HAMMOND GROVE WEST STRUCTURE PLAN

LOTS 71, 74-75 + 303-305
WATTLEUP ROAD, HAMMOND PARK
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:

28 September 2017

Date

Signed for and on behalf of the Western Australian Planning Commission

[Signature]

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:

[Signature]

Witness

28 September 2017

Date

28 September 2027

Date of Expiry
Hammond Park C Structure Plan

Table of Amendments

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Project Details

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Executive Summary

This Structure Plan has been prepared to guide the subdivision and development of Lots 71, 74-75 and 303-305 Wattleup Road, Hammond Park (the subject site). Implementation of a Structure Plan over this 14.78 hectare development site will assist in the delivery of strategic planning objectives set by the State Government and the City of Cockburn in relation to housing supply, affordability and urban development.

The SP provides an overarching planning framework which will ensure that future urban development is undertaken in a coordinated and systematic manner, as required by the site’s ‘Development’ zoning under the City of Cockburn Town Planning Scheme No.3 (TPS3). It accords with the higher order planning objectives detailed in the Southern Suburbs District Structure Plan (Stage 3), which provides a high level development framework for the broader locality.

The SP provides for a range of residential densities and lot typologies, contributing towards the availability of diverse and affordable housing product within the South-West Sub-Region. It also includes an interconnected and legible movement network and generous provision of public open space within a number of strategically located reserves.

It is anticipated that the Structure Plan area will accommodate approximately 672 people in 232 dwellings on 229 lots at a density of 26.9 dwellings per residential site hectare.

The following Summary Table outlines the key planning outcomes of the Structure Plan.

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<td>Estimated lot yield</td>
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<td>Estimated number of dwellings</td>
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<td>Estimated residential site density</td>
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PART ONE
IMPLEMENTATION
Part One: Implementation

1.0 Structure Plan Area
This Structure Plan applies to the land contained within the inner edge of the line denoting the structure plan boundary on the Structure Plan Map (Plan 1).

2.0 Operation
This structure plan shall come into operation on the date it is approved by the Western Australian Planning Commission.

3.0 Staging
Staging of development will rely on key development parameters, primarily relating to:
1. The extension of available services from surrounding development.
2. The phasing and timing of development on land immediately abutting the eastern boundary of the SP area.
3. The timing for the clearing of vegetation from adjacent lots and individual lots within the area relative to the staging of development will impact on the specified BAL ratings for future lots.

4.0 Subdivision and Development Requirements

4.1 Land Use Zones and Reserves
Land Use permissibility within the Structure Plan area shall be in accordance with the Structure Plan Map (Plan 1) and corresponding Zones and Reserves under the City of Cockburn Town Planning Scheme No.3.

4.2 Notifications of Title
In respect of applications for the subdivision of land, the Council shall recommend to the WAPC that a condition be imposed on the grant of subdivision approval for a notification to be placed on the Certificates of Title to achieve the following:
• Information being provided to demonstrate that the measures contained in the bushfire management plan have been implemented;
• Response to operating market gardens.

4.3 Public Open Space
The provision of a minimum of 10% public open space is to be provided in accordance with Liveable Neighbourhoods. Public open space is to be provided generally in accordance with Plan 1, with an updated public open space schedule to be provided at the time of subdivision for determination by the WAPC, upon the advice of the City of Cockburn.

4.4 Movement Network
Access shall be provided generally in accordance with Local Road Reserves shown on the Structure Plan Map.

4.5 Residential Density
Residential densities applicable to the Structure Plan Area shall be those densities shown on the Structure Plan Map.

4.6 Contaminated Sites
As Lot 71 was previously used as a market garden a Soil Contamination Assessment is required.

4.7 Wattleup Road
A full upgrade of Wattleup Road is required fronting the Structure Plan area. The location and type of any intersection treatment is subject to further discussions with the City of Cockburn as part of the subdivision approval process.

4.8 Market Gardens
The Structure Plan ensures an adequate separation distance from the market garden to the West in accordance with WAPC Statement of Planning Policy 2.5 Rural Planning. Prospective purchasers will be made aware of the market garden via a Notification on Title.

4.9 Acid Sulphate Soils
The majority of the Structure Plan area is classed as having no risk of Acid Sulphate Soils (ASS) within 3 metres or deeper from the natural surface, apart from lots 303 and 304. However, given the depth to groundwater, it is deemed unlikely that any disturbance to ASS will occur during the civil construction works.
Part One: Implementation

5.0 Local Development Plans

Local Development Plans (LDP) are required to be prepared and implemented pursuant to Part 6 of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015 for lots comprising one or more of the following site attributes:

- Lots with an area of 260 square metres or less;
- Lots with an interface or outlook toward Public Open Space;
- Lots that obtain access from a laneway or right-of-way;
- Lots that propose grouped or multiple dwelling development;
- Lots affected by Bushfire Hazard, as identified by the ‘Bushfire Management Plan’ (Emerge Associates/Bushfire Safety Consulting August 2017);

6.0 Other Requirements

6.1 Developer Contributions

The Structure Plan area is subject to the requirements of Development Contribution Area 10 and Development Contribution Area 13 (Community Infrastructure), as detailed in Schedule 12 of the City of Cockburn Town Planning Scheme No. 3.