ZONES
- RESIDENTIAL, R25
- RESIDENTIAL, R30
- RESIDENTIAL, R40
- RESIDENTIAL, R60
- RESIDENTIAL, R80
- PS - PRIMARY SCHOOL
- PUBLIC PURPOSES - COMMUNITY
- PUBLIC PURPOSES - WATER AUTHORITY OF WA
- PRIMARY REGIONAL ROAD (MRS)
- MIXED USE
- WETLAND - RESOURCE ENHANCEMENT
- WETLAND - 30M BUFFER
- ROAD WIDENING
- BUSH-FIRE PROTECTION ZONE (20m)
- BUSH-FIRE PROTECTION ZONE (30m)
- WETLAND - RESOURCE ENHANCEMENT
- ROAD WIDENING
- KEY ACCESS ROADS
- PRIMARY PATH/PEDESTRIAN LAVAGES
- NEIGHBOURHOOD CONNECTOR
- STRUCTURE PLAN BOUNDARY
- PUBLIC OPEN SPACE
- LOCAL CENTRE (R80)
- PRIMARY SCHOOL/OVAL
- WATER AUTHORITY OF WA
- REMNANT BUSHLAND
- 330KV POWERLINE EASEMENT
- 30m WELLHEAD PROTECTION ZONE
- STRUCTURE PLAN BOUNDARY
- PRIMARY PATH/PEDESTRIAN LAVAGES
- KEY ACCESS ROADS
- PRIMARY REGIONAL ROAD (MRS)
- MIXED USE
- WETLAND - RESOURCE ENHANCEMENT
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- NEIGHBOURHOOD CONNECTOR
- STRUCTURE PLAN BOUNDARY
- PUBLIC OPEN SPACE

LEGEND

Cock/2015/60-1 STRUCTURE PLAN

Plan 1

Amendment 1 to Banjup Quarry Local Structure Plan has been approved by the Western Australian Planning Commission on 1 March 2016

Signed by an officer duly authorised by the Western Australian Planning Commission pursuant to Section 51 of the Planning and Development Act 2005
COCK/2015/60-1
BANJUP QUARRY
LOCAL STRUCTURE PLAN

‘Parent Lots’ Lot 9004 Armadale Road; Lot 9002 Jandakot Road; & Lot 132 Fraser Road, BANJUP

February 2016
Stockland WA Development Pty Ltd
<table>
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<th>REVIEWED</th>
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IT IS CERTIFIED THAT AMENDMENT NO. 1 TO BANJUP QUARRY LOCAL STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

1 MARCH 2016

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.
Table 1: Table of Amendments

<table>
<thead>
<tr>
<th>AMENDMENT NO.</th>
<th>SUMMARY OF THE AMENDMENT</th>
<th>AMENDMENT TYPE</th>
<th>DATE APPROVED BY WAPC</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Design update to ‘Northern Precinct’ and associated supporting documents.</td>
<td>Major</td>
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</table>
EXECUTIVE SUMMARY

The Banjup Quarry Local Structure Plan (Structure Plan) and amendments thereto has been prepared to guide the subdivision and development of some 144 hectares of land on ‘Parent Lots’ Lot 9004 Armadale Road, Lot 9002 Jandakot Road and Lot 132 Fraser Road, Banjup; within the City of Cockburn municipality.

The Structure Plan has been prepared on behalf of Stockland WA Development Pty Ltd by the following specialist consultant team:

- Creative Design + Planning – urban design, town planning
- PDC – engineering and urban water management
- RPS – environment
- Emerge Associates – landscaping
- Transcore – traffic and transport analysis
- Lloyd George Acoustics – acoustic assessment
- Macroplan – commercial analysis
- Strategen – bushfire management
- CCS Strategic – community planning
- R & E O’Connor Pty Ltd – archaeology assessment

Stockland WA Development Pty Ltd, as primary developer within the Structure Plan area, has branded the overall site ‘Calleya’ Residential Estate, Banjup. It is recognised that the Structure Plan area now encompasses multiple landowners by virtue of Subdivision/Sales Releases by Stockland.

Purpose

This Structure Plan provides an overarching planning framework to guide and facilitate the development of 144 hectares of land at Banjup for urban purposes, and has been prepared in accordance with the provisions of Part 6 of the City of Cockburn Town Planning Scheme No. 3.

The plan provides for an integrated and coordinated approach to an appropriate mix of land uses and infrastructure, necessary to create a strong and vibrant community, whilst delivering triple bottom line sustainability outcomes.

The Structure Plan, as modified, has been submitted for approval by the Western Australian Planning Commission.

Design Approach

The design approach has been a rigorous multidisciplinary process with continuous reflection upon the purpose of the Structure Plan and improving project outcomes. Overarching development objectives and principles which have informed the design approach include:

- Sustainability
- Transit Oriented Design
- Streetscape & Legibility
- Place Making

Such objectives and principles have already been implemented as part of subdivision development of the ‘southern precinct’, and will guide all remaining development in the ‘northern precinct’ of the Structure Plan area.

Project Overview

The Structure Plan will create a framework for the future urban subdivision development of a planned 2,350 dwellings including potential Retirement Living Village, which will ultimately house a new community in the vicinity of ~6,345+ people within a variety of lot product and dwelling types. The Structure Plan will provide for a lower order Neighbourhood Activity Centre incorporating a mixed use/commercial centre, as well as a community facility and playing field, primary school and potential retirement living development; and a small Mixed Use site adjacent a similar established land use.
## EXECUTIVE SUMMARY TABLE

<table>
<thead>
<tr>
<th>ITEM</th>
<th>DATA</th>
</tr>
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<tbody>
<tr>
<td><strong>Structure Plan Area</strong></td>
<td>144.30 hectares</td>
</tr>
<tr>
<td><strong>Indicative Land Use Breakdown (excluding internal roads &amp; POS)</strong></td>
<td></td>
</tr>
<tr>
<td>- Residential</td>
<td>73.43 ha</td>
</tr>
<tr>
<td>- Mixed Use</td>
<td>0.17 ha</td>
</tr>
<tr>
<td>- Commercial</td>
<td>1.46 ha</td>
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<tr>
<td>- Public Purposes – Primary School</td>
<td>3.5 ha</td>
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<td>- Public Purposes – Water Authority of WA</td>
<td>0.7 ha</td>
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<tr>
<td>- Jandakot Road and Solomon Road Intersection Widening</td>
<td>1.37 ha</td>
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<tr>
<td><strong>Directions 2031 and Beyond Dwelling Target</strong></td>
<td>1,700+ dwellings</td>
</tr>
<tr>
<td><strong>Estimated number of dwellings</strong></td>
<td>2,350 dwellings</td>
</tr>
<tr>
<td><strong>Estimated residential site density</strong></td>
<td>~ 27 - 32 Dwellings/site hectare</td>
</tr>
<tr>
<td></td>
<td>~ 14.5 - 17 Dwellings/gross urban zone</td>
</tr>
<tr>
<td><strong>Estimated population (2,350 dwellings)</strong></td>
<td>6,345 @ 2.7ppl/hh</td>
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<tr>
<td><strong>Number of Secondary Schools</strong></td>
<td>0</td>
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<tr>
<td><strong>Number of Primary Schools</strong></td>
<td>1</td>
</tr>
<tr>
<td><strong>Estimated commercial floor space (Small Neighbourhood Centre)</strong></td>
<td>2,800m² net lettable area</td>
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<tr>
<td><strong>Number &amp; Total Area of Public Open Space</strong></td>
<td></td>
</tr>
<tr>
<td>- Senior Playing Field/Civic (Primary School co-located)</td>
<td>2 sites @ 3.03 ha</td>
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<tr>
<td>- Neighbourhood Parks</td>
<td>8 sites @ 20.19 ha</td>
</tr>
<tr>
<td>- Local Parks</td>
<td>1 site @ 0.18 ha</td>
</tr>
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</table>

**FOOTNOTES:**

1. The ‘Structure Plan area’ figure excludes a portion of land abutting Armadale Road, this subject to a 2015 South-East/South-West MRS Omnibus Amendment from ‘Primary Regional Roads’ to ‘Urban’. Subject to gazettal the total Structure Plan area will be ~144.59ha.

2. Whilst Stockland’s current dwelling yield projection is ~1,990 dwellings, the total **2,350 dwellings** (rounded) indicated above includes a 25% increase in growth of the Estate’s ‘northern precinct’ overtime; this provided as a contingency for relevant Transport, Local Water Management and service infrastructure strategies.

3. ‘Residential Site Hectare’ refers to the definition under Element 1 of WAPC’s Liveable Neighbourhoods. The nominated ranges relate to a potential 25% increase in growth of the ‘northern precinct’ of the Structure Plan area as detailed under Footnote 2.

4. ‘Gross Urban Zone’ refers to the definition under WAPC’s Directions 2031 and supporting documents. The nominated ranges relate to a potential 25% increase in growth of the ‘northern precinct’ of the Structure Plan area as detailed under Footnote 2.

5. Inclusive of Resource Enhancement Wetland Buffer area and all Remnant Vegetation areas; excludes area beneath Western Power Powerlines Easement.
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Appendix 1a – Archaeological Report

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Appendix 3 – Servicing Report (July 2012) and Northern Addendum (March 2015)
Appendix 4 – Traffic and Transport Management Strategy
Appendix 5 – Landscaping Strategies and Concepts
Appendix 6 – Noise Impact Assessment
Appendix 7 – Banjup Community Facilities Requirements
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implementation

BANJUP QUARRY LOCAL STRUCTURE PLAN

1. Structure Plan Area
2. Structure Plan Content
3. Relationship To The Scheme, Interpretations & Use Class Permissibility
4. Operation
5. General Subdivision and Development Requirements
6. Structure Plan (Plan 1)
1 Structure Plan Area

This Structure Plan applies 'Development Area 37' of the City of Cockburn Town Planning Scheme No.3 (the 'Scheme') to 'Parent Lots' Lot 9004 Armadale Road, Lot 9002 Jandakot Road and Lot 132 Fraser Road, Banjup being the land contained within the inner edge of the line denoting the Structure Plan boundary on the Structure Plan (Plan 1). The Structure Plan is identified as the Banjup Quarry Local Structure Plan. It is recognised that the Structure Plan area now encompasses multiple landowners by virtue of subdivision/sales releases by Stockland.

2 Structure Plan Content

The Structure Plan comprises the following sections:

a) **Part One – Implementation**, includes the Structure Plan Map and outlines the requirements that will be applied when assessing subdivision and development applications over the land to which the Structure Plan relates.

b) **Part Two – Explanatory Section**, is to provide justification and clarity to the Structure Plan and the textual provisions contained in Part One of the Structure Plan. Part Two is to be used as a reference to guide interpretation and implementation of Part One.

c) **Part Three – Appendices**, includes all specialist consultant reports and documentation used in preparation of the Structure Plan.

3 Relationship To The Scheme, Interpretations & Use Class Permissibility

The Structure Plan (Plan 1) identifies zones and reserves to guide subdivision within the Structure Plan area. Part Two and all appendices under Part Three are to be used as a reference only to clarify and guide interpretation and implementation of Part One.

4 Operation

This Structure Plan comes into effect on the date it is approved by the Western Australian Planning Commission.

5 General Subdivision & Development Requirements

The Structure Plan (Plan 1) and Table A that form part of the implementation provisions of this Structure Plan guide the land use permissibility, standards, requirements and prerequisites for subdivision and development within the Structure Plan area.

**Table A – General Planning Requirements for the Structure Plan Area**

<table>
<thead>
<tr>
<th>1. Subdivision and Development</th>
<th>1.1 Density</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>a) Residential development within the 'Local Centre' Zone is prescribed a R80 density.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2. Local Development Plans (LDPs)</th>
<th>2.1 Local Development Plans (LDPs), pursuant to Clause 6.2.15 of the Scheme, are to inform applications for subdivision and development in regard to the following:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>a) Land zoned 'Residential' and comprising one or more of the following site attributes:</td>
</tr>
<tr>
<td></td>
<td>i. Lots with rear-loaded (laneway) vehicle access;</td>
</tr>
<tr>
<td></td>
<td>ii. Lots with direct boundary frontage (primary or secondary) to an area of Public Open Space;</td>
</tr>
<tr>
<td></td>
<td>iii. Lots with a boundary abutting or frontage to Armadale Road or Jandakot Road</td>
</tr>
</tbody>
</table>

iv. Lots within a 100 metre catchment of 'Classified Vegetation' (Bushfire Hazard Zone) thus deemed at risk from bushfire pursuant to Australian Standards; 

v. Lots affected by the 330kV Western Power high voltage overhead power line easement; and/or

vi. Lots within the 30m buffer catchment of a sewerage pump station.

b) Land zoned ‘Local Centre’.

NOTES:

1 With reference to 2.1 a)(iii), affected lots are identified spatially in the accompanying ‘Banjup Local Structure Plan Noise Impact Assessment’ report, under Part Three – Appendix 6 of the Structure Plan.

2 With reference to 2.1 a)(iv), lots affected by the 100m ‘Classified Vegetation’ (bushfire hazard zone) are identified spatially in the accompanying Fire Management Plan, under Part Three – Appendix 2 of the Structure Plan.

3.1 Notifications are to be placed on titles of all affected lots to advise of:

a) Potential noise nuisance associated with Jandakot Airport, for all lots within the Structure Plan area, in accordance with WAPC’s Draft State Planning Policy No. 5.3 Jandakot Airport Vicinity (SPP 5.3).

b) Construction standards to achieve higher noise standards in accordance with State Planning Policy 5.4 ‘Road and Rail Transportation Noise and Freight Consideration in Land Use Planning’ (SPP 5.4);

c) Building setbacks and construction standards required to achieve a Bushfire Attack Level – 29 or lower in accordance with Australian Standards (AS3959-2009): Construction of buildings in bushfire prone areas and the Fire Management Plan Calleya Local Structure Plan Amendment by Strategen (June 2015); and/or

d) Building setbacks required to achieve a separation distance of 30m from any approved Sewer Pump Station site.

3.2 Pursuant to 3.1(a) – (b), a detailed Noise Management Plan shall accompany any subdivision and/or development application of identified affected lots to clarify actual mitigation measures taking into consideration final ground levels.

3.3 Jandakot Airport Information Program:

a) The developer is to undertake a thorough information program for prospective purchasers based on the proximity of Jandakot Airport.

3.4 Voluntary Legal Agreement

a) The Structure Plan is subject to a Voluntary Legal Agreement between Stockland WA Development Pty Ltd and City of Cockburn for specified hard infrastructure items.