

It is certified that this Structure Plan Amendment was approved by resolution of the Western Australian Planning Commission on 26 June 2023

This Structure Plan expires on 2/12/2024

Signed: *[Signature]*  
Director, Planning and Development

File No. 110/240 Amendment 1

LEGEND

- HLSP Boundary
- HLSP Lot Boundary
- Easement
- Residential R40
- Residential R50
- Residential R60
- Residential R80
- Public Open Space
- BAL - FZ
- BAL - 40
- \* Mixed-Use Site
- ⊗ Potential Cockatoo Habitat Tree for Removal
- ⊙ Potential Cockatoo Habitat Tree for Retention
- ⊙ Other Trees for Retention



**STRUCTURE PLAN MAP NOTES**

- ① R60 within Lot 9 is permitted, subject to retention of the mature Tuart tree within the future road reserve. Landscaping and embellishment of this area may be required at subdivision stage.
- ② Four-way intersection treatment to be determined having regard to the requirements of the City of Cockburn.
- ③ Further traffic calming treatments may be required in this area.

Figure 1: Structure Plan Map  
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Version: 1, Version Date: 28/06/2023





# HAMILTON SENIOR HIGH SCHOOL REDEVELOPMENT

## LOCAL STRUCTURE PLAN

Revision Letter	Date	Reason for Issue	CM
A	25-08-2017	Draft HLSP for Client Review	MS
B	12-09-2017	Draft HLSP for Client Review	MS
C	20-12-2017	Final Draft for Client Review	MS
D	02-02-2018	Final Draft for Lodgement	MS
E	10-05-2018	Final Draft for Lodgement	NS
F	12-06-2018	Final Draft for Lodgement	NS
G	22-06-2018	Final Draft for Lodgement - Environmental Updates	NS
H	11-11-2019	Final - WAPC Modifications	NS
I	28-11-2019	Final - WAPC Modifications (Minor Amendments)	NS
J	21-07-2022	Amended HLSP - for Lodgement with City	MB
K	02-03-2023	Amended HSLP Final - WAPC Modifications	MB

Prepared for:



Prepared by Hames Sharley:



Amendments prepared by Taylor Burrell Barnett:



In collaboration with Josh Byrne and Associates, Tabec, Transcore, PGV Environmental and Strategen Environmental.

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#### CONTACT

Naden Scarfone - Urban Planner

**E** wa@hamessharley.com.au

**T** +61 8 9381 0200

**F** +61 8 9382 4224

Level 2, 50 Subiaco Square Road  
Subiaco WA 6008

Project Ref. 43711

#### CONTACT

Mark Bancroft - Principal

**E** admin@tbbplanning.com.au

**T** +61 8 9226 4276

Level 7, 160 St Georges Terrace  
Perth WA 6000

Project Ref. 21/040a

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## LIST OF ABBREVIATIONS

<b>ABS</b>	Australian Bureau of Statistics
<b>AHD</b>	Australian Height Datum
<b>BAL</b>	Bushfire Attack Level
<b>BMP</b>	Bushfire Management Plan
<b>CBD</b>	Central Business District
<b>CBEH</b>	Centre for Built Environment and Health
<b>CPTED</b>	Crime Prevention Through Environmental Design
<b>DFES</b>	Department of Fire and Emergency Services
<b>DWER</b>	Department of Water and Environmental Regulation
<b>DOP</b>	Department of Planning (WA)
<b>HSHS</b>	Hamilton Senior High School
<b>HLSP</b>	Hamilton Senior High School Local Structure Plan
<b>LWMS</b>	Local Water Management Strategy
<b>LPS</b>	City of Cockburn Local Planning Strategy
<b>MRS</b>	Metropolitan Region Scheme
<b>MRWA</b>	Main Roads Western Australia
<b>PAW</b>	Public Access Way
<b>PBN</b>	Perth Bicycle Network
<b>POS</b>	Public Open Space
<b>SMC</b>	Strategic Metropolitan Centre
<b>SPP</b>	State Planning Policy
<b>TPS3</b>	City of Cockburn Town Planning Scheme No.3
<b>UDIA</b>	Urban Development Institute of Australia
<b>VPD</b>	Vehicles Per Day
<b>WAPC</b>	Western Australian Planning Commission
<b>WSUD</b>	Water Sensitive Urban Design

## ENDORSEMENT PAGE

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

IT IS CERTIFIED THAT AMENDMENT NO. 1 TO THE HAMILTON SENIOR HIGH SCHOOL REDEVELOPMENT LOCAL STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

**26 JUNE 2023**

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



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An officer of the Commission duly authorised by the Commission pursuant to section 16 of the Planning and Development Act 2005 for that purpose.

## TABLE OF AMENDMENTS

AMENDMENT NO.	SUMMARY OF THE AMENDMENT	AMENDMENT TYPE	DATE APPROVED BY CITY	DATE ENDORSED BY WAPC
+ 1  + (Document Revision K - 22-02-2023)	<p>+ Urban design review necessitates the following minor amendments:</p> <p>+ Part 1</p> <ul style="list-style-type: none"> <li>+ o Development Summary Table;</li> <li>+ o Figure 1 – Structure Plan Map;</li> <li>+ o Minor text edits to 1.4.4, 1.4.5, 1.5, 6.1.1; Include 'R50' density; and</li> <li>+ o Figure 2 – Structure Plan Staging.</li> </ul> <p>+ Part 2</p> <ul style="list-style-type: none"> <li>+ o Minor text edits to 2.4.2, 2.5.1, 6.1.1, 6.2.1, 6.3.2, 6.5.1 and 6.5.3;</li> <li>+ o Figure 24 – Concept Plan;</li> <li>+ o Figure 26 – Parking Plan;</li> <li>+ o Figure 27 – Public Open Space Distribution and minor text edits to parts of section 6.3;</li> <li>+ o Figures 28 – 30 (Landscape Masterplan, Proposed Trees Plan, WSUD Infrastructure Plan).;</li> <li>+ o Figure 32 – Tree Protection Plan; Deleted</li> <li>+ o Figure 34 – Noise Wall Opening Plan</li> </ul> <p>+ Technical Appendices</p> <ul style="list-style-type: none"> <li>+ o Appendix D updated.</li> </ul>	+ Minor		+ 26 June 2023

## TABLE OF DENSITY PLANS

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



## EXECUTIVE SUMMARY

The Hamilton Senior High School Local Structure Plan (HLSP) has been prepared to facilitate the proposed redevelopment of the Hamilton Senior High School (HSHS) site, as depicted on **Figure 1**.

The HLSP site is generally bounded by Ralston Street to the north, Purvis Street to the west, Stock Road to the east and Forrest Road to the south. The site currently accommodates Hamilton Hill Senior High School, which closed down at the end of 2017 and amalgamated with the new Fremantle College, constructed on the South Fremantle Senior High School campus.

This presents an excellent opportunity to redevelop the site, and optimise its locational advantages whilst respecting and celebrating its unique history. The proposed development will allow for the revitalisation of the site by providing much needed residential infill to help cater for population growth and provide housing diversity and choice. This will be supported by the provision of high quality, site responsive public open space that will service future residents as well as the surrounding community.

Key components of the HLSP include:

- + A range of residential densities to promote a variety of housing typologies;
- + Provision of quality public open space that responds to the site as well as addressing a need for such amenity within the wider locality; and
- + Striving to meet the requirements of UDIA's EnviroDevelopment initiative through various measures including identification and retention of mature trees where possible as well as leading sustainability initiatives in water and energy as a thermally responsible development addressing the urban heat island effect.

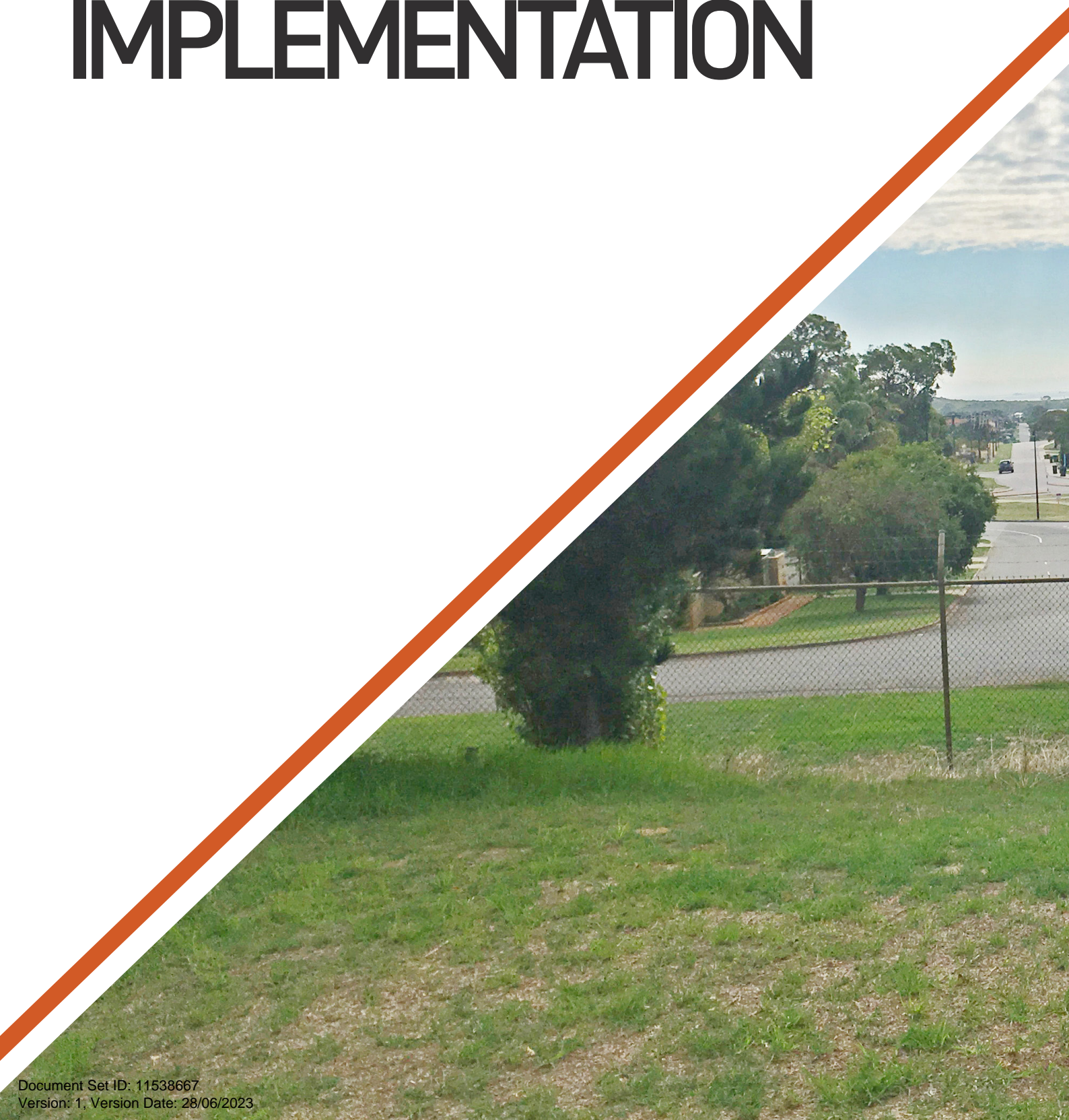
The HLSP will assist with the detailed planning and design of the site and will also allow for the progression of a Local Scheme amendment and ultimately Local Development Plans over the site.

## SUMMARY TABLE

Item	Data	Structure Plan Ref (section no.)
Total area covered by the structure plan	11.91 hectares	Section 1.4 'Subdivision and Development Requirements'
Area of each land use proposed:		Section 1.4 'Subdivision and Development Requirements'
+ Residential R40	1.79 hectares	
+ Residential R50	0.37 hectares	
+ Residential R60	2.94 hectares	
+ Residential R80	1.53 hectares	
Total estimated lot yield	244 lots	Section 6.1.3 'Yield Analysis'
Estimated number of dwellings	312 dwellings	Section 6.1.3 'Yield Analysis'
Estimated residential site density	26 dwellings per hectare 48 dwellings per hectare (based on total residential development area)	Section 6.1.3 'Yield Analysis'
Estimated population	811 people (at 2.6 people per household)	Section 6.1.3 'Yield Analysis'
+ Public Open Space		
Total estimated area and percentage of total structure plan area (11.91ha):	1.94 hectares (16.36% coverage).	Section 1.4 'Subdivision and Development Requirements'
Total estimated area and percentage of gross subdivisible area (11.07ha):	1.94 hectares (17.60% coverage).	Section 6.3 'Landscape Public Realm'

# PART ONE

## IMPLEMENTATION









# 1.0 LOCAL STRUCTURE PLAN IMPLEMENTATION

## 1.1 Structure Plan Area

The Hamilton Senior High School Local Structure Plan shall apply to the land contained within the inner edge of the line denoting the structure plan boundary as shown on **Figure 1**.

## 1.2 Operation

The Hamilton Senior High School Local Structure Plan shall come into operation on the day it is endorsed by the Western Australian Planning Commission.

## 1.3 Objectives

The objectives of the Hamilton Senior High School Local Structure Plan (HLSP) are as follows:

### COMMUNITY AND WELLBEING

- + Facilitate intergenerational equity and ageing in place through diverse housing typologies.
- + Enhance shared amenity and the quality of the public realm to foster community cohesion.
- + Utilise alternative design methods to be innovative in the provision of Public Open Space.
- + Respect and respond to the indigenous and cultural history of the site.

### ENVIRONMENTAL RESPONSIBILITY

- + Maximise tree canopy coverage by replacing or retaining (where possible) existing trees.
- + Direct sustainable practices through precinct wide water and energy sensitive initiatives.
- + Apply innovative design strategies to address noise and air pollution.
- + Apply best practice in water systems and seek Waterwise Development endorsement from Water Corporation.

### DESIGN EXCELLENCE

- + Create high quality development that reflects and respects the character of the place.
- + Demonstrate adaptable and alternative building techniques within the development.
- + Encourage innovative housing models through flexible site layouts.
- + Ensure all dwellings address passive solar and ventilation principles.

### ECONOMIC HEALTH

- + Provide affordable housing and living opportunities in partnership with others.
- + Optimise housing value of surrounding residential areas.
- + Offer a streamlining process for planning applications which detail innovative solutions.
- + Support local retail and commercial activities.

### THIRD PARTY REVIEW OF DESIGN

- + The project will target EnviroDevelopment accreditation under all six elements of the framework: Ecosystems, Waste, Materials Energy, Water and Community.
- + The target will engage with leading heat stress researchers during the design phase in order to validate the design against best practice.
- + Review the design for consistency with the Cooperative Research Centre for Water Sensitive Cities Strategic Plan to create a healthy, heat resilient community with best practice in water efficiency, sourcing and management.

**LEGEND**

- HLSP Boundary
- HLSP Lot Boundary
- Easement
- Residential R40
- Residential R50
- Residential R60
- Residential R80
- Public Open Space
- BAL - FZ
- BAL - 40
- \* Mixed-Use Site
- ⊗ Potential Cockatoo Habitat Tree for Removal
- ⊙ Potential Cockatoo Habitat Tree for Retention
- ⊙ Other Trees for Retention



**STRUCTURE PLAN MAP NOTES**

- 1 R60 within Lot 9 is permitted, subject to retention of the mature Tuart tree within the future road reserve. Landscaping and embellishment of this area may be required at subdivision stage.
- 2 Four-way intersection treatment to be determined having regard to the requirements of the City of Cockburn.
- 3 Further traffic calming treatments may be required in this area.

North:



0 80

Figure 1: Structure Plan Map  
 Document Set ID: 11538667  
 Version: 1, Version Date: 28/06/2023

## 1.4 Subdivision and Development Requirements

The HLSP site was rezoned from 'Public Purposes' to 'Urban' via a Metropolitan Region Scheme amendment. The subsequent introduction of a 'Development' zoning under the City of Cockburn Town Planning Scheme No. 3 (TPS3) has been progressed in order to facilitate the vision of the HLSP. Development requirements for the Site will be set out broadly within the HLSP and through preparation of Local Development Plans (LDP).

### 1.4.1 LAND USE AND ZONING

Land use and development within the HLSP area is to be consistent with the prescribed zonings and reservations as detailed on the Structure Plan Map (**Figure 1**). Land use permissibility is to be in accordance with the relevant zone, and the land use permissibility's of the Zoning Table of Town Planning Scheme No. 3.

Subdivision and development of land will be in accordance with the relevant density coding allocated on **Figure 1**.

### 1.4.2 DESIGN GUIDANCE

To achieve Development WA's aspiration to deliver a high-quality example of integrated medium density infill development, all lots identified on **Figure 1** (in particular corner lots and lots abutting public open space and/or pedestrian access ways) will require LDP's.

The purpose of the LDPs will be to provide specific built form controls (including any necessary variations to R-Code provisions relating to setbacks, private open space, boundary walls, fencing and site access), and/or any specific requirements to address site levels and to achieve sustainable design initiatives.

Where LDPs are required, they should be prepared in accordance with the requirements of the Planning and Development (Local Planning Schemes) Regulations 2015, prior to determination of a development approval. LDP's may vary the R-Codes, in accordance with section 7.3 of SPP 7.3 - R-Codes Volume 1 and section 1.2 of SPP 7.3 - R-Codes Volume 2 - Apartments, where relevant.

#### LOT SPECIFIC GUIDANCE

- + A LDP prepared for development within Lot 9 should consider and address matters including, but not limited to, the following:
  - For the two R60 lots, consideration should be given to the interface with the Tuart tree to be retained within the Purvis Street road reserve, this should consider the provision of visually permeable fencing.
- + A LDP prepared for development within Lot 10 (being immediately adjacent to the existing lower density development along Purvis Street ) should consider and address matters including, but not limited to, the following:
  - Development should be in accordance with SPP 7.3 - R-Codes Volume 2 - Apartments.
  - Potential impacts of building height, bulk and scale on neighbouring properties. The building height immediately adjacent to the boundary with Lot 6 Purvis Street and Lot 7 Forrest Street is to be limited to 2 storeys to enable the built form to transition between the areas of different densities.
  - Noise attenuation, in accordance with the recommended treatment packages in the accompanying Acoustic Assessment report.
- + Any LDPs prepared may be required to address noise attenuation, in accordance with the recommended treatment packages in the accompanying Acoustic Assessment report.

### 1.4.3 TREE RETENTION

All trees identified on **Figure 1** as 'Potential Cockatoo Habitat Tree for Retention' are to be protected during subdivisional and development works. The ceding of additional land to enable the Purvis Street Tuart tree to be retained within the road reserve and embellishment of this area may be required at subdivision stage.

### 1.4.4 TRAFFIC MANAGEMENT AND ROAD NOISE

The treatment of the intersection between the internal road network, Blackwood Avenue and Purvis Street will be finalised at subdivision stage. Additional traffic calming treatment may also be required when the internal road network is constructed, as shown on **Figure 1**.

A sound wall along the boundary of Stock Road is to be provided at subdivision of Stage 1, in accordance with the recommendations of Part 5 and Appendix B of the Acoustic Assessment report (**Appendix D**). Access to the relocated pedestrian bridge from the site will be respected.

Lots that are identified in the Acoustic Assessment for quiet house design package treatments will also be subject to a condition at subdivision stage requiring notifications to be placed on title.

An updated Acoustic Assessment is to be prepared and submitted at the time of subdivision to reflect any proposed subdivision reconfiguration.

### 1.4.5 BUSHFIRE PROTECTION

**Figure 1** indicates the potential extent of Bushfire Attack Levels (BAL). A Bushfire Management Plan is to be prepared and submitted at the time of subdivision

### 1.4.6 HIGH VOLTAGE TRANSMISSION CORRIDOR

An existing 132 kV transmission line is located within the structure plan area, shown as 'Easement' on **Figure 1**. Protection of the infrastructure within the transmission line corridor is required to be formalised via an easement.

Prior to subdivision or development, Western Power will need to review, assess and provide prior written consent to any proposals within the transmission corridor.

### 1.4.7 ADDITIONAL REQUIREMENTS

Conditions may be imposed at subdivision stage to address a range of matters, including but not limited to the following:

- + Bushland management;
- + Urban water management;
- + Significant tree retention;
- + Notifications on title, where required in accordance with WAPC bushfire and road noise policies; and
- + Easements and/or notifications on title for lots adjoining or effected by the existing high voltage transmission line, shown on the Structure Plan Map as 'Easement'.



## 1.5 Staging and Implementation

As indicated on **Figure 2**, staging for the HSHS redevelopment is proposed to be carried out as follows:

### STAGE 1:

- + Bulk earthworks will be undertaken, retaining wall construction and a road connection provided to Purvis Street.
- + Connections to existing services on the western boundaries of the Site.
- + An upgrade to the sewer in Halstead Street.
- + The noise wall along the Stock Road boundary will be completed.

### STAGE 2:

- + A road extension through to Ralston Street will be completed, asset protection for the existing DN760 water main, creation of development of more POS areas.
- + Pedestrian connections between POS areas will be completed.
- + An upgrade to the existing water main in Ralston Street will be completed along with other general servicing extensions. Additional bulk earthworks and retaining wall construction.

### STAGE 3:

- + Protections around the existing Western Power transition tower, civil works servicing including bulk earthworks.
- + Completion of all road and pedestrian connections.
- + Extension of the noise wall to the required southern extent. Development of remaining POS areas.



Figure 2: Structure Plan Staging