

Proposed Modified Munster Phase 1 LSP

DIRECTOR OF PLANNING & DEVELOPMENT
This Structure Plan was adopted by Council on 12/19/2013
modified
**CITY OF COCKBURN
STRUCTURE PLAN**
This Structure Plan was endorsed by the Western Australian Planning Commission on 11/09/2013
File No: 110/086
Signed _____
DIRECTOR OF PLANNING & DEVELOPMENT

REPORT TO THE CITY OF COCKBURN

**RIVERINA PARADE AND COOGEE ROAD, MUNSTER
PROPOSED MODIFICATION TO STRUCTURE PLAN**

MAY 2013

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APPLICATION REPORT

This report has been prepared for the purpose of modifying the Munster Phase 1 Local Structure Plan to include Lot 691 Riverina Parade and Lot 688 Coogee Road, Munster in the R30 density code. The report preparation date is May 2013.

ADOPTION OF LOCAL STRUCTURE PLAN (MODIFIED)

Lot 691 Riverina Parade and Lot 688 Coogee Road, Munster

CITY OF COCKBURN FINAL APPROVAL

Adopted for final approval, pursuant to Clause 6.2.9 of the City of Cockburn Town Planning Scheme No. 3, by resolution of the Council of the City of Cockburn at the meeting held on the _____ day of _____ 20____.

MAYOR

CHIEF EXECUTIVE OFFICER WESTERN AUSTRALIAN PLANNING COMMISSION ENDORSEMENT

Endorsed, pursuant to Clause 6.2.10 of the City of Cockburn Town Planning Scheme No. 3, by resolution of the Western Australian Planning Commission on the _____ day of _____ 20____.

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

by a duly authorised officer of the Commission

1.0 BACKGROUND

1.1 INTRODUCTION

It is proposed to modify the Munster Phase 1 Local Structure Plan (LSP) to include Lot 691 Riverina Parade and Lot 688 Coogee Road, Munster in the R30 density code.

The subject lands are currently denoted R20 under the Munster Phase 1 Local Structure Plan. The proposed structure plan modification for Lot 688 Coogee Road and Lot 691 Riverina Parade Munster are depicted on the LSP (refer to appendix) comprising an area of 1447 sqm.

The Munster Structure Plan Phase 1 is defined approximately by West Churchill Avenue, Rockingham Road, Mayor Road (future Beeliar Drive) and Lake Coogee.

The structure plan area is well located to major transport infrastructure, public transport services, regional and neighbourhood centres and employment opportunities, education and recreational facilities. The Munster Phase 1 Local Structure Plan is well established and the subject site is located within a predominantly developed area provided with:

- Open Space to the pedestrian and cycle links
- Local centre and further POS
- Connection to a wider network of walkways and cycle paths

The site is within 170m to established POS and walk ways and is well within inside the 400m walkable catchment defined within the existing structure plan. The site is within 200m of the local center at the Rockingham Road and West Churchill Avenue and associated POS

The sites are titled and are part of the first stages of development in this area which has been developed with a mix of accommodation types.

It is proposed that this site be developed with medium density housing accommodation.

1.2 SITE ATTRIBUTES AND BACKGROUND

The City of Cockburn is experiencing rapid growth with many large scale developments completed and under construction including:

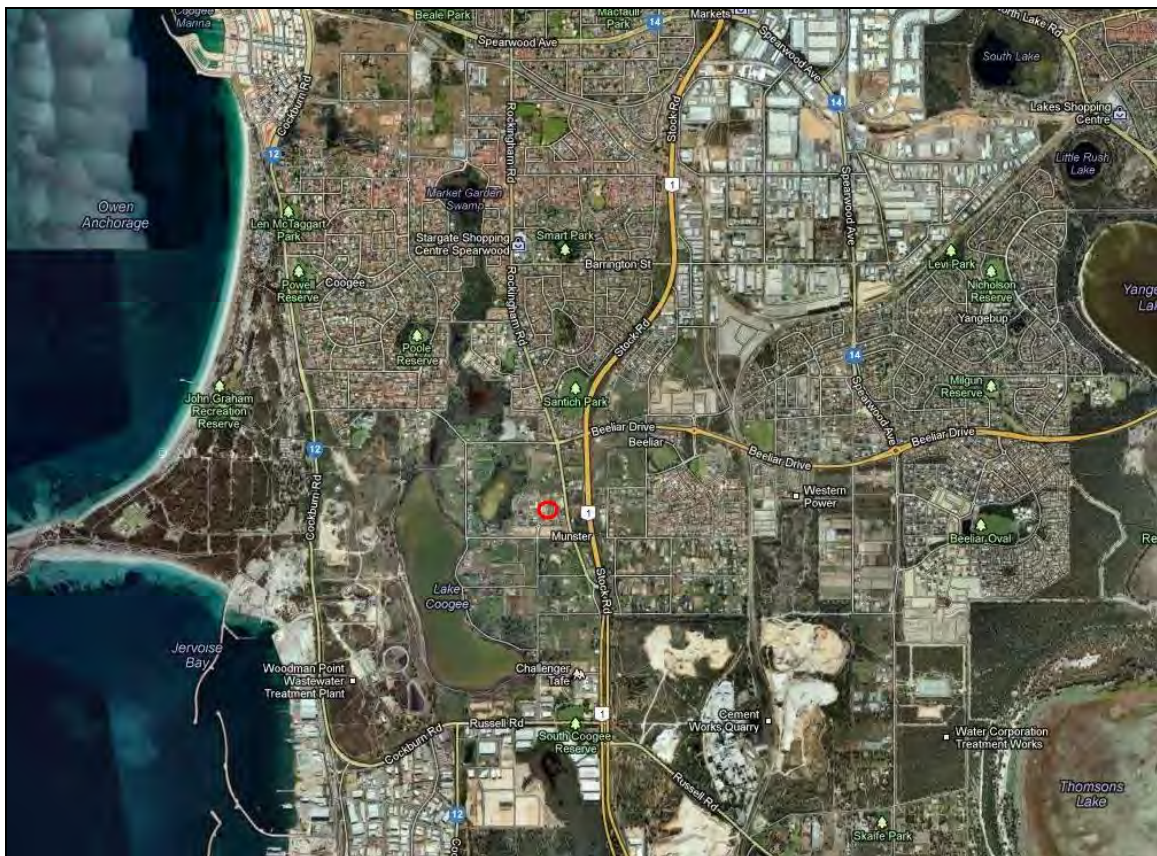
- The Gateway Regional Shopping Centre, rail station and transport oriented development high density housing precinct
- Southern Suburbs District Structure Plan Stage 3 and various estates growing south of Gateway
- Various new and expanded commercial and industrial areas

Areas such as the Munster locality are now built out and regarded as inner suburban with potential to cater for a wider range of resident accommodation needs.

The Munster and wider Cockburn local government area is well provided with traditional single residential housing blocks ranging from current R20 500sqm blocks to 700 sqm and above.

What is in demand and is under represented in the district is medium density housing to cater for couples small families and the growing retiree population.

The aerial photo below shows how the structure plan area is well located to major transport infrastructure, public transport services, regional and neighbourhood centres and employment opportunities, education and recreational facilities.



SOURCED FROM GOOGLE MAPS IMAGERY - MARCH 2013

REGIONAL AND NEIGHBOURHOOD CENTRES: The site is located within the area of Munster wherein the available land for development is fast reaching its limit.

The Munster locality is an older established suburb which through progressive urban development has now a full range of key urban services including:

- Phoenix Plaza Spearwood Shopping Center and associated community and supporting services
- Stargate Shopping Center on Rockingham Rd and Barrington St and a number of local shops and a service station on Rockingham Rd
- The Woodman Point Regional Park and the ocean
- The Henderson Industrial Complex, the Spearwood Industrial Complex and Kwinana

The area is well located close to both the Fremantle Center and the Gateway Precinct.

TRANSPORT: The Munster locality is within a number of regional roads and connects to the wider freeway and metropolitan network.

Significant roads and connections include:

- Beeliar Dve connecting from Woodman Point to Gateway
- Rockingham Rd with connection to Fremantle and Kwinana via Stock Rd.

Rockingham Road is a main bus route. The site is within 200m of the bus stop on Rockingham Road near West Churchill Avenue.

Rockingham Road carries Route 920 to Fremantle on average every 45 minutes.

EMPLOYMENT: The site is located close to the industrial areas of Kwinana, Henderson, Naval Base which comprise some of the largest industrial employment generators in the metropolitan area.

The Latitude 32 Industrial Precinct approximately 2km to the south-east of the site provides for further future employment expansion.

Major centers within acceptable commuting distances include Rockingham, Fremantle and Gateway. These centers are provided with a high level of public transport with opportunity for further connections.

EDUCATION, COMMUNITY FACILITIES AND SERVICES: The site is within the Hamilton Senior High School catchment located 6kms north and the Lakelands Senior High School located 6km north-east of the site.

These high schools are in turn served by:

- The Coogee Primary School on Mayor Rd 2kms distant
- South Coogee Primary School 1.75 kms distant
- Spearwood Alternative School on Rockingham Rd 3 kms distant

The Challenger Institute of Technology is located 1km south east of the site which provides a range of TAFE courses.

A range of parks and sporting ovals are nearby including Santich Park, Hagan Park, Poole Reserve, Beale Park, Edwards Park, Macfaul Park with various associated recreation centers.

SUMMARY OF ATTRIBUTES: The Munster locality is central to all essential and non essential urban services.

The subject site is the last consolidated land parcel in this section of the Munster Phase 1 Local Structure Plan that is undeveloped and close to all necessary local, district and regional community employment and recreational assets.

The area and its wide range of facilities is a draw card for people who wish to make the choice of lifestyle opportunities provided in the area within a smaller home.

2.0 STATUTORY AND LAND USE

2.1 ZONING AND LAND STATUS

PLANNING SCHEME NO 3 (TPS 3): The site and abutting lands are zoned “Development Zone” under the City of Cockburn Scheme 3 (TPS 3).

The subject lands are zoned ‘Urban’ under the Metropolitan Region Scheme (MRS).

TPS 3 Schedule 11 defines the area as Development Area 5 (DA 5) of which objectives are:

- An approved structure plan shall apply to the land to guide subdivision and development
- To provide for residential development except within the buffers to the Woodman Point WWTP, Munster Pump Station and Cockburn Cement.
- The local government will not recommend subdivision approval or approve land use and development for residential purposes contrary to Western Australian Planning Commission and Environmental Protection Authority Policy on land within the Cockburn Cement buffer zone.

The area also falls into a Development Contribution Area (DCA 6) for contributions to the future Beelihar Dve extension.

THE MUNSTER PHASE 1 LOCAL STRUCTURE PLAN: Clause 6.2.3 of the Scheme provides that the subdivision and development of land zoned shall generally be in accordance with an approved Structure Plan, prepared in accordance with TPS3 provisions.

Refer over page to an excerpt from the Munster Phase 1 Local Structure Plan which depicts the subject site with black border. The proposed density code of R40 is depicted on the plan.

The Munster Phase 1 Local Structure Plan is a result of the structure planning process.

The structure plan has been progressively expanded and developed and establishes a number of density codes for the area comprising:

- Traditional R20 500 sqm lots being the dominant accommodation type in the Munster locality
- Medium density R40 200 to 300 sqm home sites which have been developed in pockets throughout the locality

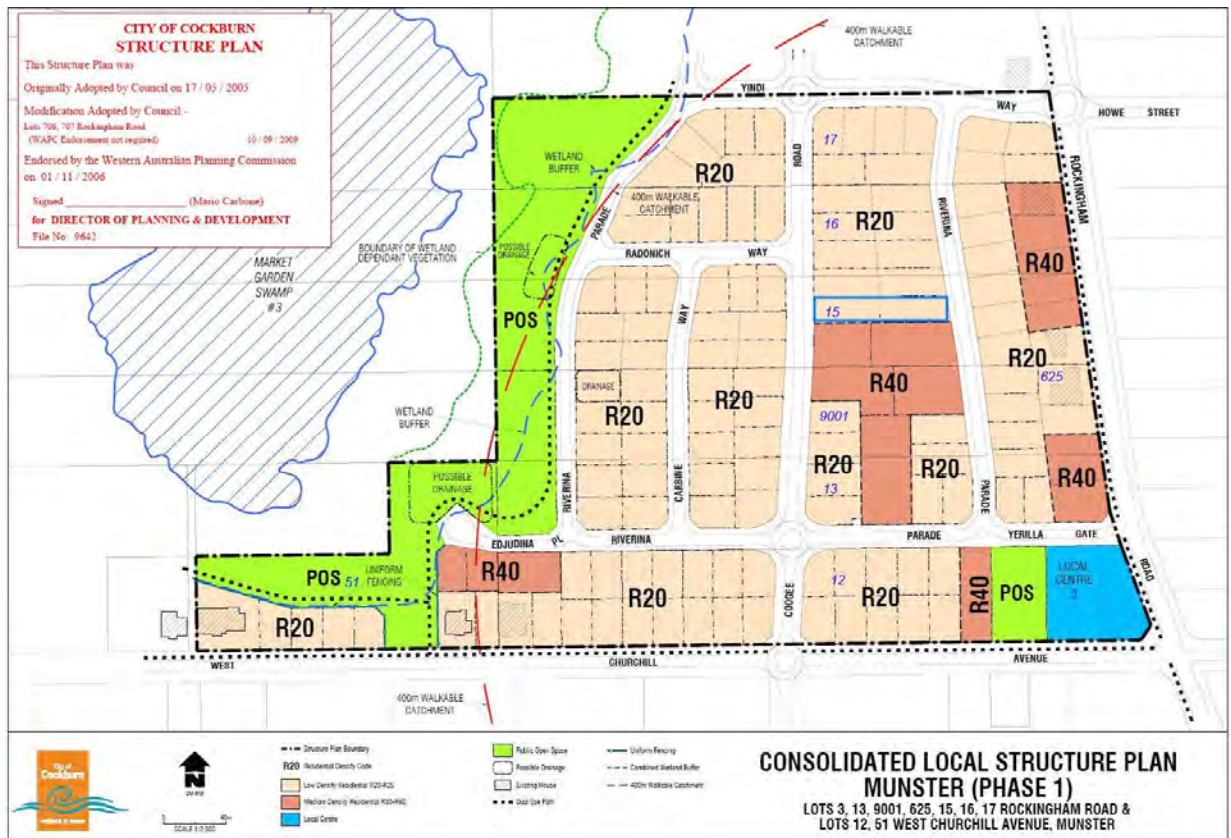
DEVELOPMENT AREA PLANS: Development Area Plans (DAP’s) can be prepared and submitted to the City for assessment and adoption in accordance with Clause 6.2.15 of the Scheme and associated planning policies.

DAP’s provide opportunity to establish design parameters to deal with specific design and interface issues. A DAP can form part of conditions of subdivision of the subject lands if considered desirable by assessing authorities. A Development Concept Plan is included in the appendix as a guide to the development of the site

LAND PARTICULARS AND STATUS: The sites are identified as:

- Lot 691, 14 Riverina Parade Certificate of Title: Volume 2673 Folio 876 comprising 737 sqm in area
- Lot 688, 13 Coogee Road Certificate of Title: Volume 2673 Folio 873 comprising 709 sqm in area

The sites are part of a wider subdivision where the 10% public open space requirement was given up as part of the original subdivision of this land.



THE MUNSTER PHASE 1 LOCAL STRUCTURE PLAN EXCERPT Source: City of Cockburn

2.2 POLICY AND STATUTORY

Relevant policies applicable to this structure plan variation are outlined below and compliance comments added.

LIVEABLE NEIGHBOURHOODS WAPC: General principles of Liveable Neighbourhoods based on various relevant elements which encourage:

- Provision of medium residential densities within the recommended 400/450m walkable catchment of local centers and community facilities
- Provide a range of densities to provide a diverse range of housing types
- Take advantage of established road, public transport, cycling and pedestrian facilities
- Maximise solar orientation and consider appropriate interfacing of residential lots with surrounding homes
- Utilise public open space within the walkable catchment

Comment: *The designation of the subject land to R30 is consistent with the objectives of Liveable Neighbourhoods policy. The R30 designation is a logical transition from the existing R40 zoned lands abutting the subject site.*

OUTER METROPOLITAN PERTH AND PEEL SUB-REGIONAL STRATEGY - DIRECTIONS 2031 WAPC AUGUST 2010: Directions 2031 the metropolitan strategic plan provides a vision for future growth of the Perth/Peel Metropolitan Regions to accommodate population sustainably to best use land, water and energy resources.

Directions 2031 estimates that Perth and Peel will grow from the current population of 1.65 million to more than 2.2 million. Directions 2031 identified the *Connected city* model as the preferred medium-density future growth scenario for the metropolitan Perth and Peel region.

Directions 2031 puts forward a series of metropolitan wide objectives which relevant to this proposal which include:

- Reducing energy dependency and greenhouse gas emissions
- Planning for an adequate supply of housing and land in response to population growth and changing community needs
- Facilitating increased housing diversity, adaptability, affordability and choice
- Planning and developing key public transport corridors, urban corridors and transit oriented developments to accommodate increased housing needs and encourage reduced vehicle use

Quoting from Directions 2031;

“To achieve a connected city pattern of growth Directions 2031 has set the following targets as medium to long term aspirations and to ensure growth of the city can be sustained beyond 2031:

- Directions 2031 seeks a 50 per cent improvement on current infill residential development trends of 30 and 35 per cent; and, has set a target of 47 per cent or 154,000 of the required 328,000 dwellings as infill development.
- Directions 2031 seeks a 50 per cent increase in the current average residential density of 10 dwellings per gross urban zoned hectare; and, has set a target of 15 dwellings per gross urban zoned hectare of land in new development areas”

Comment: The designation of the subject land to R30 is consistent with the objectives of Directions 2031. The Munster LSP within the subject area is achieving approximately 85% to 90% of this density target (170 dwellings in 13 ha).

However this area is inner suburbia where a higher target is more consistent with the broader planning objectives. The higher density code proposed in this submission is therefore consistent with Directions 31 but does still not achieve the desired density objective. This proposal therefore supports the objectives of Directions 2031.

STATE PLANNING POLICY 4.2 ACTIVITY CENTRES FOR PERTH AND PEEL AUGUST 2010: The Perth and Peel Regional Planning framework seeks to: reduce the overall need to travel support the use of public transport, cycling and walking for access to services, facilities and employment; and promote a more energy efficient urban form.

The planned network of activity centres in Directions 2031 aims to provide an even distribution of jobs, services and amenities throughout Perth and Peel.

Other purposes of the policy include the integration of activity centres with public transport; ensuring they contain a range of activities to promote community benefits through infrastructure efficiency and economic benefits of business clusters; and lower transport energy use and associated carbon emissions.

This policy covers the following types of activity centres

- *Perth Capital City*
- *Strategic metropolitan centres*
- *Secondary centres*
- *Specialised centres*
- *District centres*
- *Neighbourhood centres* (supplemented by local centres)

Comment: This proposal supports the SPP 4.2 by locating medium density homes close to a neighbourhood centre and associated established urban facilities.

THE CITY OF COCKBURN - LOCAL PLANNING STRATEGY 2002: The Local Planning Strategy which provides the basis for the creation of Town Planning Scheme No. 3 puts forward various objectives for City growth. Relevant objectives include:

Ensuring that town planning schemes help minimise energy use by:

- Maximising development near public transport routes
- Providing work places and diversity of employment opportunities within the residential community including a range of housing densities
- Encouraging energy efficient and water sensitive subdivision and building design

Promote higher density and mixed land use developments to reduce car use and promote cycling, walking and public transport.

Encourage the provision of a range of lots and housing types in large comprehensively planned development projects or smaller redevelopments to reflect the diverse needs of the community.

Comment: This proposal supports the Cities Local Planning Strategy by locating medium density homes close to a neighbourhood centre and associated established urban facilities. This proposal will provide improved housing diversity and potential for better utilisation of public transport.

STATEMENT OF PLANNING POLICY No. 3 URBAN GROWTH AND SETTLEMENT 2006 (SPP 3): Policy measures include aspects as:

- Creating sustainable communities
- Managing urban growth and settlement across Western Australia
- Managing urban growth in Metropolitan Perth
- Planning for liveable neighbourhoods
- Coordination of services and infrastructure

The Provide for sufficient and suitable serviced land in the right locations for housing, employment, commercial, recreational and other purposes, coordinated with the efficient and economic provision of transport, essential infrastructure and human services;

The SPP aims to:

- “Encourage a variety and choice in the size, type and affordability of housing to support a range of household sizes, ages and incomes and which is responsive to housing demand and preferences”
- “Making the most efficient use of land in existing urban areas through the use of vacant and under-utilised land and buildings, and higher densities where these can be achieved without detriment to neighbourhood character and heritage values; the cost-effective use of urban land and buildings, schools and community services, infrastructure systems and established neighbourhoods; and promoting and encouraging urban development that is consistent with the efficient use of energy”

- “Supporting higher residential densities in the most accessible locations, such as, in and around town and neighbourhood centres, high frequency public transport nodes and interchanges, major tertiary institutions and hospitals, and adjacent to high amenity areas such as foreshores and parks”

As quoted from Directions 2031 *“State Planning Policy 3 - Urban Growth and Settlement* recommends that State and local governments, developers, service providers and the community work together to support more consolidated development in appropriate locations consistent with neighbourhood character and where the necessary services are available or can be provided. Local government planning strategies assess the locations most suited for new housing supply and redevelopment opportunities considering existing conditions, heritage and amenity.”

Comment: This proposal supports the SPP 3 by locating medium density homes close to a neighbourhood centre and associated established urban facilities. This proposal will provide improved housing diversity and potential for better utilisation of public transport. The higher density code proposed in this submission is consistent with the objectives of SPP 3.

2.3 SITE DESCRIPTION

The aerial photo in the appendix depicts the subject land and buildings in detail. The sites are bounded by:

- An established R40 unit development on the southern boundary
- 2 single residences on the northern boundary
- Established R20 homes mostly completed on opposite street sides

The sites are flat and cleared. The northern and southern boundaries comprise colour bond fencing and a parapet wall.

The site is the last consolidated area within this section of the Munster Phase 1 LSP that is undeveloped.

2.3 SUMMARY OF ISSUES

The preceding review of policy and description of the land provides adequate justification for the site to be utilised for medium density accommodation. These reasons are summarised as:

- The site is within walkable catchments to POS and all necessary community services
- The sites are located within an inner suburb which is serviced with all urban services for employment, education and other living necessities

- The designation of the subject land to R30 is consistent with the objectives of Liveable Neighbourhoods policy
- The higher density code proposed in this submission is consistent with the objectives of SPP 3.
- This proposal supports the Cities Local Planning Strategy by locating medium density homes close to a neighbourhood centre and associated established urban facilities.
- This proposal supports the SPP 4.2 by locating medium density homes close to a neighbourhood centre and associated established urban facilities.
- The proposed R30 designation is a logical transition from the existing R40 zoned lands abutting the subject site.
- The Munster LSP within the subject area is not achieving desired density objectives of underlying relevant policy at state and local government level.
- The sites constitute the last consolidated area within this section of the Munster Phase 1 LPS that can accommodate a further density increase.
- The site is cleared and serviced and can be developed at an increased density

3.0 THE DEVELOPMENT PROPOSAL

As part of the proposal to increase density to R30 a draft development concept plan has been prepared as a guide to how the land can be developed which is included in the appendix.

The plan outlines proposed design parameters to ensure the development is consistent with best design practice and will integrate harmoniously into the existing residential environment.

3.1 DESCRIPTION OF THE PROPOSAL

3.1.1 OVERVIEW

The site abuts a 10 unit R40 development on the south boundary and 2 R20 homes on the northern boundary. Given the site dimensions and the layout of the abutting homes the draft development concept plan proposes the establishment of 4 building envelopes to accommodate a comfortable home on each.

There is potential at the R40 density to accommodate 6 homes on this site. In order to ensure minimal impact to adjoining homes the R30 density is proposed as a logical transition from the existing R40 zoned lands abutting the subject site.

The building envelopes provide for a conventional design layout which aims to minimise and design impacts to abutting homes.

General principles comprise:

- Options for court yards and outdoor space
- Location of driveways are on the south side are 4m wide with area for landscaping
- Parking areas allow for 2 bays per dwelling with maneuvering areas
- Building envelopes are large enough to provide a good level of solar access
- Bins for rear homes will be taken to the street front on day of collection
- Building setbacks are conventional for single dwelling accommodation
- Building height is single storey and subject to design code requirements
- Frontage to street provides visual surveillance
- The front home to each street will fit into the existing streetscape.

This development proposal rounds off the existing medium density housing development that extends north from Riverina Parade.

3.1.2 PROVISIONS

The proposed draft development concept plan provisions are modelled on existing provisions used by the City and adopted under Planning Scheme No. 3 and the Residential Design Codes. The proposed provisions are reproduced below:

“Design Codes apply unless otherwise varied below.

DESIGN ELEMENTS: *The following matters apply, where required, in the design and construction of a residence or outbuildings on Lot 688 Coogee Road and on Lot 691 Riverina Parade, Munster.*

GENERAL: *All dwellings and garages must be constructed within the prescribed building setbacks.*

BUILT FORM: *The front dwellings are required to address the street through the use of openings and material variation. A single storey height limit applies all developments.*

Frontage lots shall address Coogee Road and Riverina Parade as a primary frontage in the form of windows to habitable rooms, verandahs, balconies, gables, turrets etc.

FENCING: *Front fencing shall not exceed a height of 1.8m and should be visibly permeable above 1.2m. No more than 50% of the fencing along the primary frontage shall be solid or exceeding 1800mm. The front portion of the fencing along the primary road frontage shall be visibly permeable above 1200mm and also not exceed 1800mm in height.*

R-CODING: *Residential Density Code which applies to this land is R30.*

R-CODE VARIATIONS: *The Town Planning Scheme and R-Codes are varied as shown on this Detailed Area Plan. The requirements of the R-Codes and Town Planning Scheme shall be satisfied in all other matters.*

SETBACKS: *Setbacks for construction of improvements upon the land will not be other than in accordance with the following:*

- *Front: 2 metre minimum front setback*
- *Garage: 4.5 metre minimum front setback*
- *Side: Side setback as per Residential Design Codes (R-Codes)*
- *Rear: 2 metre minimum rear boundary solar setback for northern lots*

SITE COVERAGE: *All construction on the land will ensure that 40% of the site comprises Open Space.”*

3.1.3 SUMMARY OF DESIGN ISSUES

The design layout proposed represents a conservative approach to the site and minimal impact to abutting homes. The draft development concept plan design parameters ensure the development will not adversely impact upon existing residential environment.

The building guidelines provide for a conventional design layout which aims to minimise and design impacts to abutting homes.

3.1.4 SERVICE PROVISION

The site is currently serviced by:

- Deep sewer with capacity to serve the new development
- Underground internal power with capacity
- Telecommunications services
- Reticulated water supply

4.0 CONCLUSION

The preceding review of policy and description of the land provides adequate justification for the site to be utilised for medium density accommodation. These reasons are summarized as:

- The site is within walkable catchments to POS and all necessary community services
- The sites are located within an inner suburb which is serviced with all urban services for employment, education and other living necessities
- The designation of the subject land to R30 is consistent with the objectives of Liveable Neighbourhoods policy
- The higher density code being proposed is consistent with Directions 31
- The Munster LPS within the subject area is not achieving desired density objectives of underlying relevant policy at state and local government level.
- The sites constitute the last consolidated area within this section of the Munster Phase 1 LPS that can accommodate a further density increase.
- The subject site directly abuts an established R40 home unit development
- The site is cleared and serviced and is capable of being developed at an increased density
- The building envelopes proposed provide for a conventional design layout which aims to minimise and design impacts to abutting homes.
- The area and its wide range of facilities is a draw card for people who wish to make the choice of lifestyle opportunities provided in the area within a comfortable home on a smaller block

The subject site is the last consolidated land parcel in this section of the Munster Phase 1 Local Structure Plan that is undeveloped and close to all necessary local, district and regional community employment and recreational assets.

What is in demand and is under represented in the district is medium density housing to cater for couples small families and the growing retiree population. The design is in keeping with the accommodation on offer in the area.

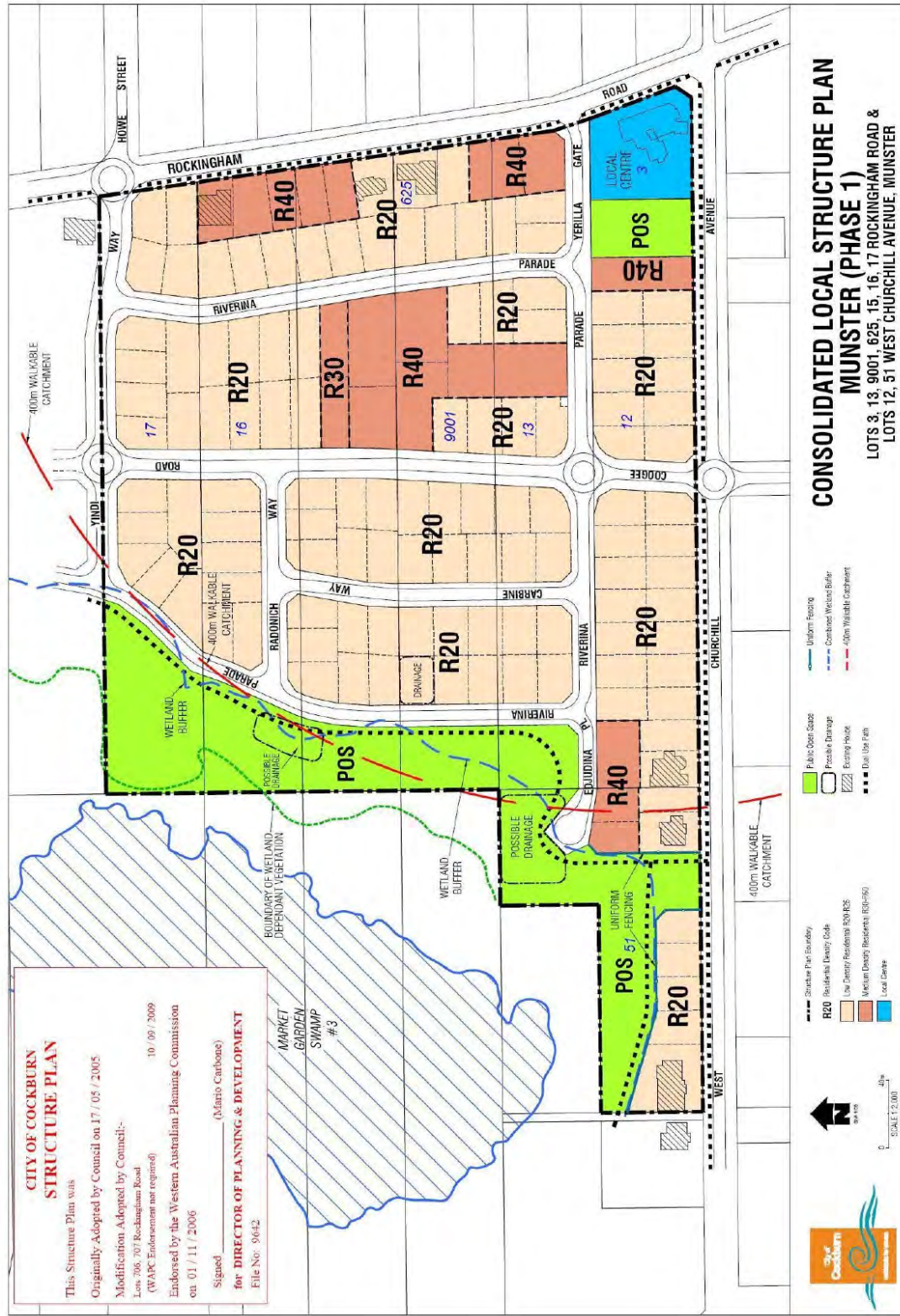
Councils support is requested.

5.0 APPENDIX

- **Aerial photo**
- **Proposed Modified Munster Phase 1 LSP**

REFERENCES

- City of Cockburn Scheme 3
- The City of Cockburn - Local Planning Strategy 2002
- Outer Metropolitan Perth and Peel Sub-Regional Strategy - Directions 2031 WAPC August 2010
- Liveable Neighbourhoods WAPC
- Munster Consolidated Local Structure Plan (Phase 1)
- The Residential Design Codes
- State Planning Policy 4.2 Activity Centres For Perth And Peel August 2010
- Statement of Planning Policy No. 3 Urban Growth and Settlement 2006

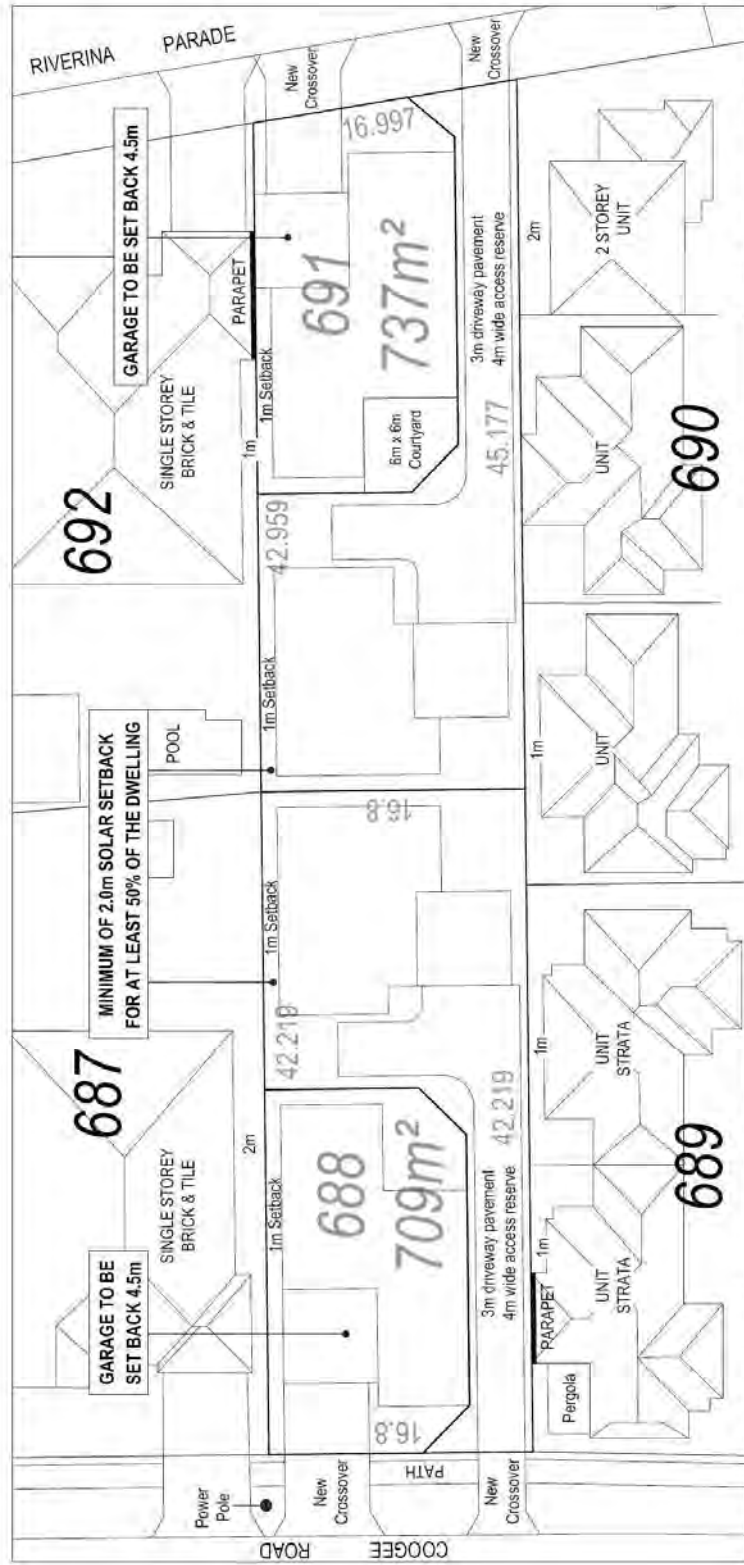


Proposed Modified Munster Phase 1 LSP

Lot 619 No 14 Riverina Pde and Lot 688 No 13 Coogee Rd, Munster



SOURCE: NEARMAPS 2012



MARCH 2013 Scale 1:250 @ A3

PROPOSED DEVELOPMENT PLAN FOR
LOT 691 RIVERINA PARADE AND LOT 688 COOGEE ROAD, MUNSTER