



**ROWE**  
GROUP  
DESIGN

# STRUCTURE PLAN

LOT 50 (NO. 193) BARFIELD ROAD  
HAMMOND PARK

## DOCUMENT CONTROL

Printed xxxx 8697\_20dec03R\_rt

VERSION	FILE NAME	PREPARED BY	APPROVED BY	DATE
1	8697_19May02R_bs	Blair Stroud	Nathan Stewart	17/10/2019
2	8697_19Nov04R_bs	Blair Stroud	Nathan Stewart	19/12/2019
3	8697_20dec01R_rt	Rebecca Thompson	Rod Dixon	9/12/2020
4	8697_20dec02R_rt	Rebecca Thompson	Rod Dixon	15/12/2021
5	8697_20dec03R_rt	Rebecca Thompson	Rod Dixon	2/02/2022

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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: **10 FEBRUARY 2022**

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

14 February 2022

Date

10 February 2032

Date of Expiry

## ▲ TABLE OF AMENDMENTS

AMENDMENT NO.	SUMMARY OF THE AMENDMENT	AMENDMENT TYPE	DATE APPROVED BY WAPC

## ▲ TABLE OF DENSITY PLANS

DENSITY PLAN NO.	AREA OF DENSITY PLAN APPLICATION	DATE ENDORSED BY WAPC

## ▲ EXECUTIVE SUMMARY

Rowe Group acts on behalf of the landowner of Lot 50 (No. 193) Barfield Road, Hammond Park (herein referred to as the 'subject site'). We have been instructed by our Client to prepare and lodge a Structure Plan over the subject site.

The proposed Structure Plan is located adjacent to the existing Structure Plan for the Vivente estate (currently under construction), within the Southern Suburbs (Stage 3, Hammond Park / Wattleup) District Structure Plan area.

The proposed Structure Plan seeks to facilitate the subdivision and development of the subject site for residential purposes, providing for seamless connections with the surrounding urban environment, existing and planned. Specifically, the Local Structure Plan provides:

- ▲ Residential lots, with a proposed R30 density code; and
- ▲ Public Open Space, designed in accordance with the requirements of Liveable Neighbourhoods.

The proposed Structure Plan has been prepared in accordance with the provisions of Part 4 of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015 ('Planning Regulations') and provides the planning framework to guide and facilitate the urban residential development of the subject land.

The preparation of the Structure Plan has been undertaken in consultation with the City of Cockburn and other relevant stakeholders.

## STRUCTURE PLAN SUMMARY

ITEM	DATA		SECTION NUMBER REFERENCED IN PART 2 OF REPORT
Total area covered by the Structure Plan	1.86 hectares		1.2.2
Area of each land use proposed: Residential	1.20 hectares	32 lots	3.3
Total estimated lot yield	32 lots		3.3
Estimated number of dwellings	32 dwellings		3.3
Estimated residential site density	26.28 dwellings per res site hectare 17.2 dwellings per gross hectare		3.3
Estimated population	96 people		3.3
Number of high schools	0 high schools		3.6
Number of primary schools	0 primary schools		3.6
Estimated commercial floor space	0 hectares		3.7
Estimated area and percentage of public open space given over to: - Regional open space - District open space - Neighbourhood parks - Local parks	- 0 hectares, 0% - 0 hectares, 0% - 0 hectares, 0 parks - 0.20 hectares, 1 park		3.2
Estimate percentage of natural area	0 hectares, 0 %		3.2

**TABLE 1: STRUCTURE PLAN SUMMARY**

*Note: All information and areas are approximate only and are subject to survey and detailed design.*

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2.	ADDITIONAL INFORMATION
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4.	OWNERSHIP DETAILS
5.	PUBLIC OPEN SPACE SCHEDULE

## TECHNICAL APPENDICES

APPENDIX NUMBER	DOCUMENT TITLE	NATURE OF DOCUMENT	REFERRAL/APPROVAL AGENCY	APPROVAL STATUS AND MODIFICATIONS
1	Certificate of Title	Supporting		
2	Bushfire Management Plan	Requires Approval	Department of Fire and Emergency Services	
3	Environmental Assessment Management Strategy	Supporting	Department of Biodiversity, Conservation and Attractions	
4	Transportation Noise Assessment	Requires Approval	Main Roads WA	
5	Indicative Landscape Concept	Supporting	City of Cockburn	
6	Engineering Servicing and Traffic Report	Supporting	City of Cockburn	
7	Local Water Management Strategy	Requires Approval	Department of Water and Environmental Regulation	Approved
8	LWMS Approval	Supporting	Department of Water and Environmental Regulation	

**TABLE 2: TECHNICAL APPENDICES**



# PART ONE

IMPLEMENTATION



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# 1. STRUCTURE PLAN AREA

This Structure Plan applies to Lot 50 (No. 193) Barfield Road, Hammond Park, being the land contained within the inner edge of the line denoting the Structure Plan Boundary on the Structure Plan Map (Refer Plan 1 situated at the end of Part 1 of this Structure Plan Report).

# 2. OPERATION

In accordance with Schedule 2, Part 4 of the *Planning and Development (Local Planning Schemes) Regulations 2015* ('Planning Regulations'), this Structure Plan shall come into operation when it is approved by the Western Australian Planning Commission ('WAPC').

Pursuant to clause 27(1) of Schedule 2 of the Planning Regulations:

*A decision-maker for an application for development approval or subdivision approval in an area covered by a structure plan that has been approved by the Commission is to have due regard to, but is not bound by, the structure plan when deciding the application.*

Pursuant to clause 28(1) of Schedule 2 of the Planning Regulations this Structure Plan has effect for a period of 10 years, commencing on the day which the WAPC approves the plan.

# 3. STAGING

Given the size of the site, development within the proposed Structure Plan area is intended to occur as a single stage.

# 4. SUBDIVISION & DEVELOPMENT REQUIREMENTS

## 4.1 LAND USE PERMISSIBILITY

The Structure Plan Map (Plan 1) outlines land use, zones and reserves applicable within the Structure Plan area. The zones and reserves designated under this Structure Plan apply to the land within it as if the zones and reserves were incorporated into the *City of Cockburn Town Planning Scheme No.3*.

## 4.2 PUBLIC OPEN SPACE

The Structure Plan is to provide for a minimum of ten percent (10%) of the gross subdivisible area as Public Open Space in accordance with the WAPC's *Liveable Neighbourhoods* document. Public open space shall be provided generally in accordance with Plan 1 – Structure Plan Map.

## 4.3 RESIDENTIAL DENSITY

The residential density codes applicable to the Structure Plan shall be in accordance with those shown on the Structure Plan Map (Plan 1).

In accordance with Liveable Neighbourhoods and Directions 2031 targets, the Structure Plan area shall provide for an average minimum of 22 dwellings per residential site hectare and 15 dwellings per gross urban hectare.



## 5. LOCAL DEVELOPMENT PLANS

- a) The WAPC may require, as a condition of subdivision approval, a Local Development Plan(s) be prepared in accordance with Part 6 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2021*, prior to the creation or development of lots:
- i. of irregular shape or less than 260m<sup>2</sup> in area;
  - ii. affected by road or rail noise exceeding the targets set out in *State Planning Policy 5.4: Road and Rail Noise* and the associated implementation guidelines;
  - iii. where vehicular access is obtained from a rear laneway, or right of way, or is otherwise constrained;
  - iv. abutting areas of public open space; and/or
  - v. intended to accommodate grouped or multiple dwellings.
- b) Local Development Plans are to address the following matters, as required:
- i. street and boundary setbacks;
  - ii. dwelling orientation;
  - iii. uniform fencing requirements;
  - iv. open space requirements;
  - v. garage setbacks and width;
  - vi. vehicular and pedestrian access;
  - vii. parking requirements;
  - viii. overshadowing;
  - ix. visual privacy;
  - x. quite house design and/or construction requirements; and
  - xi. any variations to the Residential Design Codes

## 6. OTHER REQUIREMENTS

### 6.1 NOTIFICATION(S) ON TITLE

Notification(s) is/are to be placed on Title of all affected lots to advise:

- a) the lot is located near a transport corridor and higher construction standards may be required to reduce transport noise to acceptable levels in accordance with *State Planning Policy 5.4: Road and Rail Noise*;
- b) the lot is located within an area which has been declared bushfire prone and may be subject to a Bushfire Management Plan, and where additional construction requirements may



apply in accordance with *Australian Standard (AS3959) Construction of Buildings in Bushfire Prone Areas* (as amended).

## 6.2 RESTRICTIVE COVENANT

A Restrictive Covenant is to be placed on Titles of all affected lots that have been assessed as BAL-40 or BAL-Flame Zone, with a notice of this restriction to be included on the Diagram or Plan of Survey (Deposited Plan) to advise no habitable buildings are to be built within areas identified as BAL-40 or BAL-Flame Zone.

## 6.3 BUSHFIRE CONSTRUCTION STANDARDS

This Structure Plan is supported by a Bushfire Management Plan (April 2021). Regardless of whether the land has been formally designated as bushfire prone, any buildings to be erected on land identified as falling within 100 metres of a bushfire hazard shall comply with the requirements of *Australian Standard (AS3959) Construction of Buildings in Bushfire Prone Areas* (as amended).

## 6.4 DEVELOPMENT CONTRIBUTIONS

The Structure Plan area is included within Development Contribution Areas 9, 13 and 26 under the City of Cockburn Town Planning Scheme No. 3. Contribution costs are to be paid in accordance with the requirements of the Scheme at subdivision and development stage.

## 6.5 ENVIRONMENTAL AND HERITAGE FEATURES

A Landscape Management Plan is to be provided at the subdivision application stage, identifying any trees worthy for retention, where not affected by subdivision works.

Prior to the commencement of subdivisional works, a Tree Protection Management Plan is to be prepared and approved to ensure the protection and management of the site's environmental assets, with satisfactory arrangements being made for the implementation of the approved plan.

A Fauna Survey and Relocation Management Plan will be required to be undertaken at the subdivision stage.

A Bushfire Attack Level Assessment and Contour Plan will be required to be submitted with any Subdivision Application/s.



## 7. ADDITIONAL INFORMATION








ADDITIONAL INFORMATION	APPROVAL STAGE	CONSULTATION REQUIRED
Landscape Management Plan	Subdivision Application	City of Cockburn
Urban Water Management Plan (unless exempt)	Subdivision Application	DWER and City of Cockburn
Fauna Survey and Relocation Management Plan	Subdivision Application	DBCA and City of Cockburn
Tree Protection Management Plan	Subdivisional Works	City of Cockburn
Bushfire Attack Level Assessment and Plan	Subdivision Application	DPLH and City of Cockburn
Acoustic Assessment	Subdivision Application	Main Roads WA and City of Cockburn

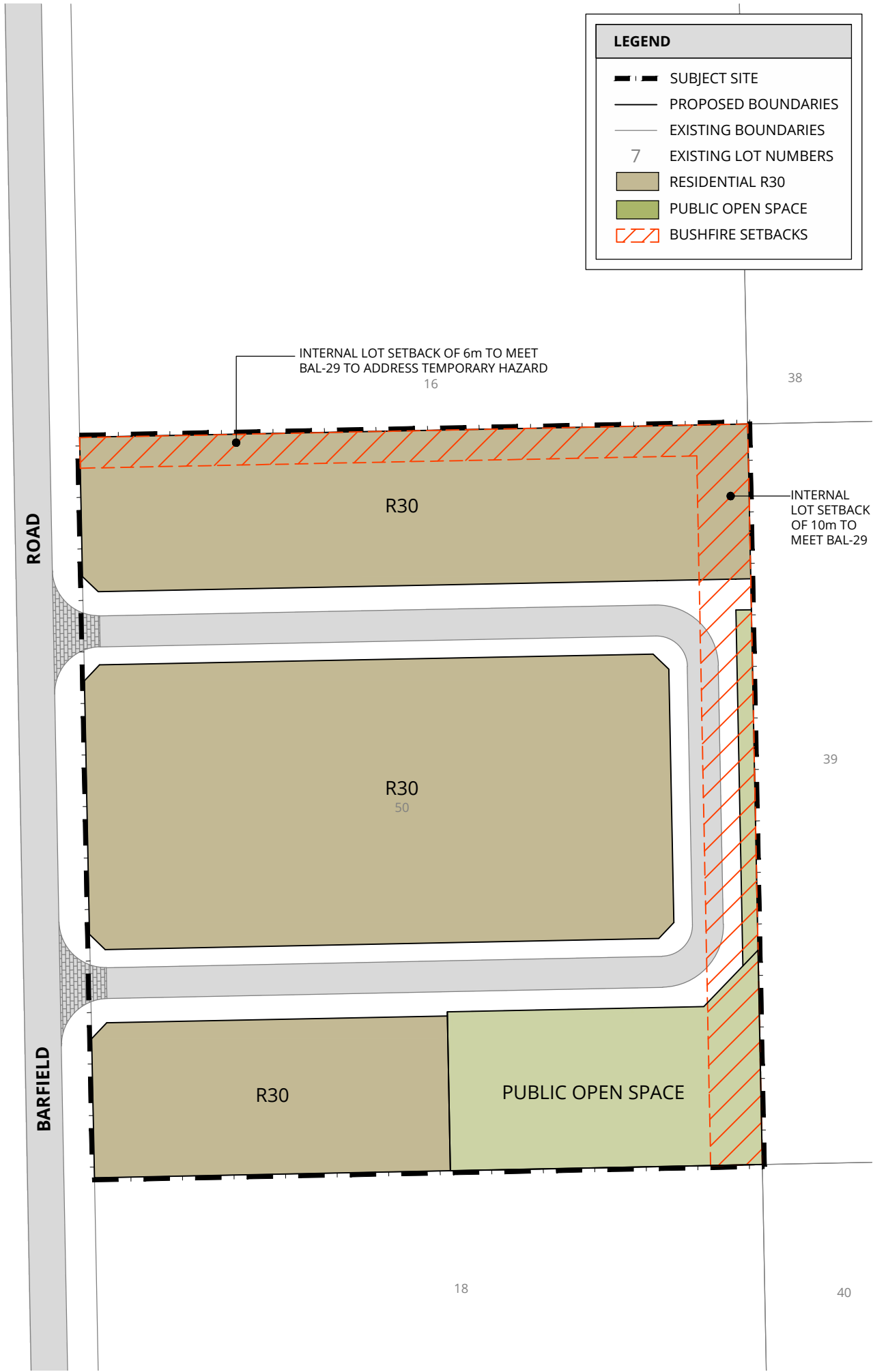
**TABLE 3: ADDITIONAL INFORMATION**



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**LEGEND**

-  SUBJECT SITE
-  PROPOSED BOUNDARIES
-  EXISTING BOUNDARIES
-  EXISTING LOT NUMBERS
-  RESIDENTIAL R30
-  PUBLIC OPEN SPACE
-  BUSHFIRE SETBACKS



N:\TOWN PLANNING\8100-8998\8697\DRAWING\A-CAD - ADAM GLASKIN - 2020.12.09  
8697\_FIG09B\_20201209 Hammond Park (LSP) · DRAWN: ADAM GLASKIN · DATE CREATED: 2020.12.09 · PROJECTION: MGA50 GDA94 · CADASTRE: LANDGATE ·

