



veris

Lot 600 (66) Mell Road, Spearwood

Proposed Structure Plan

Job Ref: 21572

V1.0.1012016

DEVELOP
WITH _____
CONFIDENCE™

CERTIFICATION OF APPROVED STRUCTURE PLAN

This Structure Plan Amendment 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:

6 December 2017 Date

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:

 Witness

6 December 2017 Date

6 December 2027 Date of Expiry

TABLE OF AMENDMENTS TO STRUCTURE PLAN

AMENDMENT NO.	SUMMARY OF THE AMENDMENT	AMENDMENT TYPE	DATE APPROVED BY WAPC
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EXECUTIVE SUMMARY

This report represents an application to the City of Cockburn to consider a proposed Structure Plan over Lot 600 (66) Mell Road, Spearwood (the Structure Plan area) The Structure Plan area is 1,247m² in size and is situated approximately 20km south-west of the Perth CBD and 1.5km east of the Indian Ocean coastline..

The proposed Structure Plan will facilitate future residential development at a R40 density. The Structure Plan area is conveniently located within an existing urban area, close to public transport, education, employment nodes and shopping facilities. As such residential development up to the R40 density coding is considered appropriate.

The following table provides key statistic and planning outcomes as a result of the Structure Plan:

ITEM	DATA	STRUCTURE PLAN REF (SECTION NO.)
Total Area of Structure Plan	1,237m ²	1.2.2
Area of Residential Zone	1,237m ²	2.6.1
Total Estimated Lot Yield	5	2.6.1
Estimated Number of Dwellings	5	2.6.1
Estimated Residential Density	40 dwellings per hectare (approximately)	2.6.1
Estimated Population	14 people at 2.8 people per household	2.6.1

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Appendix A **Certificate of Title**

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Part One - Implementation

1 Structure Plan Area

This structure plan, once approved, will become the guiding document in the consideration of future subdivision and development for the land contained within the inner edge of the line denoting the Structure Plan boundary on the Structure Plan Map as shown in Figure 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 (WAPC).

3 Staging

This Structure Plan is proposed to be developed in a single stage. There are no specific triggers for staging of development.

4 Subdivision and Development Requirements

The Structure Plan Map designates the density code as R-MD-R40 pursuant to the WAPC's Planning Bulletin 112/2016 – Medium density single house development standards – Development Zones and the associated City of Cockburn Local Planning Policy 1.16. – Single house standards for medium density housing in the development zone.

Prior to the lodgement of subdivision applications to the WAPC or a development application with the City of Cockburn, a Storm Water Management Plan should be prepared, to the satisfaction of the relevant authority and provided with the application for subdivision and/or development approval. Please note that whilst Better Water Urban Management requires a Local Water Management Strategy at Structure Plan stage and also an Urban Water Management Plan (UWMP) at subdivision stage the Department of Water has permitted for a Local Water Management Strategy not to be provided for this Structure Plan and for a UWMP not to be provided for at subdivision stage but rather a Stormwater Management plan to be provided at subdivision stage given the small size of the lot and that no land for POS is proposed. Refer to Appendix B for details.


In accordance with Provision 3 of Development Area 31 (DA31), each subdivision and development application in the Structure Plan Area shall achieve at least 85% of the potential number of dwellings achievable under the RCode designated for the application area in the endorsed Structure Plan.

The developer is to make satisfactory arrangements with the City of Cockburn to provide proportional contributions toward those items of development infrastructure (inclusive of POS) defined in the City of Cockburn Town Planning Scheme No. 3 for Developer Contribution Area 12 ('DCA 12') and Developer Contribution Area 13 ('DCA 13').




LEGEND

Local Scheme Zones

 RESIDENTIAL R-MD - R40

Other Elements that Inform the Structure Plan

 STRUCTURE PLAN AREA BOUNDARY

Plan No. : 21572-001

Revision : REV.0

Scale : 1:750@A4




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**STRUCTURE PLAN
LOT 600 (No. 66) MELL ROAD
SPEARWOOD**

DATE DRAWN: 12/05/2017
 DRAWN BY: TWV
 CHECKED BY: MM

FILE: 170512-Lot600MellRd_StructurePlan.dgn
 V DATUM: AHD
 H DATUM: MGA94 (50)

