfire Prone Areas*; and
- c) Land or lots deemed to be affected by midges from nearby lakes and/or wetlands being within 500-800m of the wetland bound by Fawcett Road, Preston Drive and Riverina Parade.

4.7 Urban Water Management Plan

An Urban Water Management Plan (UWMP) to be prepared, approved and implemented at the time of Subdivision.

4.8 Geotechnical Investigation

A Geotechnical Investigation is required as a condition of Subdivision Approval to determine the permeability values of the site.



5. Local Development Plans

Local Development Plans may be prepared in accordance with Town Planning Scheme No. 3 for any lots within a subdivision area, prior to the creation of said lots. A Local Development Plan is required for any lot that:

- a) immediately adjoins public open space;
- b) abuts a rear laneway;
- c) has an area of 260m² or less;
- d) requires special conditions to be set; or where otherwise deemed appropriate to the satisfaction of the City of Cockburn.

6. Other Requirements

6.1 Infrastructure Provision

As a condition of subdivision approval, Prizmic Street will be required to be constructed to an urban standard where it abuts the subject site, as part of the development of the subject site.

The design and construction of the Prizmic Street extension will need to have due regard to the existing design, service alignments and connection points to the north and south.

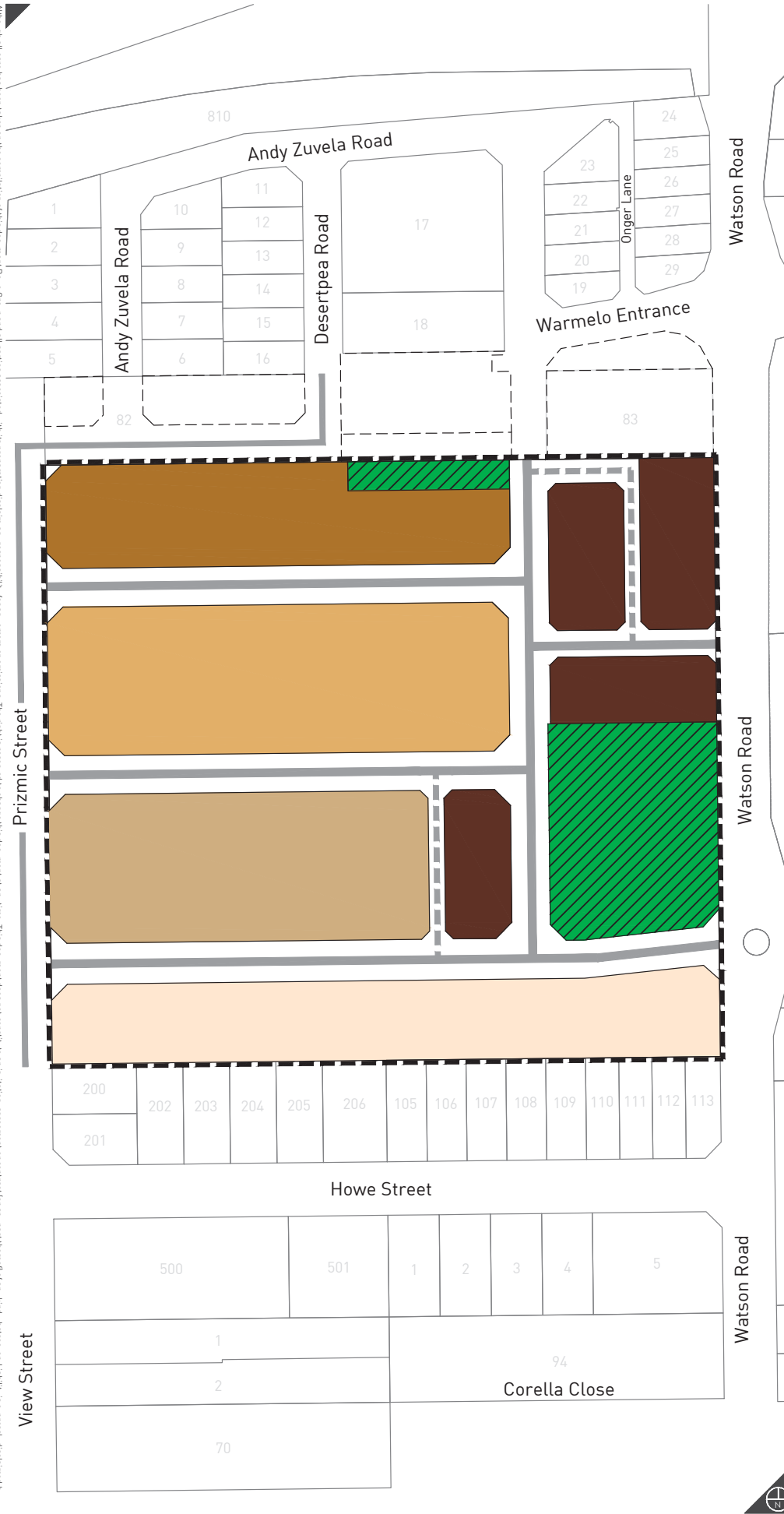
Similarly, the internal road infrastructure will need to have due regard to the existing design, service alignments and connection points to the immediate surrounding development, including connection to the existing roundabout on Watson Road.

6.2 Development Contribution Arrangements

In accordance with the Schedules 11 and 12 of Town Planning Scheme No. 3, the subject site is subject Development Contribution Plans 4 and 13. Contribution costs are to be paid in accordance with the requirements of the Scheme.



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- LEGEND**
- Local Structure Plan Boundary
 - 7 Existing Lot Numbers
 - Existing Boundaries
- RESIDENTIAL**
- Residential - R30
 - Residential - R35
 - Residential - R40
 - Residential - R60
 - Residential - R80
- PARKS, RECREATION & CONSERVATION**
- Public Open Space
- TRANSPORT**
- Access Street - Local Road
 - Access Street - Laneway
- OTHER**
- Local Structure 4C Plan

0 50 Metres

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