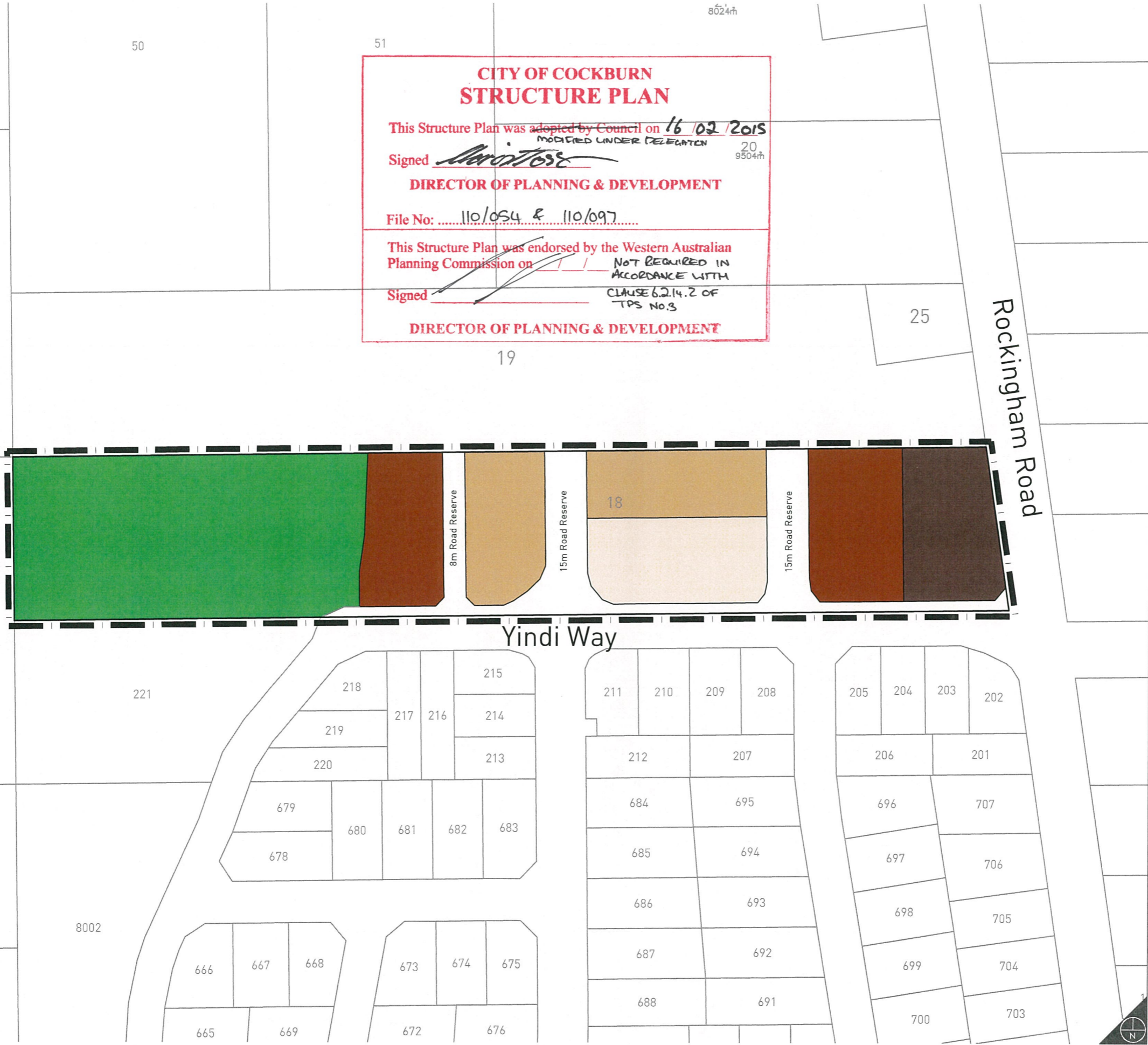


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**CITY OF COCKBURN
STRUCTURE PLAN**

This Structure Plan was adopted by Council on 16/02/2015
MODIFIED UNDER DELEGATION

Signed [Signature] 20/09/2014
DIRECTOR OF PLANNING & DEVELOPMENT

File No: 110/054 & 110/097

This Structure Plan was endorsed by the Western Australian Planning Commission on 11/11/14 NOT REQUIRED IN ACCORDANCE WITH CLAUSE 6.2.14.2 OF TPS No.3

Signed [Signature]
DIRECTOR OF PLANNING & DEVELOPMENT

- RESIDENTIAL
- Residential - R25
 - Residential - R30
 - Residential - R40
 - Residential - R60
- PARKS, RECREATION & CONSERVATION
- Public Open Space
- OTHER
- Structure Plan Boundary



REVISIONS

Rev	Date	Drawn
A	2014.12.04	M. Sullivan



W: www.rowegroup.com.au
 e: info@rowegroup.com.au
 p: 08 9221 1991

Date Drawn: 2014-12-04
 Job Ref: 7214
 Scale: 1:2000 @ A4
 Client: Rainstone Holdings Pty Ltd
 Designer: D. Hollingworth
 Drawn: M. Sullivan
 Projection: MGA50 GDA94
 Plan ID: 7214-LSP-03-A
 Cadastre supplied by LANDGATE

Amended Local Structure Plan

Lot 18 Rockingham Road
Munster

Part One - Statutory Section

1.0 Implementation Framework

Proposed Local Structure Plan Lot 18 Rockingham Road, Munster

1.1 Local Structure Plan Area

The Local Structure Plan (“the LSP”) for Lot 18 Rockingham Road, Munster applies to the land contained within the inner edge of the broken black line shown on the LSP (**Appendix 1** – Local Structure Plan) being an area of 2.0512 ha. The LSP comprises Lot 18 on Diagram 3562, Certificate of Title: Volume 1003 / Folio 982.

1.2 Local Structure Plan Content

The LSP comprises:

- Statutory Section (Part 1); and
- Explanatory Section and Technical Appendices (Part 2).

1.3 Interpretations and Use Class Permissibility

1.3.1 Interpretations

Unless otherwise specified in this Part, the words and expressions used in this LSP shall have the meanings given to them under clause 1.7 of the City of Cockburn Town Planning Scheme No. 3 (“the Scheme”).

1.3.2 Land Use Permissibility

Land use permissibility within the Residential zone shall be in accordance with the Zoning Table contained within the Scheme.

1.4 Operation Date

The LSP shall come into operation when it is adopted by the City and endorsed by the Western Australian Planning Commission pursuant to Clause 6.2.9 and Clause 6.2.10, respectively.

1.5 Relationship with the Town Planning Scheme

The LSP for Lot 18 Rockingham Road, Munster has been prepared under Part 6 of the City of Cockburn TPS 3.

The provisions of this part shall apply to land contained within the LSP as follows:

- The objectives, standards and requirements applicable to zones and residential density codes under the Scheme shall apply to the same extent to areas having corresponding designations under the LSP, unless specific provision is made to the contrary in this part;

1.0 Implementation Framework

Proposed Local Structure Plan Lot 18 Rockingham Road, Munster

- Any other provision, standard or requirement of this part that is not otherwise contained in the Scheme, shall apply to the land as though it is incorporated into the Scheme, and shall be binding and enforceable to the same extent as if a part of the Scheme; and
- Part 2 of the LSP is for explanatory purposes only, to provide a descriptive analysis of the LSP.

1.6 Zones, Reserves and Residential Density

The LSP at **Appendix 1** of this Part delineates the zones, reserves and residential density codes applicable to the LSP area according to the legend.

The zones, reserves and residential density codes designated apply to the land as if they were incorporated into the Scheme.

All provisions, standards and requirements applicable to the zones, reserves and residential density codes in the Scheme shall apply unless specific provision is made to the contrary in this part of the LSP.

1.7 General Subdivision and Development Requirements

Subdivision and development is generally to be in accordance with the LSP.

1.8 Detailed Area Plan Requirements

1.8.1 DAP Areas

Detailed Area Plans (DAP's) shall be prepared, as a condition of subdivision approval, for all lots coded R30 or R40 as depicted on the Local Structure Plan to guide the preparation and assessment of applications for land use and/or development.

1.8.2 Matters to be Addressed

In addition to any general matters listed within *Liveable Neighbourhoods* and clause 6.2.15 of the Scheme, all DAP's shall, where applicable, incorporate the following provisions and/or design elements:

Lots coded R30 and R40

- a) Where variations to the development standards of the R-Codes and/or the Scheme are proposed;
- b) Special development/building requirements:
 - access points and restrictions;
 - built form controls;

1.0 Implementation Framework

Proposed Local Structure Plan Lot 18 Rockingham Road, Munster

- building setbacks;
 - building height, footprints and/envelopes;
 - garage/carport location;
 - parking (including visitor parking);
 - refuse collection areas; and
 - visual surveillance.
- c) Footpaths and dual use paths generally in accordance with the LSP;
- d) Depiction of buildings that are designed to address all street and public realm/open space frontages to achieve the objectives of the WAPC’s Designing Out Crime Policy;
- e) Illustration of the manner by which upper levels of buildings shall be designed to ensure passive surveillance;
- f) Design to avoid dominance of street by garages;
- g) Preference for two storey development (R40 coded lots)

1.8.3 DAP Approval

DAP’s shall be prepared and submitted to the City for assessment and adoption in accordance with Clause 6.2.15 of the Scheme and the City’s local planning policies.

1.9 Development Standards

Development standards shall be in accordance with the Residential Design Codes, the Scheme and the City’s local planning policies, with the exception of those varied by an adopted DAP.

1.10 Public Open Space Provision

Public Open Space shall be ceded free of cost to the Crown in the location shown on the LSP. Public Open Space credits shall be generally in accordance with **Table 1** over page:

1.0 Implementation Framework

Proposed Local Structure Plan Lot 18 Rockingham Road, Munster

TABLE 1

Local Structure Plan Area		POS Required	POS Provided
Total Area of Lot 18	20512m ²	--	--
Deductions:			
<ul style="list-style-type: none"> Land Within EPP Wetland / REW Wetland 	3955 m ²		
<ul style="list-style-type: none"> BFS 429 (Outside EPP Wetland Boundary, excluding 500m² credited as POS) 	1709 m ²	--	--
<ul style="list-style-type: none"> Drainage Infrastructure (up to and including 1 in 1yr ARI) 	120 m ²		
Gross Subdivisible Area	14728m ²	1472.8 m ² (10%)	Unrestricted: 1349m ² - (9.16%) Restricted: 140m ² - (0.95%) TOTAL: 1489m ² -(10.11%)

Unrestricted POS comprises 849 m² of POS adjoining the R40 coded lots and 500 m² within BFS 429. Restricted POS comprises the 1 in 5 year ARI drainage overflow area. Development and management of the POS shall generally be in accordance with a detailed Landscaping Plan required as a condition of subdivision approval.

1.11 Midge Notification

In accordance with Council's Policy APD 6, as a condition of subdivision, a Notification pursuant to Section 165 of the *Planning and Development Act 2005* is to be placed on the Certificates of Title of the proposed lots advising of the existence of a hazard or other factor. The Notification is to state as follows:

"This lot maybe affected by seasonal midge activity from nearby lakes. Enquiries can be made with the City of Cockburn Environmental Health Services."

1.12 Fire Management

A Bushfire Hazard Assessment has been prepared in support of the LSP. The Bushfire Hazard Assessment recommends a more detailed Fire Management Plan should be prepared at subdivision stage. A condition of subdivision approval shall require the preparation and implementation of a Fire Management Plan. The Fire Management

1.0 Implementation Framework

Proposed Local Structure Plan Lot 18 Rockingham Road, Munster

Plan may require a Section 70A Notification on Titles of affected lots advising prospective landowners of the requirements of the Fire Management Plan.

1.13 Operation and Implementation

The operation and implementation of the LSP shall be as set out in **Table 2** below:

TABLE 2:

DOCUMENTATION	LOCAL STRUCTURE PLAN	SUBDIVISION	RELEVANT AUTHORITY
ENGINEERING			
Servicing Report	Documented in LSP	Condition of approval	City of Cockburn / Water Corporation / Western Power
Geotechnical Report		Condition of approval	City of Cockburn
Earthwork and Contour Plan		Condition of approval	City of Cockburn
Acid Sulfate Soils Preliminary Site Investigation	Preliminary details documented		City of Cockburn / DEC
WATER MANAGEMENT			
Local Water Management Strategy	Documented in LSP Report appended		City of Cockburn / DoW
Urban Water Management Plan		Condition of Approval	City of Cockburn / DoW
ENVIRONMENTAL			
Landscape Concept Plan	Documented in LSP Report /appended	Condition of Approval	City of Cockburn DEC
FIRE MANAGEMENT			
Bushfire Hazard Assessment	Documented in LSP/ Appended	Condition of Approval	City of Cockburn

LEGEND:

Zones and Reserves:

- Structure Plan Boundary
- Residential 25 (R25)
- Residential 30 (R30)
- Residential 40 (R40)
- Public Open Space

Other:

- 400m Walkable Catchment from Local Center
- Bush Forever
- REW Boundary
- EPP Wetland Boundary
- REW Buffer (50m)
- Detailed Area Plan Required
- Dual use path
- Foot path

**CITY OF COCKBURN
STRUCTURE PLAN**

This Structure Plan was adopted by Council on 11 / 10 / 2012

Signed _____
DIRECTOR OF PLANNING & DEVELOPMENT

File No: sm/m/056&110/054

This Structure Plan was endorsed by the Western Australian
Planning Commission on 16 / 05 / 2013

Signed _____
DIRECTOR OF PLANNING & DEVELOPMENT

SUPERSEDED



LOCAL STRUCTURE PLAN
Lot 18 Rockingham Road
MUNSTER

SUPERSEDED

DYKSTRA PLANNING

Subdivision, Rezoning, Structure Planning, Development Planning, Design, Advocacy

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18 February 2013

N

1:1000 @ A3

Figure 3

Notes:

- This document may only be used for the purpose for which it was commissioned and in accordance with the Terms of Engagement.
- The dimensions, areas and number of lots are subject to survey and also the requirements of all authorities.

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