

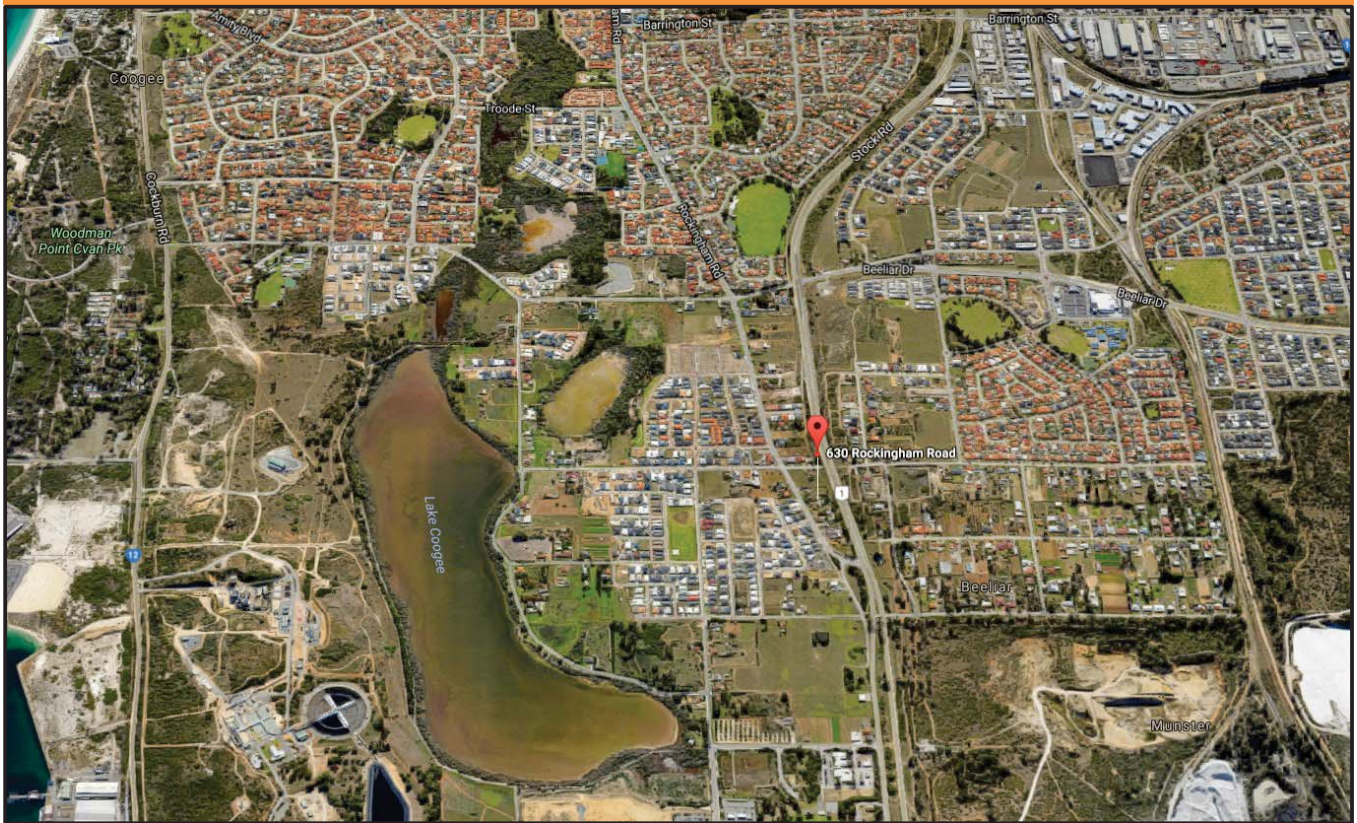
# Proposed Structure Plan

Lot 6 (630) Rockingham Road Munster

For Nu Edge Property Pty Ltd

Revised Edition

31 August 2017



City of  
Cockburn



**Endorsement Page**

**This structure plan is prepared under the provisions of the  
City of Cockburn Town Planning Scheme 3.**

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

[insert date] 11 September 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

11 September 2017 \_\_\_\_\_ Date

11 September 2027 \_\_\_\_\_ Date of Expiry

**Table of Amendments**

<b>Amendment No.</b>	<b>Summary of the Amendment</b>	<b>Amendment Type</b>	<b>Date approved by WAPC</b>

## **Executive Summary**

- The structure plan covers all the land described as Lot 6 (#630) Rockingham Road, Munster and is a total of 0.2245Ha.
- The structure plan is a requirement of the Development Zone under the City of Cockburn TPS 3.
- The current land use is a single residential property and is proposed to be recoded to R40 and be capable of being developed for 8 grouped dwelling residences.
- The site is of insufficient size to satisfactorily allocate useable public open space and it is proposed to provide cash in lieu under the Act.
- The proposal does not overlap, supersede or consolidate an endorsed structure plan.

<b>Item</b>	<b>Data</b>	<b>Structure Plan Ref (Section No.)</b>
Total Area of Structure Plan	0.2245 Ha.	1.2.2
Area of Residential land use	0.2245 Ha.	1.2.2
Total estimated lot yield	8	3.3
Estimated number of dwellings	8	3.4
Estimated residential density	35.6 dwellings per site/ hectare	3.3
Estimated population	25 people at 2.8 people per household	

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## Part One (Implementation)

### 1. Structure Plan Area

The structure plan encompasses the whole of Lot 6, 630 Rockingham Road Munster, being a total of 2,245m<sup>2</sup>, as defined and denoted on Plan 1. The current zoning of the lot is development, in Development Area 5, as defined in the City of Cockburn Town Planning Scheme No 3.

### 2. Operation

The date the structure plan comes into effect is the date the structure plan is approved by the WAPC.

Operation Date	As per clause 28(1) of the deemed provisions of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> .
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### 3. Staging

The site is a small portion of the Munster development area (DA5) and no infrastructure triggers will affect the site. Staging may however occur within the site to permit development for economic reasons.

### 4. Subdivision and Development Requirements

4.1	Land Use Permissibility	As per Clause 3.3.2 of the City of Cockburn Town Planning Scheme No.3.
4.2	Notifications on Title	In respect of applications for the subdivision of land the Council 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: <ol style="list-style-type: none"> <li>1. Construction standards to achieve quiet housing design in accordance with State Planning Policy 5.4 Road and Rail Transport Noise and Freight Considerations in Land Use Planning;</li> <li>2. This land may be affected by midge from nearby lakes and/ or wetlands. Enquiries can be made with the City of Cockburn Environmental Services; and</li> <li>3. Land or lots deemed to be affected by noise from Stock Road as identified in the <i>Transportation Noise Assessment</i> contained in Appendix 2.</li> </ol>
4.3	Additional requirements	1. A Noise Management Plan (NMP) shall accompany any subdivision or development

		<p>application at the site and shall demonstrate compliance with State Planning Policy 5.4.</p> <ol style="list-style-type: none"> <li>2. Subdivision and development of the subject site is to include noise control measures to achieve acceptable internal noise levels in accordance with Australian Standard 2107:2000 Acoustics – Recommended Design Sound Levels and Reverberation Times for Building Interiors.</li> <li>3. Under the provisions of Section 153 of the Planning and Development Act 2005, a 10% cash-in-lieu contribution towards Public Open Space is applicable at the development/ subdivision approval stage.</li> </ol>
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## 5. Local Development Plans

A Local Development Plan is required to be prepared and implemented for any lot that:

1. Is deemed to be affected by increased noise levels from Stock Road as identified in the Transportation Noise Assessment, Acoustic Report contained in Appendix 2 or as updated;
2. Requires special conditions to be set; or where otherwise deemed appropriate.

## 6. Other Requirements

In addition to the normal infrastructure extensions and connections, the subject site is within a development contribution area, DCA 6, specifically for the provision of infrastructure in the Munster area and DCA 13, which is a city wide developer contribution scheme.



7. Plan 1 - Structure Plan

