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City of Cockburn

Lots 97 – 102 Watson Road Structure Plan

Date: September 2017 Rev 2.0

Veris Ref: 21693

DEVELOP
WITH _____
CONFIDENCE™



TABLE OF AMENDMENTS TO STRUCTURE PLAN

Amendment No.	Description of Amendment	Amendment Type	Date Endorsed by WAPC



CERTIFICATION OF APPROVED STRUCTURE PLAN

This Structure Plan is prepared under the provisions of the City of Cockburn Town Planning Scheme No. 3 and in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015*

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

.....20 February 2018.....Date

Signed for and on behalf of the Western Australian Planning Commission

A large, stylized handwritten signature in black ink, appearing to read "Rigali".

.....
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:

A smaller, stylized handwritten signature in black ink, appearing to read "H. H. H.".Witness

..... 20 February 2018Date

... 20 February 2028 Date of Expiry of this Structure Plan



EXECUTIVE SUMMARY

This Structure Plan has been prepared for Lots 97 – 102 Watson Road, Beeliar (“the subject site”). The subject site is located approximately 20km south of Perth CBD and is situated within the municipality of the City of Cockburn.

This Structure Plan report provides the rationale, justification and planning framework to guide and facilitate the development of approximately 2.43 hectares of land for urban use. The Structure Plan has been prepared in accordance with the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* Schedule 2 Part 4 ‘Structure Plans’. The City of Cockburn Town Planning Scheme No. 3 (TPS 3) requires the preparation and approval of a Structure Plan for land zoned ‘Development’.

The subject site forms part of a future urban cell bounded by Howe Street, View Street, East Churchill Avenue and Watson Road. Structure planning and urbanisation has already been approved for Lots 94 & 95 Watson Road and the Structure Plan provides a suitable design that interfaces with existing and planned development, including future urban land neighbouring to the west.

The following table is a summary of the proposed Structure Plan.

Item	Data	Section number referenced within the Structure Plan Report
Total area covered by the Structure Plan	2.43 hectares	1.2
Area of each land use proposed - Residential	1.49 hectares	4.2
Total estimated lot yield	38 lots Based on conceptual subdivision plan	4.2
Estimated number of dwellings	38 dwellings Based on conceptual subdivision plan	4.2
Estimated residential density - Per site hectare - Per gross urban hectare	25 dwellings per site hectare 15 dwellings per site hectare	4.2
Estimated Population (average 2.6 people/household)	99 people	4.2
Estimated area and percentage of public open space given over to: - Local Park	0.29 ha (12% POS)	4.4

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Figure 2 – Cadastral & Aerial Plan

Figure 3 – Existing Structure Plans

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Plan 1 – Structure Plan

Plan 2 – Contour & Services Plan

Plan 3 – Subdivision Concept Plan

Appendices

Appendix 1 – Certificate of Titles

Appendix 2 – Historical Aerial Photos

Appendix 3 – Preliminary Engineering and Stormwater Report

Appendix 4 – Pre-lodgement Consultations



PART ONE – IMPLEMENTATION

1. Structure Plan Area

This Structure Plan shall apply to Lots 97 – 102 Watson Road, Beeliar being the land contained within the inner edge of the line denoting the Structure Plan boundary on the Structure Plan map (**Plan 1**).

2. Operation

The date the Structure Plan comes into effect is the date the Structure Plan is approved by the Western Australian Planning Commission as set out in the Structure Plan - Certification Page.

3. Staging

The land within the Structure Plan is proposed to be developed in a single stage, however staging and development will be influenced by market forces and could be further refined.

4. Subdivision and Development Requirements

4.1 Land Use and Permissibility

The Structure Plan (Plan 1) outlines the Zones and Reserves applicable within the Structure Plan Area and these will guide future subdivision and development of the land.

Land use permissibility within the Structure Plan Area shall generally be in accordance with the corresponding Zone/Reserve under the City of Cockburn Town Planning Scheme No. 3 (TPS 3).

4.2 Residential Density

Residential densities applicable to the Structure Plan Area shall be those residential densities shown on the Structure Plan map. Subdivision and development within the Structure Plan is generally to achieve a minimum dwelling density target of 15 dwellings per gross urban hectare.



4.3 Public Open Space

A minimum of 10% public open space in accordance with WAPC Liveable Neighbourhoods is required at the time of subdivision and/or development. The location for public open space is shown in the Structure Plan map. The final design of the public open space is subject to detailed subdivision design.

4.4 Local Development Plans

A Local Development Plan is required to be prepared for lots that are adjacent to public open space to make provision for an appropriate interface between residential lots and public open space. A Local Development Plan may also be prepared for lots within this Structure Plan to vary the Residential Design Codes to provide opportunity to incorporate development provisions contained within WAPC *Planning Bulletin 112/2016 'Medium-density single house development standards – Development Zones'*.

4.5 Development Contributions

The Structure Plan is located within 'Development Contribution Area 4' (DCA 4) and 'Development Contribution Area 13' (DCA 13) which relate to developer contributions towards community 'hard and soft' infrastructure. TPS 3 requires the developer to make satisfactory arrangements with the City of Cockburn to provide developer contributions towards infrastructure contained in DCA 4 and DCA 13. This will be required as a condition of subdivision and/or development approval.

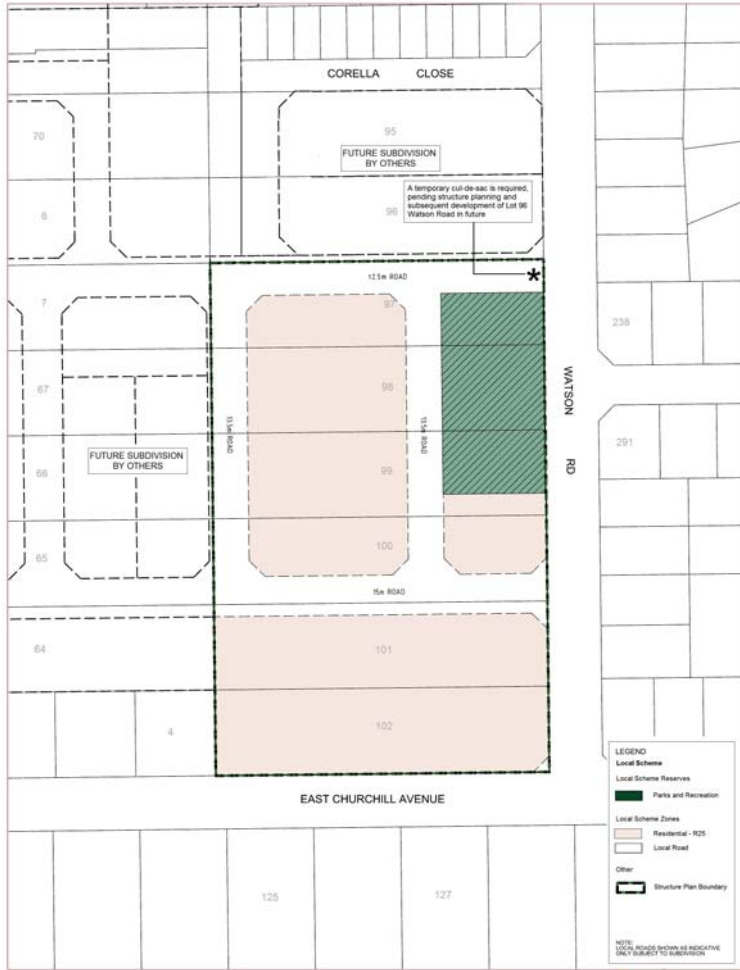
4.6 Notifications on Title

For applications for the subdivision of land, the Western Australian Planning Commission shall impose a notification on the Certificate of Title(s) to advise of the following:

"This lot is located within 300 metres of a small market garden and has the potential to be affected by odours, noise, spray drift and dust that are associated with the continued operation of a small market garden".

4.7 Northern Road abutting Public Open Space

An easement in gross in accordance with Sections 196 and 197 of the *Land Administration Act 1997* for the benefit of the City of Cockburn is to be placed on the public open space reserve specifying access rights to facilitate the construction of a temporary cul-de-sac.



STRUCTURE PLAN
LOTS 97 - 102 WATSON ROAD
BEELIAR

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