



LEGEND

--- STRUCTURE PLAN BOUNDARY


ZONES

RESIDENTIAL R40

RESIDENTIAL R80

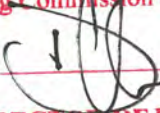
**CITY OF COCKBURN
STRUCTURE PLAN**

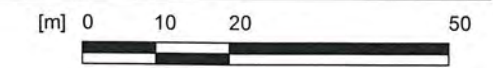
This Structure Plan was adopted by Council on 14 / 11 / 13

Signed  **DIRECTOR OF PLANNING & DEVELOPMENT**

File No: 110/087

This Structure Plan was endorsed by the Western Australian Planning Commission on 6 / 5 / 14

Signed  **DIRECTOR OF PLANNING & DEVELOPMENT**



LOCAL STRUCTURE PLAN

LOTS 30, 31 AND 32 ROCKINGHAM ROAD, MUNSTER

PROJECT NO: PD0887
 CLIENT: RAPID STREAM PTY LTD
 TF THE KUNA FAMILY TRUST
 DATE: 15/10/13
 DRAWING NO: STP-01
 REV: 3
 SCALE: 1:1000@A3
 DRAWN: SLL
 CHECKED: ET



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Base data supplied by: Wood and Grieve Engineers
 Datum: Geocentric Datum of Australia 1994 (GDA94)
 Projection: MGA 94 Zone 50
 Positional accuracy: +/- 1m

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1 Part One – Statutory Section

1.1 LOCAL STRUCTURE PLAN AREA

The LSP applies to Lots 30, 31 and 32 Rockingham Road, Munster, as shown on the land identified on the LSP Map – *Figure 1*.

1.2 LOCAL STRUCTURE PLAN CONTENT

The LSP comprises:

- Part One – Statutory Section

Part One of the LSP includes the LSP Map and provisions and requirements that have statutory effect.

- Part Two – Explanatory Section.

Part Two of the LSP justifies and clarifies the provisions contained in Part One, and is used as a reference guide to interpret and implement Part One. Part Two does not have statutory effect.

1.3 INTERPRETATION

Unless otherwise specified in this part the terms used in this LSP have the respective meanings given to them in the City's TPS 3 including any amendments gazetted thereto.

1.4 RELATIONSHIP TO THE LOCAL PLANNING SCHEME

This LSP is prepared in accordance with the requirements of TPS 3. The LSP Map and Statutory Section have the same force and effect as if they were included within TPS 3. Where there is any inconsistency between this LSP and TPS 3, TPS 3 prevails to the extent of that inconsistency.

1.5 OPERATION

In accordance with Clause 6.2.12.1 of the TPS 3, this LSP comes into effect when it is endorsed by the Western Australian Planning Commission (WAPC) pursuant to Clause 6.2.10.2.Land Use and Subdivision Requirements

1.5.1 GENERAL SUBDIVISION AND DEVELOPMENT REQUIREMENTS

The subdivision and development requirements for Lots 30, 31 and 32 Rockingham Road are generally in accordance with the LSP Map. The LSP Map outlines zones within the LSP area. The zones designated under this LSP apply to the land within it as if the zones were incorporated into TPS 3. The LSP outlines the residential density codes applicable to the LSP area.

Land use permissibility within the LSP area shall be in accordance with the corresponding zone under TPS 3.

1.6 DEVELOPMENT REQUIREMENTS

1.6.1 LOCAL AREA PLAN REQUIREMENTS

The requirement for Local Area Plans (referenced as Detailed Area Plans within TPS 3) is to be assessed on a case by case basis at the discretion of the City. Local Area Plans shall be in accordance with Clause 6.2.15.2 of TPS 3 and details shall include, but are not limited to (details to be determined at the discretion of the City):

- Setbacks
 - o Building
 - o Garage
- Built Form
 - o Building and Roof heights
 - o Primary Façade treatment
 - o Secondary street and treatments
 - o Porches and verandah's
 - o Garage door widths
- Crossover Locations
- Fencing
- Surveillance
- Interfaces