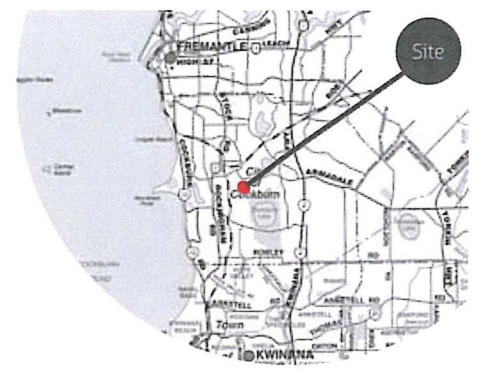
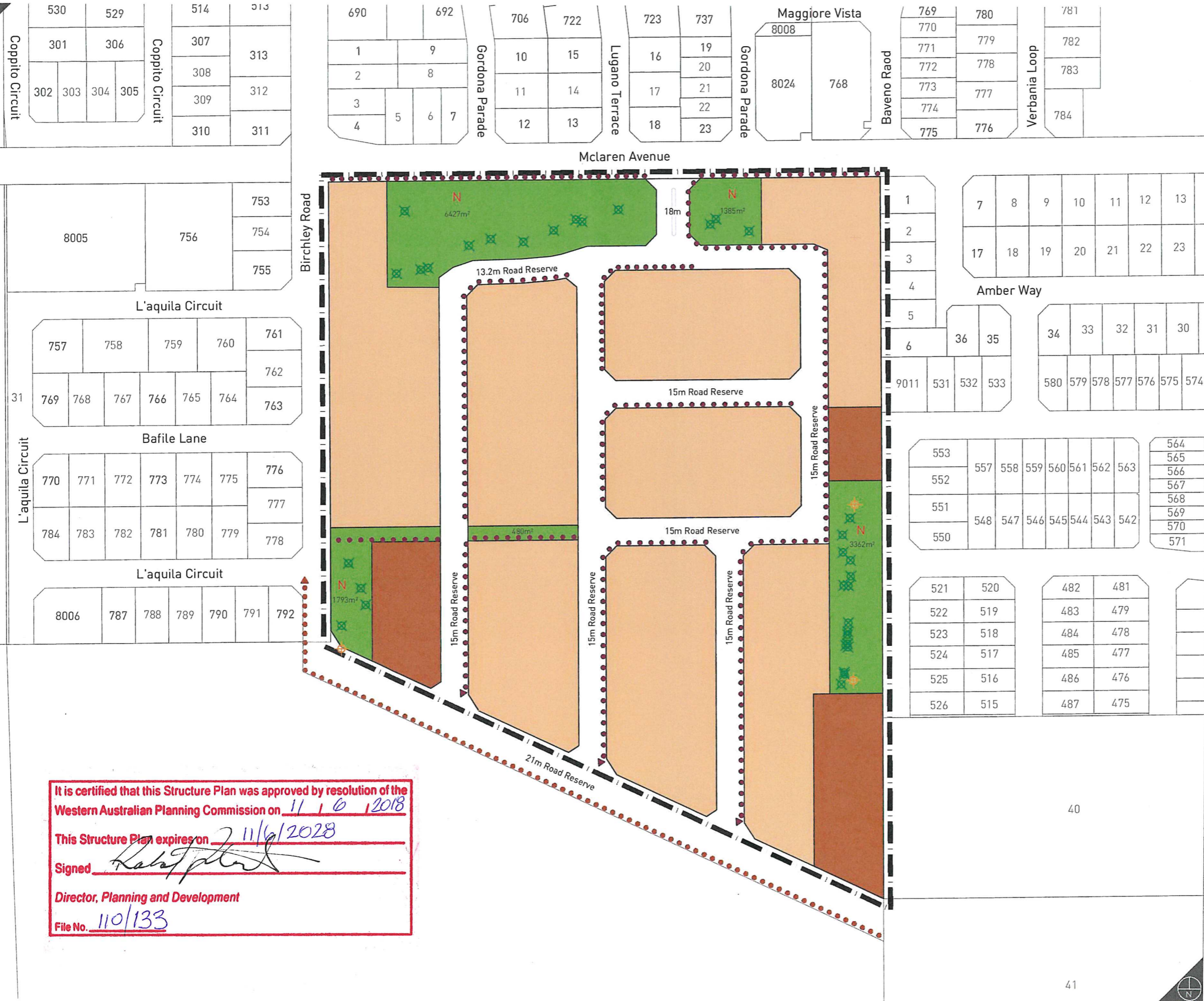


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- LEGEND**
- RESIDENTIAL**
    - Residential (R25)
    - Residential (R40)
  - PARKS, RECREATION & CONSERVATION**
    - Public Open Space
    - N Neighbourhood
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    - Pathway - Shared
    - Pathway - Pedestrian Only
  - OTHER**
    - Structure Plan Boundary
    - Trees to be retained
    - Trees for possible retention

0 50 100 Metres

**REVISIONS**

Rev	Date	Drawn
Q	2018.01.24	W. Clements
R	2018.02.26	W. Clements
S	2018.03.12	W. Clements
T	2018.03.14	W. Clements



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Date Drawn: 2015-06-22  
 Job Ref: 7222  
 Scale: 1:2000 @ A3  
 Client: H. Beck  
 Designer: D. Evans  
 Drawn: W. Clements  
 Projection: MGA50 GDA94  
 Plan ID: 7222-LSP-08-T  
 Cadastral data supplied by Water Corporation of WA

**It is certified that this Structure Plan was approved by resolution of the Western Australian Planning Commission on 11/10/2018**

**This Structure Plan expires on 11/6/2028**

**Signed** *[Signature]*

**Director, Planning and Development**

**File No. 110/133**

# Local Structure Plan

## Lot 81 McLaren Avenue (formerly Lot 2 Fanstone Avenue)

Beiliar  
Figure 8

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# LOCAL STRUCTURE PLAN

LOT 81 (FORMERLY LOT 2 FANSTONE AVENUE) BEELIAR  
COCK2016/0782



**ROWE**GROUP



## DOCUMENT CONTROL

Printed 21 May 2018 7222\_17dec01R\_al

Version	File Name	Prepared by	Approved by	Date
1	7222_16jun01R_al (final for advertising)	Aaron Lohman	Greg Rowe	21/01/2016
2	7222_17dec01R_al (clean)	Aaron Lohman	Greg Rowe	28/03/2018
3	7222_17dec01R_al (final 030518)	Aaron Lohman	Greg Rowe	03/05/2018

This report has been authorised by;



**Greg Rowe** Principal



**Aaron Lohman** Manager Planning

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# ENDORSEMENT PAGE

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

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

..... 11 June 2018 ..... 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

..... 11 June 2018 ..... Date

..... 11 June 2028 ..... Date of Expiry





## TABLE OF AMENDMENTS

Amendment No.	Summary of the Amendment	Amendment Type	Date Approved by WAPC

## TABLE OF DENSITY PLANS

Density Plan No.	Area of density plan application	Date Endorsed by WAPC

# EXECUTIVE SUMMARY

The Structure Plan applies to an area of 9.6622 ha currently contained within the 'Development' Zone under the City of Cockburn's Town Planning Scheme No.3 (the 'Scheme').

The Structure Plan area is located approximately 5 km west of Cockburn Central and 20 km south west of the Perth CBD.

The purpose of this Structure Plan is to facilitate the development of the subject site for residential purposes. The Structure Plan is therefore prepared to satisfy the requirement of the Scheme to facilitate subdivision and development of the subject site.

The subject site adjoins the approved Structure Plan for Cell 9 Yangebup and Cell 10 Beeliam along its northern, eastern and western boundaries. Development in accordance with the Structure Plan for Cell 9 Yangebup and Cell 10 Beeliam has generally been completed with the exception of the lands to the south east of the subject site.

The Structure Plan will facilitate the sustainable re-use of a former quarry site for residential development within a developed urban structure.

The preparation of the Structure Plan has been undertaken in liaison with the City of Cockburn (City).

## Structure Plan Summary Table

Item	Data	Section number referenced in report
Total area covered by the structure plan	9.6622 hectares	1.2
Area of each land use proposed:		3.1
Residential	6.422 ha	
Estimated lot yield	171	3.3
Estimated number of dwellings	171	3.3
Estimated residential site density	26 dwellings per site hectare	3.3
Estimated population	378 persons	3.3
Estimated area and number Neighbourhood parks	1.34 ha 5 parks	3.2
Estimated number and area of natural area and biodiversity assets	1.29 ha 4 parks	2.1 and 3.2



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## TECHNICAL APPENDICES

Appendix Number	Document Title	Nature of Document	Referral/Approval Agency	Summary of Document Modifications
1.	Herring Storer Acoustics Noise Assessment	Acoustic Screening Assessment	Department of Water and Environmental Regulation	
2.	360 Environmental Assessment and Management Strategy	Environmental Assessment and Management Strategy	Department of Water and Environmental Regulation Department of Biodiversity, Conservation and Attractions	
	360 Environmental Level 2 Flora and Vegetation Assessment	Level 2 Flora and Vegetation Assessment	Department of Water and Environmental Regulation Department of Biodiversity, Conservation and Attractions	
	360 Environmental Black Cockatoo Habitat Assessment	Black Cockatoo Habitat Assessment	Department of Water and Environmental Regulation Department of Biodiversity, Conservation and Attractions	

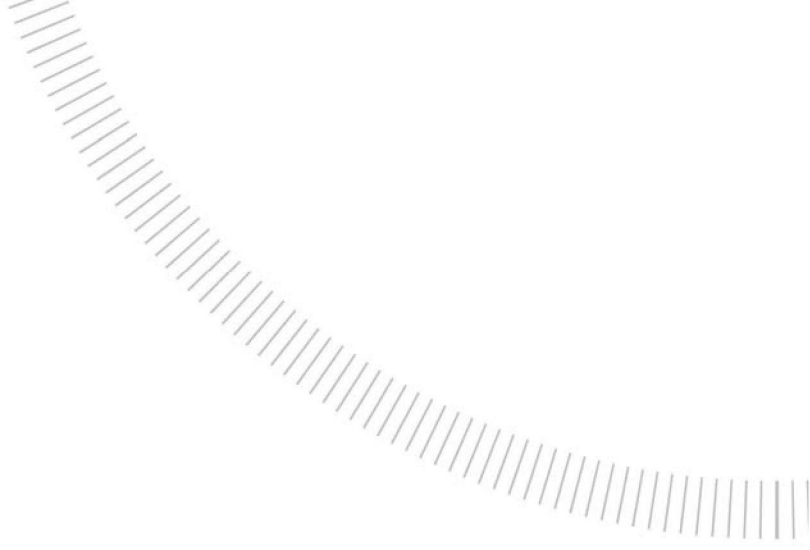
	360 Environmental Preliminary Site Investigation and Sampling and Analysis Program	PSI and SAP	Department of Water and Environmental Regulation	
3.	Golder and Associates Geotechnical Investigation Residential Subdivision	Geotechnical Report	N/A	
4.	Smith Consulting Bush Fire Management Plan	Bush Fire Management Plan	Department of Fire and Emergency Services	
5.	Emerge Associates Landscape and Tree Protection Strategy	Landscape and Tree Protection Strategy	City of Cockburn	
6.	Shawmac Transport Impact Assessment – V5	Traffic Impact Assessment	City of Cockburn	
7.	Hyd20 Local Water Management Strategy	Local Water Management Strategy	Department of Water and Environmental Regulation	
8.	Peritas Engineering Servicing Report	Engineering Servicing Report	Western Power and Water Corporation	
9.	Paperbark Technologies	Tree Survey Reports September 2017 and November 2017	City of Cockburn	
10.	Paperbark Technologies	Aboriculturalist Advice	City of Cockburn	





# Part One

IMPLEMENTATION



ROWEGROUP

## 1. Structure Plan Area

This Structure Plan shall apply to part of Lot 81 McLaren Avenue (formerly Lot 2 Fanstone Avenue), Beeliar being the land contained within the inner edge of the line denoting the Structure Plan boundary on the Structure Plan Map (Plan 1).

## 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. Specific staging and timing for the development is 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 Environmental and Heritage Features

The trees identified on the structure plan map are to be retained. Model subdivision condition EN 1 is to be included as a condition of subdivision as follows –

Prior to the commencement of subdivisional works a tree protection management plan for the trees identified within the Structure Plan Map is to be prepared and approved to ensure the protection and management of the sites environmental assets with satisfactory arrangements being made for the implementation of the approved plan (Local Government).

### 4.3 Hazards and Separation Areas

This Structure Plan is supported by a Bush Fire Management Plan (BFMP) including a Bushfire Hazard Level (BAL) Assessment. Any land falling within 100 metres of a bushfire hazard identified in the Bushfire Hazard Level Assessment (BAL) is designated as a Bushfire Prone area for the purpose of the Building Code of Australia.

Subdivision and development shall be in accordance with the requirements of the BFMP.

### 4.4 Interface with adjoining land

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

### 4.5 Public Open Space

The provision of a minimum of 10 per cent public open space (POS) being provided in accordance with the WAPC's Liveable Neighbourhoods. POS is to be provided generally in accordance with Plan 1 (and Table 1), with an updated POS schedule is to be provided at the time of subdivision for determination by the WAPC, upon the advice of the City of Cockburn.

Table 1: Strategic Public Open Space Provision

POS Site	Size (Ha)
POS 1	06427
POS 2	0.1385
POS 3	0.3362
POS 4	0.1793
POS 5	0.0480

#### 4.6 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.

## 5. Local Development Plans

Local Development Plans may be prepared in accordance with *Planning and Development (Local Planning Schemes) Regulations (2015)* 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 260m<sup>2</sup> 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

### Developer Contribution Arrangements

The Structure Plan area is included within Development Contribution Areas 5 and 13 under the Scheme. Contribution costs are to be paid in accordance with the requirements of the Scheme.

## 7. Additional Information

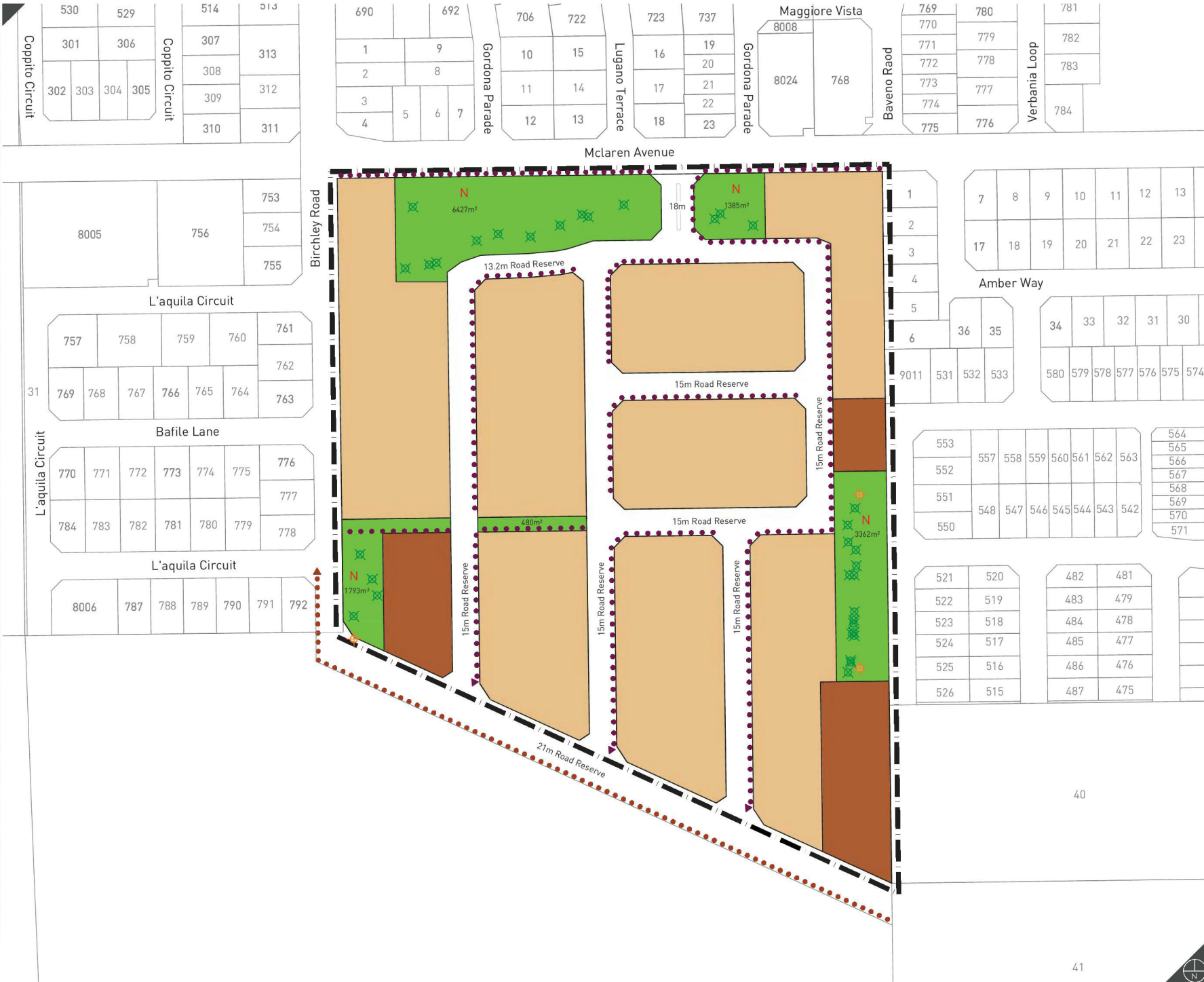
The following additional information is required at the subdivision and subdivision clearance stage.

Additional Information	Approval Stage	Consultation Required
Landscape Management Plan	Subdivision clearance	City of Cockburn



<b>Additional Information</b>	<b>Approval Stage</b>	<b>Consultation Required</b>
Urban Water Management Plan	Subdivision clearance	City of Cockburn
Site contamination and remediation	Subdivision clearance	Department of Water and Environmental Regulation
Fauna Survey and Relocation Management Plan	Subdivision clearance	City of Cockburn

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Cadastral data supplied by Water Corporation of WA

# Local Structure Plan

## Lot 81 McLaren Avenue (formerly Lot 2 Fanstone Avenue) Beeliar Figure 8