

LEGEND

Zones:

Residential (R35)

Local Scheme Reserves:

Public Purpose

Local Road

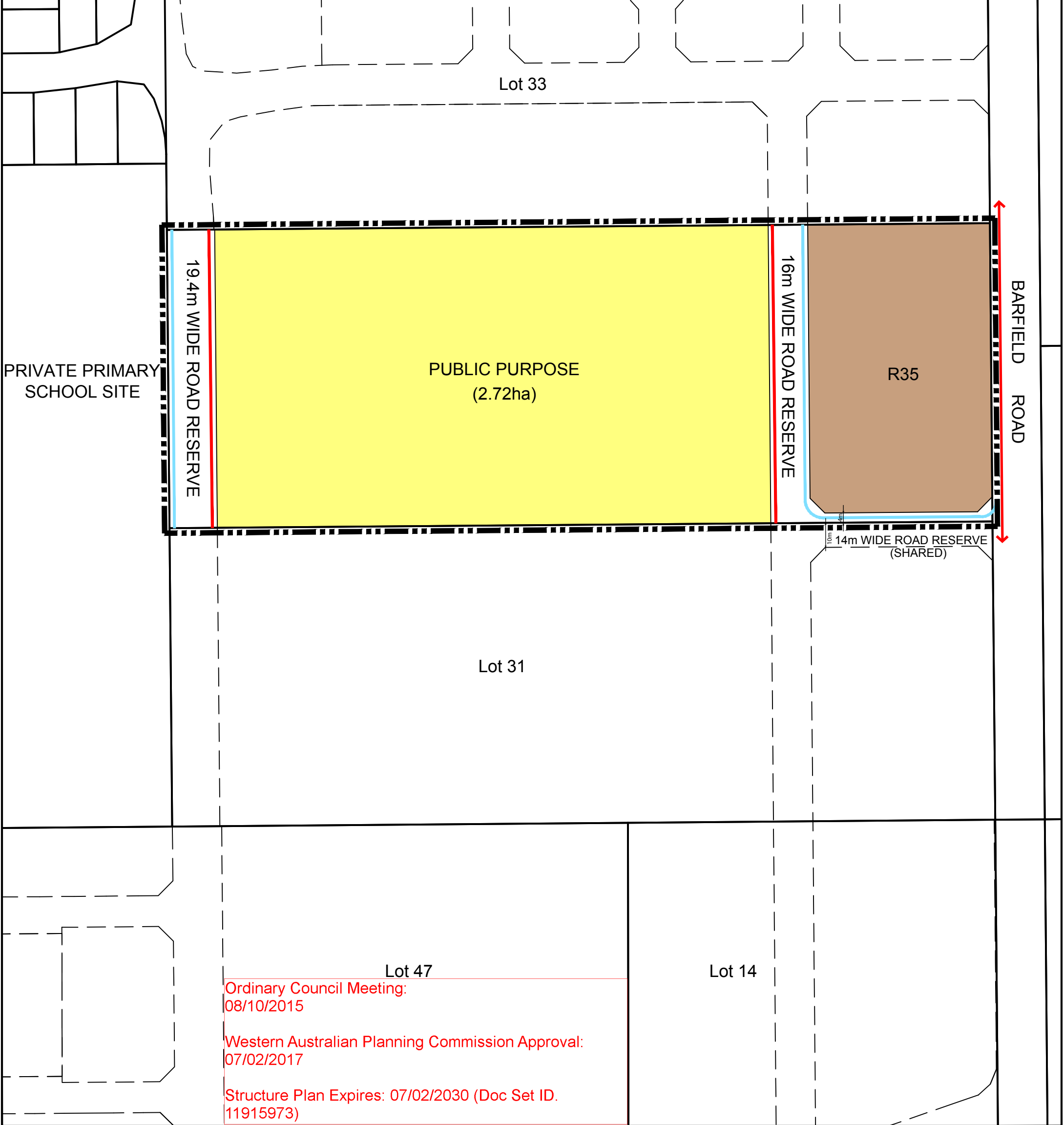
Other:

SP Area

Indicative Shared Path

Indicative Foot path

0 20 40 60 80 100m



Lot 47
 Ordinary Council Meeting:
 08/10/2015
 Western Australian Planning Commission Approval:
 07/02/2017
 Structure Plan Expires: 07/02/2030 (Doc Set ID.
 11915973)

PROJECT	
HAMMOND PARK	
Job Ref. 129191	Date 21 MAY 2015
Comp By. BC	DWG Name. 126191-5-005d.dwg
Checked By. MW	Locality HAMMOND PARK
Local Authority CITY OF COCKBURN	

CLIENT
DEPARTMENT OF TREASURY STRATEGIC PROJECTS & ASSET SALES
STRUCTURE PLAN LOT 32 BARFIELD ROAD

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RPS

Structure Plan

Lot 32 Barfield Road, Hammond Park

Prepared by:

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Report Number: PR126191-1

Version / Date: Rev 3, January 2017

Prepared for:

**DEPARTMENT OF TREASURY –
STRATEGIC PROJECTS AND ASSET SALES**



Department of **Treasury**

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In preparing this report we have made certain assumptions. We have assumed that all information and documents provided to us by the Client or as a result of a specific request or enquiry were complete, accurate and up-to-date. Where we have obtained information from a government register or database, we have assumed that the information is accurate. Where an assumption has been made, we have not made any independent investigations with respect to the matters the subject of that assumption. We are not aware of any reason why any of the assumptions are incorrect.

Document Status

Version	Purpose of Document	Orig	Review	Review Date
Draft A	Internal and client review	CH	RS	12 March 2015
Draft B	Additional inputs from consultant team & client	RS	MG	17 April 2015
Rev 0	For submission to Council	RS	MG	4 May 2015
Rev 1	Incorporate comments from Council regarding Part 1 and Bushfire Management Plan	RS	MG	6 July 2015
Rev 2	Incorporate modifications as requested by Council and WAPC	RS	MG	28 October 2016
Rev 3	Incorporate modifications as requested by WAPC	SD	SD	31 January 2017

Approval for Issue

Name	Signature	Date
Sheldon Day		31 January 2017

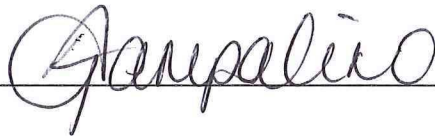
This structure plan is prepared under the provisions of the City of Cockburn
Town Planning Scheme No.3

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY
RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION
ON: 7 FEBRUARY 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

7 February 2017

Date

Date of Expiry: 7 FEBRUARY 2027

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Table of Amendments

Table 1 – Table of Amendments

Amendment No.	Summary of the Amendment	Amendment type	Date approved by WAPC

Executive Summary

This Structure Plan (SP) applies to Lot 32 Barfield Road, Hammond Park. Lot 32 (subject site) is 4.0469 hectares in area, and is situated approximately 300 metres west of the Kwinana Freeway, and 24 kilometres to the south of the Perth Central Business District.

This SP will facilitate future subdivision to create residential lots at a density coding of Residential R 35, and a future secondary school site. This SP is consistent with the Southern Suburbs District Structure Plan – Stage 3 (DSP).

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

Table 3 – Structure Plan Summary Table

Item	Data	Section number referenced within Part 2 of SP report
Gross Structure Plan area	4.0469 hectares	Table 5
<u>Area of each land use proposed</u>		
<u>Zones</u>		
- Residential	0.8629 hectares	5.2
<u>Reserves</u>		
- Secondary School Site	2.72 hectares	5.3
<u>Composition of Public Open Space</u>		
Public Open Space	0.1327 hectares (10%) cash-in-lieu	5.4
Deduction [High School Site]	2.72 hectares	
Gross Subdivisible Area	1.3269 hectares	
Estimated lot yield	20 lots	5.2
Estimated number of dwellings	20 dwellings	5.2
<u>Estimated Residential Site Density</u>		
- Dwellings per gross hectare as per Directions 2031	5 dwellings per hectare (gross urban)	5.2
- Dwellings per gross hectare less high school site	15 dwellings per gross hectare	
- Dwellings per site hectare as per Liveable Neighbourhoods	25.8 dwellings per hectare (net residential)	
Estimated Population	56 people @ 2.8 people/household	5.2

Structure Plan Content

This Structure Plan comprises:

Part One – Implementation

This section contains the Structure Plan Map, and outlines the purpose and intent of the Structure Plan.

Part Two – Explanatory Section

This section contains the explanatory component of the structure plan including background information, and an explanation of the structure plan including design methodology, relevance, and compliance with the applicable planning frameworks at the State and Local Government level.

This section also includes plans and maps in support of the structure plan.

Appendices

This section contains all of the technical reports and studies in support of the structure plan, with the level of detail contained within these reports and studies being commensurate with the context and scale of the proposed structure plan.

Part One – Implementation

1. Structure Plan Area

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. Staging

Lot for high school to be created first. Residential subdivision to follow.

4. Subdivision and development requirements

- a) Residential densities for the structure plan area are the residential densities shown on the Structure Plan Map.
- b) Cash in lieu of public open space is to be provided.
- c) Land use permissibility within the structure plan area shall accord with the corresponding land use classification in the City of Cockburn Town Planning Scheme No. 3.
- d) This structure plan is supported by a Bushfire Management Plan (BMP), Bushfire Management Plan - Lot 32 Barfield Road, Hammond Park, 27 August 2015 by Ecological Australia, as amended. 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.
- e) Notifications on Title

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 of Title to suitably respond to the following:

- That a lot(s) with a bushfire attack level (BAL) rating of 12.5 or higher is within a designated bushfire prone area and subject to a Bushfire Management Plan.

5. Local Development Plan(s)

Local Development Plan(s) are to be prepared for lots:

- a) with a bushfire attack level of 12.5 or greater;
- b) having rear-loaded vehicle access; and/or
- c) fronting on to Barfield Road (in order to manage stormwater detention within the road verge and any potential pedestrian and/or vehicular access).

6. Other requirements

a) Development Contribution Arrangements

DCA 9 and DCA 13 apply under the City of Cockburn Town Planning Scheme No. 3.

Attachment A – Structure Plan Map

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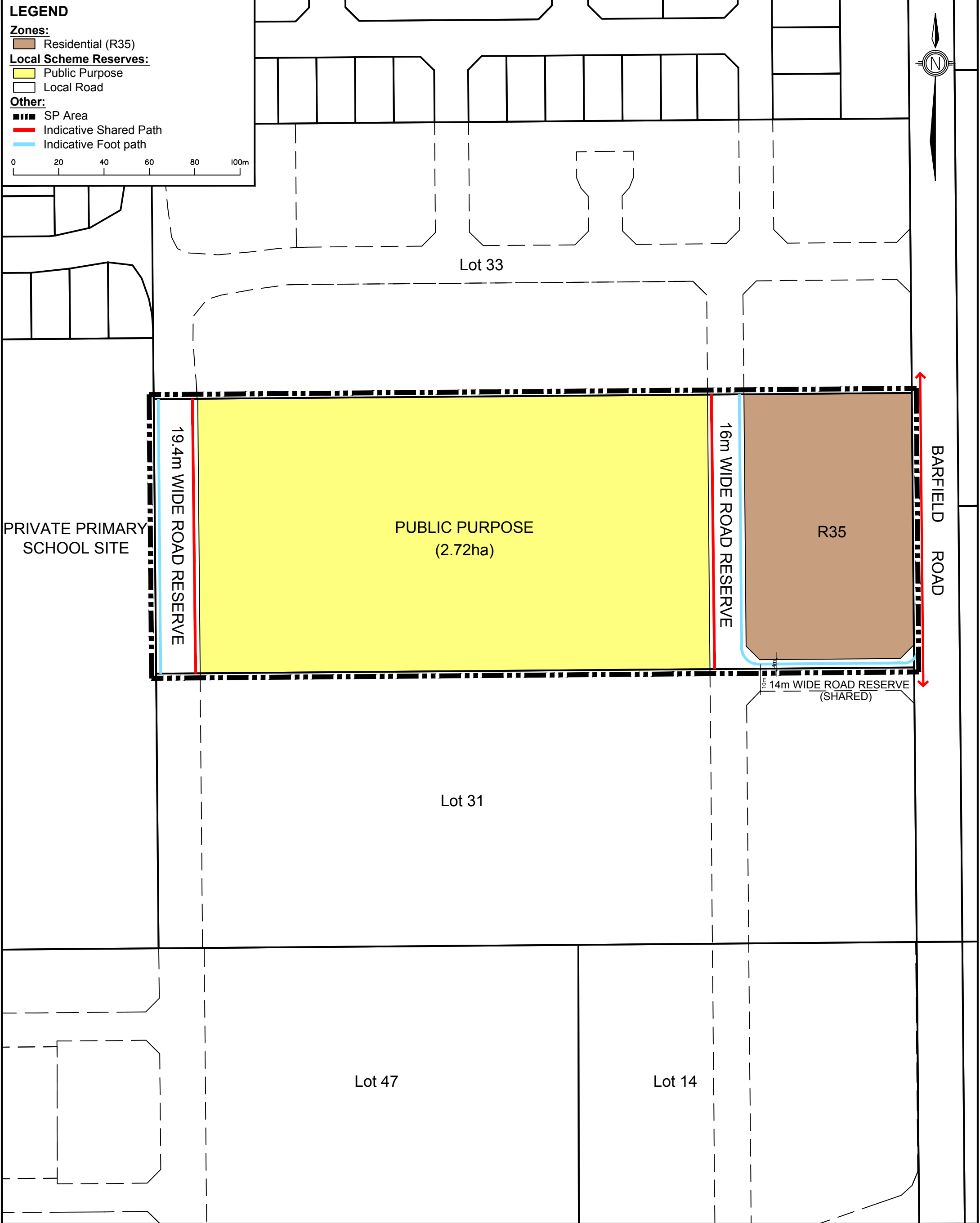
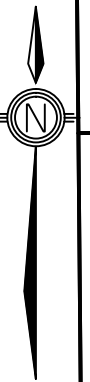
Other:

SP Area

Indicative Shared Path

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