

# **157 Barfield Road, Hammond Park Structure Plan**

Prepared by



Title: 157 Barfield Road, Hammond Park – Structure Plan

Project: Lot 28 (#157) Barfield Road, Hammond Park

Prepared for: Condor Nominees Pty Ltd

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Prepared by: Michael Glendinning Property

Contributors: Michael Glendinning Property, Coterra Environment, Development Engineering Services, Smith Bushfire Consultants, Transcore, Lloyd George Acoustics and Plan E Landscape Architects.

Approved by: Michael Glendinning

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Michael Glendinning Property  
PO Box 723  
Mount Lawley WA 6929  
ABN: 55 314 052 791  
Phone: 0418 955 828  
Email: michael@mg-property.com.au

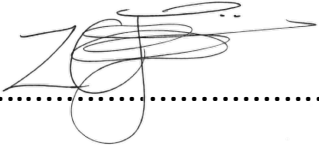
ENDORSEMENT PAGE

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:

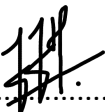
**23 January 2024**

Signed for and on behalf of the Western Australian Planning Commission:



.....

An officer of the Commission duly authorised by the Commission pursuant to section 24 of the Planning and Development Act 2005 for that purpose, in the presence of:

Witness:  .....

Date: 24 January 2024

Date of Expiry: 24 January 2034

## TABLE OF AMENDMENTS

Amendment No.	Summary of Amendment	Amendment Type	Date approved by WAPC

## Executive Summary

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### Structure Plan – 157 Barfield Road, Hammond Park

This Structure Plan (SP) for Lot 28 (#157) Barfield Road, Hammond Park is prepared to facilitate and guide the subdivision and development for residential purposes of the Structure Plan area comprising Lot 28 Barfield Road, Hammond Park.

Lot 28 comprises a total area of 4.8166 hectares of which the western 2.4943ha fronting Barfield Road is zoned 'Development' and the remaining 2.3223ha abutting the Kwinana Freeway to the east is zoned 'Special Use', being subject to a 127m wide Western Power transmission easement to accommodate high voltage power lines which traverse this portion of Lot 28 from north to south parallel to the abutting Kwinana Freeway.

The City of Cockburn's Local Planning Scheme and Southern Suburbs District Structure Plan require a Structure Plan for the portion of Lot 28 zoned 'Development' but not the remainder of Lot 28 which is zoned 'Special Use'.

A homestead and outbuildings adjacent Barfield Road were removed prior to the current landowner's acquisition of Lot 28 in 2005. As such the land has been partially cleared, with remnant vegetation ranging in condition from 'Completely Degraded' to 'Very Good'. A proposal to clear remnant vegetation from Lot 28 was referred to the Federal Government's Department of Agriculture, Water and the Environment (DAWE) in November 2021 and was approved as "not a controlled action" on 1 December 2021, paving the way for the lodgement of this Structure Plan.

The Structure Plan is based upon a lot layout which conforms with State Government and City of Cockburn residential density targets, the latter responding to the City's Southern Suburbs District Structure Plan (DSP) which prescribes a minimum density of between 15 and 25 dwellings per hectare. As indicated on the Indicative Subdivision Layout at Figure 9 of this report, the development should comprise up to 46 lots for single dwellings at a density of 18.4 dwellings per hectare based on the gross urban zoned area, exclusive of the Special Use zoned powerline easement land.

The key statistics and planning outcomes of the Structure Plan are outlined in the following summary table. The Structure Plan Summary Table overleaf details the nature and key outcomes of the Structure Plan.

## Structure Plan Summary Table

ITEM	DATA	Structure Plan Ref (section no.)
Total area covered by the Structure Plan	2.4943ha*	Exec Summary and Part One: Section 1.0
Area of each land use proposed: <ul style="list-style-type: none"> <li>- Residential</li> <li>- Parks and Recreation</li> </ul>	2.2449ha (90.0%) 0.2494ha (10.0%)**	Part One: Section 1.0 and Section 4.0
Total estimated lot yield	46 lots	Part One: Section 4.2
Estimated number of dwellings	46 dwellings	Part One: Section 4.2
Estimated population	120 persons	Part One: Section 4.2
Estimated residential site density	Approx 27 dwellings per residential site hectare	Part Two: Section 1.3.4 and Section 3.1
Estimated area and percentage of Public Open Space given over to: <ul style="list-style-type: none"> <li>- Regional open space</li> <li>- Local parks</li> </ul>	Nil 0.2494 hectares (10%)	Part One: Section 4.4; Part Two: Section 1.3.2 and Sections 3.0 and 3.2
Estimated percentage of natural area	est. 0.1200ha*** (4.9%)	Part Two: Section 3.1

\* Western Power has agreed to accommodate a 20 metre road reserve within its powerline easement, as it did for the development of Lot 29 to the immediate north and for the development of Lot 15 to the immediate south which, in accordance with the City's Southern Suburbs DSP.

\*\* The City's management and the proponent have reached consensus on the location of the POS in an area of the development in which the proponent can deliver a POS which combines retained native vegetation with recreational space where vegetation has been cleared in the past.

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1. Environmental Assessment Report
2. Local Water Management Strategy
3. Bushfire Management Plan
4. Transport Impact Statement
5. Engineering Services Report
6. Transportation Noise Assessment
7. Public Open Space Landscape Concept
8. Western Power Easement Revegetation Plan and Methodology Statement



# Part One - Implementation

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## 1.0 Structure Plan Area

This Structure Plan shall apply to the western portion of Lot 28 Barfield Road, Hammond Park comprising 2.4943 hectares of land which is zoned 'Development'. Outside the Structure Plan the eastern portion of Lot 28 comprises 2.3223ha abutting the Kwinana Freeway which is zoned 'Special Use'. The Structure Plan is identified as the 157 Barfield Road Structure Plan.

## 2.0 Operation

This Structure Plan shall come into effect on the date it is approved by the WAPC.

## 3.0 Staging

The Structure Plan area is likely to be developed in a single stage given the development requires fill to raise the natural ground level to a level which integrates with the adjoining developments to the immediate north (Lot 29) and to the immediate south (Lot 15) and which facilitates gravity sewerage to connect to existing infrastructure in Barfield Road.

The proposed source of fill material is the eastern portion of the property zoned 'Special Use' and subject to an easement in favour of Western Power for the protection of its overhead transmission line assets. Western Power has consented to the landowner excavating sand from the easement to provide fill for the proposed lots within the 'Development' zone, while re-contouring and revegetating the easement area for passive use by the local community as part of an emerging ecological corridor between Russell and Rowley Roads.

## 4.0 Subdivision and Development Requirements

Subdivision and development of the Structure Plan area shall generally be in accordance with the Structure Plan Map.

### 4.1 Applicable Standards

The land within the Structure Plan is zoned 'Development' under the City of Cockburn Town Planning Scheme No. 3 (TPS3) permitting residential subdivision and development with the expectation that, in accordance with WA Planning Commission policy, an area of Public Open Space of 10% of the developable area will be provided.

### 4.2 Residential Density

The proposed density for the Structure Plan area is R30 as per the Structure Plan Map, and, with a potential yield of up to 46 lots at 18.4 dwellings per hectare based on the gross urban zoned area, enables the proposed development to achieve the City's Southern Suburbs District Structure Plan's prescribed minimum density of between 15 and 25 dwellings per hectare.

### 4.3 Hazard Separation

The Structure Plan is subject to a Bushfire Management Plan attached as **Appendix 3**. Any land falling within a bushfire hazard identified in the Bushfire Management Plan is designated as a Bushfire Prone Area for the purpose of the Building Code of Australia.

#### **4.4 Public Open Space**

The Structure Plan proposes a Public Open Space which provides the development's future residents with 10% of the development area as required by the WA Planning Commission (refer to **Part Two: Section 3.2** for detail)

Having expressed a preference that the POS be located in a location within the development which would include remnant vegetation in good condition, the City's management joined the proponents in a site inspection which led to the location proposed on the Structure Plan map.

#### **4.5 Landscaping and Revegetation**

The City has agreed to the landscaping, revegetation and ceding of the Special Use 23 zoned Western Power easement land, which is to be imposed as a condition of any subdivision approval that seeks exemption to the requirement for native vegetation clearing permit under the State *Environmental Protection Act 1986*.

#### **4.6 Notifications on Title**

A requirement for Notifications to be imposed at the subdivision stage on all lots addressing the future disconnection of Barfield Road, mosquito-borne disease risk in the area, transport noise and bushfire prone areas as follows:

- a) For all lots: *"The road network connectivity in this area linking Barfield Road to Rowley Road will be permanently closed in the future."*
- b) For all lots: *"This lot is in close proximity to known mosquito breeding areas. The predominant mosquito species is known to carry viruses and other diseases."*
- c) For all lots identified as requiring Quiet House Designs in the Transportation Noise Assessment: *"This lot is situated in the vicinity of a transport corridor and is currently affected, or may in the future be affected by transport noise. Additional planning and building requirements may apply to development on this land to achieve an acceptable level of noise reduction."*
- d) For all lots with a Bushfire Attack Level (BAL) rating of 12.5 or above advising the existence of a hazard or other factor: *"This land is within a bushfire prone areas designated by an Order made by the Fire and Emergency Services Commissioner and is/may be subject to a Bushfire Management Plan. Additional planning and building requirements may apply to development on this land."*

### **5.0 Local Development Plans**

**5.1** Local Development Plans are required to be prepared for lots comprising one or more of the following site attributes:

- (i) Lots with direct boundary frontage to an area of Public Open Space.
- (ii) Lots affected by vehicle noise associated with the Kwinana Freeway.

**5.2** (i) In respect to 5.1(i) the Local Development Plan shall specifically address the interface between the POS and its interface with the two residential lots abutting its southern boundary.

## **6.0 Other Requirements**

### **6.1 R Density Codes**

Development of the proposed single residential lots will be governed by the standards outlined under the City's Local Planning Policy 1.16.

## **7.0 Additional Information**

### **7.1 Environmental Management Requirements**

In accordance with the recommendations of the Environmental Assessment Report (**Appendix 1**) the following management plans are required to be prepared and approved prior to the commencement of subdivisional works on-site:

- Fauna Management and Relocation Plan;
- Revegetation Plan; and
- Bushland Protection Management Plan

It is noted that there is potential for the Revegetation Plan and Bushland Protection Plan to be merged into one management plan at the time of preparation.

### **7.2 Land Contamination**

The landowner Condor Nominees Pty Ltd acquired the site in 2005 and removed the abandoned improvements on site in 2018 with the intent of developing the land for housing lots. In March 2023 Condor engaged Environmental Risk Consultants (ERC) to conduct a site inspection. ERC summarised that "the potential for contamination to be present at the site is moderate and should be further assessed prior to site re-development" and recommended a Preliminary Site Investigation (PSI) "should be undertaken to further investigate the potential for contamination to be present".

Pursuant to approval of this Structure Plan, it is expected that a PSI will be a condition of Subdivision Approval.

### **7.3 Local Planning Policy 1.16**

Dwellings built upon the residential lots within the Structure Plan area will be required to conform with the contents and requirements of Local Planning Policy 1.16 - Single House Standards for Medium Density Housing in the Development Zone.

