


LEGEND

LOCAL PLANNING SCHEME

RESERVES

 Parks and Recreation

ZONES

 Residential (R40)

 Residential (R60)

OTHER CATEGORIES

 Structure Plan Boundary

 Neighbourhood Connector 'B'

 Future Integrator 'B'

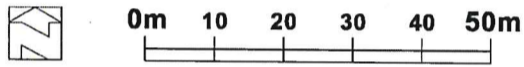
 Access Street

 Preferred Location for proposed Child Care Premises

 No Vehicle Access

NOTES

1. Further investigations to occur before subdivision and/or development in consultation with the City of Cockburn to determine the requirement for potential upgrades to Hammond Road to provide for a left-turn deceleration lane to the Structure Plan area.



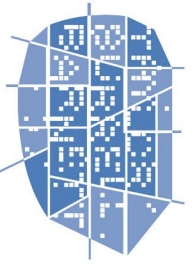
It is certified that this Structure Plan was approved by resolution of the Western Australian Planning Commission on 28/2/2023
 This Structure Plan expires on 3/3/2033
 Signed [Signature]
 Director, Planning and Development
 File No. 110/229



PLAN 1 - Structure Plan Map

Lot 7 Hammond Road, Success

Taylor
Burrell
Barnett



STRUCTURE PLAN



Prepared for **Goddard Property Group**
Prepared by **Taylor Burrell Barnett**



August 2021



DOCUMENT HISTORY AND STATUS

Lot 7 Hammond Road, Success Structure Plan

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Revision	Reviewer	Date Issued
21/025-0	RC	06.08.21
21/025-1.1	TW	20.12.22
21/025-1.1	TW	24.02.23

ENDORSEMENT

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:

28 February 2023 Date

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

03 March 2023 Date

03 March 2033 Date of Expiry



TABLE OF AMENDMENTS

Amendment No.	Summary of the Amendment	Amendment Type	Date Approved by WAPC

TABLE OF DENSITY PLANS

Each time a density plan is approved, the plan is to be recorded in the table of density plans at the front of the Structure Plan.

Density Plan No.	Area of Density Plan Application	Date Endorsed by WAPC



EXECUTIVE SUMMARY

This Structure Plan has been prepared to guide future subdivision and development of Lot 7 (No.222) Hammond Road, Success (hereafter referred to as 'subject land').

The subject land is located:

- Within the municipality of the City of Cockburn;
- Approximately 23 km south of the Perth Central Business District (CBD);
- Approximately 1.3 km west of the Cockburn Secondary Metropolitan Centre; and
- Adjacent to the Thomson's Lake Nature Reserve.

The Structure Plan proposes development of land for:

- Residential purposes comprising a mix medium residential densities; and
- Ancillary uses such as public open space, drainage and local access arrangements.

Item	Data	Structure Plan Ref. (Section No.)
Total area covered by the Structure Plan	2.0462 ha	1.2.3
Area of each land use proposed:		3.3
• Zones		
• Residential	0.9922 ha	
• Reserves	N/A	
• Road Reserve	0.38105 ha	
• Public Open Space & Drainage	0.63318 ha	
Total Estimated Lot Yield	25 lots	3.3.1
Estimated No. of Dwellings	53 dwellings	3.3.1
Estimated Residential Site Density	53.4 dwellings per site/ha	3.3.1
Estimated Population	Approximately 134 people (Based on 2.72 persons / single dwelling, and 2.2 persons / multiple dwelling)	3.3.1
No. of High Schools	N/A	3.8
No. of Primary Schools	N/A	3.8
Estimated Commercial Floor Space	0.2005 ha (land area)	3.3.2
Estimated area and percentage of public open space given over to:		3.4.1
• Regional open space	N/A	
• District open space	N/A	
• Neighbourhood parks	N/A	
• Local parks	0.6331 ha	
Estimated percentage of natural area	0.4679 ha (20.3% of Total Area)	3.4.1

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PART ONE IMPLEMENTATION

1 STRUCTURE PLAN AREA

This Structure Plan shall apply to Lot 7 (No.222) Hammond Road, being the land contained within the inner edge of the line denoting the structure plan boundary on the Structure Plan map (**Plan 1**).

2 OPERATION

This Structure Plan commences operation on the date it is approved by the Western Australian Planning Commission (WAPC).

3 STAGING

Staging and development will be influenced by market forces, connection to infrastructure and the timing of improvements to the surrounding road network. It is likely that the subject land will be developed in two stages; with the child care site constructed first, followed by the construction of the single and multiple dwellings, however this is indicative only.

4 SUBDIVISION & DEVELOPMENT REQUIREMENTS

4.1 LAND USE

The Structure Plan Map (**Plan 1**) identifies the following zones and reserves applicable to the Structure Plan area:

- Residential (R40 & R60); and
- Parks and Recreation Reserve;

Land use permissibility within the Structure Plan area shall accord with the land use permissibility of the corresponding zone/reserve in the *City of Cockburn Town Planning Scheme No.3 (TPS3)* (as amended).

Notwithstanding this, 'Child Care Premises' is a preferred land use in the location as identified on the Structure Plan Map, within the 'Residential (R40)' zone.

4.1.1 RESIDENTIAL

(i) Dwelling Target

Objective: *To provide for a minimum 15 dwellings per gross hectare of urban zoned land within the Structure Plan area.*

- a) Subdivisions are generally to achieve the following:
 - i. 15 dwellings per gross urban ha.

(ii) Residential Density

The Structure Plan Map (**Plan 1**) defines the residential density that applies within the Structure Plan.

(iii) Development and built form

Development of land identified by the Structure Plan Map for R60 shall be of a minimum scale of two stories and guided by a local development plan, prepared in accordance with section 5 of this Structure Plan.

Development of land which abuts the conservation reserve and public open space is to have regard to the recommendations of the Bushfire Management Plan contained within Appendix D and shall ensure that all habitable components of the development is located within areas identified as BAL-29 or below.

(iv) RMD Codes

The Medium-density Single House development standards as outlined in WAPC Planning Bulletin 112/2016 apply to lots within the Structure Plan. Development of residential lots will be undertaken in accordance with the Local Planning Policy adopted by the local government.

4.1.2 PUBLIC OPEN SPACE

The proposed Structure Plan includes:

- (i) ceding of the CCW Buffer and Local Open Space with a management order to the City of Cockburn for the purposes of 'Recreation and Conservation'.

4.2 NOTIFICATION ON TITLE

In respect of applications for the subdivision of land, the Local Government shall recommend to the WAPC that a condition be imposed on the grant of subdivision approval for a notification to be placed on the Certificate of Titles to advise the following:

- (i) Land or lots to be affected by an identified noise impact as outlined within the 'Transportation Noise Assessment' contained within **Appendix F**.
- (ii) Land or lots deemed to have a Bushfire Attack Level (BAL) rating of 12.5 or above as outlined within the Bushfire Management Plan contained within **Appendix D**; and/or
- (iii) Land or lots deemed to be impacted by midge nuisances as identified in Local Planning Policy 1.11 Residential Rezoning and Subdivision Adjoining Midge Infested Lakes and Wetlands.
- (iv) Proximity of the land to known mosquito breeding areas where the predominant mosquito species are known to carry viruses and other diseases.

4.3 WETLAND/FORESHORE PROTECTION MANAGEMENT PLAN

In respect of all applications for the subdivision of land, the local government shall recommend to the WAPC that a condition be imposed on the grant of subdivision approval that the recommendations in the Wetland Conservation Area Management Plan contained in **Appendix C**, be implemented.

5 LOCAL DEVELOPMENT PLANS

Local Development Plans (LDPs) are required to be prepared and implemented for lots affected by one or more of the following:

- Where they directly abut a Public Open Space reservation;
- Where they are less than 260m²; and/or
- Quiet House Design requirements in accordance with the requirements of SPP 5.4.
- Minimum two-storey built form for land identified as Residential R60 by the Structure Plan Map (**Plan 1**).

Imposed as a condition of subdivision approval, the LDPs shall be prepared in a manner and form in accordance with Part 6, Clause 48(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

6 OTHER REQUIREMENTS

6.1 DEVELOPMENT CONTRIBUTIONS

The developer is to make satisfactory arrangements with the City of Cockburn to provide proportional contributions towards those items of development infrastructure defined by TPS3 for Development Contribution Area No.1 (DCA1) and Development Contribution Area No.13 (DCA13).

DCA1 requires a proportionate contribution towards the widening and upgrading of Hammond Road between Beeliar Drive and Bartram Road. DCA13 requires a per lot/dwelling contribution towards the provision of Community Infrastructure within various areas in the City of Cockburn.

6.2 UPGRADES TO HAMMOND ROAD (DECELERATION LANE)

Prior to subdivision and/or development, further investigations will be required to assess and determine the need for the upgrading of Hammond Road to provide for a deceleration lane into the Structure Plan area; and the appropriate length if determined to be required; in consultation with the City of Cockburn.

Should investigations determine that upgrades are required, the City of Cockburn may recommend to the Western Australian Planning Commission that conditions be imposed on the grant of subdivision approval regarding the upgrading of Hammond Road, to provide for the construction of a left-turn deceleration lane of an appropriate length to ensure safe vehicular access to the site.

7 ADDITIONAL INFORMATION

Prior to any subdivision or development of the land being supported, the following management plans, reports and strategies are to be prepared, as applicable, to the satisfaction of the relevant authority and provided at the relevant submission stage nominated in **Table 1**.

TABLE 1: MANAGEMENT PLANS, REPORTS AND STRATEGIES

Additional Information	Approval Stage	Approving Authority
Water Management		
Local Water Management Strategy / Urban Water Management Plan Recommendations	Condition of Subdivision	DWER, City
Environment		
Bushfire Management Plan Recommendations	Condition of Subdivision <i>(Notification on Title)</i>	City
Wetland Conservation Area Management Plan Recommendations	Condition of Subdivision	DBCA, City
Mosquito and Midges	Condition of Subdivision <i>(Notification on Title)</i>	City
Transportation Noise Assessment Recommendations	Condition of Subdivision <i>(Implemented through LDP's where necessary)</i> <i>(Notification on Title)</i>	City
Engineering		
Detailed Engineering Drawings	Condition(s) of Subdivision	City, WC, WP


Additional Information	Approval Stage	Approving Authority
Other		
Local Development Plan (or in the case of a child care centre, Development Approval)	Condition of Subdivision <i>(If deemed necessary by City)</i>	City

- City** City of Cockburn
- DBCA** Department of Biodiversity Conservation & Attractions
- DWER** Dept. of Water & Environmental Regulation
- WC** Water Corporation
- WP** Western Power


LEGEND


LOCAL PLANNING SCHEME

RESERVES

 Parks and Recreation


ZONES


 Residential (R40)


 Residential (R60)

OTHER CATEGORIES

 Structure Plan Boundary

 Neighbourhood Connector 'B'

 Future Integrator 'B'

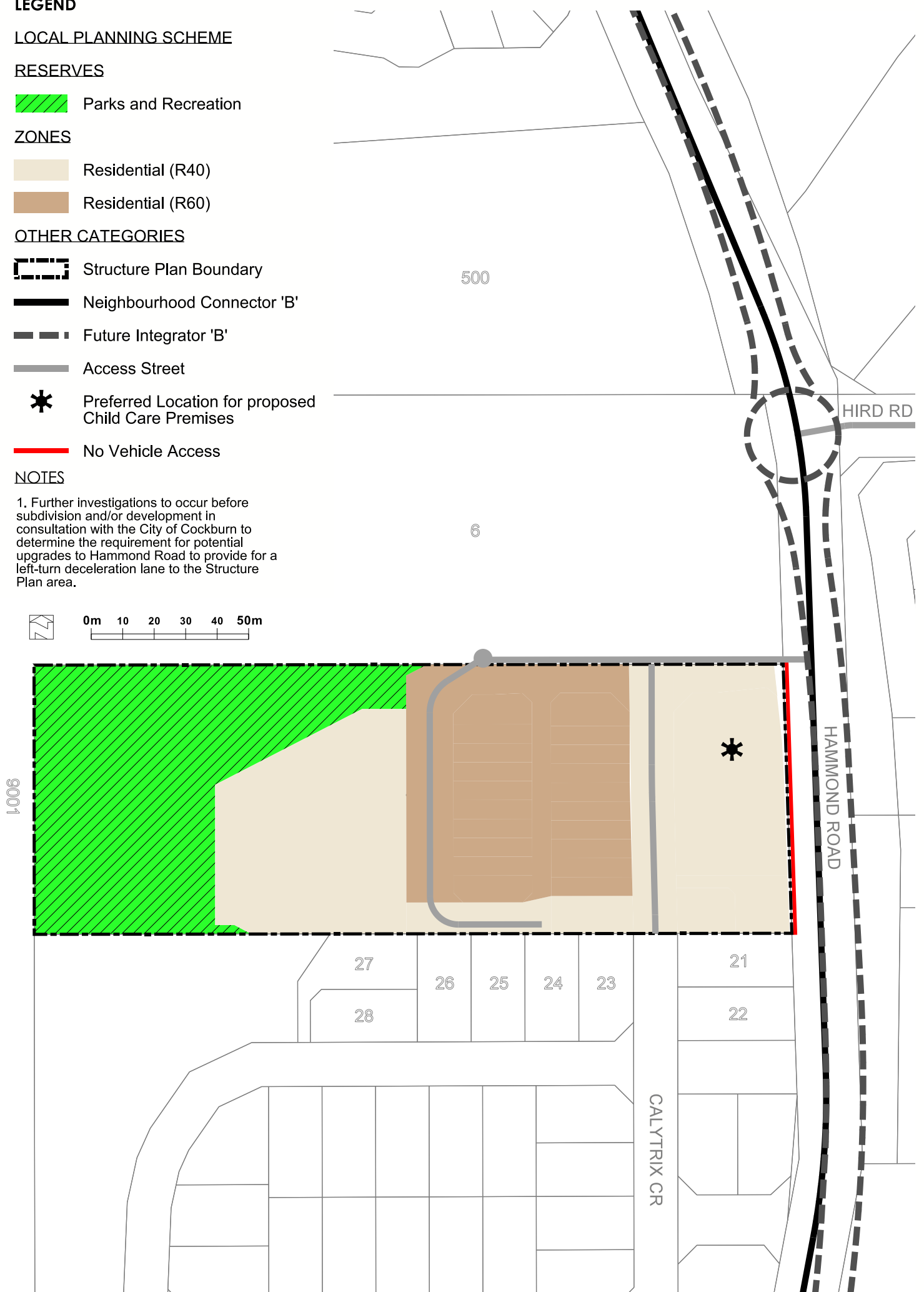
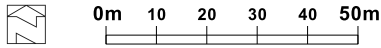
 Access Street

 Preferred Location for proposed Child Care Premises

 No Vehicle Access

NOTES

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PLAN 1 - Structure Plan Map