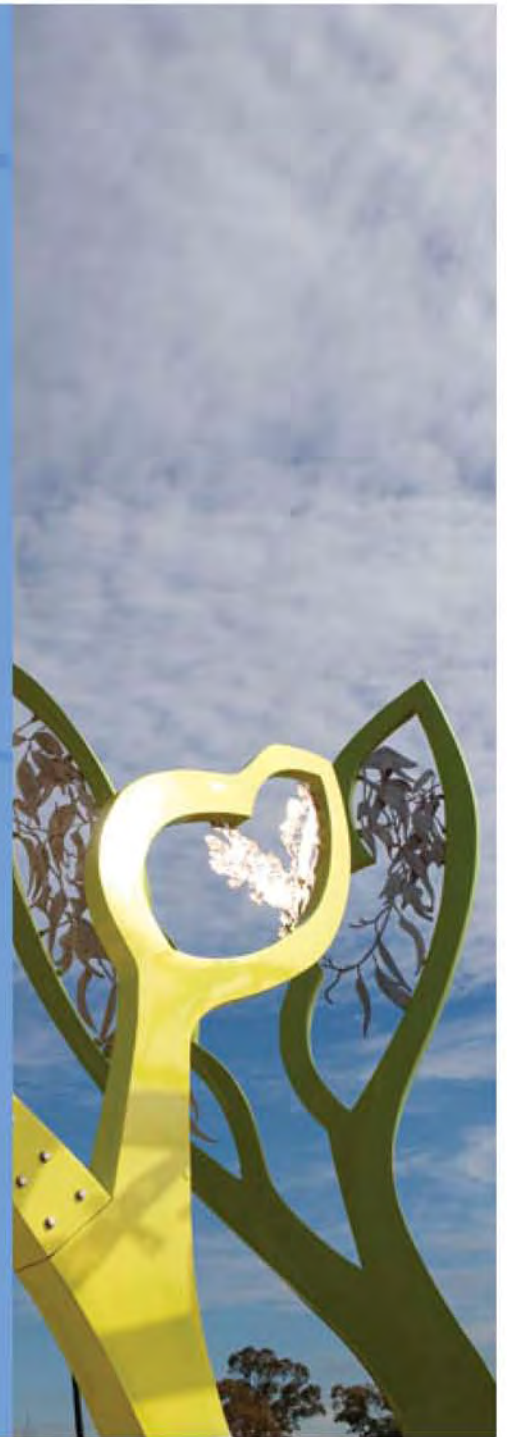


Lot 50 Cockram Street & Lot 119 Sparkman Road,  
Mundijong (Mundijong-Whitby Sub-Precinct E2)

# LOCAL STRUCTURE PLAN



Prepared for **Peet Limited**

April 2015



# DOCUMENT STATUS

08/039		Revision	Reviewer	Date Issued
<b>Prepared By:</b> <b>Taylor Burrell Barnett Town Planning and Design</b> 187 Roberts Road SUBIACO WA 6008 Phone: 9382 2911 Fax: 9382 4586 admin@tbbplanning.com.au		0	SD	15.10.12
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		5	SD	03.09.13
		6	SD	24.04.14
		7	SD	28.04.15

**ADOPTION OF AGREED STRUCTURE PLAN**

CERTIFIED THAT AGREED LOT 50 COCKRAM STREET LOCAL STRUCTURE PLAN

WAS ADOPTED BY

RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON

1 September 2015

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 57 of the Western Australian Planning Commission Act 1985 for that purpose, in the presence of:

M. Wreclaw Witness

11 September 2015 Date

AND BY

RESOLUTION OF THE COUNCIL OF THE SHIRE OF SERPENTINE JARRAHDALÉ ON

25 May 2015

AND THE SEAL OF THE MUNICIPALITY WAS PURSUANT

TO THE COUNCIL'S RESOLUTION HEREUNTO AFFIXED IN THE

PRESENCE OF:

[Signature]  
PRESIDENT Mayor, Shire of Serpentine Jarrahdale

[Signature]  
Chief Executive Officer, Shire of Serpentine Jarrahdale

19/07/15 Date



## EXECUTIVE SUMMARY

This local structure plan applies to Lot 50 Cockram Street and Lot 119 Sparkman Road, Mundijong (the subject land). The subject land is located in the Perth Metropolitan South East Corridor, within the municipality of the Shire of Serpentine Jarrahdale. The site is approximately one kilometre west of the Mundijong town centre and 40 kilometres south east of the Perth Central Area, and is accessible via South Western Highway, Mundijong Road, and the Kwinana Freeway.

The Structure Plan proposes residential development of the land ranging in density from R20 to R60, associated public open space and a primary school.

The subject land forms the southern portion of Precinct E of the Mundijong-Whitby District Structure Plan (DSP). The proposed local structure plan is consistent with the Mundijong-Whitby DSP which identifies the site for residential development and one primary school. There has been no previous local structure plan over the subject land.

STRUCTURE PLAN SUMMARY TABLE

Item	Data	Section number referenced within the Structure Plan Report
Total area covered by the structure plan	56.6 hectares	1.1.2
Area of each land use proposed: <ul style="list-style-type: none"> <li>Residential</li> <li>Primary School</li> </ul>	26.2951 hectares 3.50 hectares	3.2
Estimated lot yield	Approximately 557 lots	3.5
Estimated number of dwellings	Approximately 574 dwellings	3.5
Estimated residential site density	14.8 – 17.8 dwellings per gross hectare	3.5
Estimated population	1,549 people (assuming 2.7 people/dwelling as per DSP)	3.5
Number of high schools	0 high schools	N/A
Number of primary schools	1 primary school	3.8
Estimated commercial floor space (for activity centres if appropriate)	0 net lettable area	N/A
Employment self sufficiency targets	Opportunity for home based employment. Opportunity for employment at proposed primary school.	N/A
Estimated number and % of public open space: <ul style="list-style-type: none"> <li>Regional open space</li> <li>District open space</li> </ul>	0 hectares 0% 0 hectares 0%	N/A
Estimated area and number: <ul style="list-style-type: none"> <li>neighbourhood parks</li> <li>local parks</li> </ul>	4.3908 hectares 1 parks 1.9886 hectares 10 parks	3.3
Estimated number and area of natural area and biodiversity assets	0 hectares 0 sites	N/A

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# 1 STRUCTURE PLAN AREA

This Local Structure Plan (LSP) shall apply to Lot 50 Cockram Street and Lot 119 Sparkman Road, Mundijong, being land contained within the inner edge of the line denoting the Structure Plan boundary on the Structure Plan Map (**Plan 1**).

# 2 STRUCTURE PLAN CONTENT

This Structure Plan comprises:

## **Part 1 - Statutory Section**

This section contains the Structure Plan map and statutory planning provisions and requirements.

## **Part 2 – Explanatory (non-statutory) Section**

This section to be used as a reference guide to interpret and justify the implementation of Part 1.

**Appendices** – Technical reports and supporting plans and maps.

# 3 INTERPRETATION AND SCHEME RELATIONSHIP

Unless otherwise specified in this part, the words and expressions used in this Structure Plan shall have the respective meanings given to them in the Shire of Serpentine Jarrahdale Town Planning Scheme No. 2 (the Scheme) including any amendments gazetted thereto.

The Structure Plan Map (**Plan 1**) outlines land use, zones and reserves applicable within the Structure Plan area. The zones and reserves designated under this Structure Plan apply to the land within it as if the zones and reserves were incorporated into the Scheme. The road layout as shown on **Plan 1** is indicative only and is subject to detailed design at subdivision stage.

Pursuant to clause 5.18.6.5 of the Scheme:

- a) The provisions, standards and requirements specified under Part 1 of this Structure Plan shall have the same force and effect as if it were a provision, standard or requirement of the Scheme. In the event of there being any variations or conflict between the provisions, standards or requirements of the Scheme and the provisions, standards or requirements of this Structure Plan, then the provisions, standards or requirements of the Scheme shall prevail;
- b) Any other provision, standard or requirement of Part 1 of the Structure Plan that is not otherwise contained in the Scheme, shall apply to the Structure Plan area as though it is incorporated into the Scheme, and shall be binding and enforceable to the same extent as if part of the Scheme; and
- c) Part 2 of this Structure Plan and all appendices are to be used as a reference only to clarify and guide interpretation and implementation of Part 1.



**LEGEND**

- LOCAL STRUCTURE PLAN BOUNDARY
- RESIDENTIAL R20 - R40
- RESIDENTIAL R30 - R60
- PRIMARY SCHOOL
- PUBLIC OPEN SPACE & DRAINAGE
- NEIGHBOURHOOD CONNECTOR
- INDICATIVE NOISE ATTENUATION WALL (IF REQUIRED)

PROPOSED LSP PREPARED BY  
GREG ROWE & ASSOCIATES

**STRUCTURE PLAN**

Lot 50 Cockram Street & Lot 119 Adams Street, Mundijong

A Peet Ltd Project



s: 1:4000@A3 | 1:5500@A4  
d: 14/04/2015  
p: 08/039/020B



## 4 OPERATION

In accordance with sub-clause 5.18.6.1 of the Scheme, this Structure Plan shall come into operation when it is adopted by the Shire of Serpentine-Jarrahdale after receiving notice of the approval by the Western Australian Planning Commission (WAPC), pursuant to 5.18.3.15 of the Scheme.

## 5 LAND USE AND SUBDIVISION REQUIREMENTS

The Structure Plan Map (**Plan 1**) outlines land use, zones and reserves applicable within the Structure Plan area. The zones and reserves designated under this Structure Plan apply to the land within it as if the zones and reserves were incorporated into the Scheme.

### 5.1 LAND USE PERMISSIBILITY

Land use permissibility within the Structure Plan area shall be in accordance with the corresponding zone or reserve under the Scheme.

### 5.2 RESIDENTIAL

#### 5.2.1 DWELLING TARGET

Objective: To provide for a minimum 15 dwellings per site hectare within the Structure Plan area.

- b) Subdivisions are generally to achieve the following:
  - i) 15 dwellings per site hectare.

#### 5.2.2 DENSITY

- a) Plan 1 (Structure Plan) defines the broad residential density ranges that apply to different areas within the Structure Plan. Lot-specific residential densities, generally in accordance with the defined residential density ranges, are to be subsequently assigned in accordance with a Residential Density Code Plan approved by the WAPC.
- b) A Residential Density Code Plan is to be submitted at the time of application for subdivision approval to the WAPC, and shall indicate the Residential Density Code applicable to each lot within the proposed subdivision and shall be generally consistent with the residential density ranges identified in the Structure Plan and locational criteria identified in Clause 5.2.3.
- c) The Residential Density Code Plan is to include a summary of the proposed dwelling yield of the proposed subdivision.
- d) Approval of the Residential Density Code Plan shall be undertaken at the time of determination of the subdivision application by the WAPC. The approved Residential Density Code Plan shall then form part of the Structure Plan and shall be used for the determination of future development applications.

- e) Variations to the Residential Density Code Plan will require further approval of the WAPC, with a revised Residential Density Code Plan submitted generally consistent with the approved plan of subdivision issued by the WAPC. The revised Residential Density Code Plan shall be consistent with Residential Density ranges identified on Plan 1 and the locational criteria contained in clause 5.2.3.
- f) A revised Residential Density Code Plan, consistent with clause 5.2.2 (e) will replace, wholly or partially, the previously approved Residential Density Code Plan, and shall then form part of the Structure Plan as outlined in clause 5.2.2 (d).
- g) Residential Density Code Plan are not required if the WAPC considers that the subdivision is for one or more of the following:
  - i) the amalgamation of lots;
  - ii) consolidation of land for 'superlot' purposes to facilitate land assembly for future development;
  - iii) the purposes of facilitating the provision of access, services or infrastructure; or
  - iv) land which by virtue of its zoning or reservation under the Structure Plan cannot be developed for residential purposes.

### 5.2.3 LOCATIONAL CRITERIA

The allocation of residential densities on the Residential Density Code Plan shall be in accordance with the following criteria:

- a) R30 – R60  
Medium density of R30 – R60 shall apply in areas of high amenity including adjacent to public open space, the primary school and along neighbourhood connector roads.
- b) R20 – R40  
Low to medium density of R20 – R40 shall apply for the remainder of residential land in the structure plan area.

## 5.3 PUBLIC OPEN SPACE

The provision of a minimum of 10 per cent public open space will be provided in accordance with the WAPC's Liveable Neighbourhoods. The proposed largest parcel of public open space within the structure plan area is to be co-located with the primary school. Public open space is to be provided generally in accordance with **Plan 1**.

## 5.4 CONDITIONS OF SUBDIVISION APPROVAL

At the time of subdivision the following conditions may be recommended, as applicable, requiring the preparation and/or implementation of the following strategies:

- i. Acid Sulphate Management (Department of Environment and Conservation)

- ii. Noise Management Strategy (if deemed necessary) (Main Roads Western Australia/Shire of Serpentine Jarrahdale)
- iii. Construction Management Plan (Shire of Serpentine Jarrahdale)
- iv. Urban Water Management Plan (Department of Water)
- v. Aboriginal Heritage Management Plan (Shire of Serpentine Jarrahdale)
- vi. Landscape Management Plan (Shire of Serpentine Jarrahdale)
- vii. Fire and Emergency Management Plan (Shire of Serpentine Jarrahdale)

Subdivision and development plans are required to provide adequate road and verge widths to accommodate the service alignments of a possible future third pipe system.

This is a non-exhaustive list of suggested conditions which may be imposed at the time of subdivision, subject to consideration by the Shire of Serpentine Jarrahdale and relevant authorities at the time of subdivision referral.

At the time of subdivision the Shire of Serpentine Jarrahdale shall recommend to the WAPC the implementation of the following strategies which have been prepared and approved as part of the Structure Plan as conditions of subdivision:

- viii. Local Water Management Strategy

## 5.5 NOISE ATTENUATION TREATMENTS

Noise attenuation treatments as per the recommendations outlined in the Herring Storer Acoustic Assessment dated April 2014 including but not limited to the construction of a 3.0 metre high noise wall along Tonkin Highway, notifications on title, and quiet house design and height limit provisions within Local Development Plans, shall be implemented as conditions of subdivision approval for any lots affected by the presence of Tonkin Highway unless an updated and more accurate Acoustic Assessment is provided with, and approved for, any future subdivision application for the lots in closest proximity of Tonkin Highway.

## 6 DEVELOPMENT REQUIREMENTS

### 6.1 LOCAL DEVELOPMENT PLANS (FORMERLY DETAILED AREA PLANS)

Local Development Plans (LDP) are to be prepared in accordance with the Detailed Area Plan provisions established in clause 5.18.5 of the Scheme, prior to any subdivision and/or development of:

- Lots smaller than 260 m<sup>2</sup>;
- Lots abutting POS areas;
- Lots abutting the Water Corporation service corridor; and
- Laneway lots.

Council may waive the requirement to advertise a LDP pursuant to Clause 5.18.5 where the land subject of the LDP is in single ownership and the adjoining land is in the same ownership.

### 6.2 RESIDENTIAL DESIGN CODE VARIATIONS

**Table 2A, 2B and 2C** sets out variations to the *Residential Design Codes* that are deemed to constitute 'deemed-to-comply' development within the Structure Plan area and which do not therefore, require neighbour consultation and planning approval.

**TABLE 1A: VARIATIONS TO 'ACCEPTABLE DEVELOPMENT' REQUIREMENTS OF THE R-CODES FOR R25 SINGLE LOTS (EXCLUDES LOTS TO BE DEVELOPED FOR MORE THAN ONE DWELLING)**

ITEM	R-CODE CLAUSE	VARIATION
Front Setback Requirements	5.1.2	Primary Street Setback – minimum 4m (can be averaged as per the R-Codes)
Rear Setback Requirements	5.2	A 0.5m minimum garage setback is required to the laneway boundary for rear loaded lots.
		A nil rear setback is permitted to the 1 <sup>st</sup> floor of a dwelling for rear loaded lots.
Side Setback Requirements	5.1.3	A nil side setback is permitted to the ground floor level of a dwelling to a maximum wall height of 3.6m (no average) for a maximum length determined by the required front and rear setbacks, to one side boundary only.
		A second nil side setback is permitted for a maximum length of 9m for the purposes of a garage/store only.
Other - Streetscape	5.2.3	Dwellings must address the Primary and Secondary (where applicable) street by way of design and must contain at least one major opening to a habitable room facing the primary and secondary street.

**TABLE 2B: VARIATIONS TO 'ACCEPTABLE DEVELOPMENT' REQUIREMENTS OF THE R-CODES FOR R30 SINGLE LOTS  
(EXCLUDES LOTS TO BE DEVELOPED FOR MORE THAN ONE DWELLING)**

ITEM	R-CODE CLAUSE	VARIATION
Front Setback Requirements	5.2	Primary Street Setback – minimum 3m (can be averaged as per the R-Codes)
Rear Setback Requirements	5.2	A 0.5m minimum garage setback is required to the laneway boundary for rear loaded lots.
		A nil rear setback is permitted to the 1 <sup>st</sup> floor of a dwelling for rear loaded lots.
Side Setback Requirements	5.1.2	Side Setback (to Secondary Street) – minimum 1m.
	5.1.3	A nil side setback is permitted to the ground floor level of a dwelling to a maximum wall height of 3.6m (no average) for a maximum length determined by the required front and rear setbacks, to one side boundary only.
		A second nil side setback is permitted for a maximum length of 9m for the purposes of a garage/store only.
Other - Streetscape	5.2.3	Dwellings must address the Primary and Secondary (where applicable) street by way of design and must contain at least one major opening to a habitable room facing the primary and secondary street.

**TABLE 2C: VARIATIONS TO 'ACCEPTABLE DEVELOPMENT' REQUIREMENTS OF THE R-CODES FOR R40 SINGLE LOTS  
(EXCLUDES LOTS TO BE DEVELOPED FOR MORE THAN ONE DWELLING)**

ITEM	R-CODE CLAUSE	VARIATION
Front Setback Requirements	5.1.2	Primary Street Setback – minimum 3m (can be averaged as per the R-Code).
Rear Setback Requirements	5.2	A 0.5m minimum garage setback is required to the laneway boundary for rear loaded lots.
		A nil rear setback is permitted to the 1 <sup>st</sup> floor of a dwelling for rear loaded lots.
Side Setback Requirements	5.1.2	Side Setback (to Secondary Street) – minimum 1m.
	5.1.3	A nil side setback is permitted to the ground floor level of a dwelling to a maximum wall height of 3.6m (no average) for a maximum length determined by the required front and rear setbacks, to one side boundary only.
		A second nil side setback is permitted for a maximum length of 9m for the purposes of a garage/store only.
Other - Streetscape	5.2.3	Dwellings must address the Primary and Secondary (where applicable) street by way of design and must contain at least one major opening to a habitable room facing the primary and secondary street.



### 6.3 BUILT FORM DESIGN GUIDELINES

Design Guidelines are to be prepared as a Local Planning Policy to establish objectives for built form prior to applications for development.

### 6.4 LANDSCAPE DESIGN GUIDELINES

Landscape Design Guidelines are to be prepared to establish measures to be adopted to implement public and private landscaping, prior to applications for development.