

STRUCTURE PLAN

LOT 9 HAMMOND ROAD,
SUCCESS

LEGEND

SUBJECT LAND

WETLAND BOUNDARY
(AS MAPPED BY
LANDFORM RESEARCH)

50M WETLAND BUFFER

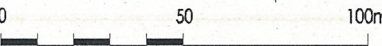
EXISTING PARKS AND
RECREATION BOUNDARY

DUAL USE PATH

RESIDENTIAL R20

RESIDENTIAL R25

POS



MAINCITY		
INVESTMENTS P/L	:	CLIENT
1:2,000	:	SCALE
2 MARCH 2005	:	DATE
2834-2-001	:	PLAN No
C	:	REVISION
M. BANCROFT	:	PLANNER
N. PLEITER	:	DRAWN

Base data supplied by Department of Land Administration

Areas and dimensions shown are subject to final survey calculations. All cartageways are shown for illustrative purposes only and are subject to detailed engineering design.

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STRUCTURE PLAN DETAILS

LOT 9
Area: 2.046ha
10% POS 2046m2
Drainage basin 430m2 (50% credit)
Total POS/Drainage area provided: 2255m2

Lot yield 24 Lots

ADJOINING LANDHOLDINGS
(POSSIBLE LAYOUT)

LOT 7
Area: 2.0462ha
less: 1.14ha (wetland and buffer)
Development Area: 9060m2
10% POS 906m2 (cash in-lieu)
Lot yield 9 Lots (including existing residence)

LOT 8 - APPROVED STRUCTURE PLAN & SUBDIVISION
Area: 3.965ha
10% Required POS 3965m2
20% for Wetland & buffer: 833m2
Balance POS provided: 3132m2
Lot yield 39 Lots (including existing residence)

1:10 Year
Drainage Basin
(for subdivision
of Lot 8 only)

Lot 8
4167m2
Wetland and Buffer

Wetland Boundary
(Landform Research)

Wetland Boundary
(Landform Research)

1:10 Year
Drainage Basin
(for subdivision
of Lot 9 only)

FUTURE
POTENTIAL
ROAD LINK

CITY OF COCKBURN
STRUCTURE PLAN

This Structure Plan was adopted by Council on 15 / 2 / 05

Signed
for DIRECTOR OF PLANNING & DEVELOPMENT

File No: 9656 B.

This Structure Plan was endorsed by the Western Australian
Planning Commission on 23 / 3 / 05

Signed
for DIRECTOR OF PLANNING & DEVELOPMENT

Existing Residence

Existing Residence

APPROVED SUBDIVISION

R20

R25

ABOVE GROUND WATER MAIN EASEMENT

SCREENING VEGETATION
PROVIDED BY LOT 9
DEVELOPER TO PREVENT LIGHT
SPILLAGE INTO LOT 5
(This item is an agreement between
lot 5 and developer of lot 9)

PROPOSED ROUNDABOUT
TIMING AND RESPONSIBILITY
OF COST AND CONSTRUCTION
TO BE DETERMINED

THIS PORTION OF D.U.P.
(HAMMOND ROAD)
REQUESTED BY WAPC -
CURRENTLY HAS NO
CONNECTION TO NORTH

NO DIRECT LOT
ACCESS TO
HAMMOND ROAD

Primary School

CARMEL

MURFIELD

JOINDRE

NOTE: THIS STRUCTURE PLAN PROVIDES
FOR THE FUTURE DEVELOPMENT
OF ADJOINING LOTS -
BUT RELATES TO LOT 9 ONLY