



HAMILTON SENIOR HIGH SCHOOL REDEVELOPMENT

LOCAL STRUCTURE PLAN

Revision Letter	Date	Reason for Issue	CM
A	25-08-2017	Draft HLSP for Client Review	MS
B	12-09-2017	Draft HLSP for Client Review	MS
C	20-12-2017	Final Draft for Client Review	MS
D	02-02-2018	Final Draft for Lodgement	MS
E	10-05-2018	Final Draft for Lodgement	NS
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Prepared for:



Prepared by Hames Sharley:



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LIST OF ABBREVIATIONS

ABS	Australian Bureau of Statistics
AHD	Australian Height Datum
BAL	Bushfire Attack Level
BMP	Bushfire Management Plan
CBD	Central Business District
CBEH	Centre for Built Environment and Health
CPTED	Crime Prevention Through Environmental Design
DFES	Department of Fire and Emergency Services
DWER	Department of Water and Environmental Regulation
DOP	Department of Planning (WA)
HSHS	Hamilton Senior High School
HLSP	Hamilton Senior High School Local Structure Plan
LWMS	Local Water Management Strategy
LPS	City of Cockburn Local Planning Strategy
MRS	Metropolitan Region Scheme
MRWA	Main Roads Western Australia
PAW	Public Access Way
PBN	Perth Bicycle Network
POS	Public Open Space
SMC	Strategic Metropolitan Centre
SPP	State Planning Policy
TPS3	City of Cockburn Town Planning Scheme No.3
UDIA	Urban Development Institute of Australia
VPD	Vehicles Per Day
WAPC	Western Australian Planning Commission
WSUD	Water Sensitive Urban Design

ENDORSEMENT PAGE

This Structure Plan is prepared under the provisions of the City of Cockburn Town Planning Scheme No. 3.

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

2 December 2019

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

2 December 2019

Date

2 December 2029

Date of Expiry

TABLE OF AMENDMENTS

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

TABLE OF DENSITY PLANS

DENSITY PLAN NO.	AREA OF DENSITY PLAN APPLICATION	DATE ENDORSED BY WAPC

EXECUTIVE SUMMARY

The Hamilton Senior High School Local Structure Plan (HLSP) has been prepared to facilitate the proposed redevelopment of the Hamilton Senior High School (HSHS) site, as depicted on **Figure 1**.

The HLSP site is generally bounded by Ralston Street to the north, Purvis Street to the west, Stock Road to the east and Forrest Road to the south. The site currently accommodates Hamilton Hill Senior High School, which closed down at the end of 2017 and amalgamated with the new Fremantle College, constructed on the South Fremantle Senior High School campus.

This presents an excellent opportunity to redevelop the site, and optimise its locational advantages whilst respecting and celebrating its unique history. The proposed development will allow for the revitalisation of the site by providing much needed residential infill to help cater for population growth and provide housing diversity and choice. This will be supported by the provision of high quality, site responsive public open space that will service future residents as well as the surrounding community.

Key components of the HLSP include:

- + A range of residential densities to promote a variety of housing typologies;
- + Provision of quality public open space that responds to the site as well as addressing a need for such amenity within the wider locality; and
- + Striving to meet the requirements of UDIA's EnviroDevelopment initiative through various measures including identification and retention of mature trees where possible as well as leading sustainability initiatives in water and energy as a thermally responsible development addressing the urban heat island effect..

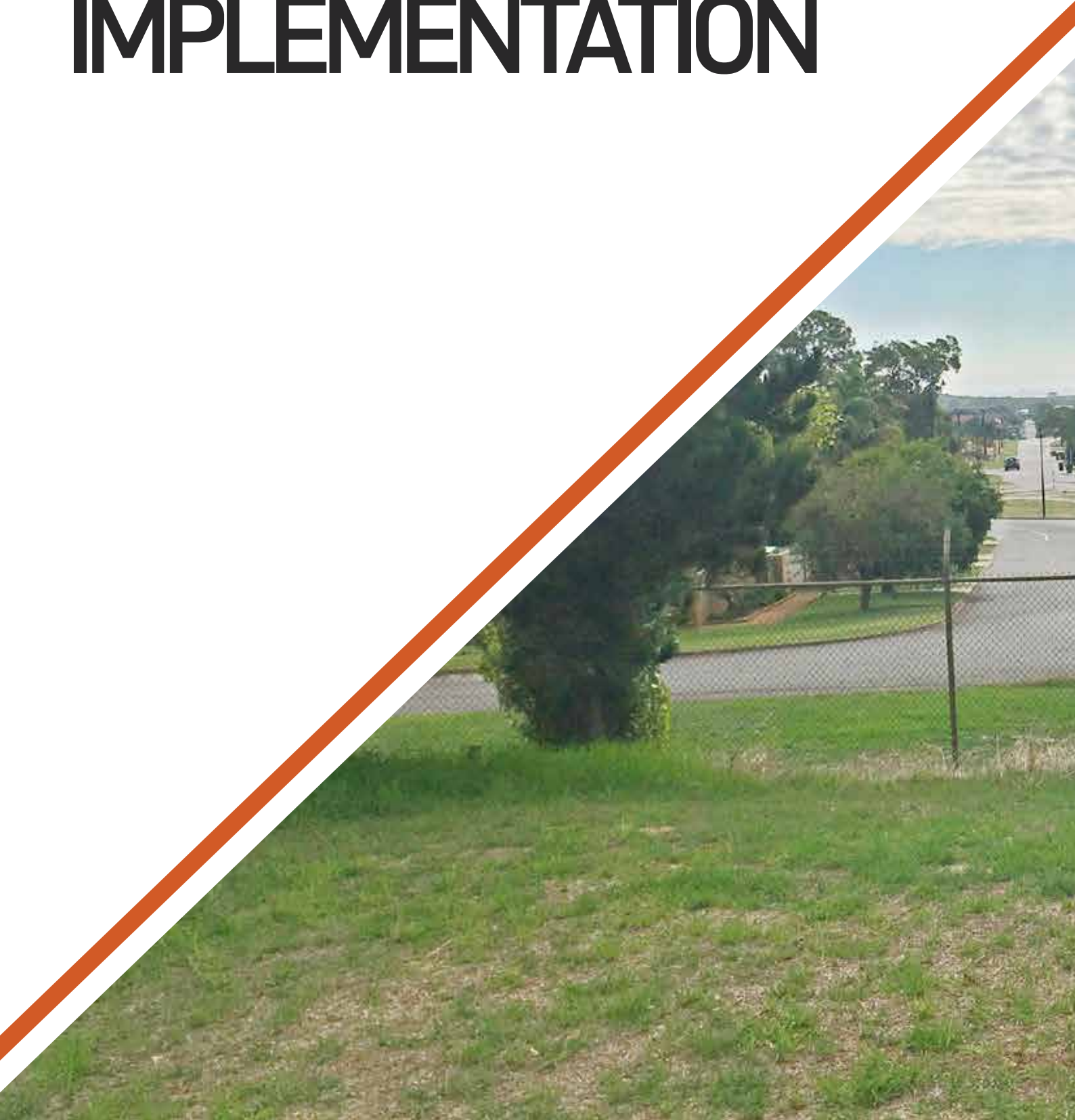
The HLSP will assist with the detailed planning and design of the site and will also allow for the progression of a Local Scheme amendment and ultimately Local Development Plans over the site.

SUMMARY TABLE

Item	Data	Structure Plan Ref (section no.)
Total area covered by the structure plan	11.91 hectares	Section 1.4 'Subdivision and Development Requirements'
Area of each land use proposed:		Section 1.4 'Subdivision and Development Requirements'
+ Residential R40	1.82 hectares	
+ Residential R60	3.29 hectares	
+ Residential R80	1.51 hectares	
Total estimated lot yield	239 lots	Section 6.1.3 'Yield Analysis'
Estimated number of dwellings	312 dwellings	Section 6.1.3 'Yield Analysis'
Estimated residential site density	26 dwellings per hectare 48 dwellings per hectare (based on total residential development area)	Section 6.1.3 'Yield Analysis'
Estimated population	811 people (at 2.6 people per household)	Section 6.1.3 'Yield Analysis'
Estimated area and percentage of public open space given over to:		Section 1.4 'Subdivision and Development Requirements'
+ Public Open Space	2.02 hectares (16.9% coverage).	

PART ONE

IMPLEMENTATION





1.0 LOCAL STRUCTURE PLAN IMPLEMENTATION

1.1 Structure Plan Area

The Hamilton Senior High School Local Structure Plan shall apply to the land contained within the inner edge of the line denoting the structure plan boundary as shown on **Figure 1**.

1.2 Operation

The Hamilton Senior High School Local Structure Plan shall come into operation on the day it is endorsed by the Western Australian Planning Commission.

1.3 Objectives

The objectives of the Hamilton Senior High School Local Structure Plan (HLSP) are as follows:

COMMUNITY AND WELLBEING

- + Facilitate intergenerational equity and ageing in place through diverse housing typologies.
- + Enhance shared amenity and the quality of the public realm to foster community cohesion.
- + Utilise alternative design methods to be innovative in the provision of Public Open Space.
- + Respect and respond to the indigenous and cultural history of the site.

ENVIRONMENTAL RESPONSIBILITY

- + Maximise tree canopy coverage by replacing or retaining (where possible) existing trees.
- + Direct sustainable practices through precinct wide water and energy sensitive initiatives.
- + Apply innovative design strategies to address noise and air pollution.
- + Apply best practice in water systems and seek Waterwise Development endorsement from Water Corporation.

DESIGN EXCELLENCE

- + Create high quality development that reflects and respects the character of the place.
- + Demonstrate adaptable and alternative building techniques within the development.
- + Encourage innovative housing models through flexible site layouts.
- + Ensure all dwellings address passive solar and ventilation principles.

ECONOMIC HEALTH

- + Provide affordable housing and living opportunities in partnership with others.
- + Optimise housing value of surrounding residential areas.
- + Offer a streamlining process for planning applications which detail innovative solutions.
- + Support local retail and commercial activities.

THIRD PARTY REVIEW OF DESIGN

- + The project will target EnviroDevelopment accreditation under all six elements of the framework: Ecosystems, Waste, Materials Energy, Water and Community.
- + The target will engage with leading heat stress researchers during the design phase in order to validate the design against best practice.
- + Review the design for consistency with the Cooperative Research Centre for Water Sensitive Cities Strategic Plan to create a healthy, heat resilient community with best practice in water efficiency, sourcing and management.

Figure 1: Structure Plan Map



1.4 Subdivision and Development Requirements

The HLSP site was rezoned from 'Public Purposes' to 'Urban' via a Metropolitan Region Scheme amendment. The subsequent introduction of a 'Development' zoning under the City of Cockburn Town Planning Scheme No. 3 (TPS3) has been progressed in order to facilitate the vision of the HLSP. Development requirements for the Site will be set out broadly within the HLSP and through preparation of Local Development Plans (LDP).

1.4.1 LAND USE AND ZONING

Land use and development within the HLSP area is to be consistent with the prescribed zonings and reservations as detailed on the Structure Plan Map (**Figure 1**). Land use permissibility is to be in accordance with the relevant zone, and the land use permissibility's of the Zoning Table of Town Planning Scheme No. 3.

Subdivision and development of land will be in accordance with the relevant density coding allocated on **Figure 1**.

1.4.2 DESIGN GUIDANCE

To achieve Development WA's aspiration to deliver a high-quality example of integrated medium density infill development, all lots identified on **Figure 1** will require a LDP.

The purpose of the LDPs will be to provide specific built form controls (including any necessary variations to R-Code provisions relating to setbacks, private open space, boundary walls, fencing and site access), and/or any specific requirements to address site levels and to achieve sustainable design initiatives.

Where LDPs are required, they should be prepared in accordance with the requirements of the Planning and Development (Local Planning Schemes) Regulations 2015, prior to determination of a development approval. LDP's may vary the R-Codes, in accordance with section 7.3 of SPP 7.3 - R-Codes Volume 1 and section 1.2 of SPP 7.3 - R-Codes Volume 2 - Apartments, where relevant.

LOT SPECIFIC GUIDANCE

- + A LDP prepared for development within Lot 9 should consider and address matters including, but not limited to, the following:
 - For the two R60 lots, consideration should be given to the interface with the Tuart tree to be retained within the Purvis Street road reserve, this should consider the provision of visually permeable fencing.
- + A LDP prepared for development within Lot 10 (being immediately adjacent to the existing lower density development along Purvis Street) should consider and address matters including, but not limited to, the following:
 - Development should be in accordance with SPP 7.3 - R-Codes Volume 2 - Apartments.
 - Potential impacts of building height, bulk and scale on neighbouring properties. The building height immediately adjacent to the boundary with Lot 6 Purvis Street and Lot 7 Forrest Street is to be limited to 2 storeys to enable the built form to transition between the areas of different densities.
 - Noise attenuation, in accordance with the recommended treatment packages in the accompanying Acoustic Assessment report.
- + Any LDPs prepared may be required to address noise attenuation, in accordance with the recommended treatment packages in the accompanying Acoustic Assessment report.

1.4.3 TREE RETENTION

All trees identified on **Figure 1** as 'Potential Cockatoo Habitat Tree for Retention' are to be protected during subdivisional and development works. The ceding of additional land to enable the Purvis Street Tuart tree to be retained within the road reserve and embellishment of this area may be required at subdivision stage.

1.4.4 TRAFFIC MANAGEMENT AND ROAD NOISE

The treatment of the intersection between the internal road network, Blackwood Avenue and Purvis Street will be finalised at subdivision stage. Additional traffic calming treatment may also be required when the internal road network is constructed, as shown on **Figure 1**.

A sound wall along the boundary of Stock Road is to be provided at subdivision of Stage 2, in accordance with the recommendations of Part 5 and Appendix B of the Acoustic Assessment report (**Appendix D**). Access to the pedestrian bridge from the site will be retained.

Lots that are identified in the Acoustic Assessment for quiet house design package treatments will also be subject to a condition at subdivision stage requiring notifications to be placed on title.

1.4.5 BUSHFIRE PROTECTION

Subdivision and development of Lots 6, 7 and 10 may require preparation of a Bushfire Management Plan by a Level 3 Bushfire Planning Practitioner to demonstrate that an appropriate Bushfire Attack Level (BAL) of BAL-29 or below can be achieved within future residential lots.

1.4.6 HIGH VOLTAGE TRANSMISSION CORRIDOR

An existing 132 kV transmission line is located within the structure plan area, shown as 'Easement' on Figure 1. Protection of the infrastructure within the transmission line corridor is required to be formalised via an easement.

Prior to subdivision or development, Western Power will need to review, assess and provide prior written consent to any proposals within the transmission corridor.

1.4.7 ADDITIONAL REQUIREMENTS

Conditions may be imposed at subdivision stage to address a range of matters, including but not limited to the following:

- + Bushland management;
- + Urban water management;
- + Significant tree retention;
- + Notifications on title, where required in accordance with WAPC bushfire and road noise policies; and
- + Easements and/or notifications on title for lots adjoining or effected by the existing high voltage transmission line, shown on the Structure Plan Map as 'Easement'.

1.5 Staging and Implementation

As indicated on **Figure 2**, staging for the HSHS redevelopment is proposed to be carried out as follows:

STAGE 1:

- + Bulk earthworks will be undertaken, retaining wall construction and a road connection provided to Purvis Street.
- + Connections to existing services on the western boundaries of the Site.
- + An upgrade to the sewer in Halstead Street.

STAGE 2:

- + A road extension through to Ralston Street will be completed, asset protection for the existing DN760 water main, creation of development of more POS areas.
- + Pedestrian connections to the Stock Road footbridge will be completed and development of the central Quad area.
- + An upgrade to the existing water main in Ralston Street will be completed along with other general servicing extensions. Additional bulk earthworks and retaining wall construction.
- + The noise wall along the Stage 2 boundary will also be constructed.

STAGE 3:

- + Protections around the existing Western Power transition tower, civil works servicing including bulk earthworks.
- + Completion of all road and pedestrian connections.
- + Extension of the noise wall to the required southern extent. Development of remaining POS areas.

Figure 2: Structure Plan Staging

