



Structure Plan

Lots I, Portion of 80 and 76 I Gadd Street, Success

Prepared by:

RPS AUSTRALIA EAST PTY LTD

38 Station Street, Subiaco WA 6008
PO Box 465, Subiaco WA 6904

T: +61 9211 1111

F: +61 9211 1122

E: planning@rpsgroup.com.au

Client Manager: Joanne Cousins – Principal Planner

Report Number: PR119136-1

Version / Date: Rev 7, November 2017

Prepared for:

**PROPERTY NOMINEES PTY LTD AND
JENVALE PTY LTD**

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Document Status

Version	Purpose of Document	Orig	Review	Review Date
Rev 0	Internal and client review	SV	RS	09/07/2014
Rev 1	Submission for approval	SV	RS	17/07/2014
Rev 2	Incorporating WAPC and Council modifications	CH	RS	05/03/2015
Rev 3	Incorporating additional Council modifications	CH	RS	24/04/2015
Rev 4	Incorporating further additional Council comments	CH	RS	11/05/2015
Rev 5	Incorporation modifications required by Council (OCM 10.09.15)	CH	RS	21/09/2015
Rev 6	Incorporation of modifications required by WAPC		RS	04/01/2016
Rev 7	Incorporate modifications to plan	JC	JC	09/11/2017

Approval for Issue

Name	Signature	Date
Joanne Cousins		09/11/2017

Contents

ENDORSEMENT PAGE	1
TABLE OF VARIATIONS	2
EXECUTIVE SUMMARY	3
PART ONE – STATUTORY SECTION	4
PART 2 – NON STATUTORY EXPLANATORY SECTION	6
1.0 BACKGROUND	7
1.1 Introduction.....	7
1.2 Location Details.....	7
1.3 Legal Description and Ownership.....	7
1.4 Existing and Surrounding Land Use.....	8
2.0 PLANNING FRAMEWORK	9
2.1 Metropolitan Region Scheme.....	9
2.2 City of Cockburn Town Planning Scheme No. 3.....	9
2.3 Directions 2031.....	9
2.4 Liveable Neighbourhoods.....	10
2.5 State Planning Policy No. 3 – Urban Growth and Settlement.....	10
2.6 Branch Circus District Structure Plan.....	11
2.7 Interface with other Structure Plan Areas.....	11
3.0 SITE CONDITIONS AND ENVIRONMENT	13
3.1 Topography, Soil and Landform.....	13
3.2 Acid Sulfate Soils.....	13
3.3 Wetlands.....	13
3.4 Hydrogeology.....	14
3.5 Flora and Vegetation.....	14
3.6 Fauna.....	14
3.7 Midges and Mosquitoes.....	14
3.8 Bush Forever.....	16
3.9 Bushfire Hazard.....	16
3.10 Site Contamination and Uncontrolled Fill.....	17
3.11 Sites of Aboriginal and European Heritage Significance.....	17
4.0 INFRASTRUCTURE AND SERVICES	18
4.1 Transport Networks.....	18
4.1.1 Existing networks.....	18
4.1.2 Future networks.....	18
4.2 Utilities Infrastructure.....	18
4.2.1 Power Supply.....	18
4.2.2 Water Supply.....	18

4.2.3	Waste Water	19
4.2.4	Telecommunications	19
4.2.5	Gas	19
4.3	Stormwater Management	19
5.0	STRUCTURE PLAN.....	21
5.1	Design Principles	21
5.2	Land Use	21
5.2.1	Residential	21
5.2.2	Open Space	22
5.3	Movement networks.....	24
5.3.1	Street Network	24
5.3.2	Path Network	24
5.3.3	Public Transport.....	24
5.4	Water management	25
5.5	Education facilities	25
5.6	Activity centres and employment.....	26
5.7	Infrastructure coordination, servicing and staging.....	26
5.8	Developer contribution arrangements	27
5.9	Detailed Area Plans.....	27
5.10	Other requirements	27
6.0	CONCLUSION	28

Appendices

Appendix 1:	Environmental Assessment Report
Appendix 2:	Flora and Vegetation Report
Appendix 3:	Local Water Management Strategy
Appendix 4:	Mosquito Management Plan
Appendix 5:	Bushfire Management Plan
Appendix 6:	Pre-lodgement Consultation
Appendix 7:	Intersection Traffic Assessment

Tables

Table 1:	Table of Variations to Part One and Structure Plan Map
Table 2:	Structure Plan Summary Table
Table 3:	Pre-Lodgement Consultation
Table 4:	Land Title Particulars
Table 5:	SPP No.3 Policy Objectives and SP Response
Table 6:	Residential Density Calculations
Table 7:	Public Open Space Schedule

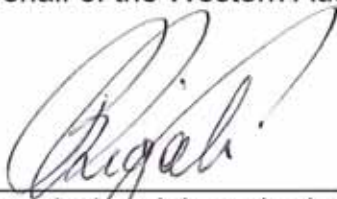
Figures

Figure 1:	Location Plan
Figure 2:	Aerial Plan
Figure 3:	TPS Zoning Plan
Figure 4:	Branch Circus District Structure Plan
Figure 5:	Flora and Vegetation Summary Map
Figure 6:	Landscape Concept Plan
Figure 7:	Lot/Dwelling Layout Analysis

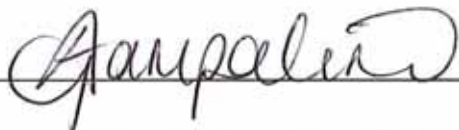
This structure plan is prepared under the provisions of the City of Cockburn Town Planning Scheme No.3

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON: **13 MARCH 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

13 March 2017

Date

Date of Expiry: 13 MARCH 2027

Table of Amendment

Amendment No.	Description of Amendment	Date Adopted by Council	Date endorsed by the WAPC (if required)
Amendment No. 1	Change to Structure Plan Map in relation to density, road layout and open space configuration and associated statistics,		17 November 2017

Executive Summary

The Structure Plan (SP) area falls within the Branch Circus District Structure Plan (DSP) area, in the locality of Success. The SP is comprised of four landholdings, generally bounded by Gadd Street to the south, large vacant/rural use freehold lots to the west, Parks and Recreation reserved land to the north, and residential development to the east.

A summary of the key statistics for the SP area are provided in the following table.

Table 2 – Structure Plan Summary Table

Item	Data	Section number referenced within the Structure Plan Report
Gross Structure Plan area	8.64 hectares	1.3
Area of Residential	3.76 hectares	5.2
Total Area of Internal Road Reserves	1.91 hectares	5.3
Estimated Lot Yield	124 lots	5.2
Estimated Number of Dwellings	124 dwellings	5.2
Estimated Residential Site Density	16.4 dwellings per gross hectare 32.9 dwellings per net site hectare	5.2
Estimated Population	347 people @ 2.8 people per household	5.2
Amount of Public Open Space	Total – 1.874 ha Includes CCW buffer (1.2176 ha)	5.2
Amount of Unrestricted POS	= 0.6564 ha total	5.2
Amount of Restricted POS	<ul style="list-style-type: none"> ▪ CCW Buffer (1.2176 ha) ▪ 1:5 year basin areas (0.0668 ha) = 1.2844 ha total	

Part One – Statutory Section

1. Structure Plan Area

The Structure Plan is identified as the Lots 1, Portion of 80 and 761 Gadd Street, Success Structure Plan.

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

2. Operation

This structure plan comes into effect on the date it is approved by the Western Australian Planning Commission.

3. Subdivision/Development

3.1	Notifications on Title	<p>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. Lots deemed to be affected by a Bush Fire Hazard as identified in the Bushfire Management Plan – Lots 1 and 761 Gadd Street, Success, WA by Bio Diverse Solutions as amended. 2. Lots deemed to be affected by mosquito and midge nuisances as identified in the Mosquito and Midge Management Plan – Lots 4 Hammond Road & Lots 760 and 761 Gadd Street, Success, by Rankine Mosquito Management as amended.
3.2	Local Development Plans	<p>Local Development Plans are required to be prepared and implemented for lots comprising one or more of the following attributes:</p> <ol style="list-style-type: none"> i) Lots with rear-loaded vehicular access ii) Lots less than 10m width and providing front loaded vehicular access iii) Lots with direct boundary frontage to an area of Parks and Recreation iv) Lots deemed to be affected by a bushfire hazard as identified spatially in Appendix 5 of the accompanying Bushfire Management Plan
3.3	Other provisions/ standards/ requirements	<p>Designated Bushfire Prone Areas – Construction Standards</p> <p>This Structure Plan is supported by a Bushfire Management Plan (BMP). 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>

4.0 Other Requirements

4.1	Other land use, development and subdivision requirements	The following matters are required to be addressed as a condition of subdivision approval: i) Fauna relocation survey ii) Wetland management plan iii) Landscaping management plan iv) Mosquito management plan
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Legend

- Structure Plan Boundary
- Zones**
- Residential R30
- Residential R40
- Reserves**
- Parks and Recreation
- Public Purpose

Source Information:
Site boundaries: MNG Surveys
Adjoining information: City of Cockburn

PROJECT		GADD STREET SUCCESS	
Job Ref. 119136	Date 26 JUNE 2016		
Comp By. LCFV	DWG Name. 119136-2-001H.dwg		
Checked By. RS	Locality SUCCESS		
Local Authority CITY OF COCKBURN			

CLIENT	MAIR PROJECTS
GADD STREET SUCCESS STRUCTURE PLAN	



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RPS Australia East Pty Ltd
 ACN 140 292 762
 ABN 44 140 292 762
 Level 21 27/31 Troode Street
 West Perth WA 1 Australial 6005
 PO Box 1701 West Perth WA 6872

T+61 8 9211 1111
F+61 8 9211 1122
W rpsgroup.com.au

Scale 1 : 1500	Sheet A3	Plan Ref 119136-3-00	Rev e
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