



Plan 1 - Local Structure Plan Map
 Lot 8 (107) Barfield Road, Hammond Park

Project Manager: DL Date: 26 Aug 2015
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Part One – Statutory Section

1.0 Structure Plan Area

The Structure Plan is identified as 'Plan 1 – Local Structure Plan Map'.

This Structure Plan shall apply to the land contained within the inner edge of the line denoting the structure plan boundary on 'Plan 1 – Local Structure Plan Map'.

2.0 Structure Plan Content

The Structure Plan comprises the following sections:

- (i) Part One – Statutory Section. This section includes the Structure Plan Map and any textual provisions, standards or requirements that require statutory effect.
- (ii) Part Two – 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. 9 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.

5.0 Land Use

5.1	Residential Density	Residential densities applicable to the Structure Plan area shall be those residential densities shown on 'Plan 1 – Local 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 an identified noise impact as outlined within the Transportation Noise Assessment for Lot 8 (107) Barfield Road, Hammond Park contained within Appendix A. 2. Construction standards to achieve quiet housing design in accordance with State Planning Policy 5.4 <i>Road and Rail Transportation Noise and Freight Consideration in Land Use Planning</i> (as amended). 3. Land or lots deemed to be affected by a Bush Fire Hazard as identified within the Bushfire Management Plan for Lot 8 (107) Barfield Road, Hammond Park contained within Appendix B. 4. Building setbacks and construction standards required to achieve a Bushfire Attack Level 19 or lower in accordance with Australian Standards (AS3959-2009): Construction of buildings in bushfire prone areas.
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: <ul style="list-style-type: none"> (i) Lots with direct boundary frontage (primary or secondary) to an area of Public Open Space; (ii) Lots deemed to be affected by a recognised Bush Fire Hazard, as identified spatially in Appendix B of the accompanying Bushfire Management Plan, under Bushfire Management Plan Lot 8 Barfield Road Hammond Park November 2014. (iii) Lots deemed to be affected by noise from the Kwinana Freeway, as identified spatially in Figure 5.1 of the accompanying Transportation Noise Assessment contained within Appendix A.
6.3	Designated Bushfire Prone Areas – Construction Standards	This Structure Plan is supported by a Bushfire Management Plan (BMP) included as Appendix B. 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.

7.0 Other Requirements

7.1	Development Contribution Items and Arrangements	The developer is to make satisfactory arrangements with the City of Cockburn to provide proportional contributions toward those items of development infrastructure defined in the City of Cockburn Town Planning Scheme No. 3 for Developer Contribution Area 13 (DCA13).
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