



**CITY OF COCKBURN
STRUCTURE PLAN**

This Structure Plan was adopted by Council on 9/10/14

Signed _____
DIRECTOR OF PLANNING & DEVELOPMENT

File No:

This Structure Plan was endorsed by the Western Australian
 Planning Commission on 16/6/15

Signed _____
DIRECTOR OF PLANNING & DEVELOPMENT

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All areas and dimensions are approximate and are subject to survey.

The Planning Group WA Pty Ltd

- LEGEND**
 LOCAL PLANNING SCHEME ZONES / RESERVES
- Parks and Recreation
 - Residential (R60)
 - Local Road
- OTHER**
- Structure Plan Area
 - Indicative Location for Shared Path
 - No Building Zone

STRUCTURE PLAN MAP
 Lot 6 (210) Hammond Road, Success

Date: 20 May 2015 Designer: DR
 Scale: 1:1,000 @ A3 Drawn: GW
 Drawing No: 714-320 ST Structure Plan.dwg

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Part One – Structure Plan Report

1.0 Structure Plan Area

The Structure Plan is identified as Lot 6 (210) Hammond Road, Success.

This Structure Plan shall apply to the land contained within the inner edge of the line denoting the structure plan boundary on the Structure Plan Map.

2.0 Structure Plan Content

The Structure Plan comprises the following sections:

- (i) Part 1 – Statutory Section. This section includes the Structure Plan Map and any textual provisions, standards or requirements that require statutory effect.
- (ii) Part 2 – Explanatory Section (Non-Statutory). This section provides the planning context and justification for the Structure Plan Map and the textual provisions contained in Part One of the Structure Plan. Part Two is to be used as a reference to guide interpretation and implementation of Part One.
- (iii) Appendices, includes all specialist consultant reports and documentation used in the preparation of and to support the land use outcomes of the Structure Plan.

3.0 Interpretation and Relationship with City of Cockburn Town Planning Scheme No.3

3.1	Terms and Interpretations	As per Clause 6.2.6.3 of the City of Cockburn Town Planning Scheme No.3.
3.2	Relationship of the Structure Plan with City of Cockburn Town Planning Scheme No.3	This Structure Plan has been prepared under Clause 6.2 of the City of Cockburn Town Planning Scheme No.3 as the subject land is zoned 'Development' and contained within Development Area No. 13 which is shown on the Scheme Map and contained within Schedule No.11.
3.3	Provisions	Pursuant to Clause 6.2.6.3 and Clause 6.2.12.2 of the City of Cockburn Town Planning Scheme No.3.
3.4	Land Use Permissibility	As per Clause 4.3.2 of the City of Cockburn Town Planning Scheme No.3.

4.0 Operation

4.1	Operation Date	As per Clause 6.2.12 of the City of Cockburn Town Planning Scheme No.3.
4.2	Variation to Structure Plan	As per Clause 6.2.14 and Clause 6.2.15 of the City of Cockburn Town Planning Scheme No.3.

5.1	Residential Density	Residential densities applicable to the Structure Plan area shall be those residential densities shown on the Structure Plan Map.
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6.0 Subdivision / Development

6.1	Notifications on Title	<p>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: -</p> <ol style="list-style-type: none"> 1. Land or lots deemed to be affected by a Bush Fire Hazard as identified within the Bushfire Management Plan (BMP) contained within Appendix 5. 2. Building setbacks and construction standards required to achieve a Bushfire Attack Level (BAL) 29 –or lower in accordance with Australian Standards (AS3959-2009); Construction of buildings in bushfire prone areas. 3. Land or lots deemed to be impacted by a risk of mosquito born disease in the area.
6.2	Detailed Area Plans (Local Development Plans)	<ol style="list-style-type: none"> 1. Detailed Area Plans (DAP's) are required to be prepared and implemented pursuant to Clause 6.2.15 of the City of Cockburn Town Planning Scheme No.3 for lots comprising one or more of the following site attributes: <ol style="list-style-type: none"> (i) Lots with direct boundary frontage (primary or secondary) to an area of Parks and Recreation; (ii) Lots abutting Hammond Road where direct vehicle access is to be precluded; and (iii) Lots deemed to be affected by a recognised Bush Fire Hazard, as identified spatially in the accompanying BMP, under Appendix 5.
6.3	Designated Bushfire Prone Areas – Construction Standards	<p>This Structure Plan is supported by a BMP located in Appendix 5 “Bushfire Prone Planning - Bushfire Management Plan Lot 6 (210) Hammond Road, Success Project number 14110”. Any land falling within 100 metres of a bushfire hazard identified in the BMP is designated as a Bushfire Prone Area for the purpose of the Building Code of Australia.</p>

7.0 Other Requirements

7.1	Development Contribution Items and Arrangements	<p>The developer is to make satisfactory arrangements with the City of Cockburn to provide proportional contributions towards those items of development infrastructure defined in the City of Cockburn Town Planning Scheme No. 3 for Developer Contribution Area No. 1 (DCA1) and DCA13.</p> <p>1. Road Upgrades.</p> <p>The following roads are to be upgraded to dual carriageway standard:</p> <p>(a) Hammond Road as per DCA1, Schedule 12 of the City of Cockburn Town Planning Scheme No.3.</p> <p>2. Infrastructure Upgrades.</p> <p>The following infrastructure contributions are to be made:</p> <p>(a) Contributions towards region-wide soft (community) infrastructure as per DCA13.</p>
7.2	Other land use, development and subdivision requirements	<p>1. In respect of applications for the subdivision of land the Council shall recommend to the Western Australian Planning Commission that a condition be imposed requiring the preparation and/or implementation of the following:</p> <p>(a) Wetland rehabilitation and landscaping strategy (b) Urban Water Management Plan (c) A Mosquito Management Plan</p> <p>2. In respect of applications for the subdivision of land the Council shall recommend to the Western Australian Planning Commission that condition(s) be imposed requiring the implementation of the BMP (Appendix 5) which has been prepared as part of this Structure Plan.</p> <p>3. No Class 1, 2, 3 or 10a structures (as defined by the Building Code of Australia) shall be approved or constructed within the area identified as 'No Building Zone' on the Structure Plan Map including minor projections and structures appurtenant to dwellings such as carports, garages, verandas, patios and outbuildings. But does not include barriers such as driveways, lawns or pathways as outlined in Appendix 5 BMP. Class 1, 2, 3 or 10a structures are to be wholly contained in the BAL 29, 19 and 12.5 areas as identified on figure 9 of Appendix 5 BMP. No Class 1, 2, 3 or 10a structures are permitted within the BAL 40 or FZ areas of figure 9.</p>