

PRIVATE PRIMARY SCHOOL SITE

19.4m WIDE ROAD RESERVE

PUBLIC PURPOSES (2.72 ha)

16m WIDE ROAD RESERVE

14m WIDE ROAD RESERVE

BARFIELD RD

**LEGEND**

**Zones**

- Residential - R35

**Reserves**

- Public Purposes

**Other Elements that inform the LSP**

- LSP Area
- Shared Path
- Footpath

**Note:**  
Location of Shared Path along 14m wide Road Reserve is indicative only and subject to detailed design.

It is certified that this Structure Plan Amendment was approved by resolution of the Western Australian Planning Commission on 22/3/16 19/10/2025  
 This Structure Plan expires on 22.3.2026  
 Signed   
 Director, Planning and Development  
 File No. 110/104 Amendment 1

**Lot 31 Barfield Rd  
Hammond Park  
Local Structure Plan Map**

**Harley Dykstra**  
 PLANNING & SURVEY SOLUTIONS

DRAWN BDR 29-07-2015 DRAWING No 131062-LSP-F3-P1-150120-1  
 SCALE AT A3 1:2000

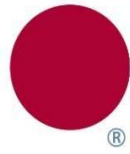
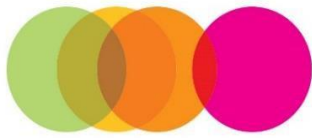
REV A DESCRIPTION Original Drawing DATE 25-11-13

0 20 40 60 80 100 m  
 ALL DISTANCES ARE IN METERS

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**NOTE:**  
 This plan has been prepared for planning purposes. Areas, Contours and Dimensions shown are subject to survey.



# Harley Dykstra

PLANNING & SURVEY SOLUTIONS

## Lot 31 Barfield Road, Hammond Park Local Structure Plan

Prepared by Harley Dykstra Pty Ltd

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Albany    Bunbury    Busselton    Kelmscott    Perth

# CERTIFICATION OF APPROVED STRUCTURE PLAN

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

.....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

.....Date

AND ADOPTED BY  
RESOLUTION OF THE COUNCIL OF THE CITY OF COCKBURN ON:

.....Date

AND PURSUANT TO THE COUNCIL'S RESOLUTION HEREUNTO AFFIXED IN THE PRESENCE OF:

.....Date

Mayor, City of Cockburn

.....Date

Chief Executive Officer, City of Cockburn

This Structure Plan is prepared under the provisions of the City of Cockburn Town Planning  
Scheme No. 3.

## TABLE OF VARIATION(S) FROM STRUCTURE PLAN

Variation No.	Description of Variation	Date Adopted by Council	Date Endorsed by the WAPC (if required)
1	Modification to width and alignment of east-west road	N/A	5 January 2016

# Executive Summary

## Lot 31 Barfield Road, Hammond Park Local Structure Plan

This report represents an application to the City of Cockburn to consider a proposed Local Structure Plan over Lot 31 Barfield Road, Hammond Park. Lot 31 Barfield Road is 4.0469 ha in area and is situated approximately 300m west of the Kwinana Freeway, 24km south of the Perth Central business Area and 5km south of the Cockburn Central commercial precinct. The subject land is situated approximately 7km east of the coast.

The proposed Local Structure Plan will facilitate future subdivision to create residential lots at a Residential 35 (R35) density and a Public Purposes reserve for a future High School.

The Local Structure Plan has been prepared in accordance with the Southern Suburbs District Structure Plan – Stage 3.

The Local Structure Plan Summary Table below details the nature and key outcomes of the Local Structure Plan.

ITEM	DETAIL	SECTION No. within LSP Report (Part 2)
Gross Structure Plan Area	4.0469 ha	Section 2.1, 6.1
Area of each land use proposed		
<u>Zones</u> Residential	0.8186 ha 20.2%	Section 6.1.2
<u>Reserves</u> Public Purposes	2.72 ha 67.2%	Section 2.2
<u>Composition of Public Open Space</u>		
Public Open Space	0.1327 ha (10%) cash-in-lieu	Section 6.2
Deduction (Public Purposes)	2.72 ha	Section 6.2
Gross Subdivisible Area	1.3269 ha	Section 6.2
Estimated Lot yield	20 lots	Section 6.1.2
<u>Estimated Residential Site Density</u>		
- dwellings per gross hectare <i>As per Directions 2031</i>	15 dwellings per gross hectare	Section 5.1.1
- dwellings per site hectare <i>As per Liveable Neighbourhoods</i>	24 dwellings per site hectare	Section 5.1.4, 6.1.2
Number of Secondary Schools	1 (portion of)	Section 3.4

# **Part One - Statutory Section**

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# 1.0 Statutory Section

## Lot 31 Barfield Road, Hammond Park Local Structure Plan

### 1.0 Structure Plan Area

The Structure Plan is identified as the Lot 31 Barfield Road, Hammond Park Local Structure Plan.

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 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 Interpretations 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.

# 1.0 Statutory Section

## Lot 31 Barfield Road, Hammond Park Local Structure Plan

### 5.0 Land Use

5.1	Residential	Residential densities applicable to the Structure Plan area shall be those 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"><li>1. Land deemed to be affected by a Bush Fire Hazard as identified in the <i>Fire Management Plan – Proposed Subdivision: Lot 31 Barfield Road, Hammond Park, Western Australia, 6164</i> by RUC Fire (original date 22/01/2014, as amended 16/10/2015) at <b>Appendix 5</b>.</li><li>2. Building setbacks and construction standards required to achieve a Bushfire Attack Level 29 or lower in accordance with Australian Standards (AS3959-2009): <i>Construction of buildings in bushfire prone areas</i>.</li></ol>
6.2	Detailed Area Plans	<p>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:</p> <p>(i) Lots deemed to be affected by a recognised Bush Fire Hazard as identified spatially in the <i>Fire Management Plan – Proposed Subdivision: Lot 31 Barfield Road, Hammond Park, Western Australia, 6164</i> by RUC Fire (original date 22/01/2014, as amended 16/10/2015) at <b>Appendix 5</b>.</p>
6.3	Other provisions / standards / requirements	<p><u>Designated Bushfire Prone Areas - Construction Standards</u></p> <p>This Structure Plan is supported by a Bushfire Hazard Level Assessment (BFHA) and a Bushfire Management Plan (BMP) (<b>Appendix 5</b>). Any land falling within 100 metres of a bushfire hazard identified in the BFHA/BMP is designated as a Bushfire Prone Area for the purpose of the Building Code of Australia.</p>