



Your ref: 109/175
Our ref: TPS/3172
Enquiries: Local Planning Schemes
Email: localplanningschemes@dplh.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. 175

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 via email – gazette@dpc.wa.gov.au. One signed set of the amending documents are returned for your records.

Please direct any queries about this matter to localplanningschemes@dplh.wa.gov.au

Yours sincerely

Sam Boucher

Ms Sam Boucher
Secretary
Western Australian Planning Commission

26/11/2024

CITY OF COCKBURN
DOC No
04 DEC 2024
SUBJECT
109/175
RETENTION
124.2.1 SA
PROPERTY
APP
ACTION
Kylie Bacon

Planning and Development Act 2005

APPROVED TOWN PLANNING SCHEME AMENDMENT

City of Cockburn
Town Planning Scheme No. 3 Amendment No. 175

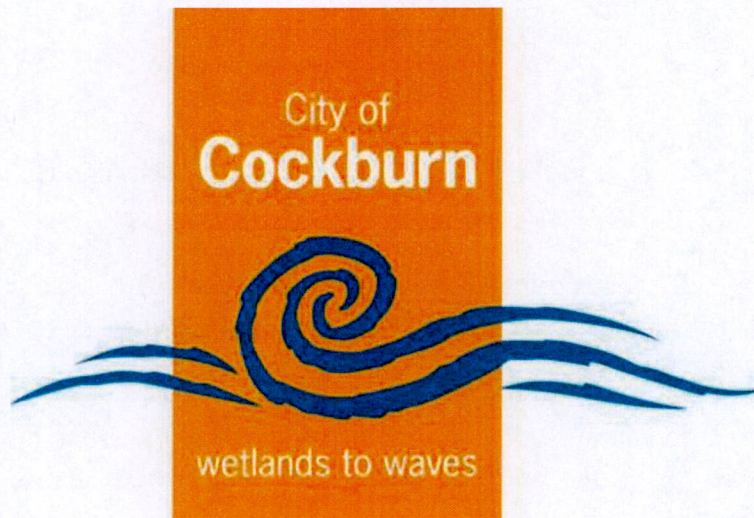
File: TPS/3172

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 Town Planning Scheme No. 3 on 25 November 2024 for the purpose of:

1. Rezoning various lots within 'Development Area 31' from 'Development' to 'Residential (R20)', 'Residential (R25)', 'Residential (R30)', 'Residential (R35)', 'Residential (R40)', 'Residential (R60)' and 'Local Centre', as depicted on the Scheme Amendment Map.
2. Reclassifying land within 'Development Area 31' from 'Development' zone to a local reserve for 'Parks and Recreation' or 'Local Road', as depicted on the Scheme Amendment Map.
3. Reducing the extent of the 'Development Area 31' (DA31) special control area boundary, as depicted on the Scheme Amendment Map.

L HOWLETT
MAYOR

D SIMMS
CHIEF EXECUTIVE OFFICER



Town Planning Scheme No.3
Amendment No.175
(Basic)

*Rationalisation of various Structure Plans within
Development Area 31 (Coogee & Spearwood)*

JUNE 2024

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

City of Cockburn
Town Planning Scheme No.3
Amendment No.175

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 31' from 'Development' to 'Residential (R20)', 'Residential (R25)', 'Residential (R30)', 'Residential (R35)', 'Residential (R40)', 'Residential (R60)' and 'Local Centre', as depicted on the Scheme Amendment Map.
2. Reclassifying land within 'Development Area 31' from the 'Development' zone to a local reserve for 'Parks and Recreation' or 'Local Road', as depicted on the Scheme Amendment Map.
3. Reducing the extent of the 'Development Area 31' (DA31) 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 and/or local development plans for the same land; and/or is*
- *Proposing zoning/reservation changes that are purely administrative in nature.*

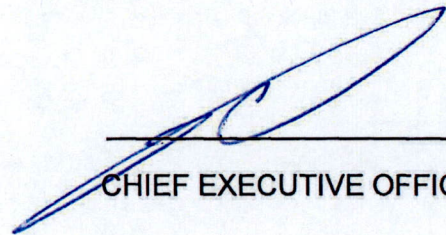
Pursuant to Regulation 35A of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the amendment to the above Local Planning Scheme affects the following structure plan(s):

Structure Plan #	Address	Latest WAPC Endorsement	WAPC Reference
31A	Lots 29-32 Ocean Road Lots 23-28, 500 & 501 Hamilton Road Lots 1,2,5,6,8,26,308,310,311 & 482 Mell Road, Spearwood/Coogee	14/3/2016	SPN/0287M
31B	Lots 1-4, 4-8, 132, 300 & 301 Hamilton Road & Lot 9 Entrance Road, Spearwood	22/5/2018	SP17/15

Structure Plan #	Address	Latest WAPC Endorsement	WAPC Reference
31G	Lots 21 & 22 Cross Road, Spearwood (Packham North)	21/4/2015	SPN/0722
31K	Lot 33 Ocean Road, Coogee	19/12/2018	SPN/2183

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

Dated this 11th day of June 2024



CHIEF EXECUTIVE OFFICER

AMENDMENT REPORT

1.0 INTRODUCTION

Structure Plan No.'s 31A, B, G and K have been fully implemented.

The purpose of this 'basic' scheme amendment is to transfer the zones and reserves shown on the applicable structure plans into Town Planning Scheme No.3 (TPS3), to ensure the City of Cockburn (the City) maintains development control upon expiration of the structure plans on 19 October 2025.

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

2.0 BACKGROUND

Development Area 31 (DA31) was created through Scheme Amendment No.70 to TPS3 which was gazetted in November 2010. As a result, the Packham North District Structure Plan was adopted by Council in 2011 which help guide the broad land use framework, including the major road network, neighbourhood structure, commercial, and significant Public Open Space (POS) areas. It also formed the basis of coordinating and considering Local Structure Plans (LSP's).

As summarised in the following table, DA31 currently includes 12 operative structure plans, of which:

- 4 are ready to be rationalised into the scheme;
- 4 are incomplete and will require extension of time;
- 3 are undeveloped but have at least 3 years remaining before they expire (allowing further time to consider whether extension will be required); and
- 1 is complete, but due to its complexity, is being rationalised via the City's draft Local Planning Scheme No.13 process.

Structure Plan #	Address	Latest Approval (& Expiration Dates)	Proposed Action
31A	Lots 29-32 Ocean Road Lots 23-28, 500-501 & 662-664 Hamilton Road Lots 1, 2, 5, 6, 8, 26, 308, 310, 311 & 482 Mell Road Spearwood/Coogee	WAPC Modified: 14/3/2016 (Expires: 19/10/2025)	Included in this amendment
31B	Lots 1-4, 4-8, 132, 300 & 301 Hamilton Road & Lot 9 Entrance Road, Spearwood	WAPC Modified: 22/5/2018 (Expires: 19/10/2025)	Included in this amendment
31C	Lots 480 & 483 Rockingham Road, Spearwood	City Modified: 6/11/2014 (Expires: 19/10/2025)	Extension Request being sought

Structure Plan #	Address	Latest Approval (& Expiration Dates)	Proposed Action
31D	Lots 14-18, 41 & 500 Ocean Road, Coogee	WAPC: 23/4/2013 (Expires: 19/10/2025)	Extension Request being sought
31E	Lot 18 (No. 83) Mell Road, Spearwood	Council Approval Only: 11/12/14 (Expires: 19/10/2025)	To be rationalised via Draft LPS13 as 'Service Commercial'
31F	Lots 1, 9 & 10 Hamilton Road, Spearwood	WAPC: 15/4/2015 (Expires: 19/10/2025)	Extension Request being sought
31G	Lots 21 & 22 Cross Road, Spearwood (Packham North)	WAPC: 21/4/2015 (Expires: 19/10/2025)	Included in this amendment
31H	Lots 1, 2 & 20 Entrance Road, Coogee	WAPC: 11/1/2016 (Expires: 11/1/2026)	Extension Request being sought
31I	Lot 14 Rockingham Road, Spearwood	WAPC: 9/5/2017 (Expires: 5/5/2027)	No Current Action (valid until 2027)
31J	Lot 600 (No. 66) Mell Road, Spearwood	WAPC: 6/12/2017 (Expires: 6/12/2027)	No Current Action (valid until 2027)
31K	Lot 33 Ocean Road, Coogee	WAPC: 19/12/2018 (Expires: 19/12/2028)	Included in this amendment
31L	Lot 34 Ocean Road, Coogee	WAPC: 8/7/2022 (Expires: 8/7/2032)	No Current Action (valid until 2032)

The extent of DA31 (thick black dotted line), the scheme amendment proposal (red solid line), the relevant Structure Plans and individual lots that will remain 'Development zone' (dashed blue line) are depicted on **Figures 1 and 2**.

As Structure Plans 31C, D, F, H, I, J and L are either yet to commence or are still undergoing development, they are not being rationalised by this proposal. They will retain their existing 'Development' zoning and likely form the subject of future structure plan extension requests.

As an interim measure, Structure Plan 31E and other isolated landholdings, unlikely to form the subject of future structure plan proposals will also retain their current 'Development' zoning. Alternative zones for these properties are proposed and will be advertised for public comment via the City's recently adopted draft Local Planning Scheme No.13.

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.

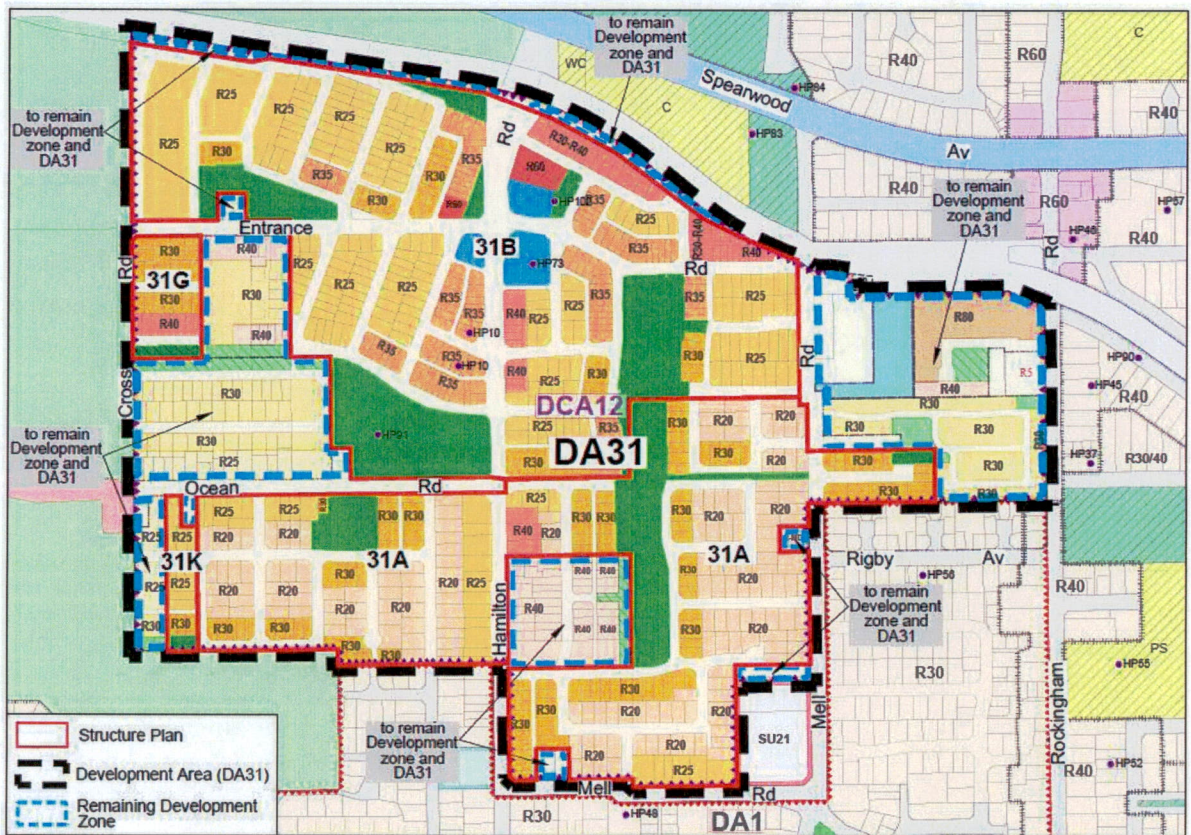


Figure 1 – DA31, Amendment Extent and Current endorsed Structure Plans

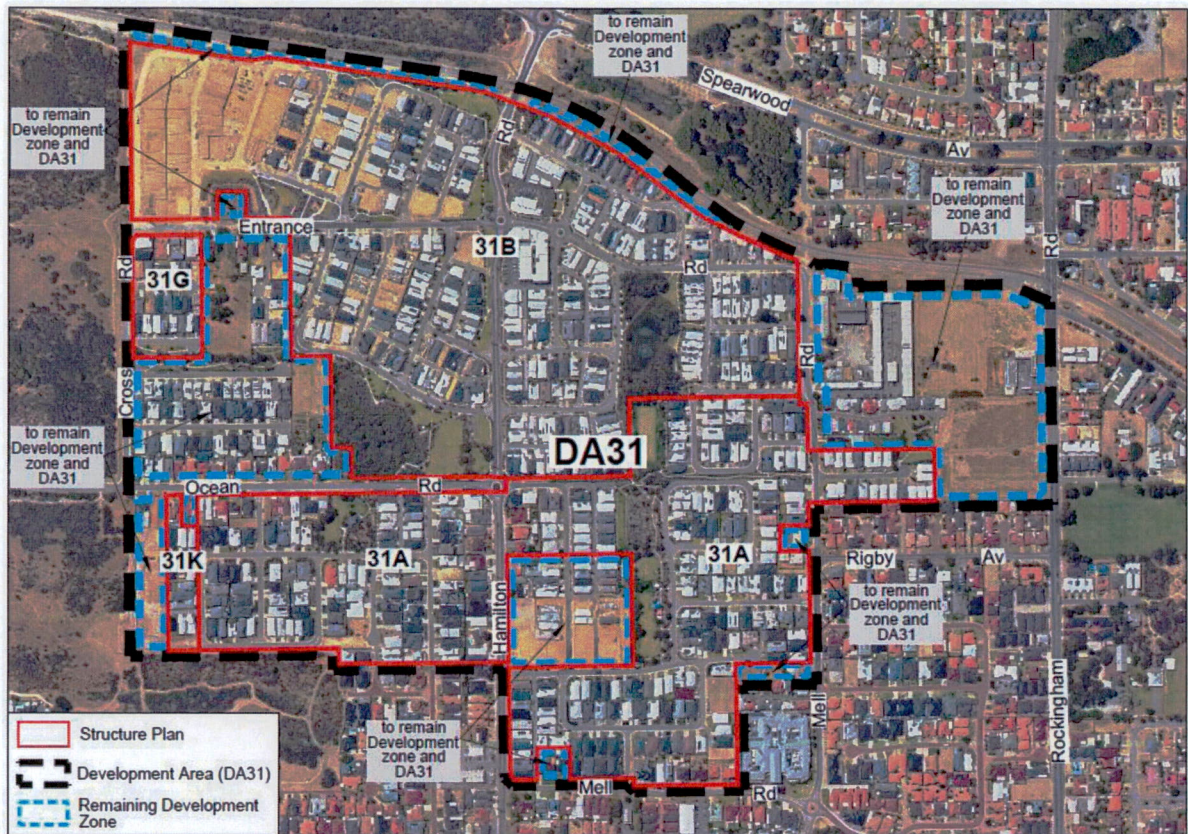


Figure 2 – Aerial Photograph showing extent of completed subdivision and development

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 proposed amendment is considered a 'basic' amendment, which Regulation 34 describes as any of the following:

- 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 part (a) and (g) of the above criteria.

Specifically, it is an amendment to the local planning scheme map that involves zoning/reserving land consistent with approved structure plans for the same land and/or zoning land consistent with their established use and existing tenure.

4.0 TOWN PLANNING CONTEXT

4.1 State Planning Framework

The entirety of DA31 is identified in the *South Metropolitan Peel Sub-Regional Planning Framework* and zoned 'Urban' under the *Metropolitan Region Scheme*.

4.2 City of Cockburn Town Planning Scheme No. 3

Under TPS3, the area is zoned 'Development' and identified on the Scheme Map and in Table 9 of the Scheme Text as 'Development Area 31'.

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 then be applied to defined Development Areas, to inform the subsequent structure planning, subdivision and development processes. For DA31, it includes the following:

TABLE 9 – DEVELOPMENT AREAS		
REF NO.	AREA	PROVISIONS
DA31	Packham North (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 and compatible land uses.3. Each subdivision and development application in the Development 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 land also forms the subject of Development Contribution Areas 12 and 13 (DCA 12 – Packham North & DCA 13 – Community Infrastructure) under TPS3. This amendment has no impact on the operation of these DCA's.

5.0 PROPOSAL

Subdivision and/or development of substantial portions of DA31 are now complete, meaning that some existing structure plans have served their purpose and are no longer required.

This amendment therefore seeks to remove these areas from DA31 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 31:

As there remain portions of DA31 yet to be structure planned, or that involve structure plans in various stages of physical completion, deletion of DA31 and its special provisions is not proposed at this time, rather just a reduction to the extent of the special control area boundary.

Local Structure Plans (LSP):

Details on each Structure Plan (including the LSP map and an aerial of the area) are provided in this section to demonstrate the City's reasoning for rationalisation.

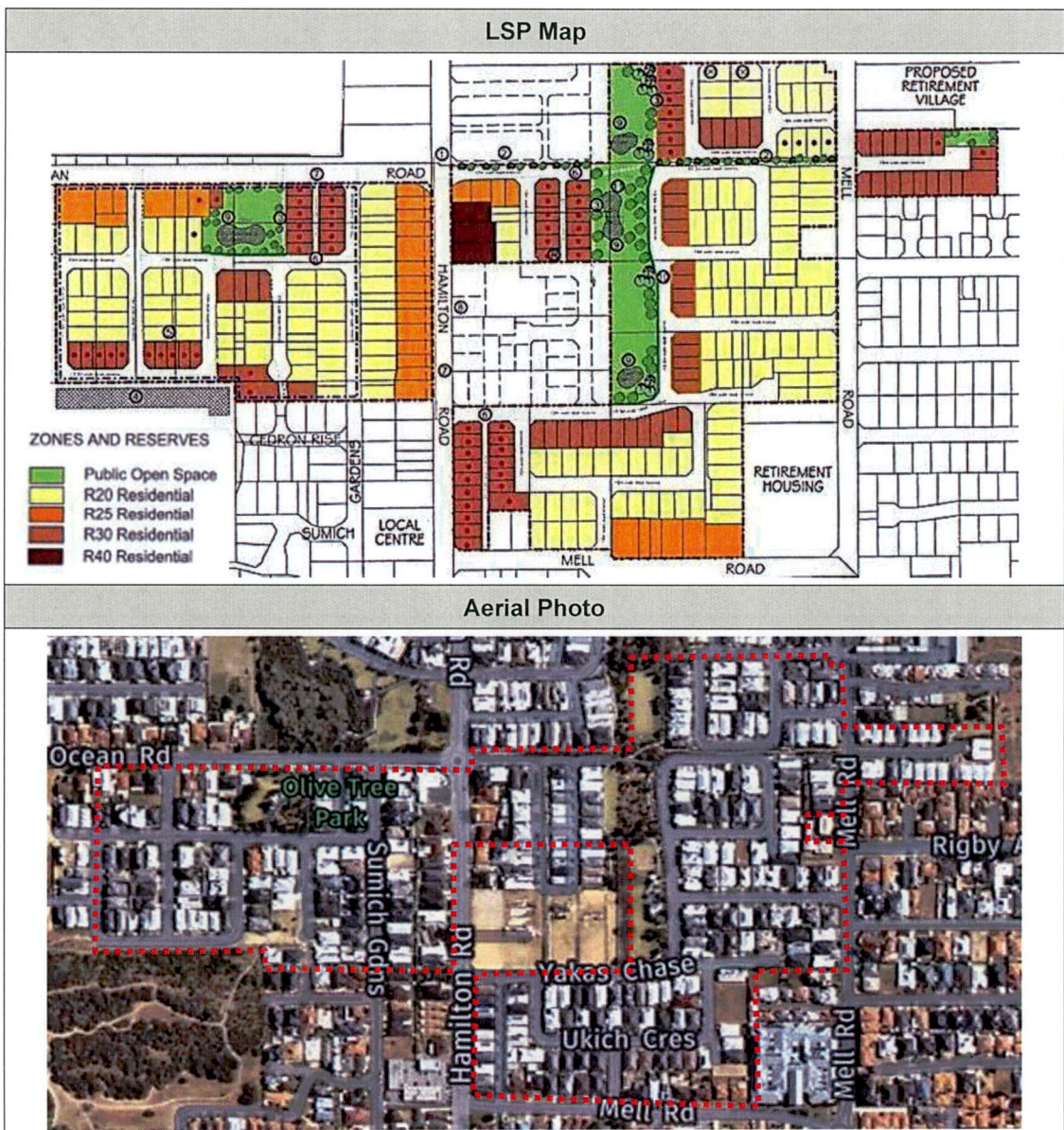
Unless otherwise stated, all the approved structure plan designations directly correlate to zonings and reserves pursuant to TPS 3. All the public roads have been constructed and ceded, and all other public reserves embellished to the required standard and transferred into either public or utility operator ownership, in accordance with the applicable subdivision approvals.

Lot 29-32 Ocean Road, Lots 23-28, 500-501 & 662-664 Hamilton Road, Lots 1, 2, 5, 6, 8, 26, 308, 310, 311 & 482 Mell Road, Spearwood/Googee (31A)

Located centrally within DA31, the structure plan identifies an interconnected local road and public open space (POS) network primarily servicing a range of low (R20 to R30) density single residential housing.

The R30 coding is largely restricted to laneway typologies or lots directly abutting or fronting POS. A small pocket of R40 was located on the eastern side of Hamilton Road to facilitate future redevelopment of three older existing homes. With exception to two vacant R20 coded single house lots, subdivision and development of the structure plan is complete.

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



**Lots 1-4, 4-8, 132 & 301 Hamilton Road,
And Lot 9 Entrance Road Spearwood (31B)**

Encompassing the majority of the northern portion of DA31, this structure plan identifies a comprehensive interconnected local road and POS network, primarily servicing a range of low-to-medium (R25) density single residential housing.

Pockets of R30, R35 and R40, are scattered throughout the area, typically involving laneway lot precincts, or smaller lots with a direct interface or are located directly opposite high amenity locations like POS or along the Hamilton Road bus route.

A select number of R60 coded grouped and/or multiple dwelling sites lie directly in and around the Local Centre at the intersection of Hamilton and Entrance Roads.

Two of the Local Centre zoned sites have developed, one with a large mixed use development comprising multiple dwellings and ground floor commercial tenancies, the other as a child care premises. The remaining site has development approval for a Medical Centre but is yet to submit a building permit or commence works on-site.

Lots backing onto the railway reserve in the north-east corner of the site are identified with a density range (R30 – R40) on the LSP map. An R30 coding is proposed by this application in recognition that this was the code used by both the WAPC to determine the subdivision application (refer to Approved Deposited Plan in **Appendix B**), and the City the subsequent single house development and/or building applications for each resultant lot.

The final stage of lot creation (in the north-west corner of the site) is currently nearing completion. City clearances have been issued for the lots (refer **Appendix C**) and Titles are expected ahead of the Amendment's final gazettal. This proposal will have no impact on the future development of each lot with single residential dwellings.

Along the northern edge of the new POS reserve in this area, a slight change has occurred whereby Haifa Street has been continued all the way along, rather than involving POS frontage lots at the western end serviced by a rear laneway. This proposal reflects the approved WAPC subdivision layout and physical works that have since taken place on the ground.

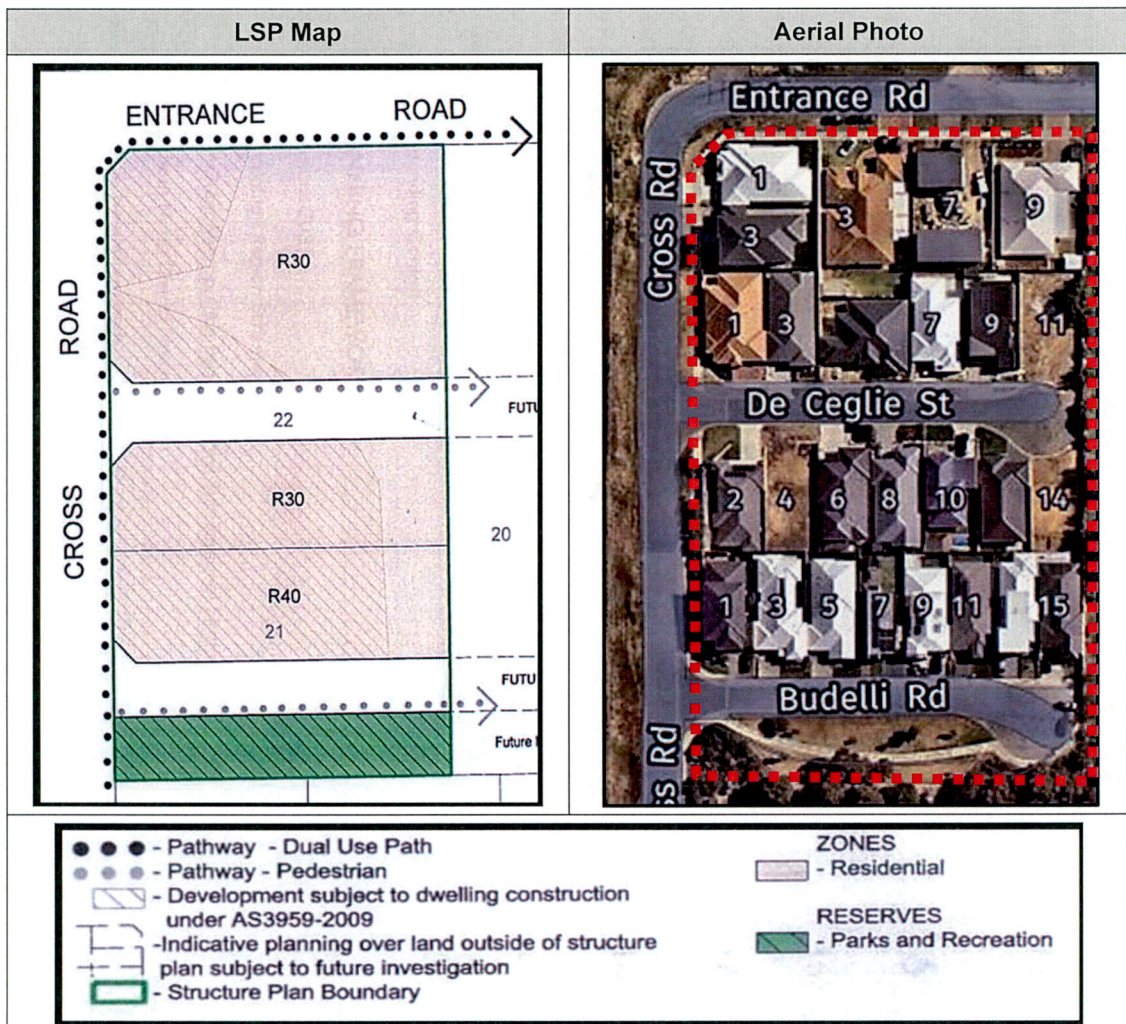
Otherwise, all the land within this Structure Plan is proposed to be rezoned and/or reclassified from the 'Development' zone to the correlating zone, residential density coding and/or reserve identified on the Structure Plan Map, shown in **Appendix D**.

Lot 21 & 22 Cross Road, Coogee – Packham North (31G)

Located towards the north-west corner of DA31, this structure plan identifies two new local roads and linear POS reserve principally servicing low (R30) density single residential housing. A strip of medium (R40) density housing sits directly opposite the POS. Cross Road is located outside of the structure plan area and is reserved for 'Parks and Recreation' under the Metropolitan Region Scheme.

Both De Ceglie Street and Budelli Road currently terminate at temporary cul-de-sac heads that will ultimately be removed and the roads extended upon development of land to the east (via approved Structure Plan 31H). As an interim measure, public easements facilitate public use over the De Ceglie Street temporary turning bulb, whilst the City holds a bond towards future turfing and footpath adjustments to restate the POS affected by the Budelli Road bulb.

Otherwise with exception to one vacant R30 coded single house lot, subdivision and development of the structure plan is essentially complete. 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 Plan Map, shown in **Appendix E**.

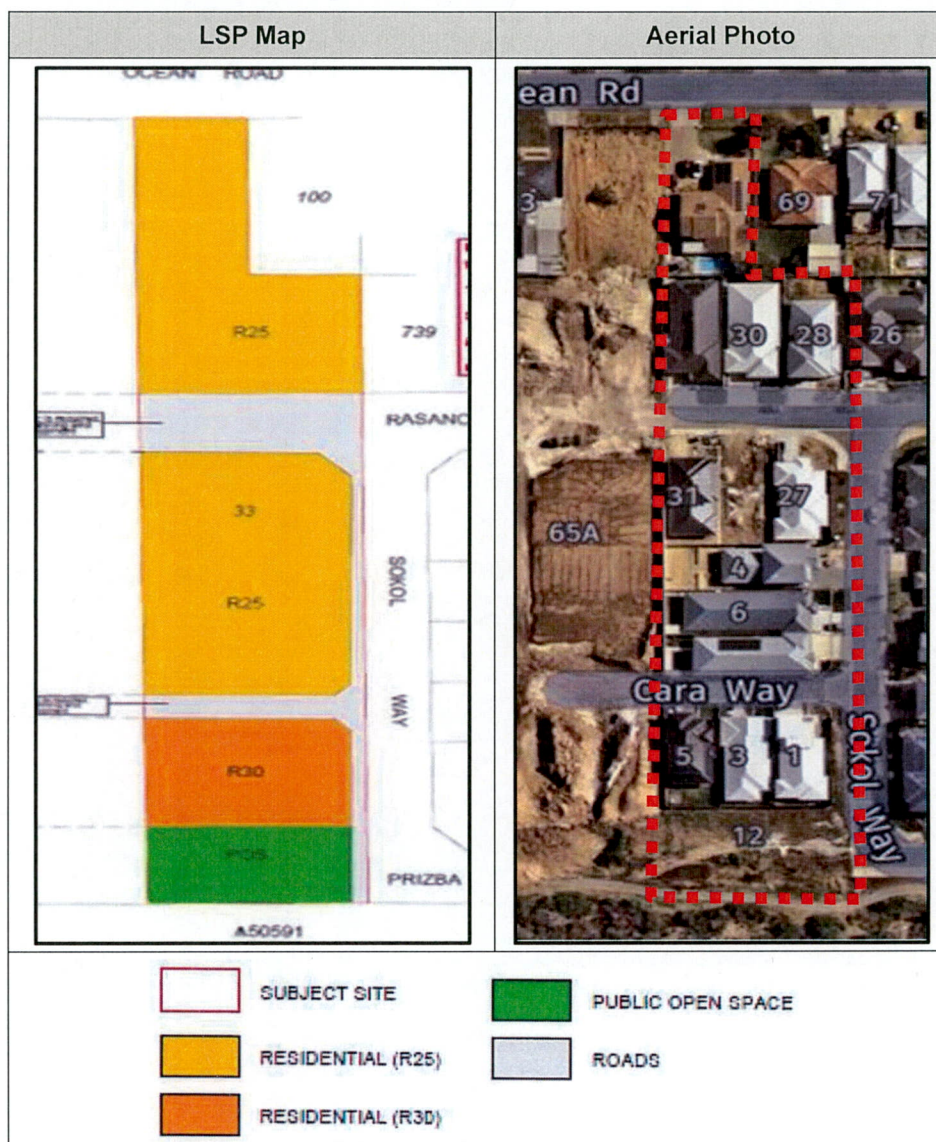


Lot 33 Ocean Road, Coogee (31K)

Located towards the south-west corner of DA31, south of Ocean Road, this structure plan identifies local road extensions and a small POS reserve principally servicing low density (R25) single residential housing. A small pocket of R30 shares its southern interface with the POS.

The existing POS reserve is yet to be developed but the City has taken a bond to cover works not completed by the developer. Implementation is expected to occur inline with the development timeframe for the balance of the reserve being created by Structure Plan 31L to the west. With the exception of the POS, all the structure plan area is completely subdivided and developed.

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 Plan Map shown in **Appendix F**.



6.0 CONCLUSION

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

- all public reserves (including local roads and public open space) have been suitably constructed/embellished and transferred into public or utility provider ownership;
- all zoned land on the endorsed structure plans has been substantially subdivided and/or developed for residential or commercial purposes; and
- where further subdivision and/or development is still to occur on private landholdings, the proposed zoning is consistent with the designation that would have applied under the applicable structure plan.

Recognising these zones and reserves within the TPS3 will:

- avoid the future need to seek WAPC approval to extend the approval period of the existing structure plan; 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.

POSTSCRIPT: Inclusion of Minister's modifications

Modifications required by the Minister for Planning were outlined in correspondence dated 22 October 2024 sent to the City of Cockburn and are set out further below.

In carrying out these modifications, the Council resolution dates are not modified, although in this case there are changes to the proposed scheme map from what was set out originally in those Council decisions.

In the interests of posterity and to provide some clarity to persons who may compare the original recommendation and/or Council minutes to these documents and/or the amended version of Town Planning Scheme No.3, below are the Minister modifications:

- 1. Modify the Scheme Amendment Map to replace the proposed Parks and Recreation reserve over Reserve 52653 (Lot 8100 on DP405141) Karbuni Parade, Spearwood) with the Local Road reserve.*

Planning and Development Act 2005

City of Cockburn Town Planning Scheme No.3 Amendment No.175

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 31' from 'Development' to 'Residential (R20)', 'Residential (R25)', 'Residential (R30)', 'Residential (R35)', 'Residential (R40)', 'Residential (R60)' and 'Local Centre', as depicted on the Scheme Amendment Map.
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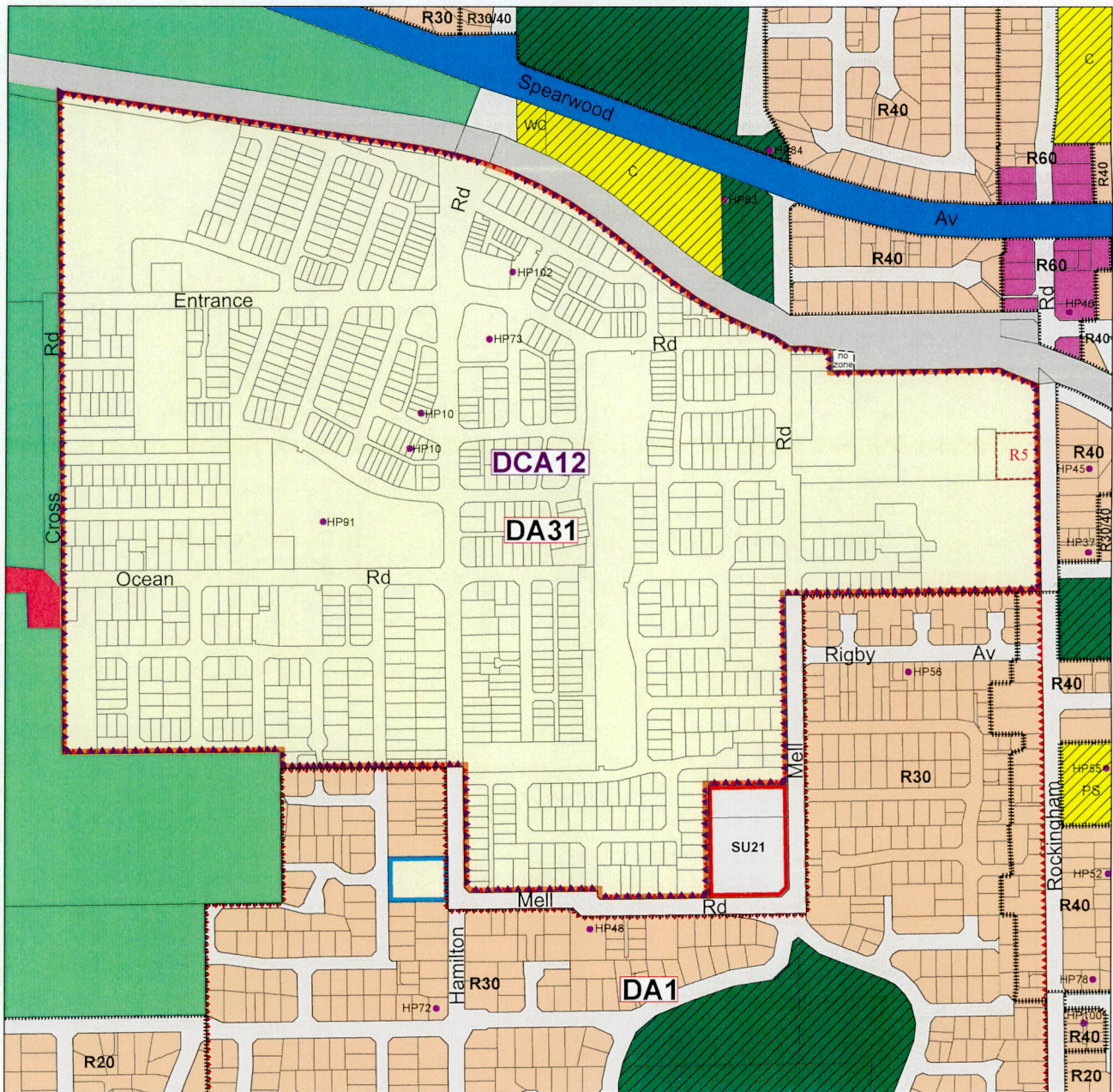
The Amendment is 'basic' under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reason(s):

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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):

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31G	Lots 21 & 22 Cross Road, Spearwood (Packham North)	21/4/2015	SPN/0722
31K	Lot 33 Ocean Road, Coogee	19/12/2018	SPN/2183

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



Current Scheme Map

GENERAL

Residential Density Codes

Restricted Uses

Heritage Place

SPECIAL CONTROL AREAS:

Development Areas

Development Contribution Areas

REGION RESERVES

Parks & Recreation

Railways

Primary Regional Roads

Other Regional Roads

LOCAL RESERVES

Parks and Recreation

Local Road

Public Purposes - Civic

Public Purposes - Primary School

Public Purposes - Water Corporation

ZONES

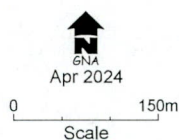
Residential

Mixed Use

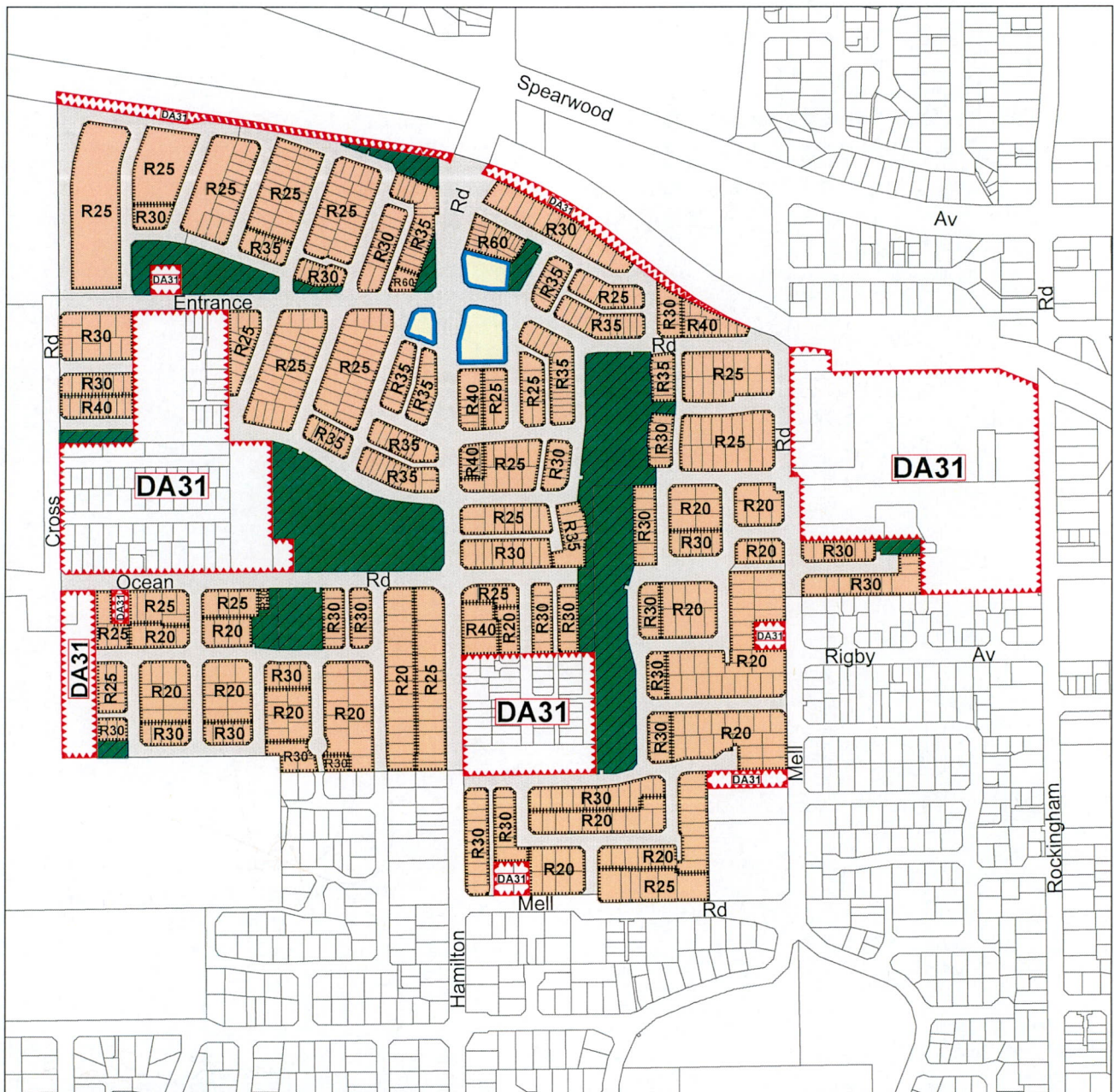
Development

Special Use

no zone



Amendment No.175 Town Planning Scheme No.3



Scheme Amendment Map

GENERAL

R20 Residential Density Codes

SPECIAL CONTROL AREAS:

DA1 Development Areas

REGION RESERVES

LOCAL RESERVES

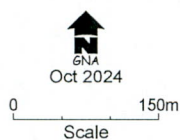
Parks and Recreation

Local Road

ZONES

Residential

Local Centre



Amendment No.175 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 11th day of June 2024, 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:



(Seal)

A handwritten signature in blue ink, appearing to read 'Logan Hewitt', written over a horizontal line.

MAYOR

A large, stylized handwritten signature in blue ink, written over a horizontal line.

CHIEF EXECUTIVE OFFICER

WAPC ENDORSEMENT (r.63)

A handwritten signature in blue ink, written over a horizontal line.

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

DATE 11 NOVEMBER 2024

APPROVAL GRANTED

It is hereby certified that this is a true copy of the ~~Scheme~~ Amendment, final approval to which was endorsed by the Minister for Planning on 25/11/2024

Certified by

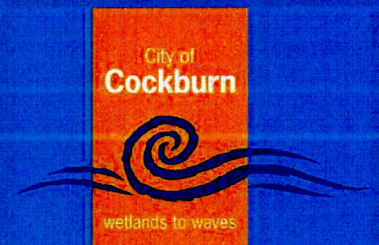
Officer of the Commission Duty authorised pursuant to Section 24 of the Planning and Development Act 2005 and Regulation 32(3) Scheme and Regulation 63(3) (Amendment) of the Planning and Development (Local Planning Scheme) Regulations 2015.

MINISTER FOR PLANNING

DATE _____

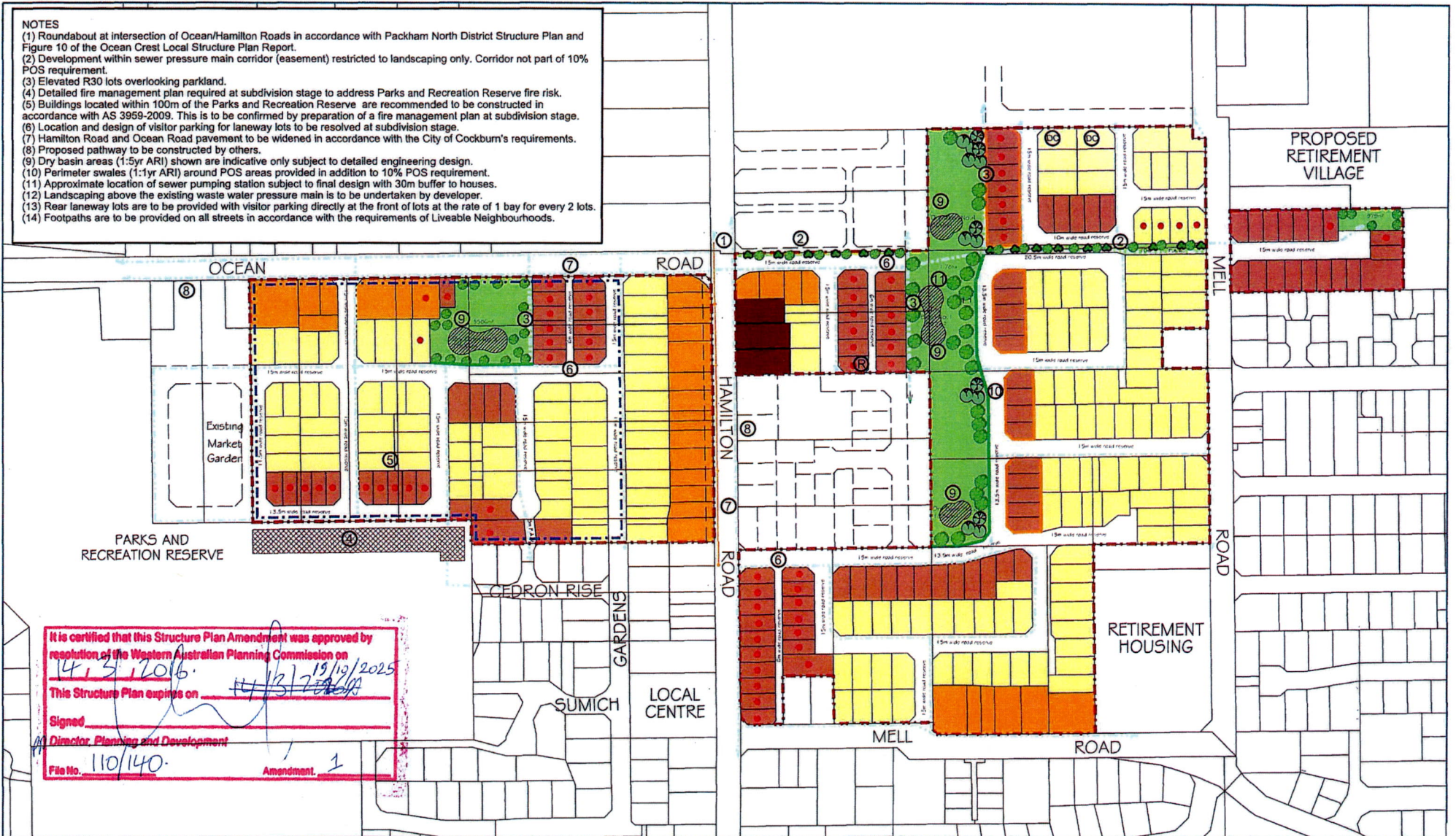
APPENDICES A-E

Current Approved Structure Plans
& Relevant Deposited Plan Extracts



APPENDIX A

- NOTES**
- (1) Roundabout at intersection of Ocean/Hamilton Roads in accordance with Packham North District Structure Plan and Figure 10 of the Ocean Crest Local Structure Plan Report.
 - (2) Development within sewer pressure main corridor (easement) restricted to landscaping only. Corridor not part of 10% POS requirement.
 - (3) Elevated R30 lots overlooking parkland.
 - (4) Detailed fire management plan required at subdivision stage to address Parks and Recreation Reserve fire risk.
 - (5) Buildings located within 100m of the Parks and Recreation Reserve are recommended to be constructed in accordance with AS 3959-2009. This is to be confirmed by preparation of a fire management plan at subdivision stage.
 - (6) Location and design of visitor parking for laneway lots to be resolved at subdivision stage.
 - (7) Hamilton Road and Ocean Road pavement to be widened in accordance with the City of Cockburn's requirements.
 - (8) Proposed pathway to be constructed by others.
 - (9) Dry basin areas (1:5yr ARI) shown are indicative only subject to detailed engineering design.
 - (10) Perimeter swales (1:1yr ARI) around POS areas provided in addition to 10% POS requirement.
 - (11) Approximate location of sewer pumping station subject to final design with 30m buffer to houses.
 - (12) Landscaping above the existing waste water pressure main is to be undertaken by developer.
 - (13) Rear laneway lots are to be provided with visitor parking directly at the front of lots at the rate of 1 bay for every 2 lots.
 - (14) Footpaths are to be provided on all streets in accordance with the requirements of Liveable Neighbourhoods.



It is certified that this Structure Plan Amendment was approved by resolution of the Western Australian Planning Commission on 14/3/2016.
 This Structure Plan expires on 19/10/2025.
 Signed: _____
 Director, Planning and Development
 File No. 110/140. Amendment 1

Job Number: 13700
 Sheet Name: 13700-21
 Scale: 1:3000 @ A3
 Date: 21/07/2015
 Drawn By: SJF
 Checked by: JEP
 File: s:\Projects\13700\planning\building & design\150420 structure plan OP100N 2.dgn
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 The Co-ordinate system adopted for this plan and digital data has been derived from Landgate D88 and is based on the 1958 AD datum, December 2009. This statement must accompany this plan and digital data at all times.

LEGEND

- R30 lots with mandatory two storey dwellings
- Area subject to fire management and further consultations with City of Cockburn
- R Lots to be retained for waste servicing until development of neighbouring Land
- DC Lots with double crossover for waste servicing
- Transmission power lines
- Transmission power line easement

ZONES AND RESERVES

- Indicative planning over land outside of structure plan subject to future investigation
- Local Structure Plan boundary
- Properties affected by Market Garden buffer (300m)
- Pedestrian access
- Lots that require Area Specific Plans (or DAPs)
- Public Open Space
- R20 Residential
- R25 Residential
- R30 Residential
- R40 Residential

OCEAN CREST LOCAL STRUCTURE PLAN
LOTS 29 - 32 OCEAN ROAD
LOTS 23 - 28, 500 & 501 HAMILTON ROAD
LOTS 1, 2, 5, 6, 8, 26, 305, 310, 311 & 482 MELL ROAD
SPEARWOOD/COOGEE

133 Scarborough Beach Road, Mount Hawthorn WA 6016
 PO Box 99, MOUNT HAWTHORN WA 6015
 T: 08 9442 5511 F: 08 9444 2970
 E: whelans@whelans.com.au W: www.wheelans.com.au

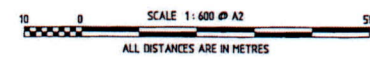
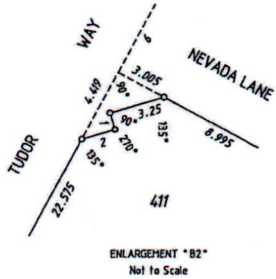
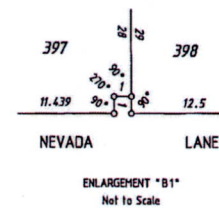
APPENDIX B

SURVEY CARRIED OUT UNDER REG 26A
SPECIAL SURVEY AREA GUIDELINES
ALL BOUNDARY / CORNER SURVEY MARKS
SHOWN ON THIS SHEET ARE INDICATIVE ONLY.
USE ONLY THE SURVEY SHEET/S WHEN DETERMINING
THE TRUE FINAL POSITION AND TYPE OF ALL SURVEY
MARKS PLACED PERTAINING TO THIS PLAN.

FOR HEADING SEE SHEET 1
FOR INTERESTS AND NOTIFICATIONS
SEE SHEET 3

HELD BY LANDGATE
IN DIGITAL FORM ONLY.

A 30362
3003
DP 44630

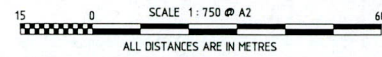


<p>McMULLENNOLAN GROUP Surveying Excellence</p>	<p>Landgate Western Australian Land Information Authority</p>
<p>SCALE 1: 600 at A2 ALL DISTANCES ARE IN METRES</p>	<p>DEPOSITED PLAN 403435</p>
<p>SHEET 02 OF 03 SHEETS VERSION 2</p>	

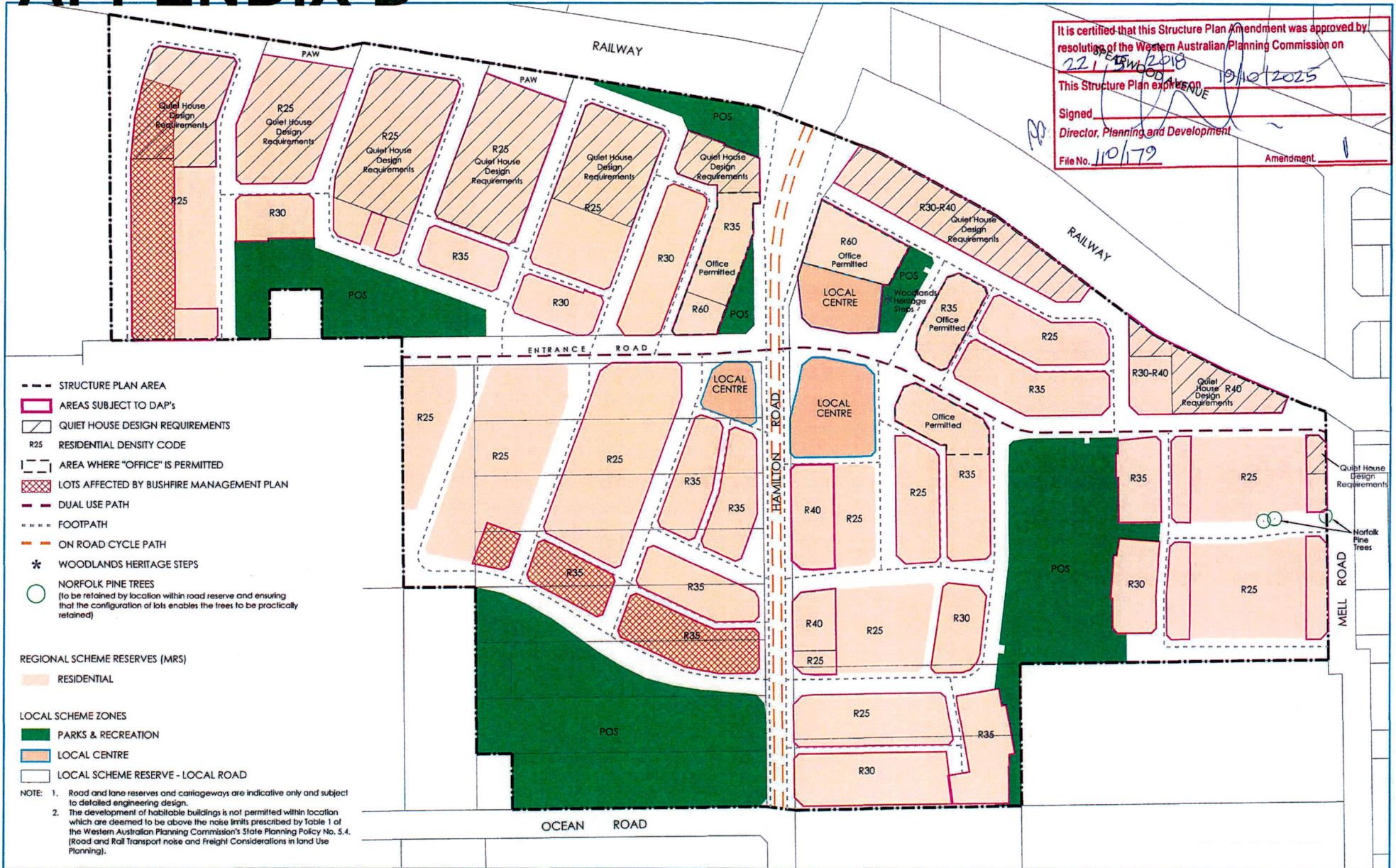
APPENDIX C



CITY OF COCKBURN
 WAPC conditions relevant to
 this Plan/Diagram of Survey have
 been fulfilled subject to the
 attached letter
CLEARANCE APPROVAL
 25 Mar 2024



APPENDIX D



It is certified that this Structure Plan Amendment was approved by resolution of the Western Australian Planning Commission on 22/11/2024
 This Structure Plan expires on 19/10/2025
 Signed: [Signature]
 Director, Planning and Development
 File No. 110179 Amendment: 1

PLAN 1: REVISED STRUCTURE PLAN MAP
 Lots 1-4, 4-8, 132, 300 and 301 Hamilton Road and Lot 9 Entrance Road
 Spearwood
 City of Cockburn

SCALE 1:2500
 SHEET A3
 0 50 100m

B COLOUR MODS 180515
 A STRUCTURE PLAN 171127 MW 1711270 01
 REV DESCRIPTION YTM/DDO DRAWING NUMBER

3/210 Queen Victoria Street
 North Fremantle WA 6159
 PO Box 214
 North Fremantle WA 6159
 www.mwurban.com.au

MWURBAN
 planning and development

APPENDIX E

305

**CITY OF COCKBURN
STRUCTURE PLAN**

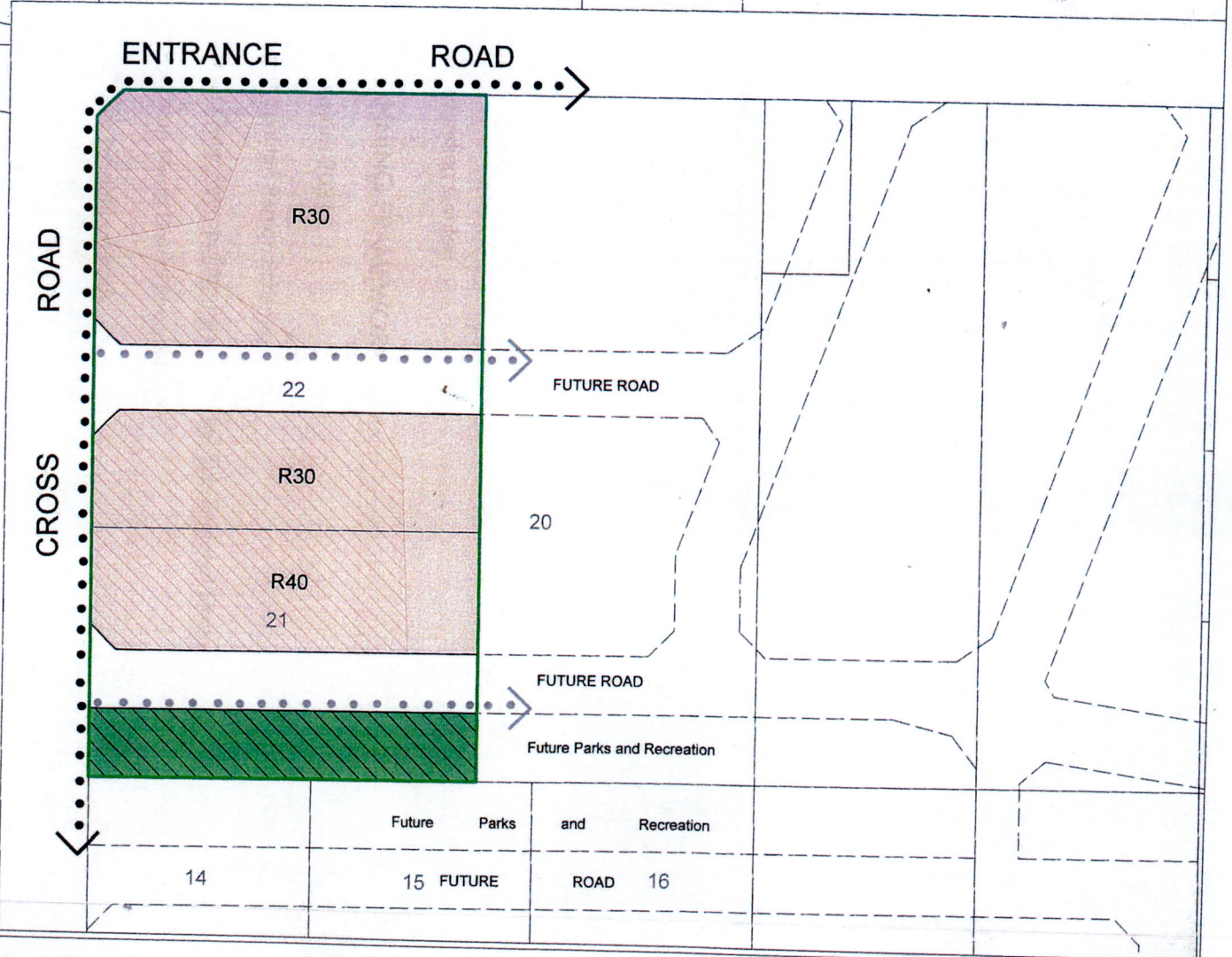
This Structure Plan was adopted by Council on 12 / 2 / 15

Signed _____
DIRECTOR OF PLANNING & DEVELOPMENT

File No: 110 / 116

This Structure Plan was endorsed by the Western Australian
Planning Commission on 21/04/15

Signed _____
DIRECTOR OF PLANNING & DEVELOPMENT



Plan No. : 20291-1
Revision : REV.6
Scale : 1:1000@A3

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Watermark:
Suite 4 First Floor 48 Hailey Road Osborne Park WA 6017 www.whelans.com.au

- LEGEND**
- - Pathway - Dual Use Path
 - - Pathway - Pedestrian
 - ▨ - Development subject to dwelling construction under AS3959-2009
 - ▭ - Indicative planning over land outside of structure plan subject to future investigation
 - ▭ - Structure Plan Boundary
- ZONES**
- ▨ - Residential
- RESERVES**
- ▨ - Parks and Recreation

**LOCAL STRUCTURE PLAN
LOTS 21 & 22 CROSS ROAD
COOGEE**

PLAN 1

DATE DRAWN: 25/04/2015
DRAWN BY: CML
CHECKED BY: JP

FILE: 140702 subdivision design M 22 & 21 local structure plan.dwg
Y DATUM: AHD
H DATUM: MGSAM (50)

whelans
TOWN PLANNING

APPENDIX F

Structure Plan

