

108

109

110

111

WATTLEUP

ROAD

**LEGEND**

**Zones**

- Residential R30
- Residential R50
- Residential R60

**Local Scheme Reserves**

- Parks & Recreation

**Other**

- Structure Plan Boundary
- Laneway
- Left in/Left out

It is certified that this Structure Plan was approved by resolution of the Western Australian Planning Commission on 3/11/2015

This Structure Plan expires on 3/11/2025

Signed [Signature]

Director, Planning and Development

File No. 110/123 Amendment. N/A

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PLAN 1



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NORTH  
0 10 20 30 40 50m  
SCALE 1:1,500 (A3)

**LOCAL STRUCTURE PLAN**  
**LOTS 109 & 110 WATTLEUP ROAD**  
**HAMMOND PARK**  
**CITY OF COCKBURN**

Plan No: OPE HAM 2-01h Client: OPE HAM/EGD WAT  
Date: 27.01.15 Planner: JD/MB



LOTS 109 & 110 WATTLEUP ROAD,  
HAMMOND PARK

CITY OF COCKBURN

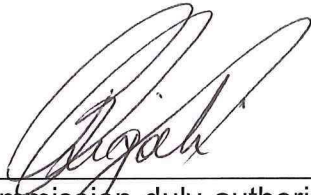
LOCAL STRUCTURE PLAN



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: 3 NOVEMBER 2015

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:

M. Weclaw

Witness

7 December 2015

Date

3 November 2025

Date of Expiry

## EXECUTIVE SUMMARY

This Local Structure Plan (LSP) applies to Lots 109 & 110 Wattleup Road, Hammond Park. The subject land comprises a total land area of 8.0938ha and is bound by Wattleup Road along its southern boundary, the Harry Waring Regional Reserve to the north, and Urban zoned land to the east and west.

The subject land forms part of the Southern Suburbs District Structure Plan Stage 3 (SSDSP3) Hammond Park/Wattleup which identifies the majority site for medium density residential development.

A summary of all key statistics and planning outcomes of the Structure Plan is provided in Table 2 below.

**TABLE 2 - STRUCTURE PLAN SUMMARY**

Item	Data	Section number referenced within Part Two of the Structure Plan Report
Gross Structure Plan Area	8.094 hectares	Section 1.2.2
Area of each land use proposed:		
<u>Zones</u> Residential (R30, R50 and R60)	4.8153 hectares (59.5% of gross area)	Section 3.2
<u>Reserves</u> Amount of Public Open Space	0.9068 hectares (11.2% of gross area)	Section 3.4
Amount of restricted Public Open Space <i>as per Liveable Neighbourhoods</i>	0.1214 hectares (13.39 % of total POS)	
Composition of Public Open Space		
- District Parks	0.0 hectares	
- Neighbourhood Parks	0.0 hectares	
- Local Park	0.8559 hectares 10.64 % (creditable)	Section 3.4 and Table 4
Estimated Lot Yield	152 lots	Section 3.3
Estimated Number of Dwellings	157 dwellings	Section 3.3
Estimated Residential Density		
- dwellings per gross hectare <i>As per Directions 2031</i>	19 dwellings per gross hectare	Section 1.3.3
- dwellings per site hectare <i>As per Liveable Neighbourhoods</i>	32 dwellings per site hectare	Section 1.3.3 & Section 3.3
Estimated Population	439 people @ 2.8 people/household	Section 3.3
Number of Secondary Schools	Nil	-
Number of Primary Schools	Nil	-

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**PART ONE | STATUTORY SECTION**

## 1. STRUCTURE PLAN AREA

This Structure Plan is identified as the 'Plan 1 Structure Plan Lots 109 & 110 Wattleup Road Hammond Park'.

The Structure Plan applies to Lots 109 and 110 Wattleup Road, Hammond Park, being the land contained within the inner edge of the line denoting the Structure Plan boundary on the Structure Plan Map (**Plan 1** – Structure Plan Map).

## 2. 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 (Non-Statutory) Information. 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. 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. 27 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. 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. LAND USE

5.1	Residential Density	Residential densities applicable to the Structure Plan area shall be those residential densities shown on the Structure Plan Map.
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## 6. 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 or lots deemed to be affected by a Bush Fire Hazard as identified in a Bushfire Management Plan as outlined within the Lots 109 &amp; 110 Bushfire Management Plan contained within Appendix 3.</li> <li>2. Building setbacks and construction standards required to achieve a Bushfire Attack Level (BAL-29) or lower in accordance with Australian Standards (AS3959-2009): Construction of buildings in bushfire prone areas.</li> </ol>
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6.2	Local Development Plans  (Local Development Plans)	Local Development Plans (LDP'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 with one or more of the following site attributes: <ul style="list-style-type: none"> <li>▪ Lots with rear-loaded vehicle access;</li> <li>▪ Lots with direct boundary frontage (primary or secondary) to an area of Public Open Space;</li> <li>▪ Lots deemed to be affected by a recognised Bush Fire Hazard, as identified spatially in Appendix 3 of the accompanying Bushfire Management Plan, under Appendix 3;</li> <li>▪ Lots adjoining the existing Wattleup Road with a density code of R50;</li> <li>▪ Front loaded lots with an effective frontage of less than 12m.</li> </ul>
6.3	Bushfire Management	This Structure Plan is supported by a Bushfire Hazard Level Assessment (BFHA) and Bushfire Management Plan (BMP) (Appendix 3). 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.

## 7. DEVELOPER CONTRIBUTIONS

7.1	Development Contributions	The subject land falls within a Special Control Area, being Development Contribution Area (DCA) 13, and DCA10.  Development of the land is therefore subject to cost contributions in accordance with Development Contribution Plan (DCP) 10 and DCP13 as prescribed within Schedule 12 of TPS3.
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