



CITY OF COCKBURN	
DOC Set	
13 JUN 2024	
SUBJECT	109/171
RETENTION	124-2-3 A5
PROPERTY	
APP	
ACTION	David Reynolds

Your ref:
Our ref: TPS/3144
Enquiries: Kylie Beach
Email: Kylie.Beach@dph.wa.gov.au

Chief Executive Officer
City of Cockburn
PO Box 1215
BIBRA LAKE WA 6965

Transmission via electronic mail to: recordsrequests@cockburn.wa.gov.au

Dear Sir/Madam

TOWN PLANNING SCHEME NO. 3 AMENDMENT NO. 171

The Western Australian Planning Commission (Commission) has considered the amendment and submitted its recommendation to the Minister in accordance with section 87(1) of the *Planning and Development Act 2005* (the Act).

The Minister has approved the amendment in accordance with section 87(2)(a) of the Act. In accordance with section 87(3) of the Act, the Commission will cause the approved amendment to be published in the *Government Gazette*.

The Commission has forwarded notice to the Department of Premier and Cabinet (attached) and it is the local governments' responsibility to make arrangements for the payment of any publication costs. The local government is required under section 87(4B) of the Act, and regulation 64 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, to publish the approved amendment, ensure that it is available to the public, and notify each person who made a submission.

For all payment and purchase order queries, please contact the Department of Premier and Cabinet on (08) 6552 6000. One signed set of the amending documents are returned for your records.

Please direct any queries about this matter to the abovementioned officer.

Yours sincerely

Sam Boucher

Ms Sam Boucher
Secretary
Western Australian Planning Commission

6/06/2024

Planning and Development Act 2005

APPROVED LOCAL PLANNING SCHEME AMENDMENT

City of Cockburn
Local Planning Scheme No. 3 Amendment No. 171

File: TPS/3144

It is hereby notified for public information, in accordance with section 87 of the *Planning and Development Act 2005* that the Minister for Planning approved the abovementioned amendment to the City of Cockburn Local Planning Scheme No. 3 on 4th June 2024 for the purpose of:

1. Rezoning various lots within Development Area 13 from Development to Residential (R20)', 'Residential (R25)', 'Residential (R30)', Residential (R40)' and 'Residential (R60)' as depicted on the Scheme Amendment Map.
2. Reclassifying land within 'Development Area 13' from the 'Development zone to a local reserve for Parks and Recreation', 'Lakes and Drainage' and/or 'Local Road' as depicted on the Scheme Amendment Map.
3. Rezoning Lot 601 (#23) Jubilee Avenue, Success from 'Development' and 'Residential (R20)' to 'Residential (R40)'.
4. Reclassifying Lot 8005 Jubilee Avenue, Success from 'Residential (R20)' to a local reserve for 'Parks and Recreation'.
5. Reclassifying the unconstructed southern extension of Seabrook Place, Success from 'Local Road' to a local reserve for 'Parks and Recreation'.
6. Reclassifying Reserve 42979 Seabrook Place, Success from 'Lakes and Drainage' to a local reserve for 'Parks and Recreation'.
7. Reducing the extent of the 'Development Area 13' special control area boundary, as depicted on the Scheme Amendment Map.

The Amendment is 'basic' under the provisions of the Planning and Development (Local Planning Schemes) Regulations 2015 for the following reason(s):

- It is an amendment to the local planning scheme that involves zoning land consistent with an approved structure plan for the same land; and/or
- It is an amendment that corrects minor anomalies/administrative errors.

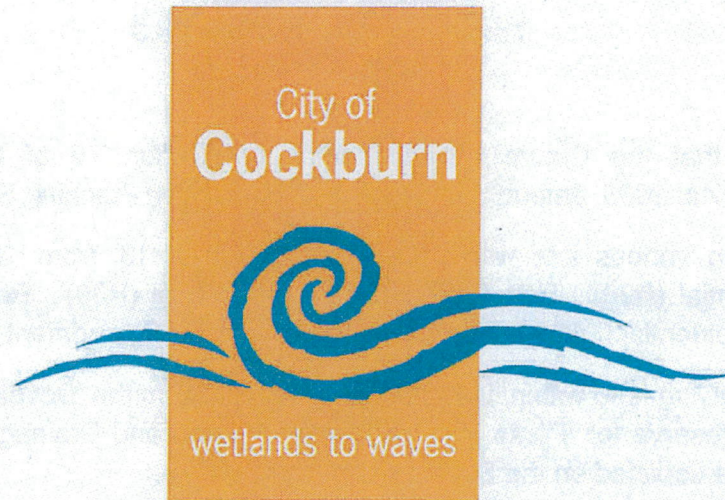
Pursuant to Regulation 35A of the Planning and Development (Local Planning Schemes) Regulations 2015, the amendment to the above Local Planning Scheme affects the following structure plan(s):

Structure Plan #	Address	Endorsement Date	WAPC Reference
13A	Lot 17 and 18 Hammond Road, Success	6 August 2002	801/2/23/0019P
13B	Lot 8 Hammond Road, Success	17 June 2003	N/A
n/a	Lot 14 & 15 Hammond Road, Success	27 June 2016	SPN/0815M-1
13D	Lot 9 Hammond Road, Success	23 May 2005	801/2/23/0031P
13E	Lot 768, 778, 779 and 780 Hammond Road, Success	14 June 2006	801/2/23/0042
13G	Lakeside Success, Hammond Road	28 February 2013	SPN/0350-1
13I	Lot 1 and 761 Gadd Street, Success	17 November 2017	SPN/0676M-1

Upon the amendment taking effect the above approved structure plans are to be revoked.

L HOWLETT
MAYOR

D SIMMS
CHIEF EXECUTIVE OFFICER



**Town Planning Scheme No.3
Amendment No.171
(Basic)**

*Rationalisation of various Structure Plans
Development Area 13 (Success)*

MARCH 2024

Planning and Development Act 2005
RESOLUTION TO AMEND A TOWN PLANNING SCHEME

City of Cockburn
Town Planning Scheme No.3
Amendment No.171

RESOLVED that the Council, in pursuance of Section 75 of the *Planning and Development Act 2005*, amend the City of Cockburn Town Planning Scheme No.3 by:

1. Rezoning various lots within 'Development Area 13' from 'Development' to 'Residential (R20)', 'Residential (R25)', 'Residential (R30)', 'Residential (R40)' and 'Residential (R60)' as depicted on the Scheme Amendment Map.
2. Reclassifying land within 'Development Area 13' from the 'Development' zone to a local reserve for 'Parks and Recreation', 'Lakes and Drainage' and/or 'Local Road' as depicted on the Scheme Amendment Map.
3. Rezoning Lot 601 (#23) Jubilee Avenue, Success from 'Development' and 'Residential (R20)' to 'Residential (R40)'.
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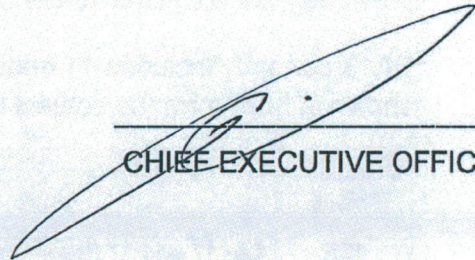
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13G	Lakeside Success, Hammond Road	28 February 2013	SPN/0350-1
13I	Lot 1 and 761 Gadd Street, Success	17 November 2017	SPN/0676M-1

Upon the amendment taking effect the above approved structure plans are to be revoked.

Dated this 12 day of MARCH 2024.



CHIEF EXECUTIVE OFFICER

AMENDMENT REPORT

1.0 INTRODUCTION

Structure Plan No.'s 13A, B, C, D, E, G and I have all been fully implemented.

The purpose of this 'basic' scheme amendment is to transfer most of the zones and reserves shown on these structure plans into Town Planning Scheme No.3 (TPS3), to ensure the City maintains appropriate development control once the structure plans expire on (or shortly after) 19 October 2025.

This process is referred to as the rationalisation of structure plans.

2.0 BACKGROUND

Development Area 13 (DA13) was created upon gazettal of Town Planning Scheme No.3 in December 2002. The area which encompasses DA13 was previously zoned 'Rural' under District Zoning Scheme 2.

DA13 currently includes 11 endorsed structure plans as per the table below (those shown in **bold** form the subject of this amendment):

Structure Plan #	Address	Endorsement Date
13A	Lot 17 and 17 Hammond Road, Success	6 August 2002
13B	Lot 8 Hammond Road, Success	17 June 2003
13C	Lot 14 & 15 Hammond Road, Success	27 June 2016
13D	Lot 9 Hammond Road, Success	23 May 2005
13E	Lot 768, 778, 779 and 780 Hammond Road, Success	14 June 2006
13F	Lot 6 (210) Hammond Road, Success	16 June 2015
13G	Lakeside Success, Hammond Road	28 February 2013
13H	Lot 4, 125 and 126 Hammond Road, Success	4 February 2013
13I	Lot 1 and 176 Gadd Street, Success	17 November 2017
13J	Lot 176 (119) Hammond Road, Success	3 October 2019
13K	Lot 7 Hammond Road, Success	28 February 2023

The extent of DA13 (**purple** dashed line), this scheme amendment proposal (**red** dashed lines), and the endorsed Structure Plans are depicted on **Figures 1 and 2**:

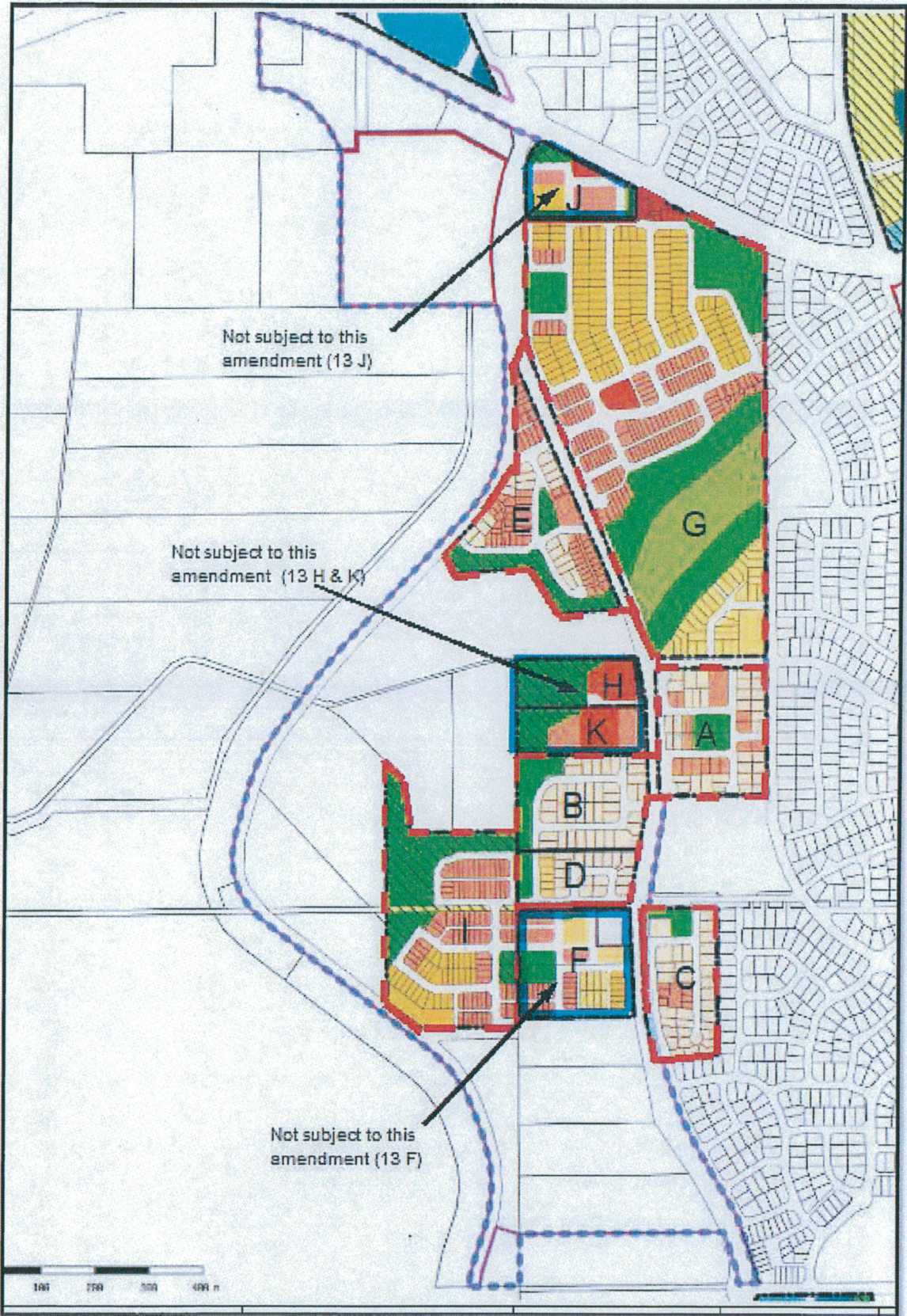


Figure 1 – DA 13 Amendment Extent and Current endorsed Structure Plans

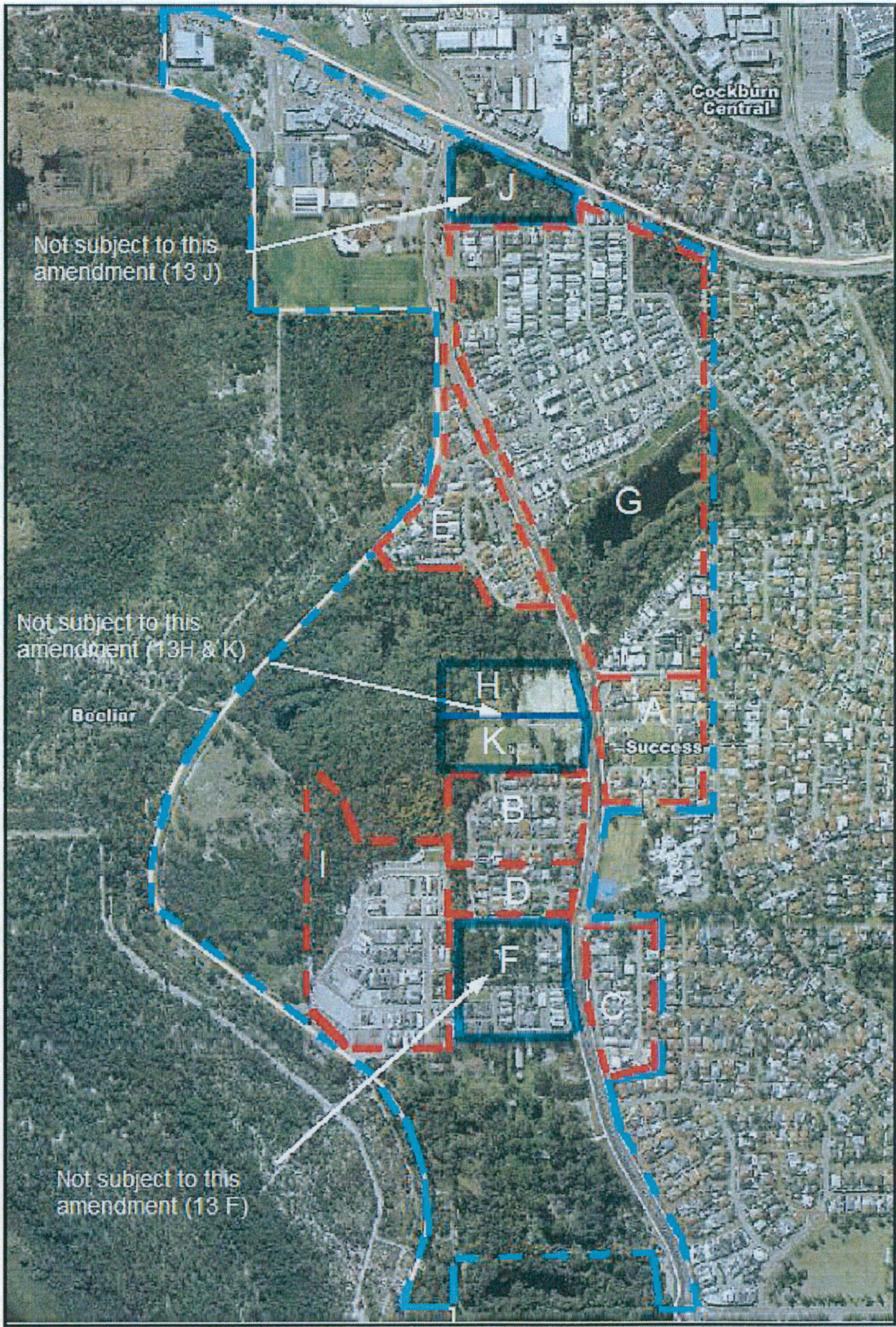


Figure 2 – Aerial Photograph showing extent of completed Subdivision and Development.

Structure Plans 13F, 13H, 13J and 13K (outlined in **blue** on **Figures 1 and 2**), are largely undeveloped and either form the subject of current applications to extend their timeframe (F and H) or still have several years until they expire. On this basis they are not being rationalised by this proposal and will retain their existing 'Development' zoning.

Many of the structure plans include Local Development Plans (LDPs). This amendment has no effect on the operation of those instruments which will remain in effect until they expire on (or after) 19 October 2025 or are extended by the City via a separate process.

3.0 AMENDMENT TYPE

Part 5, Division 1, Regulation 34 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, identifies different amendment types: basic, standard and complex.

Regulation 35(2) requires the local government to specify in their resolutions to prepare or adopt an amendment what type of amendment it is, as well as the explanation for forming that opinion.

This amendment is considered a 'basic' amendment, which Regulation 34 describes as any of the following amendments to a local planning scheme:

- a) *an amendment to correct an administrative error;*
- b) *an amendment to the scheme so that it is consistent with the model provisions in Schedule 1 or with another provision of the local planning scheme;*
- c) *an amendment to the scheme text to delete provisions that have been superseded by the deemed provisions in Schedule 2;*
- d) *an amendment to the scheme so that it is consistent with any other Act that applies to the scheme or the scheme area;*
- e) *an amendment to the scheme so that it is consistent with a State planning policy;*
- f) *an amendment to the scheme map to include a boundary to show the land covered by an improvement scheme or a planning control area;*
- g) *an amendment to the scheme map that is consistent with a structure plan, activity centre plan or local development plan that has been approved under the scheme for the land to which the amendment relates if the scheme currently includes zones of all the types that are outlined in the plan;*
- h) *an amendment that results from a consolidation of the scheme in accordance with section 92(1) of the Act;*

- i) *an amendment to the scheme so that it is consistent with a region planning scheme that applies to the scheme area if the amendment will have minimal effect on the scheme or landowners in the scheme area.*

This proposed amendment satisfies *parts (a) and (g)* of the above criteria.

Specifically, it is an amendment to the local planning scheme map that involves zoning land consistent with an approved structure plan for the same land or seeks to resolve minor anomalies relating the coding or reservation of land either within or adjacent the DA13 area consistent with their established use and/or existing tenure (discussed in further detail below).

4.0 TOWN PLANNING CONTEXT

4.1 State Planning Framework

DA13 is identified in the *South Metropolitan Peel Sub-Regional Planning Framework* as 'Urban' and 'Open Space'. The 'Urban' area aligns with the 'Urban' zone in the Metropolitan Region Scheme (MRS) and 'Open Space' with its reservation for 'Parks and Recreation'.

4.2 City of Cockburn Local Planning Framework

Under TPS3, the majority of the area is zoned 'Development' and identified on the Scheme Map and in Table 9 of the Scheme Text as Development Area 13.

The purpose of the 'Development' zone is to trigger the requirement for a Structure Plan to guide further subdivision and/or development.

Table 9 allows specific 'provisions' to be applied to defined Development Areas, to facilitate subsequent structure planning and subdivision processes. For DA 13 it includes the following:

TABLE 9 – DEVELOPMENT AREAS		
REF. NO.	AREA	PROVISIONS
DA 13	HAMMOND ROAD (DEVELOPMENT ZONE)	<ol style="list-style-type: none"> 1. An approved Structure Plan together with all approved amendments shall be given due regard in the assessment of applications for subdivision, land use and development in accordance with clause 27(1) of the Deemed Provisions. 2. To provide for Residential development.

Despite its inclusion within DA13, land in the northwest corner of DA13, towards the intersection of Hammond Road and Beelias Drive is either zoned 'Special Use 20' (Lot 502 / #122 Hammond Road – Emmanuel Catholic College) or Mixed Business (#640-676 Beelias Road) and has largely been developed for educational or commercial/light industrial purposes.

5.0 PROPOSAL

Subdivision and development of substantive portions of DA13 are now complete, meaning that most structure plans in this area have served their purpose and are no longer required.

This amendment therefore seeks to remove these areas from DA13 and transfer the structure plan identified zonings and reservations for the land into the Scheme, ahead of the structure plans expiring on (or shortly after) 19 October 2025.

Development Area 13:

Given the absence of a need to trigger the requirement for structure planning of the land (especially for residential purposes), the proposal also involves removal of land already zoned, subdivided and developed for Educational and Mixed Business purposes from within DA13.

As there remain portions of DA13 yet to be structure planned, or that involve structure plans in various stages of physical completion, deletion of DA13 and its special provisions is not proposed at this time, rather just a reduction to the extent of the DA13 special control area boundary to reflect the outcomes of this proposal.

Local Structure Plans (LSP):

Details of each Structure Plan (include the LSP map and a recent aerial) are provided in this section to demonstrate the justification for rationalisation.

Unless otherwise stated, all the approved Structure Plan designations directly correlate to zonings and reserves pursuant to the Scheme. All public roads have been constructed, and all other public reserves embellished to the required standard and transferred into either public or utility operator ownership, in accordance with the applicable subdivision approvals.

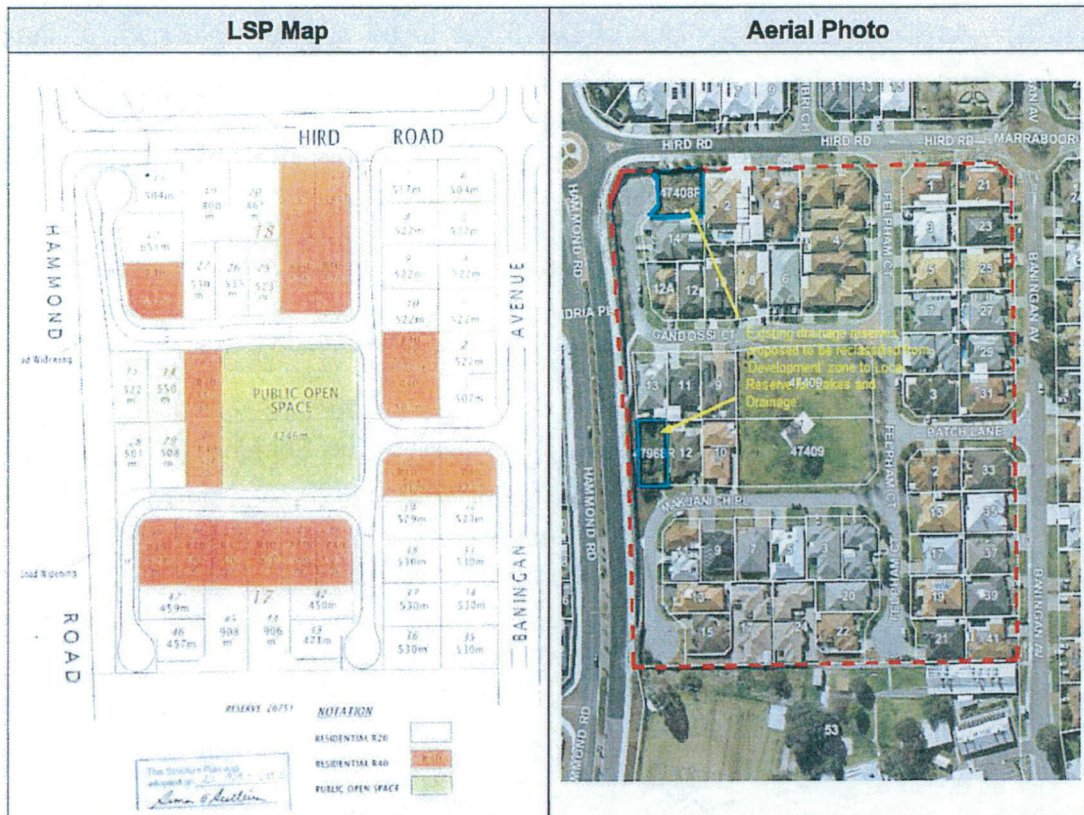
Lot 17 and 18 Hammond Road, Success (13A)

Located centrally within DA13 on the eastern side of Hammond Road, this structure plan identifies an interconnected local road network with a central area of Public Open Space (Gandossi Park) primarily servicing low (R20) density single residential housing.

Pockets of medium (R40) density single and grouped housing are located in high amenity locations generally around the edges of the POS.

All land within this Structure Plan is proposed to be rezoned and/or reclassified from the 'Development' zone to the correlating zone and/or reserve identified on the Structure Map in **Appendix A**, with exception to:

- Lot 4837 (Reserve 47408) Gandossi Court, Success; and
- Lot 8000 (Reserve 47968) Makjanich Place, Success (see image below)



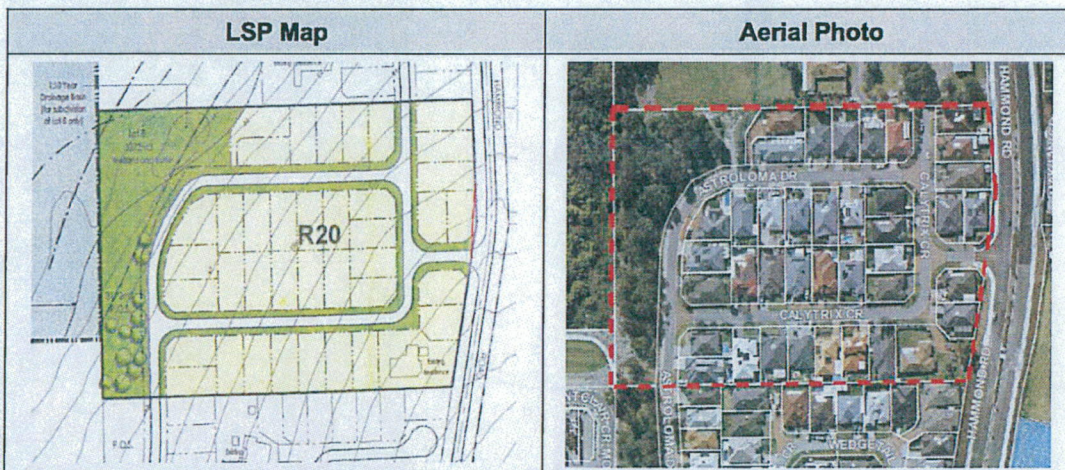
As foreshadowed as a possibility on the face of the LSP for Lot 4387, both lots have subsequently been developed as fenced drainage sumps to accommodate the requirements of the resultant subdivision proposal.

Given they are both owned by the State of WA with management orders to the City specifically for 'Drainage' purposes, it is proposed that they be reserved for 'Lakes and Drainage' under TPS3.

Lot 8 Hammond Road, Success (13B)

Located towards the southern end of DA13 on the western side of Hammond Road, this Structure Plan identifies local roads and a small POS reserve (Banbar Park – which forms an eastward expansion of the Thomson Lake Nature Reserve) servicing low (R20) density single residential housing.

All the land within this Structure Plan is proposed to be rezoned and/or reclassified from the 'Development' zone to the correlating zone and/or reserve identified on the Structure Map shown in **Appendix B**.



Lots 14 and 15 Hammond Road, Success (13C)

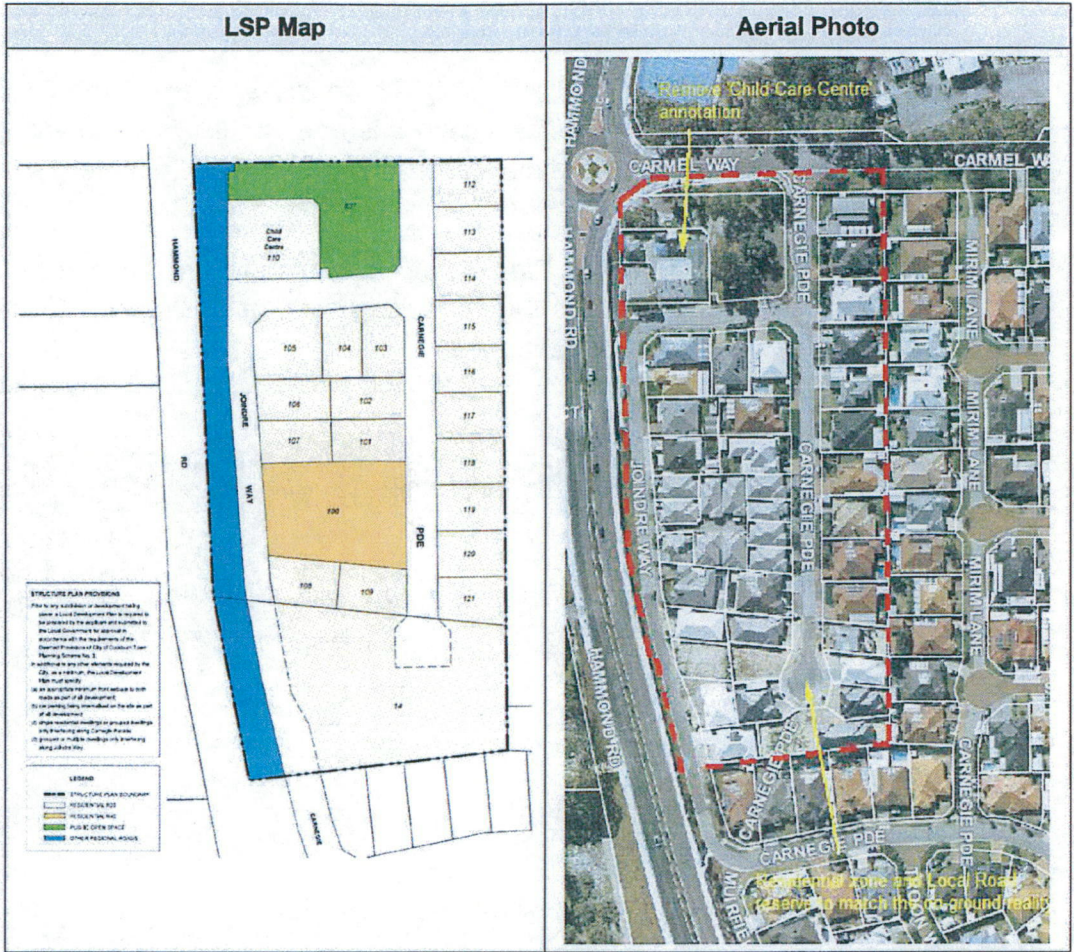
Located towards the southern end of DA13 on the eastern side of Hammond Road, this Structure Plan identifies local roads and a small POS reserve in the northwest corner (Carnegie Park), primarily servicing low (R20) density single residential housing.

A pocket of medium (R40) density housing site was subsequently inserted mid-way along the western boundary of the site to provide for greater housing diversity within reasonable proximity to the POS and the public transport route running along Hammond Road.

Notwithstanding its subsequent development as a Child Care Premises, the note on the LSP identifying Lot 110 (#8) Joindre Way as being suitable for this purpose is not proposed to be carried forward as a 'Special', 'Restricted' or 'Additional Use', on the basis it is an approvable use in the Residential zone, and to maintain the site's ability to be developed for residential as was intended in the original LSP.

This proposal also reflects the southward extension of the Carnegie Parade cul-de-sac as was approved by the WAPC and subsequently constructed to accommodate additional single residential housing at the southern end of the site.

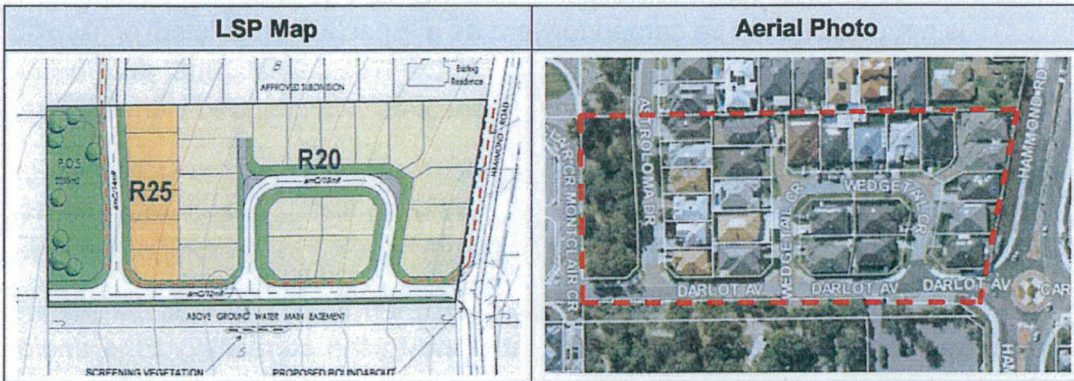
Otherwise, all land within this Structure Plan is proposed to be rezoned and/or reclassified from the 'Development' zone to the correlating zone and/or reserve identified on the Structure Map shown in **Appendix C**.



Lot 9 Hammond Road, Success (13D)

Located towards the southern end of DA13 on the western side of Hammond Road (immediately south of 13B), this Structure Plan identifies an extension of the both the local road and POS network (southern extension of Banbar Park), servicing low (R20-R25) density single residential housing.

All land within this Structure Plan is proposed to be rezoned and/or reclassified from the 'Development' zone to the correlating zone and/or reserve identified on the Structure Map in **Appendix D**.

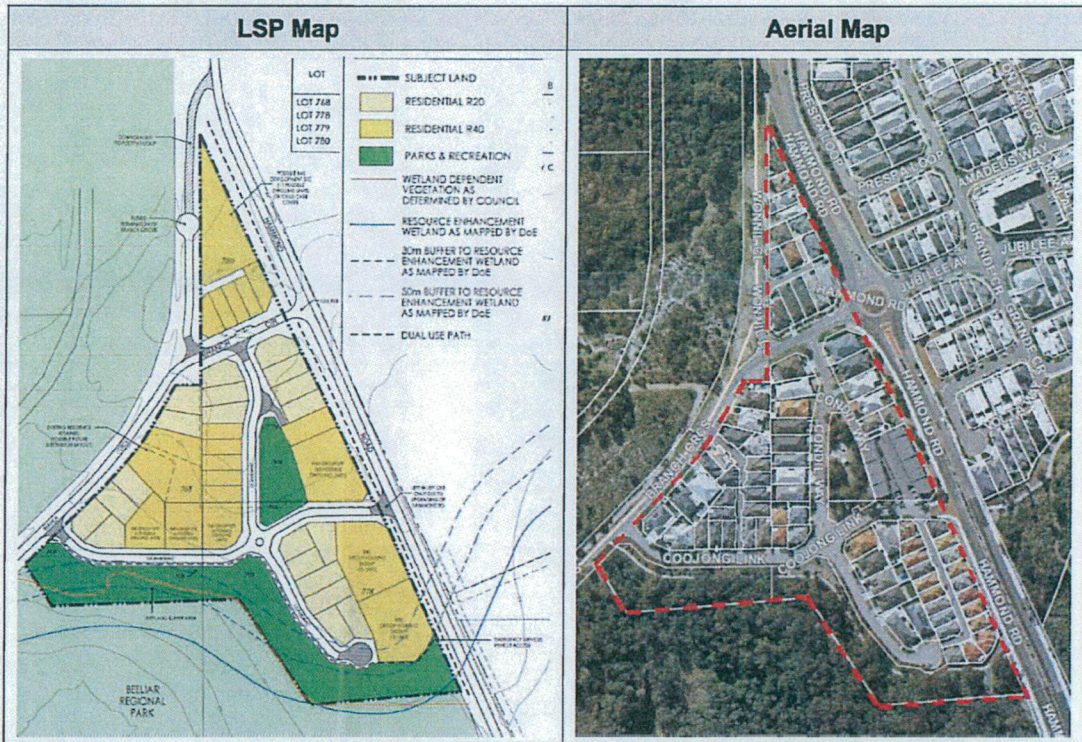


Lots 768, 778, 779 & 780 Hammond Park and Branch Circus, Success (13E)

Located towards the northern end of DA13 on the western side of Hammond Road this Structure Plan identifies an interconnected local road and POS network inclusive of a northward expansion of the Thomson Lake Nature Reserve, servicing a variety of low (R20) to medium (R40) density housing typologies.

Due to the unique shape and arrangement of the site, a number of R40 coded grouped and multiple dwelling precincts have been located in high amenity locations, such as within immediate proximity of POS or the public transport route along Hammond Road.

All land within this Structure Plan is proposed to be rezoned and/or reclassified from the 'Development' zone to the correlating zone and/or reserve identified on the Structure Map shown in **Appendix E**. Reservation of the Wonnil Close road reservation (external to the LSP boundary) is also proposed as a 'Local Road'.



Lakeside Success Hammond Park, Success (13G)

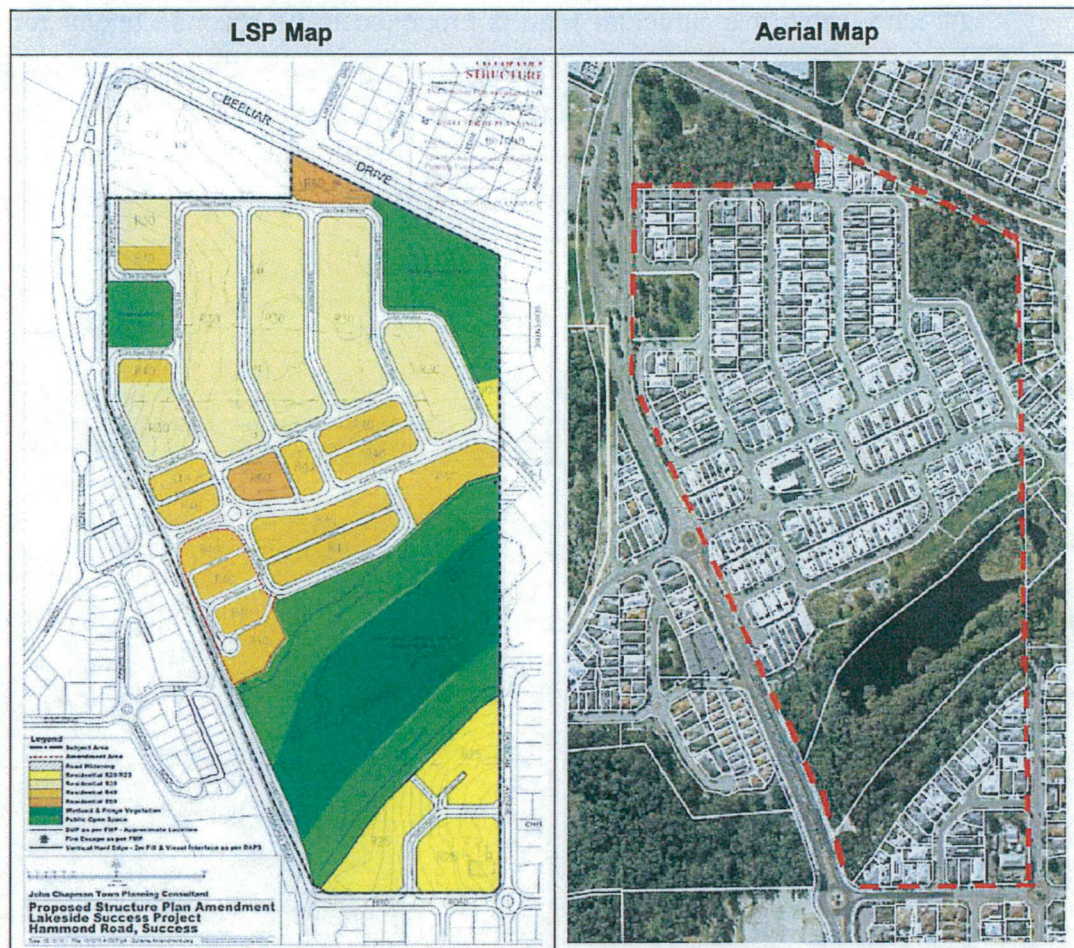
Containing the majority of the north-eastern corner of DA13 this Structure Plan identifies an interconnected local road and POS network inclusive of a substantial POS reserve incorporating an existing wetland running through the southern portion (Jubilee Park), primarily servicing low (R20-R30) density single residential housing.

Pockets of medium (R40) density housing, including large laneway lot precincts, select areas of front-loaded smaller lot product and/or battle-axe accessed

grouped housing sites are located in high amenity locations within close proximity to either POS or public transport routes along Hammond Road.

An R60 coded grouped housing is located directly adjacent a bus stop along Beeliar Drive, whilst an R60 coded multiple dwelling development provides important housing diversity near the primary entrance to the area at the intersection of Jubilee Avenue and Delaronde Drive.

All land within this Structure Plan is proposed to be rezoned and/or reclassified from the 'Development' zone to the correlating zone and/or reserve identified on the Structure Map in **Appendix G**.

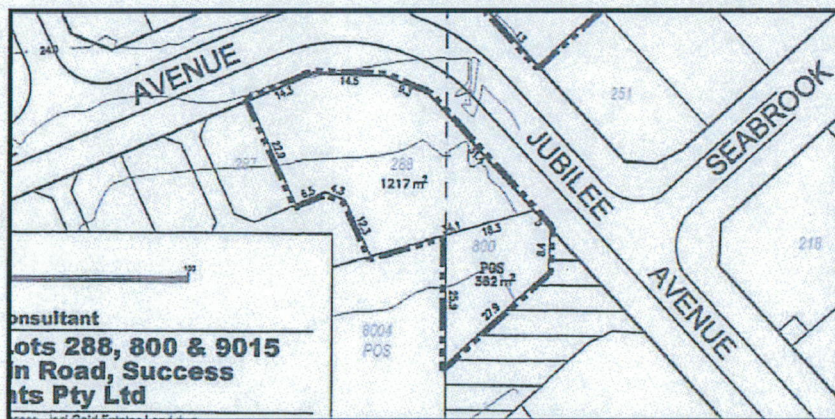


There are also four sites that either straddle the eastern boundary of this LSP or lie immediately adjacent that are also proposed to be amended to address:

- minor anomalies in the scheme;
- to match the tenure and/or physical situation on the ground; and
- bring the zoning, coding and/or local reservations into alignment with the approved LSP and proposed rationalisation outcome

as described in the following table:

Location	Current LSP or TPS Designation	Proposed Zoning or Local Reservation / Rationale	Map
Lot 601 (#23) Jubilee Avenue	LSP Portion = Residential (R40) TPS Portion = Residential (R20)	<u>Residential (R40)</u> To reflect the WAPC approved subdivision outcome (refer graphic below) and match the development standards applied to by the City to the constructed dwelling	
Lot 8005 Jubilee Avenue (Reserve #53184)	Residential (R20)	<u>Parks and Recreation</u> To reflect the same WAPC approved subdivision outcome, the resultant State ownership, developed state and management order to the City (for recreational purposes)	
Unconstructed Southern Extension of Seabrook Place	Local Road Reserve	<u>Parks and Recreation</u> To match State ownership and developed state as an integral part portion of Jubilee Park	
Lot 652 Seabrook Place (Reserve #42979)	Lakes and Drainage Reserve	<u>Parks and Recreation</u> To match State ownership, developed state and proposed reservation of the balance of the wetland as a result of rationalising LSP 13G.	



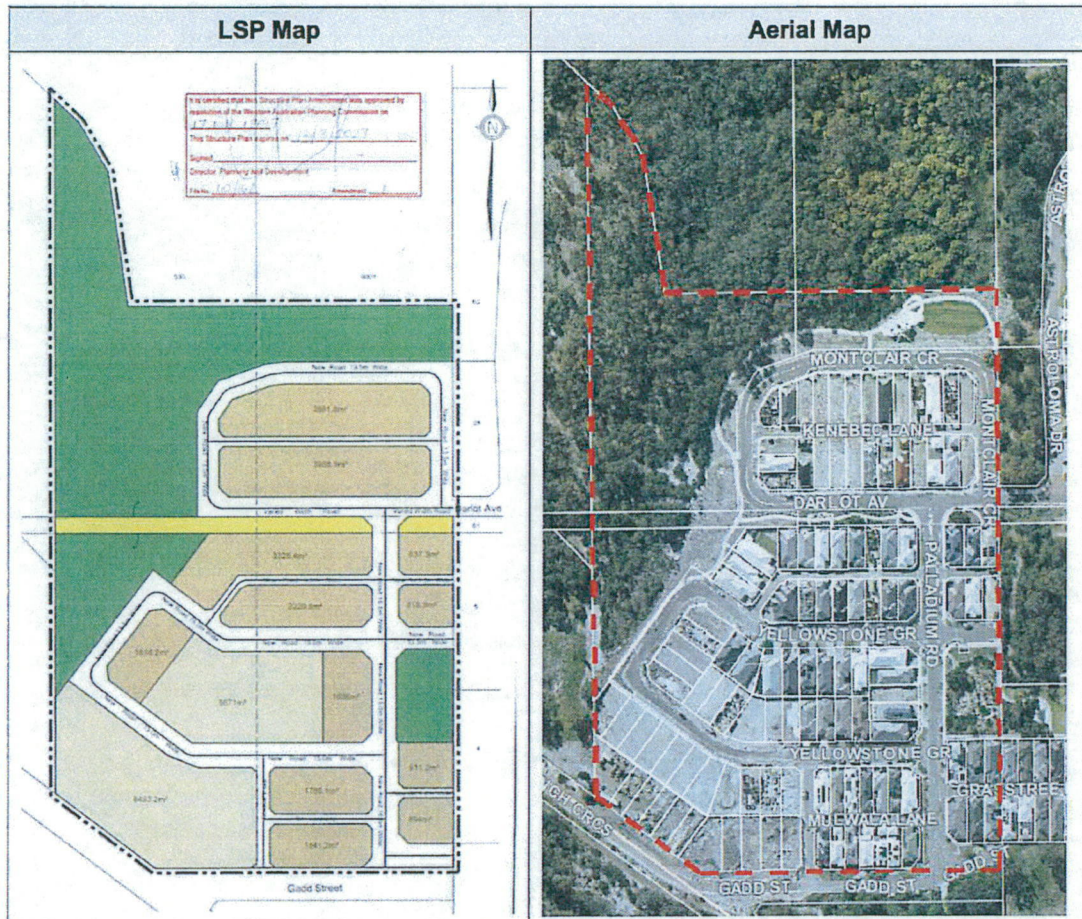
Extract of Approved Subdivision (WAPC Ref. #153720)

Lots 1, 80 and 761 Gadd Street, Success (13I)

Located towards the south-west corner of DA13 (immediately west of 13B and 13D), this Structure Plan identifies an interconnected local road and POS network inclusive of a large southward expansion of the Thomson Lake Nature Reserve in the northwest corner, servicing principally low (R30) to medium (R40) density single residential housing.

The higher R40 density typically involves laneway precincts or select areas of front-loaded smaller lot product that either front or are within close proximity of POS. A public purpose reserve running through the middle of the site protects a high-pressure underground Water Corporation pipeline.

All land within this Structure Plan is proposed to be rezoned and/or reclassified from the 'Development' zone to the correlating zone and/or reserve identified on the Structure Map shown in **Appendix I**.



6.0 CONCLUSION

For the following reasons, it is now an appropriate time for the structure plans discussed above to be revoked, and its zones and reserves rationalised into the Scheme:

- all public reserves (including local roads, drainage, public open space and public purpose) have been suitably constructed/embellished and transferred into public or utility provider ownership; and
- all zoned land on the endorsed structure plans have been substantially subdivided and/or developed for private commercial and/or residential purposes.

Recognising these zones and reserves within TPS3 will:

- avoid the future need to seek WAPC approval to extend the approval period of the existing structure plans; and
- remove a redundant layer of planning control; whilst still
- ensuring the City maintains appropriate mechanisms to guide and control future redevelopment of the land (including the same range of permissible land uses and associated development standards as currently apply), consistent with current community expectations.

The other changes proposed reflect good contemporary planning practice and do not pose a significant adverse impact on surrounding development.

Planning and Development Act 2005

City of Cockburn Town Planning Scheme No.3 Amendment No.171

RESOLVED that the Council, in pursuance of Section 75 of the *Planning and Development Act 2005*, amend the City of Cockburn Town Planning Scheme No.3 by:

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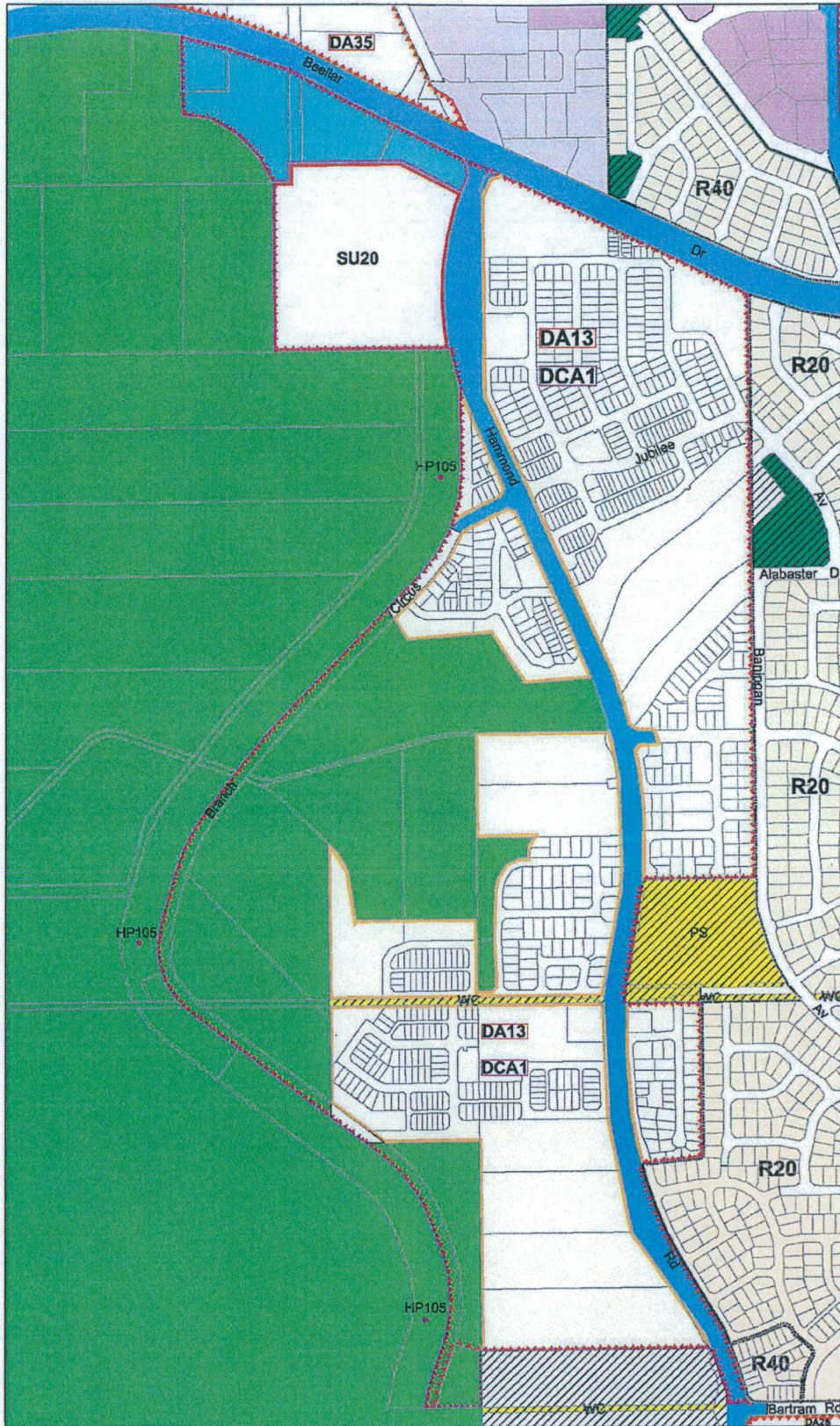
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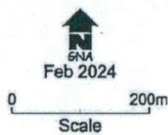
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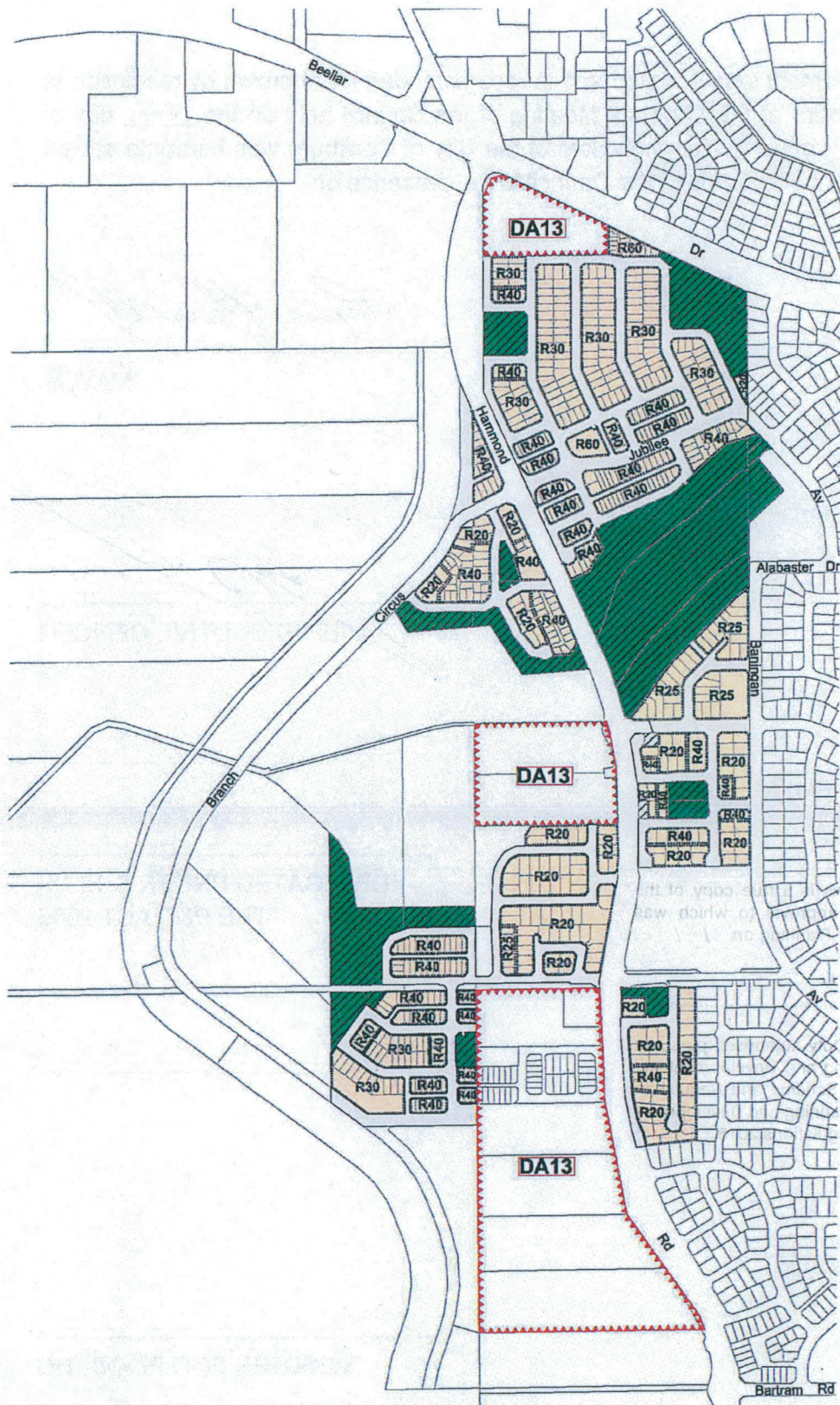


- GENERAL**
- R20 Residential Density Codes
 - HP1 Heritage Place
- SPECIAL CONTROL AREAS:**
- DA1 Development Areas
 - DCA1 Development Contribution Areas
- REGION RESERVES**
- Parks and Recreation
 - Other Regional Roads
- LOCAL RESERVES**
- Parks and Recreation
 - Lakes and Drainage
 - Local Road
 - PS Public Purposes - Primary School
 - WC Public Purposes - Water Corporation
- ZONES**
- Residential
 - Industry
 - Light and Service Industry
 - Development
 - SU1 Special Use

Current Scheme Map

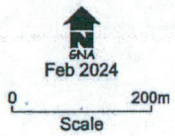


Amendment No.171 Town Planning Scheme No.3



- GENERAL**
R20 Residential Density Codes
- SPECIAL CONTROL AREAS:**
DA13 Development Areas
- LOCAL RESERVES**
 Parks and Recreation
 Lakes and Drainage
 Local Road
- ZONES**
 Residential

Scheme Amendment Map



Amendment No.171 Town Planning Scheme No.3

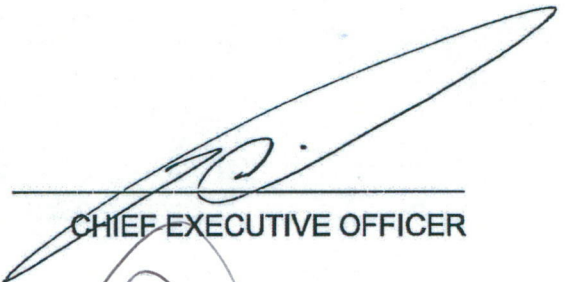
This Basic Amendment was adopted and is recommended for approval by resolution of the City of Cockburn at the Ordinary Meeting of the Council held on the 12th day of MARCH, and the Common Seal of the City of Cockburn was hereunto affixed by the authority of a resolution of the Council in the presence of:



MAYOR



(Seal)



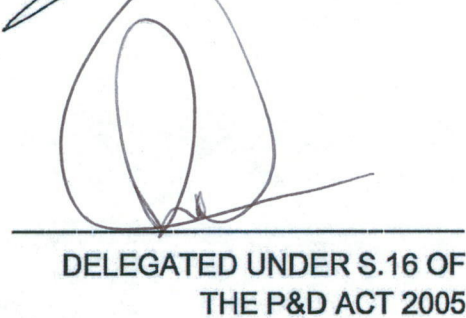
CHIEF EXECUTIVE OFFICER

WAPC ENDORSEMENT (r.63)

It is hereby certified that this is a true copy of the ~~Schema~~ Amendment, final approval to which was endorsed by the Minister for Planning on 4/6/2024

Certified by 

Officer of the Commission Duty authorised pursuant to Section 24 of the Planning and Development Act 2005 and Regulation 32(3) Scheme and Regulation 63(3) (Amendment) of the Planning and Development (Local Planning Scheme) Regulations 2015.



DELEGATED UNDER S.16 OF
THE P&D ACT 2005

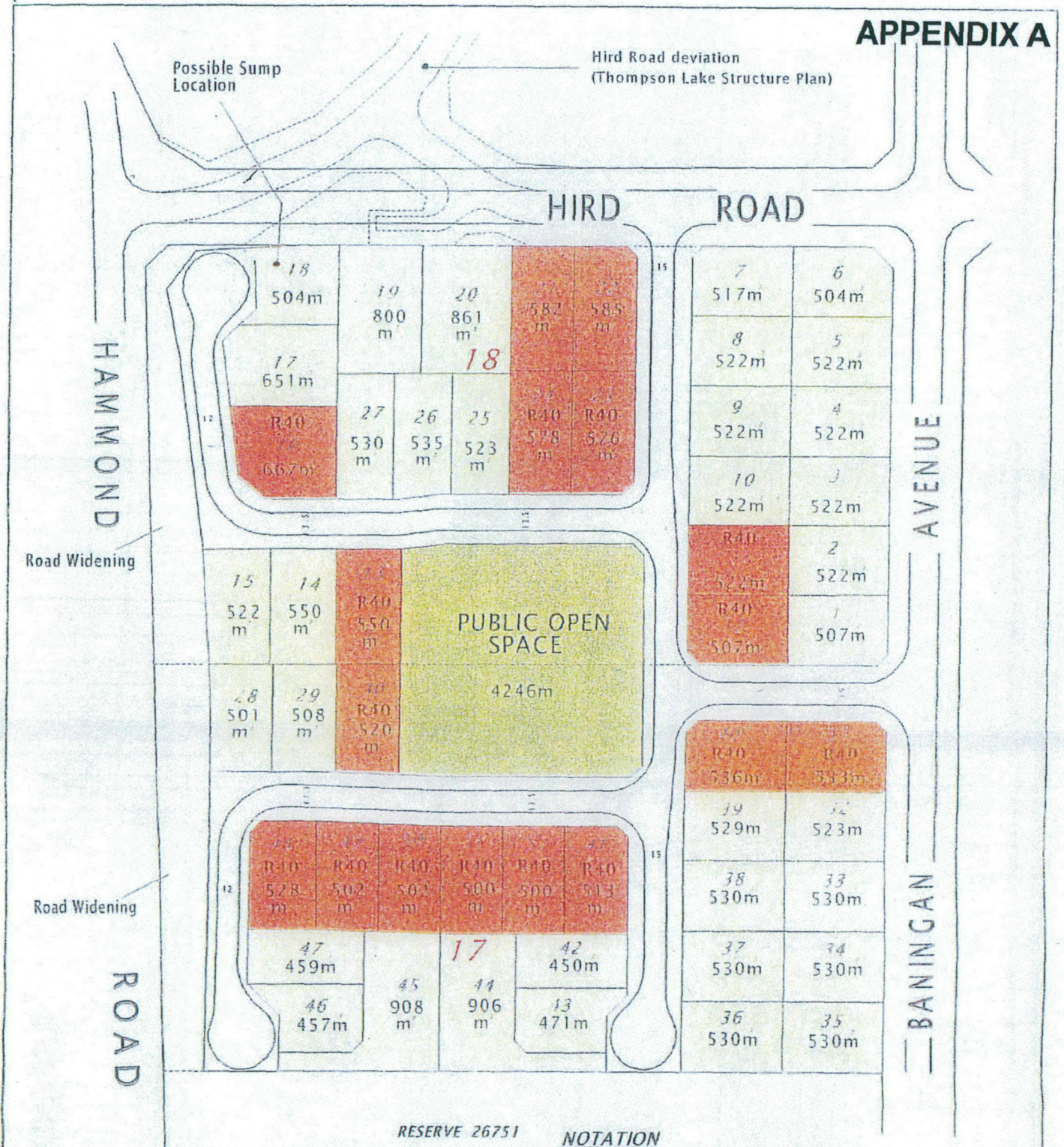
DATE 16 MAY 2024

APPROVAL GRANTED

MINISTER FOR PLANNING

DATE _____

APPENDIX A



RESERVE 26751

NOTATION

RESIDENTIAL R20

RESIDENTIAL R40

PUBLIC OPEN SPACE

This Structure Plan was adopted on 21 MAY 2002
Sima O'Sullivan
 Director Planning & Development

This drawing remains the property of Urban Focus and must not be copied, reproduced or used for any other purpose without the prior written permission of Urban Focus.			
1	Final 1:1 scale submission plan, adopted, plan by 17/08/01	WC	01/01
2	Revisions to Public Open Space and subdivision design	WC	01/01

STRUCTURE PLAN

SCALE	1:1000	FILE No.	43400	NOTE:	ALL DIMENSIONS AND DIMENSIONS LIST SUBJECT TO SURVEY
DESIGNED BY	HC	DRAWN BY	DCD	CHECKED BY	
SURVEY DATUM		CHECKED		APPROVED BY	
SPP No.		DATE			

PROJECT NAME	LOT 17 & 18 HAMMOND ROAD SUCCESS	DRAWING NO.	3.555/3
DRAWING NAME	APPENDIX ONE	URBAN FOCUS	

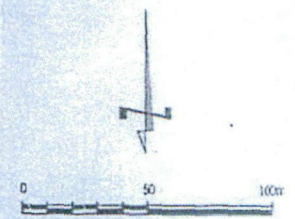
APPENDIX B

LOT 8 HAMMOND ROAD
COCKBURN

LEGEND

- SUBJECT LAND
- WETLAND BOUNDARY
(as mapped by Landform Research)
- 50M WETLAND BUFFER
(as mapped by Landform Research)
- WETLAND BOUNDARY
(as per City of Cockburn)
- 50M WETLAND BUFFER
(as per City of Cockburn)
- DISTING. PARKS AND RECREATION BOUNDARY

NOTE: THIS STRUCTURE PLAN PROVIDES FOR THE FUTURE DEVELOPMENT OF ADJOINING LOTS - BUT RELATES TO LOT 8 ONLY



1:2,000 : SCALE
14 APRIL 2003 : DATE
2511-1-008 : PLAN No
: REVISION
R. DIXON : PLANNER
M. BANCROFT : DRAWN

Area and dimensions are subject to survey.
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koltasz smith
DEVELOPMENT CONSULTANTS
2000 PARADISE ROAD
PERTH Tel: (91) 947 1771 Email: office@koltaszsmith.com.au

STRUCTURE PLAN DETAILS
LOT 8
Area: 3.965ha
10% POS 3965m²
20% for Wetland & buffer: 793m²
Balance POS provided: 3172m²
Lot yield 39 Lots (including existing residence)

ADJOINING LANDHOLDINGS (POSSIBLE LAYOUT)

LOT 6
Area: 2.026ha
less: 1.40ha (wetland and buffer)
Development Area: 6260m²
10% POS 626m² (cash-in-lieu)
Lot yield 6 Lots (including existing residence)

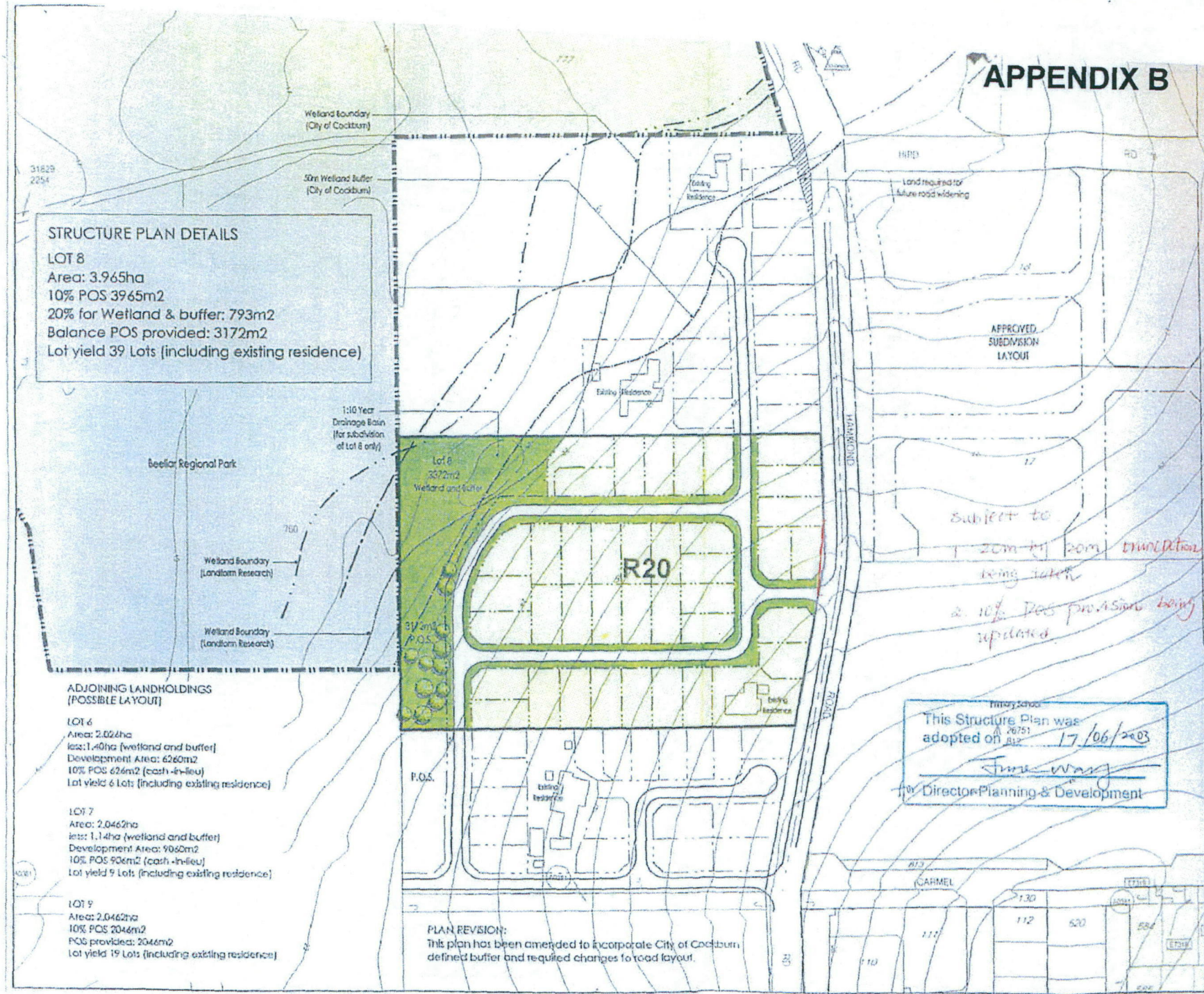
LOT 7
Area: 2.0462ha
less: 1.14ha (wetland and buffer)
Development Area: 9062m²
10% POS 906m² (cash-in-lieu)
Lot yield 9 Lots (including existing residence)

LOT 9
Area: 2.0462ha
10% POS 2046m²
POS provided: 2046m²
Lot yield 19 Lots (including existing residence)

PLAN REVISION:
This plan has been amended to incorporate City of Cockburn defined buffer and required changes to road layout.

This Structure Plan was adopted on 17/06/2003
Director Planning & Development

Subject to 1.20m by 20m truncation being taken & 10% POS provision being updated



APPENDIX C

Jandakot Primary School

CARMEL WAY

HAMMOND RD

RD

JOINDRE WAY

CARNEGIE

PDE

CARNEGIE

PDE


STRUCTURE PLAN PROVISIONS

Prior to any subdivision or development taking place, a Local Development Plan is required to be prepared by the applicant and submitted to the Local Government for approval in accordance with the requirements of the Deemed Provisions of City of Cockburn Town Planning Scheme No. 3.

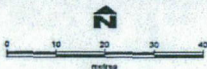
In addition to any other elements required by the City, as a minimum, the Local Development Plan must specify:

- (a) an appropriate minimum front setback to both roads as part of all development;
- (b) car parking being internalised on the site as part of all development;
- (c) single residential dwellings or grouped dwellings only interfacing along Carnegie Parade;
- (d) grouped or multiple dwellings only interfacing along Joindre Way.

LEGEND

-  STRUCTURE PLAN BOUNDARY
-  RESIDENTIAL R20
-  RESIDENTIAL R40
-  PUBLIC OPEN SPACE
-  OTHER REGIONAL ROADS

PLAN - 1



NOTES

Base data supplied by WaterCorp / HeatMaps
Areas and dimensions shown are subject to final survey calculations.
All cartographies are shown for illustrative purposes only and are subject to detailed engineering design.
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CLIENT : EA & GA Mardnovich
SCALE : 1:1,000 @ A3
DATE : 29 February 2016
PLAN No : P1 RSP
REVISION : B
PLANNER : SLB
DRAWN : BL

STRUCTURE PLAN
LOTS 14 & 15 HAMMOND ROAD, SUCCESS
(Amendment - Lot 100 Joindre Way, Success)



A. 151A Murdoch Terrace Dunderburg WA 6211 F. 0898 0200000000000000
P. 0898 0200000000000000 E. 0898 0200000000000000
M. 0898 0200000000000000

APPENDIX D

STRUCTURE PLAN
 LOT 9 HAMMOND ROAD, SUCCESS

LEGEND

- SUBJECT LAND
- WETLAND BOUNDARY (AS MAPPED BY LANDFORM RESEARCH)
- 50M WETLAND BUFFER
- EXISTING PARKS AND RECREATION BOUNDARY
- DUAL USE PATH
- RESIDENTIAL R20
- RESIDENTIAL R25
- POS

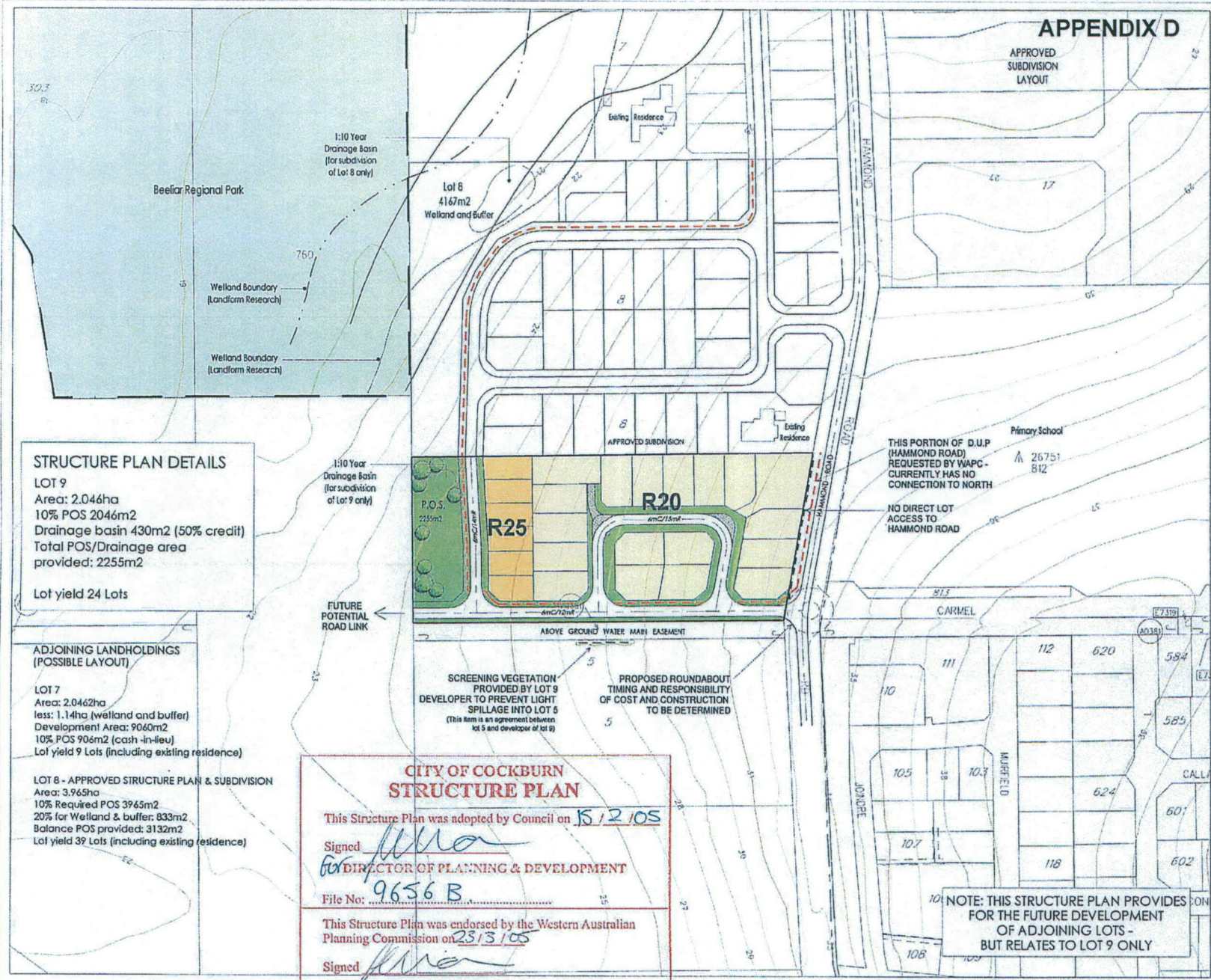
0 50 100m

MAINCITY
 INVESTMENTS P/L : CLIENT
 1:2,000 : SCALE
 2 MARCH 2005 : DATE
 2834-2-001 : PLAN No
 C : REVISION
 M. BANCROFT : PLANNER
 N. PLETTER : DRAWN

Base data supplied by Department of Land Administration

Areas and dimensions shown are subject to final survey calculations. All cartageways are shown for illustrative purposes only and are subject to detailed engineering design.

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STRUCTURE PLAN DETAILS
 LOT 9
 Area: 2.046ha
 10% POS 2046m²
 Drainage basin 430m² (50% credit)
 Total POS/Drainage area provided: 2255m²
 Lot yield 24 Lots

ADJOINING LANDHOLDINGS (POSSIBLE LAYOUT)
 LOT 7
 Area: 2.0462ha
 less: 1.14ha (wetland and buffer)
 Development Area: 9060m²
 10% PCS 906m² (cash -in-lieu)
 Lot yield 9 Lots (including existing residence)

LOT 8 - APPROVED STRUCTURE PLAN & SUBDIVISION
 Area: 3.965ha
 10% Required POS 3965m²
 20% for Wetland & buffer: 833m²
 Balance POS provided: 3132m²
 Lot yield 39 Lots (including existing residence)

CITY OF COCKBURN
STRUCTURE PLAN

This Structure Plan was adopted by Council on 15/2/05

Signed [Signature]
 for DIRECTOR OF PLANNING & DEVELOPMENT

File No: 9656 B

This Structure Plan was endorsed by the Western Australian Planning Commission on 23/3/05

Signed [Signature]
 for DIRECTOR OF PLANNING & DEVELOPMENT

NOTE: THIS STRUCTURE PLAN PROVIDES FOR THE FUTURE DEVELOPMENT OF ADJOINING LOTS - BUT RELATES TO LOT 9 ONLY

APPENDIX E

PARENT TITLE LOT AREAS					
LOT	AREA	10% POS REQ'D	DoE WETLAND BUFFER	DoE WETLAND BUFFER CREDIT	POS PROVIDED
LOT 768	13,100m ²	1,310m ²	3379m ²	718m ²	592m ²
LOT 778	20,700m ²	2,070m ²	4940m ²	142m ²	1928m ²
LOT 779	12,000m ²	1,200m ²	NIL	NIL	1200m ² *
LOT 780	4500m ²	450m ²	NIL	NIL	450m ² *

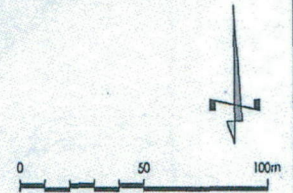
* POS PROVISION LOCATED ENTIRELY ON LOT 779

STRUCTURE PLAN

LOTS 768, 778, 779 & 780
HAMMOND RD &
BRANCH CIRCUIS,
SUCESS

- SUBJECT LAND
- RESIDENTIAL R20
- RESIDENTIAL R40
- PARKS & RECREATION
- WETLAND DEPENDENT VEGETATION AS DETERMINED BY COUNCIL
- RESOURCE ENHANCEMENT WETLAND AS MAPPED BY DoE
- 30m BUFFER TO RESOURCE ENHANCEMENT WETLAND AS MAPPED BY DoE
- 50m BUFFER TO RESOURCE ENHANCEMENT WETLAND AS MAPPED BY DoE
- DUAL USE PATH

Existing house locations shown on this plan are indicative only and subject to detail survey collection.



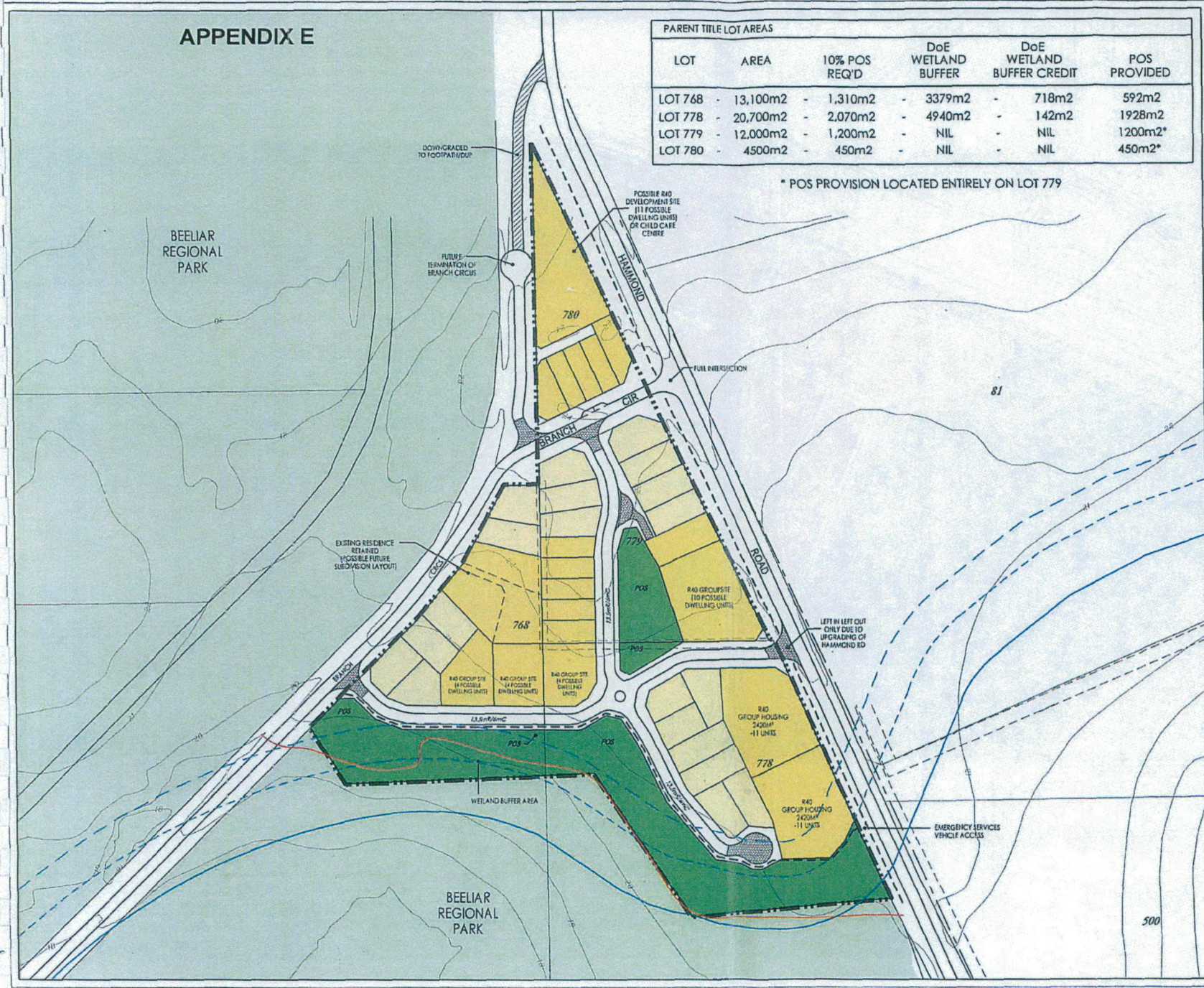
1:2,000 @ A3 : SCALE
16 MARCH 2006 : DATE
2439-2-005pl : PLAN No
C : REVISION
S.V. : PLANNER
A.D. : DRAWN

Base data supplied by Water Corporation & Department of Environment
Projection AGA94 Zone 50
Areas and dimensions are subject to survey.

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PERH Tel: (08) 9486 2122 Email: perh@kso.com.au

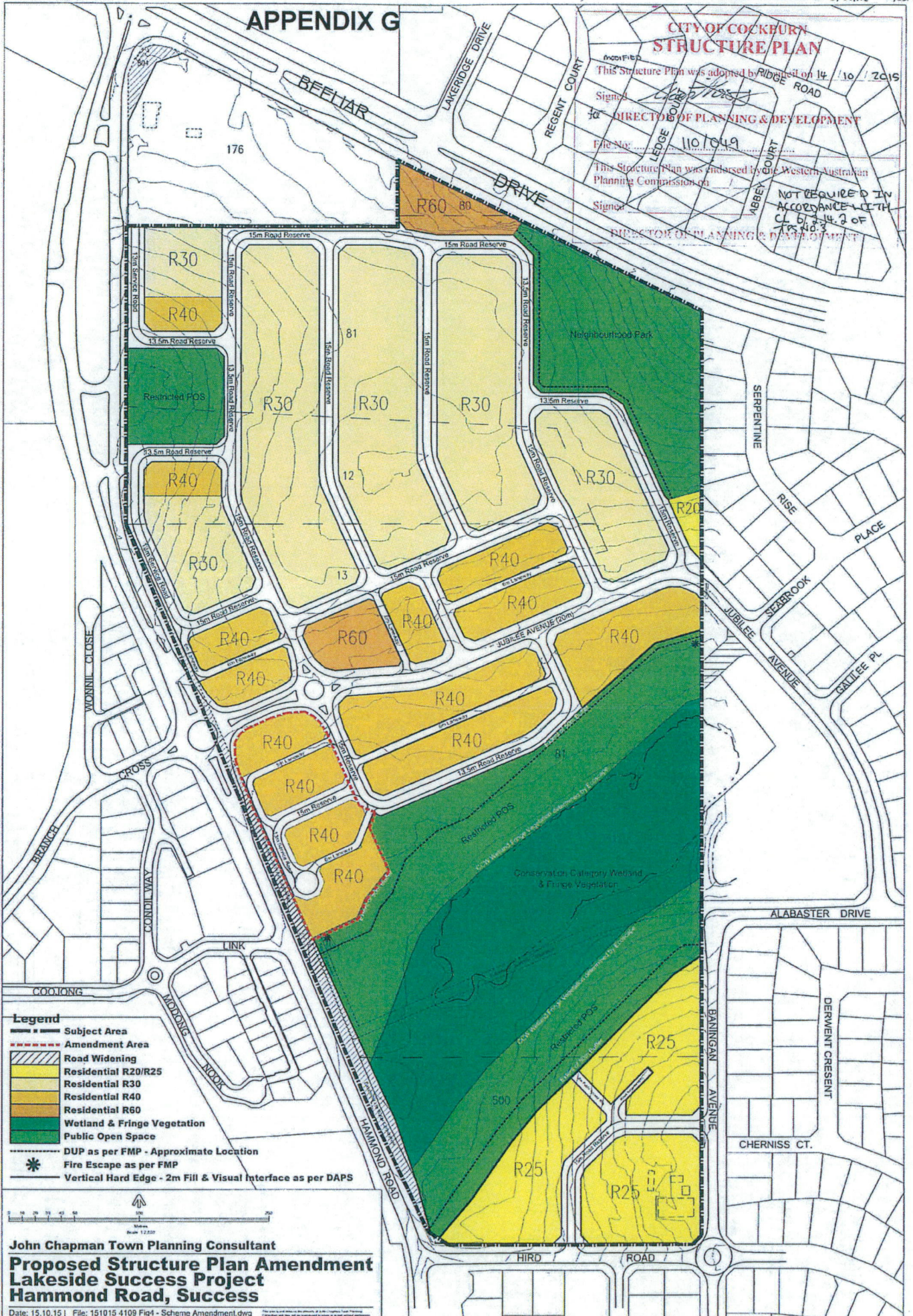


Document Set ID: 11853200
Version: 1, Version Date: 27/03/2024

APPENDIX G

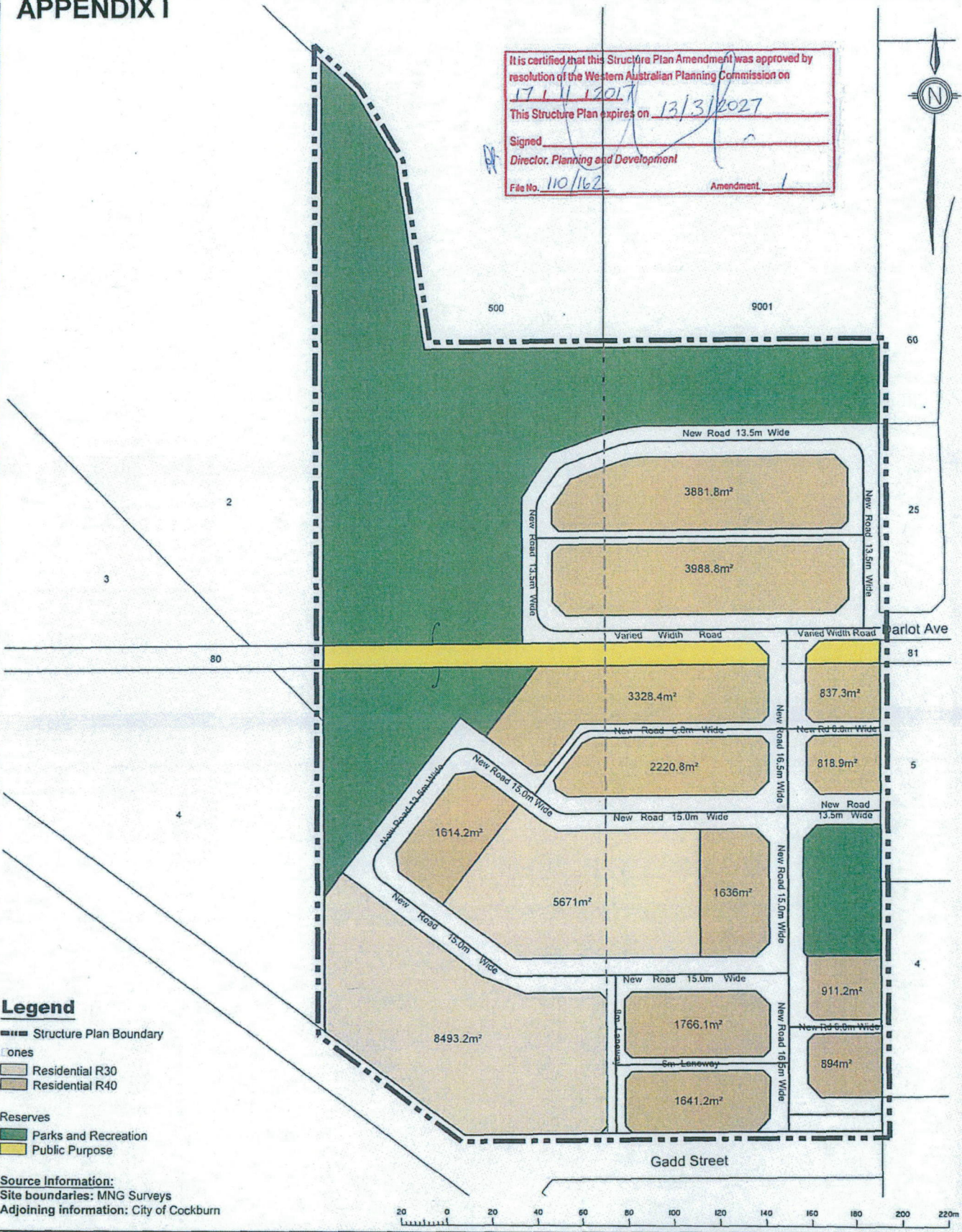
CITY OF COCKBURN STRUCTURE PLAN

This Structure Plan was adopted by Council on 14 / 10 / 2019
 Signed: *[Signature]*
 for DIRECTOR OF PLANNING & DEVELOPMENT
 File No: 110/049
 This Structure Plan was endorsed by the Western Australian Planning Commission on
 Signed: *[Signature]*
 NOT REQUIRED IN ACCORDANCE WITH CL 6.2.14.2 OF TRS No. 3
 DIRECTOR OF PLANNING & DEVELOPMENT



APPENDIX I

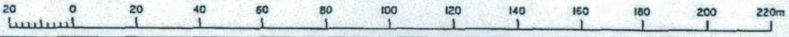
It is certified that this Structure Plan Amendment was approved by resolution of the Western Australian Planning Commission on 17/11/2017
 This Structure Plan expires on 13/3/2027
 Signed _____
 Director, Planning and Development
 File No. 110/162 Amendment 1



Legend

- Structure Plan Boundary
- Zones
- Residential R30
- Residential R40
- Reserves
- Parks and Recreation
- Public Purpose

Source Information:
 Site boundaries: MNG Surveys
 Adjoining information: City of Cockburn



PROJECT		GADD STREET SUCCESS	
Job Ref. 119136	Date 26 JUNE 2016		
Camp By. LCFV	DWG Name. 119136-2-001H.dwg		
Checked By. RS	Locality SUCCESS		
Local Authority CITY OF COCKBURN			

CLIENT	MAIR PRO ECTS
GADD STREET SUCCESS STRUCTURE PLAN	



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 ABN 44 140 292 762
 Level 2, 27-31 Troode Street
 West Perth WA Australia 6005
 PO Box 170, West Perth WA 6872
 T +61 8 9211 1111
 F +61 8 9211 1122
 W rpsgroup.com.au

Scale 1 : 1500	Sheet A3	Plan Ref 119136-3-002	Rev <input type="checkbox"/>
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