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GROUP

# LOCAL STRUCTURE PLAN

LOT 9008, FRANKLAND AVENUE  
HAMMOND PARK

## DOCUMENT CONTROL

Printed 9/09/2021 8544\_21Sept01R\_jh

VERSION	FILE NAME	PREPARED BY	APPROVED BY	DATE
1	8544_18Jun01R_JH	Jeremy Hofland	Jeremy Hofland	13 July 2018
2	8544_21Mar02R_JH	Jeremy Hofland	Jeremy Hofland	23 April 2021
3	8544_21Sept01R_JH	Jeremy Hofland	Jeremy Hofland	9 September 2021

This report has been authorised by;

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This structure plan is prepared under the provisions of the City of Cockburn  
Local Planning Scheme No. 3.

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY  
RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION  
ON: **16 SEPTEMBER 2021**

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

16 September 2021

Date

16 September 2031

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

This Local Structure Plan (LSP) relates to Lot 9008 Frankland Avenue, Hammond Park. The LSP area comprises 3.8233 hectares of urban zoned land which is zoned 'Development' under the City of Cockburn Town Planning Scheme No. 3.

The site is situated approximately 30 km south of Perth Central Area and approximately 7 km south of Cockburn Central.

The area is covered by the Southern Suburbs District Structure Plan.

The Western Australian Planning Commission (WAPC) has approved structure plans for residential development across the majority of the urban zoned land in the Hammond Park locality. The structure plans include the following;

- ▲ Lots 43 & 44 Frankland Avenue, Hammond Park LSP;
- ▲ Lot 40 Gaebler Road, Hammond Park LSP;
- ▲ Lot 39 Gaebler Road, Hammond Park LSP;
- ▲ Lot 47 Frankland Avenue, Hammond Park LSP;
- ▲ Lot 9001 Gaebler Road and Lot 35 Barfield Road, Hammond Park LSP;
- ▲ Frankland Springs Residential Estate;
- ▲ Lot 114, 123 – 125 Wattleup Road, Hammond Park LSP; and
- ▲ Lot 126 Frankland Avenue, Hammond Park LSP;

This LSP seeks to facilitate the subdivision and development of the land for residential land use in a manner that interacts appropriately with both the developing urban environment in this locality and the characteristics of the site. Specifically, the LSP will provide for:

- ▲ Residential lots with an applicable density of R25; and
- ▲ Ceding of a portion of an area mapped by the Department of Biodiversity, Conservation and Attractions' (DBCA) Geomorphic Wetlands of the Swan Coastal Plain dataset as a conservation category wetland as a Crown reserve for Conservation purposes; and
- ▲ An area of Public Open Space

The preparation of this LSP has been undertaken in liaison with the City of Cockburn and government authorities.

## **STRUCTURE PLAN SUMMARY**

ITEM	DATA	SECTION NUMBER REFERENCED IN PART 2 OF REPORT
Total area covered by the Structure Plan	3.82 hectares	1.2.2
Area of each land use proposed:		
Residential	1.18 hectares	4.3
Industrial	1.96 hectares	4.2
Commercial	0.68 hectares	4.4
Total estimated lot yield	31 lots	4.3
Estimated residential site density	- 8 dwellings per gross urban hectare; and - 26 dwellings per residential site hectare	4.3
Estimated population	86 people (average 2.8 people / household)	4.6
Number of high schools	Nil	4.6
Number of primary schools	Nil	4.6
Estimated commercial floor space	Nil	
Estimated area and percentage of public open space given over to:	Total 1.96ha (51% of site)	4.2
- Unrestricted Public Open Space	- 0.2 hectares	
- Restricted Public Open Space	- 0 hectares	
- Wetland	- 1.05 hectares	
- Wetland Buffer	- 0.71 hectares	

*Note: All information and areas are approximate only and are subject to survey and detailed design.*

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## TECHNICAL APPENDICES

APPENDIX NUMBER	DOCUMENT TITLE	NATURE OF DOCUMENT	REFERRAL/APPROVAL AGENCY	APPROVAL STATUS AND MODIFICATIONS
1.	Certificates of Title	Supporting document only	-	
2.	Wetland Buffer Definition Study	Approval Required	Environmental Protection Authority	Approved
3.	Bushfire Management Plan	Approval Required	Department of Fire and Emergency Services / City of Cockburn	Approved
4.	Landscape Concept Plan	Approval Required	City of Cockburn	Approved
5.	Local Water Management Strategy	Approval Required	Department of Water & Environmental Regulation / City of Cockburn	Approved



# PART ONE

IMPLEMENTATION



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## 1. STRUCTURE PLAN AREA

This Structure Plan applies to Lot 9008 Frankland Avenue, Hammond Park, being the land contained within the inner edge of the line denoting the Structure Plan boundary on the Structure Plan map (refer Plan 1).

## 2. OPERATION

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

## 3. STAGING

Development of the site will commence following issue of subdivision approval. Given the relatively small scale of the subdivision, it is anticipated that the subdivision will be completed in one single stage.

## 4. SUBDIVISION & DEVELOPMENT REQUIREMENTS

- a) Residential densities for the structure plan area are the residential densities shown on the Local Structure Plan Map.
- b) The Structure Plan proposes the ceding of a portion of an area mapped by DBCA as a conservation category wetland (UFI 14104) located within the boundaries of Lot 9008.

A minimum 10 percent public open space is to be provided in accordance with Liveable Neighbourhoods. Public open space is to be provided generally in accordance with the Local Structure Plan Map and the Public Open Space Schedule contained in Part 2, section 4.2 of this document.

At the subdivision stage, the public open space shall be ceded free of cost to the Crown and vested with the City of Cockburn for management.

- c) Land use permissibility within the structure plan area shall accord with the corresponding land use classification in the City of Cockburn Town Planning Scheme No. 3.
- d) This Structure Plan is supported by a Bushfire Management Plan (BMP). Any land falling within 100 metres of a bushfire hazard identified in the BMP is designated as a Bushfire Prone Area for the purpose of the Building Code of Australia.
- e) Notification(s) on Title

The Council shall recommend to the Western Australian Planning Commission that a condition be imposed on the subdivision approval for a notification to be placed on the Certificate of Title to suitably respond to the following:

- Land or lots deemed to have a Bushfire Attack Level (BAL) rating of 12.5 or above as outlined within the Bushfire Management Plan applicable to the land.



- Proximity of the land to known mosquito breeding areas where the predominant mosquito species is known to carry viruses and other diseases.
- Land or lots that may be affected by traffic noise from the adjoining Future Hammond Road Other Regional Road, in accordance with State Planning Policy 5.4 - Road and Rail Noise.

f) Management Plans

The Council shall recommend to the Western Australian Planning Commission that a condition be imposed on the grant of subdivision approval to respond to the following as identified by the structure plan:

- The preparation, approval and implementation of an Urban Water Management Plan for the LSP area; and
- The preparation and implementation of a Mosquito Management Plan.
- The preparation and implementation of a Wetland Management Plan, prepared in accordance with the Guidelines checklist for preparing a wetland management plan (DEC 2008 or any subsequent version), to the specification of the City of Cockburn in consultation with the Department of Biodiversity, Conservation and Attractions.

g) Temporary Vehicle Arrangements

A temporary cul-de-sac head 18 metres in diameter is to be provided at the eastern terminus of the proposed access street - local road ( Neilson Street extension), where it abuts Lot 9500 Gaebler Road, and shall remain in place until such a time that Lot 9500 Gaebler Road is developed, and the road reserve is extended through Lot 9500 Gaebler Road.

In the consideration of an application for approval to subdivide the subject land to create the proposed road and abutting lots, the Western Australian Planning Commission will impose a condition of approval requiring the temporary cul-de-sac be provided and constructed to an appropriate standard.

h) Access Restrictions

Where an application for subdivision approval proposes lots which abut the Frankland Avenue Other Regional Road reservation, the Council shall recommend to the Western Australian Planning Commission that a condition be imposed on the grant of subdivision approval requiring a covenant preventing vehicular access to Frankland Avenue be lodged on the certificate(s) of title of the proposed lot(s) at the full expense of the landowner/applicant.

## 5. LOCAL DEVELOPMENT PLAN(S)

Local Development Plan(s) are to be prepared for lots with one or more of the following attributes:

- a) With frontages of less than 12 metres; and
- b) with a direct boundary frontage (primary or secondary) to an area of public open space; and



- c) which are the subject of quiet house package requirements in accordance with State Planning Policy 5.4 - Road and Rail Noise to mitigate transport noise from the adjoining future Hammond Road Other Regional Road.

Imposed as a condition of subdivision approval, any local development plan(s) prepared for the site shall be prepared in a manner and form in accordance with Schedule 2, Part 6, Clause 48(1) of the Planning and Development (Local Planning Schemes) Regulations 2015.

## 6. OTHER REQUIREMENTS

- a) Development Contribution Arrangements

Under the City of Cockburn Town Planning Scheme No. 3, the following development contribution arrangements apply and/or are contemplated:

- 'Development Contribution Area 9' (DCA9)- relating to the widening and upgrading of Hammond Road between Gaebler and Rowley Roads, as well as ongoing cost of regional drainage infrastructure; and
- 'Development Contribution Area/Plan 13' (DCA13) - relating to community infrastructure. DCA 13 applies to all land within the City of Cockburn.









**SUBDIVISION CONCEPT**  
LOT 9008 FRANKLAND AVENUE  
HAMMOND PARK

DRAFT



0 25 m  
SCALE @ A3: 1:1000  
**8544-CON-01-R**



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DESIGN





# PART TWO

EXPLANATORY SECTION

# 1. PLANNING BACKGROUND

## 1.1 INTRODUCTION AND PURPOSE

The purpose of the Local Structure Plan (LSP) is to facilitate the development of Lot 9008 Frankland Avenue, Hammond Park (the 'subject site'), for residential purposes.

The LSP will guide future land use and development over the subject site and provide a framework for more detailed planning at subdivision. Part 2 of the Structure Plan provides explanation for the Part 1 provisions.

## 1.2 LAND DESCRIPTION

### 1.2.1 LOCATION

The LSP area is located within the metropolitan south-west corridor, within the municipality of the City of Cockburn. The site is situated approximately 30km south of Perth Central Area, and is accessible via the Kwinana Freeway.

The subject site is generally bound by Frankland Avenue to the west, residential development to the east and south and vacant, undeveloped land to the north.

Refer to Figure 1 – Regional Location.

Refer to Figure 2 – Locality Plan.

### 1.2.2 AREA AND LAND USE

The LSP area comprises approximately 3.82 hectares and is currently accessed via Rowley Road, which connects to the Kwinana Freeway in the east.

### 1.2.3 LEGAL DESCRIPTION AND OWNERSHIP

The LSP comprises one land parcel which is legally described as below.

- ▲ Lot 9008 on Deposited Plan 77340 Certificate of Title Volume 2818 Folio 536

Refer to Appendix No.1 – Certificates of Title.

## 2. PLANNING FRAMEWORK

### 2.1 ZONING AND RESERVATIONS

#### 2.1.1 METROPOLITAN REGION SCHEME

The subject site is zoned 'Urban' under the Metropolitan Region Scheme (MRS).

Refer to Figure 4 – Metropolitan Region Scheme Map.

#### 2.1.2 CITY OF COCKBURN TOWN PLANNING SCHEME NO. 3

The subject site is zoned 'Development' under the City of Cockburn Town Planning Scheme No. 3 (TPS 3). The subject site is also included within 'Development Area 26' (DA26), 'Development Contribution Area 9' (DCA9) and 'Development Contribution Area/Plan 13' (DCA13).

In accordance with the provisions of the 'Development' zone under the Scheme, a LSP is required as a precursor to subdivision and development. This LSP has therefore been prepared in accordance with provisions of Clause 3.2.1(i) of the Scheme.

Pursuant to Table 9 of TPS3, DA26, which refers to the Rowley Road Development Zone, requires a structure plan to guide future subdivision and development of the land to provide for residential development and compatible land uses.

DCA9 relates to the widening and upgrading of Hammond Road between Gaebler and Rowley Roads, as well as ongoing cost of regional drainage infrastructure.

DCA13 relates to community infrastructure provision across the whole of the City of Cockburn and applies to all land which is capable of subdivision.

Subdivision and development of the land will be subject to cost contributions in accordance with the above development contribution plans contained at Table 10 of TPS 3.

Refer to Figure 5 – City of Cockburn Town Planning Scheme No. 3 Zoning.

### 2.2 DISTRICT STRUCTURE PLAN

#### 2.2.1 SOUTHERN SUBURBS DISTRICT STRUCTURE PLAN – STAGE 3

The Southern Suburbs District Structure Plan (DSP) was adopted in September 2012. The DSP provides a guide to the future land use and development of the study area and the assessment of Local Structure Plans.

The DSP sets out a number of key development principles which the LSP is consistent with in that it will:

- ▲ Integrate with the surrounding and sub-regional context;
- ▲ Add to the variety of housing choice in the area;
- ▲ Provide an integrated network of POS;

- ▲ Respond to Solar Orientation Principles and Crime Prevention Through Environmental Design; and
- ▲ Provide an internal road system that is permeable and maximises walkability.

The DSP also sets out a number of Design Principles specific to housing, as follows;

- 1. Provide diversity in housing choice, lot sizes and tenure;*
- 2. Achieve minimum targets of 15 dwellings per gross urban zoned hectare of land (inclusive of land required for infrastructure and POS) and 22 dwellings per site hectare of residential land (exclusive of land required for infrastructure and POS);*
- 3. Higher density dwellings (25 dwellings per gross hectare) and aged persons/independent living accommodation within 400m of centres, public open space and along high frequency bus routes;*
- 4. Promoting mixed use development around and within commercial centres;*
- 5. Housing design, lot layout and access arrangements that create attractive streetscapes; and*
- 6. Environmentally sustainable design approaches in terms of solar orientation of lots.*

The LSP is prepared in consideration of the above.

The DSP requires that Local Structure Plans demonstrate achievement of a minimum of 15 dwellings per gross urban zoned hectare and 22 dwellings per site hectare of residential land. The LSP is partially consistent with this in that it provides 26 dwellings per residential site hectare, though only reaching a yield of 8 dwellings per gross urban hectare. Given the constraints placed upon the site by the required provision of POS and land set aside for conservation purposes, a higher gross density of dwellings is not achievable whilst still conforming to the residential density and built form prevailing within the surrounding locality.

## 2.3 PLANNING STRATEGIES

### 2.3.1 DIRECTIONS 2031 AND BEYOND

Directions 2031 and Beyond provides a broad strategic framework defining the overall visions for the Perth and Peel Regions for the next 20 years. It sets out the planning framework and objectives for the delivery of housing, infrastructure and services to accommodate future projected population growth within both regions. The document primarily seeks to control urban growth by maximising infill of existing urban zoned land. Directions 2031 also sets a density target of 15 dwellings per gross urban zoned hectare.

The subject site is situated within the south-west sub-region, as identified under Directions 2031.

Directions 2031 notes the south-west sub-region will require 41,000 additional dwellings and 41,000 new jobs. Growth will be accommodated by a combination of infill and Greenfields development. The subject site is zoned 'Urban' under the MRS and as such the development of the site will contribute to meeting these growth targets for the wider region.



## 2.3.2 PERTH AND PEEL @ 3.5 MILLION

Following advertising of the draft in May 2015, the Perth and Peel @ 3.5 Million suite of documents were adopted in March 2018, and provide a framework for the development of the Perth and Peel regions as the population reaches an estimated 3.5 million by 2050. The document seeks to meet the targets identified under Directions 2031 and the State Planning Strategy 2050. The suite of documents include the over-arching Perth and Peel @ 3.5 million report and four draft planning frameworks for the Central, North-West, North-East and South Metropolitan sub-regions.

The subject site is situated within the South Metropolitan Sub-Region and is identified as 'Urban'. The development of the land for residential purposes is consistent with the draft Peel and Peel @ 3.5 Million framework.

## 2.3.3 SOUTH METROPOLITAN PEEL SUB-REGIONAL PLANNING FRAMEWORK

As noted above, the subject site is identified as 'Urban' under the draft South Metropolitan Sub-Regional Planning Framework (the 'Framework'). The development of the subject site is consistent with the relevant objectives identified within the Framework.

# 2.4 POLICIES

## 2.4.1 LIVEABLE NEIGHBOURHOODS

Liveable Neighbourhoods (LN) represents the WAPC's primary policy to guide the design and assessment of structure plans and subdivision for new urban development of residential communities in Western Australia. The underlying objective is to create quality neighbourhoods with site responsive identity supportive of local community that reduce dependency on private vehicles, and are more energy and land efficient. As such, LN focuses on an urban structure based on walkable mixed-use neighbourhoods with interconnected street patterns. It functions by drawing together key policy aspects into a single 'integrated planning and assessment policy' to provide for a performance based approach to planning assessment.

It does so according to a range of considerations including:

- ▲ Community;
- ▲ Movement;
- ▲ Lot Layout;
- ▲ Urban Water Management;
- ▲ Public Open Space; and
- ▲ Schools.

Liveable Neighbourhoods identifies a series of Objectives and Requirements for Local Structure Plans that, when met, demonstrate compliance with the overall outcomes sought by LN. These objectives and requirements relate to items such as road layout, relationship of housing to open space and schools, school location/distribution, POS layout and location and housing densities.

The LSP has been prepared to satisfy the various objectives and requirements of LN to ensure that more detailed proposals at subdivision stage are also capable of satisfying the relevant criteria.

## 2.4.2 STATE PLANNING POLICIES

### 2.4.2.1 STATE PLANNING POLICY 2.8 – BUSHLAND POLICY FOR THE PERTH METROPOLITAN REGION

State Planning Policy 2.8 (SPP2.8) sets out objectives for the protection and management of bushland in Perth Metropolitan Area and applies to both Bush Forever and Local Bushland.

Although the subject site is not identified as Bush Forever or Local Bushland, the Frankland Reserve to the west is classified as Bush Forever Site No. 392.

As such, the requirements set out in SPP2.8 are considered in the preparation of the LSP.

### 2.4.2.2 STATE PLANNING POLICY 3 – URBAN GROWTH AND SETTLEMENT

State Planning Policy 3 (SPP3) sets out objectives and principles for more sustainable settlement across Western Australia in response to the continued sprawling development experienced in recent decades.

The LSP is consistent with SPP3 in that it consolidates residential development in an area with existing development which is well serviced by transport and other infrastructure. This contributes to the documents objective of promoting a more sustainable pattern of development across the state.

### 2.4.2.3 STATE PLANNING POLICY 3.7 – PLANNING IN BUSHFIRE PRONE AREAS

State Planning Policy 3.7 (SPP3.7) informs and guides decision-makers, referral agencies and landowners to help achieve acceptable bushfire protection outcomes.

SPP3.7 requires all applications relating to land with a Bushfire Hazard Level (BHL) above low and /or where a Bushfire Attack Level (BAL) rating of BAL – LOW apply to be accompanied by a Bushfire Management Plan.

The LSP area is identified as a Bushfire Prone Area which means that the relevant provisions of SPP3.7 are applicable to the subject site. A Bushfire Management Plan has been prepared as part of the preparation of this LSP (refer section 3.4 of this report).

### 2.4.2.4 STATE PLANNING POLICY 5.4 – ROAD AND RAIL NOISE

State Planning Policy 5.4 - Road and Rail Noise (SPP 5.4) seeks to minimise the adverse impact of road and rail noise on noise-sensitive land uses and/or development within close proximity of a strategic freight and major traffic route or other significant freight and traffic routes. SPP 5.4 applies a performance based approach to the management and mitigation of transport noise to ensure all noise-sensitive land uses within close proximity strategic, major or significant freight and/or traffic routes to achieve the specified noise level.

The future Hammond Road Other Regional Road directly abuts the site on its western boundary. Future Hammond Road has an ultimate carrying capacity of up to 40,000 vehicles per day designed



as a dual carriageway, triggering the requirement for consideration of SPP 5.4. This is further explored in section 4.4.1 this report.

### 2.4.3 LOCAL PLANNING POLICIES

Development within the LSP area shall be in accordance with the following City of Cockburn Local Planning Policies, except where otherwise varied by this LSP, an approved Local Development Plan (LDP), or by the City of Cockburn.

- ▲ LPP 1.2 – Residential Design Guidelines
- ▲ LPP 1.10 – Subdivision around Thomsons Lake
- ▲ LPP 1.16 – Single house standards for medium density housing in development zone
- ▲ LPP 5.18 – Subdivision and development - street trees



## 3. SITE CONDITIONS AND CONSTRAINTS

### 3.1 BIODIVERSITY AND NATURAL AREA ASSETS

Wetland Buffer Definition Study (WBDS) has been prepared for the LSP area by Bayley Environmental Services which is provided at Appendix 2.

Refer Appendix No. 2 – Wetland Buffer Definition Study

As detailed in the WBDS, the following provides a summary of the environmental site conditions and constraints:

#### 3.1.1 FLORA AND VEGETATION

The vegetation on the subject site consists of post-clearing regrowth between 14 and 46 years old. The vegetation generally consists of mixed Banksia and Jarrah-Banksia open woodland. The Banksia over-storey is absent from much of the site due to past clearing.

A search of the DEC's Rare Flora Database lists no known Declared Rare Flora (DRF) or Priority Flora (PF) on the subject site.

Banksia Woodlands of the Swan Coastal Plain is listed as a Threatened Ecological Community under the RPBC Act 1999. The proposed development of the site has previously been referred to the Commonwealth and assessed as a Non-Controlled Action not requiring assessment.

#### 3.1.2 WETLANDS

The site contains a portion of a wetland, mapped by the Department of Biodiversity, Conservation and Attractions as a Conservation Category Wetland (UFI 14104).

The structure plan provides for the ceding of the entire 1.05 hectare portion of the mapped conservation category wetland located within the site boundaries and provided with a buffer to help maintain the values associated with the wetland.

#### 3.1.3 FAUNA

The site provides moderate to good quality habitat for a range of species, however, the habitat value is decreasing as the site becomes increasingly isolated due to the development of surrounding areas.

A number of threatened fauna species may occur within the site, although the likelihood of most being present is low. These species, if present at the site are likely to also be present in the nearby reserves including Harry Waring Marsupial Reserve and Thompsons Lake Nature Reserve.

The site is considered too small to offer significant feeding habitat for black cockatoos. Further clearing will result in a reduction in local food resources for cockatoos but is unlikely to significantly affect the species due to the availability of foraging habitat in the nearby Harry Waring Marsupial Reserve and Thompsons Lake Nature Reserve.



## 3.2 LANDFORM AND SOILS

The subject site is generally flat and inclines gently towards the south-eastern corner of the site. The elevation of the land across the site varies between approximately 21.0m AHD to 25.0m AHD.

### 3.2.1 ACID SULPHATE SOILS

The Department of Environmental Regulation (DER) Acid Sulphate Soil (ASS) Risk Mapping identifies the subject site as having 'moderate to low risk of ASS occurring within 3m of the natural soil surface but high to moderate risk of ASS beyond 3m of natural soil surface'.

The land is likely to be the subject of filling to facilitate development and therefore Acid Sulphate Soils 3m below the existing surface are unlikely to be disturbed through any excavation works.

### 3.2.2 CONTAMINATION

The Department of Environmental Regulation Contaminated Sites Database does not list the site as being a known or suspected contaminated site.

## 3.3 GROUNDWATER AND SURFACE WATER

### 3.3.1 GROUNDWATER

Groundwater is present at elevations of between 19.2m and 20.7m AHD beneath the site. The depth to the average annual maximum groundwater level beneath the site ranges from 1.2m in the north-east to 5.5m at the highest point in the south-east.

Development of the site is not expected to cause any significant rise or fall in groundwater levels in the reserve. The groundwater catchment has been largely cleared for over a decade and any groundwater rise attributable to that is likely to have already occurred.

### 3.3.2 SURFACE WATER

Surface water does not occur within the site.

## 3.4 BUSHFIRE HAZARD

The subject site is in a Bushfire Prone Area. In accordance with State Planning Policy 3.7 – Planning in Bushfire Prone Areas (SPP3.7) a Bushfire Management Plan has been prepared by Bushfire Safety Consulting in support of the proposed LSP.

Refer Appendix No.3 – Bushfire Management Plan

The subject site is exposed to bushfire threat from the west where permanent forest vegetation is located, as well as the mapped wetland and buffer that will retain scrub and shrubland vegetation. The BMP indicates that the proposed development can achieve all of the Acceptable Solutions and Performance Principles in the Guidelines for Planning in Bushfire Prone Areas V1.3 (2017).

The Method 1 Bushfire Attack Level (BAL) Assessment outlined in the BMP illustrates the following;

- ▲ Seven (7) lots (being proposed Lots 4, 5, 6, 10, 11, 18 and 19) incorporate portions which are identified as BAL 40. However, the extent of this BAL classification within the proposed lots is minimal and is generally situated within the front or rear setback area;
- ▲ All proposed lots are exposed to BAL-29 or lower (15 of the proposed lots are exposed to BAL-29, with the balance being BAL-19 or BAL-12.5).

The Asset Protection Zone (APZ) occupies the entire site and incorporates existing and planned public roads and road reserves.

## 3.5 HERITAGE

### 3.5.1 INDIGENOUS HERITAGE

A search of the Department of Planning, Lands and Heritage Aboriginal Heritage Inquiry System identified no registered sites within the LSP area or immediate surrounds.

### 3.5.2 NON-INDIGENOUS HERITAGE

No places were identified on the Heritage Council of Western Australia Heritage Places Database or the City of Cockburn Municipal Heritage List for the LSP area.

## 4. LAND USE AND SUBDIVISION REQUIREMENTS

### 4.1 LAND USE

The LSP sets out land use, residential densities, public open space, vehicle and pedestrian access and servicing requirements.

The LSP is proposed to comprise residential development with a density of R25.

The following describes the design response proposed under the LSP and addresses the relevant elements of Liveable Neighbourhoods. Please refer to the land use summary table provided within the Executive Summary on Page IV of this report.

Please also refer to Plan 1 – LSP.

### 4.2 PUBLIC OPEN SPACE

Lot 9008 is not identified within the Southern Suburbs District Structure Plan as requiring the provision of POS. Nevertheless, the LSP proposes to provide a single unrestricted POS site with an area of approximately 2073m<sup>2</sup>, representing 10% of the gross subdivisible area.

Whilst not identified as POS, a total of 1.757ha is also to be set aside for conservation purposes, consisting of the mapped conservation category wetland and associated wetland buffer. This will further provide a POS function in that it will provide passive recreational opportunities for residents within the LSP area and the broader locality whilst accessing POS and subdivisional roads adjacent to the space. Therefore, in total, the LSP area provides approximately 51% of the site as green space.

A landscape concept plan has been prepared for the Structure Plan area and is included at Appendix 4. This plan identifies the treatment of open space and other public areas within the Structure Plan area including:

- Road verges
- Mapped conservation category wetland
- Mapped wetland buffer including drainage,
- Unrestricted public open space.

It is anticipated that the landscaping works would be undertaken as part of the implementation of any subdivision approval sought in association with the Structure Plan, with the ultimate maintenance responsibility for the spaces being with the City of Cockburn.

Below is the Public Open Space Schedule for the Structure Plan area which has been prepared in accordance with the relevant statutory controls:

## Lot 9008 Franklin Avenue, Hammond Park - Public Open Space Schedule

22.12.2020

Site Area (Structure Plan Boundary)				38,233.00
<b>Less</b>				
Conservation Area - Wetland Core	10500.00			
Conservation Area - Wetland Buffer	7070.00			
Total			17570.00	
<b>Deductions</b>				
1:1 Year Drainage	0.00			
Total			0.00	
<b>Gross Subdivisible Area</b>				<b>20663.00</b>
POS @ 10%				2066.30
<b>Public Open Space Contribution</b>				
May comprise:				
Min 80% unrestricted POS			1653.04	
Min 20% restricted use POS			413.26	
<b>Total Required POS</b>				<b>2066.30</b>
<b>POS Reference Number</b>		<b>1:1 Year Drainage (m<sup>2</sup>)</b>	<b>Restricted POS (m<sup>2</sup>)</b>	<b>Unrestricted POS (m<sup>2</sup>)</b>
1	2073	0	0	2073
2	0	0	0	0
3	0	0	0	0
	<b>2073</b>	<b>0</b>	<b>0</b>	<b>2073</b>
<b>Total</b>	<b>0.21</b>	<b>0.00</b>	<b>0.00</b>	<b>0.21</b>
<b>Percentage of gross subdivisible area</b>	<b>10.03%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>10.03%</b>
<b>Total POS Provided:</b>			<b>0.00</b>	<b>0.21</b>
			<b>0.00%</b>	<b>10.03%</b>

### Notes:

1. This Public Open Space Schedule is based on the Local Structure Plan prepared by Rowe Group (Plan ID: 8544 - CON - 01 - M)
2. Restricted Open Space area calculated on basis of 5 yr ARI are less the 1 yr ARI area
3. 1 yr ARI drainage included as a deduction to site area and not credited towards Restricted Open Space

## 4.3 RESIDENTIAL

The LSP achieves an average residential density of approximately 26 dwellings per residential site hectare and 8 dwellings per gross urban hectare. Whilst a dwelling target of 15 dwellings per gross urban hectare is required by Directions 2031 and Perth and Peel @3.5 Million, the ability of the site to meet this target is constrained by the presence of the area mapped as conservation category wetland by the Geomorphic Wetlands of the Swan Coastal Plain dataset, which occupies approximately one-third of the total site area.

The preparation of Local Development Plans can also assist in facilitating the delivery of diversity in housing product, as well as achieving built form outcomes consistent with the development intent for the site.

## 4.4 MOVEMENT NETWORKS

The following provides a brief summary of the proposed movement network.

### 4.4.1 EXISTING ROAD NETWORK

#### Frankland Avenue / Hammond Road

Frankland Avenue is currently constructed as a single carriageway, connecting Gaebler Road to Rowley Road from north to south. The road, which forms the sites western boundary, forms a key north-south connection through the Hammond Park locality to the Kwinana Freeway (via either Russell Road to the north or Rowley Road to the south).

Frankland Avenue is reserved in the Metropolitan Region Scheme as an Other Regional Road for Future Hammond Road, providing a strategic regional north-south connection from North Lake Road to Anketell Road. Accordingly, no access to is proposed from the LSP area.

The Future Hammond Road is designed as a dual carriageway in this location with an ultimate carrying capacity of up 40,000 vehicles per day. Whilst there is no indicative timeframe for its full construction, the City of Cockburn has listed a number of key roadwork projects relating to the partial delivery of Future Hammond Road as part of its Regional and Major Roadworks 2018- 2031 plan. '

#### **Local Access Roads**

A number of local access roads currently terminate at the boundary of the subject site including Weetman Road, Packer Rise and McIntosh Street. Severnty Crescent also runs along the southern boundary of the LSP area. The subdivision proposes the logical extension of these roads which will enable the effective integration of the LSP with the surrounding and broader locality.

### **4.4.2 PROPOSED ROAD NETWORK**

The proposed road network is largely defined by access from existing residential development surrounding the LSP area. Direct lot access to Frankland Avenue shall not be permitted as part of the development of the site.

The existing road network will be extended into Lot 9008 in five (5) locations, being;

- ▲ Severnty Crescent;
- ▲ McIntosh Street;
- ▲ Packer Rise;
- ▲ Weetman Road; and
- ▲ Neilson Street.

The road reserve and pavement width of each of these roads will be maintained. No additional connections to the district road network are proposed as part of this LSP.

The ability for Neilson Street to be extended into the LSP area is dependent upon an adjoining landowner (Lot 9005 Gaebler Road). An 18 metre wide temporary cul-de-sac will be required to be constructed at the proposed termination of the proposed access road where it is intended to connect with Neilson Street.

Estimated traffic volumes along the Access Street C road reserves are not expected to exceed 1,000 vehicle movements per day. This is consistent with Liveable Neighbourhoods requirements for Access Street C, which caters for traffic volumes less than 3,000 vehicle movements per day.

### **4.4.3 PUBLIC TRANSPORT**

The LSP area is located within 3km to the Aubin Grove Railway Station affording the land high accessibility to the public transport network. Transperth Bus Services 535 and 536 traverses Gaebler Road and connects the site to the Aubin Grove Railway Station.



Bus Stop No. 26396 is located on Gaebler Road between Botany Parade and Barfield Road, approximately 800m west of entry to the site.

#### 4.4.4 PEDESTRIAN AND CYCLE NETWORKS

In accordance with Liveable Neighbourhoods requirements, footpaths with a minimum width of 1.5 metres will be provided on at least one side of every street.

The proposed road network provides for strong north-south and east-west pedestrian connections, providing for a permeable and legible path network throughout the locality.

As illustrated in the Landscape Concept Plan prepared by EPCAD, a footpath with a minimum width of 1.5m is to be positioned in proximity to the wetland area. This will provide the ability for pedestrian movement through the LSP area whilst also enabling an outlook to the wetland area.

Refer to Appendix No.4 – Landscape Concept Plan.

### 4.5 LOCAL WATER MANAGEMENT STRATEGY

A Local Water Management Strategy (LWMS) has been prepared by Hyd2o in support of the proposed LSP. It has been prepared in accordance with the principles and objectives of Better Urban Water Management (2008) and provides an integrated total water cycle management approach to development.

The LWMS is summarised as follows:

- ▲ The subject site has sandy soils which indicates that it is suitable for infiltration;
- ▲ The subject site has moderate to low risk of acid sulphate soils more than 3m from the surface;
- ▲ No known contaminants occur within the subject site;
- ▲ No defined natural surface watercourses exist within the subject site;
- ▲ The underlying hydrology of the site is characterised by the superficial aquifer which extends to approximately -20mAHD;
- ▲ The subject site incorporates an area mapped by the Department of Biodiversity, Conservation and Attractions Geomorphic Wetlands of the Swan Coastal Plain dataset as a conservation category wetland. This portion of the site is to be ceded as a Crown reserve for Conservation purposes.
- ▲ Scheme water consumption in the development will be reduced with the implementation of water conservation measures in accordance with the Water Corporation's 'Waterwise' land development.
- ▲ The Water Corporation's Integrated Water Supply System will supply potable water to future dwellings. No long-term reticulation will be required for POS irrigation as the natural vegetation is to be retained. Reduction of stormwater generation and minimisation of the use of scheme water can be assisted by the integration of rainwater tanks as a non-potable source.

- ▲ Waste water will be deep sewerage (reticulated) with management by Water Corporation.
- ▲ Stormwater management will consist of pipes to convey road runoff to a constructed biofiltration area within the public open space outside of the mapped wetland boundary which will provide water quality treatment and infiltration of stormwater.
- ▲ Fill will be required to provide clearance above Design Groundwater Level (DGL) adjacent to the public open space area and to interface with existing development. Due to the proposed finished levels above the DGL, subsoil drainage will not be necessary.

Refer to Appendix No.5 – Local Water Management Strategy.

## 4.6 EDUCATION FACILITIES

In accordance with the Southern Suburbs District Structure Plan, education facilities are not proposed for Lot 9008.

The site is well catered for with existing and planned educational facilities within the surrounding urban areas including;

- ▲ Hammond Park Primary School;
- ▲ Hammond Park Catholic Primary School;
- ▲ Success Primary School; and
- ▲ Atwell College High School.

## 4.7 ACTIVITY CENTRES AND EMPLOYMENT

In accordance with the Southern Suburbs District Structure Plan, the LSP does not propose any retail or commercial uses. The site is catered for in regards to existing and planned activity centres in the surrounding urban areas including;

- ▲ A proposed retail space to the south of Lot 9008 with an approximate area of 5,000m<sup>2</sup> which will provide include a supermarket, speciality shops and mixed businesses;
- ▲ A proposed service centre and deli on Wattleup Road which is likely to include a deli, medical centre and other shops;
- ▲ A proposed local shopping centre with an approximate area of 1,500m<sup>2</sup> on Barfield Road; and
- ▲ The existing Cockburn Central Precinct;

The site is proximal to a number of employment precincts including the following;

- ▲ The existing industrial areas at Henderson, Kwinana, Jandakot and Naval Base;
- ▲ The Latitude 32 Industrial Precinct;
- ▲ The centres of Rockingham and Fremantle; and
- ▲ The Cockburn Central Precinct.



The Perth Central Business District is easily accessible from Lot 9008 via the Kwinana Freeway and Mandurah Line Railway.

## 4.8 INFRASTRUCTURE COORDINATION, SERVICING AND STAGING

The following provides a summary previous analysis of the site in regards to the infrastructure and servicing for the LSP area:

### 4.8.1 WATER SUPPLY

The Frankland Avenue road reserve is proposed to contain a 500mm distribution water main which is to extend from Russell Road to Gaebler Road. An extension is proposed to run south of the east-west portion of Frankland Avenue. Water reticulation mains are to be provided through the subject land.

### 4.8.2 SEWERAGE

Reticulated sewerage for the proposed lots is to be achieved via connection to an existing sewer network, with connection to occur adjacent to the western boundary. Ground levels suggest that lower lying portions of the site will need between 2-3 metres of fill to facilitate sewer connection.

### 4.8.3 NATURAL GAS

Gas supply will be extended from the adjoining subdivisions.

### 4.8.4 ELECTRICITY

It is proposed that Lot 9008 is serviced by extending the existing cable on Frankland Avenue.

### 4.8.5 TELECOMMUNICATIONS

Telecommunications infrastructure is to be extended by Telstra to cater for the development of the subject site. It is expected that the area will be serviced by the existing fibre optic cables in Wattleup and Rowley Roads.

## 4.9 DEVELOPER CONTRIBUTION ARRANGEMENTS

Under the City of Cockburn TPS3 the subject site is identified as being within two Development Contribution Areas, being Development Control Area 9 (DCA9) and Development Control Area 13 (DCA13).

DCA9 relates to the widening and upgrading of Hammond Road between Gaebler and Rowley Roads, as well as ongoing cost of regional drainage infrastructure.

DCA13 relates to community infrastructure provision across the whole of the City of Cockburn and applies to all land which is capable of subdivision. Each suburb within the City is subject to a different rate under DCA13.

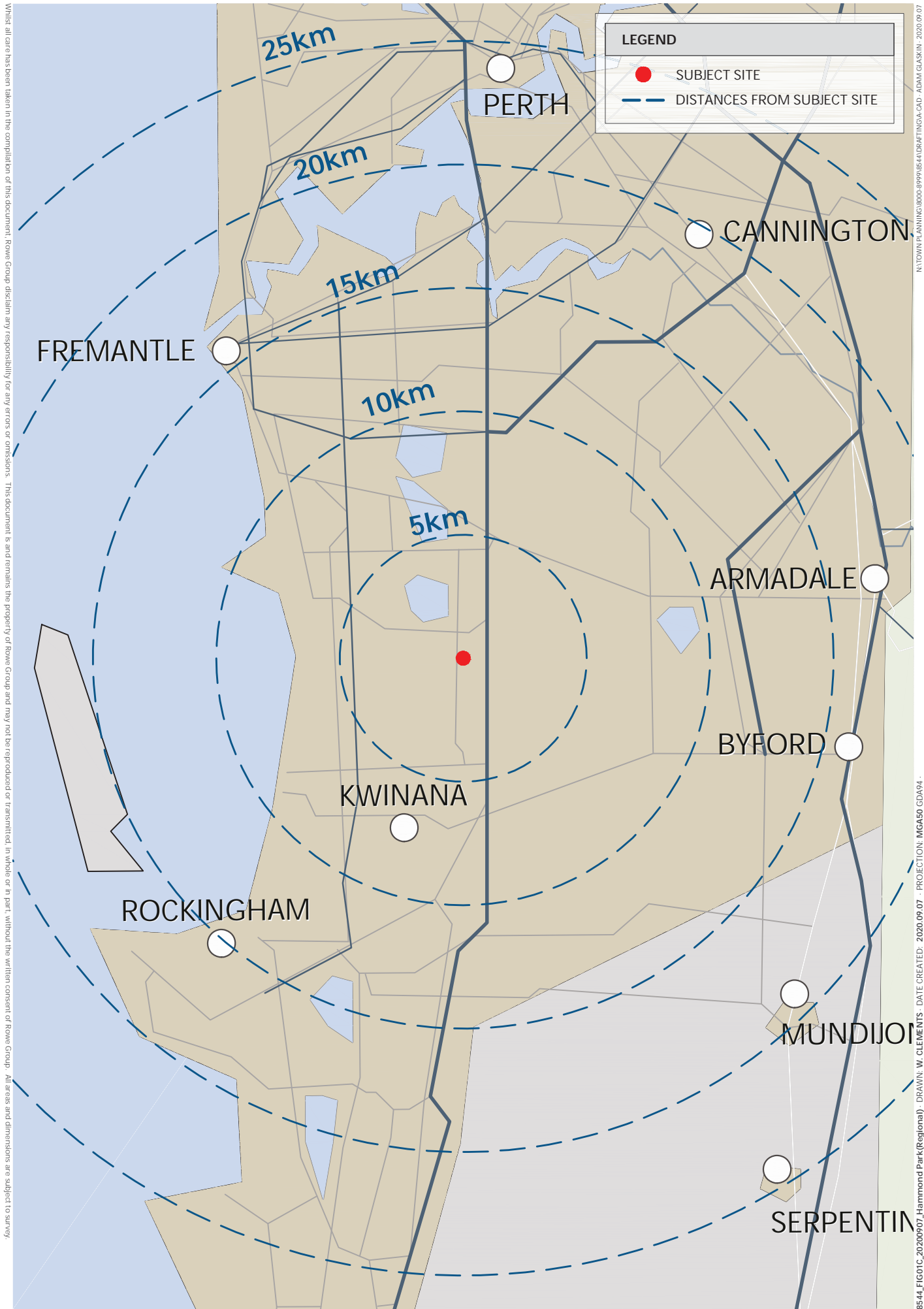
Normal







# FIGURES



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8544\_FIG01C\_20200907\_Hammond Park(Regional) - DRAWN: W. CLEMENTS - DATE CREATED: 2020.09.07 - PROJECTION: MGA50 GDA94 - N:\TOWN PLANNING\8544\DRAWING\CA.D - ADAM GLASIN - 2020.09.07



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8544\_FIG02C\_20200907\_Hammond park(Local) DRAWN: W. CLEMENTS DATE CREATED: 2020.09.07 PROJECTION: MGA50 GDA94



0 375 m  
SCALE @ A4: 1:15,000



FIGURE 2  
LOCAL LOCATION





FIGURE 3  
SITE PLAN

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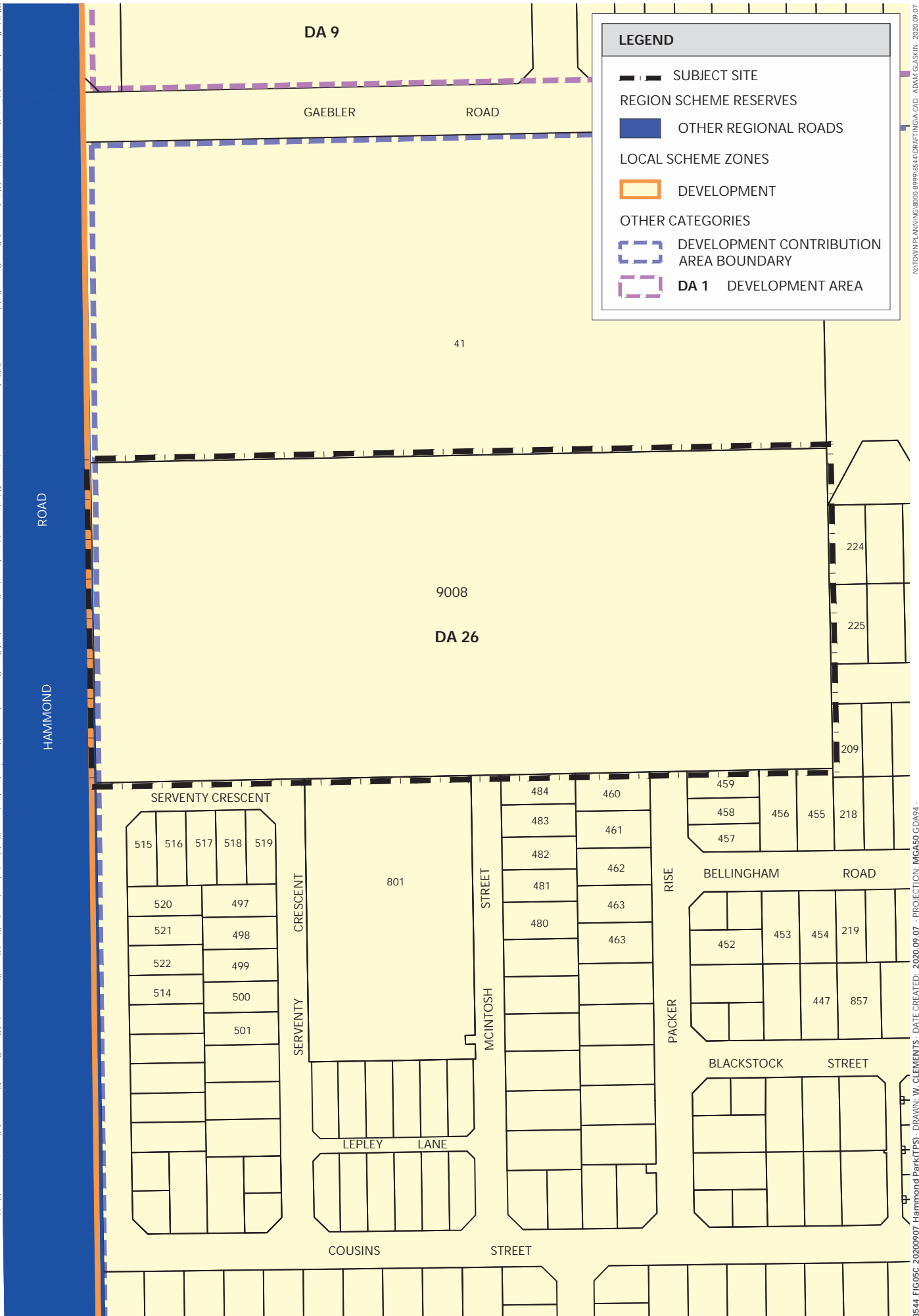


8544\_FIG04C\_20200907\_Hammond Park(MRS) DRAWN: A. GLASKIN DATE CREATED: 2020.09.07 PROJECTION: MGA50 GDA94



FIGURE 4  
METROPOLITAN REGION SCHEME ZONING

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FIGURE 5

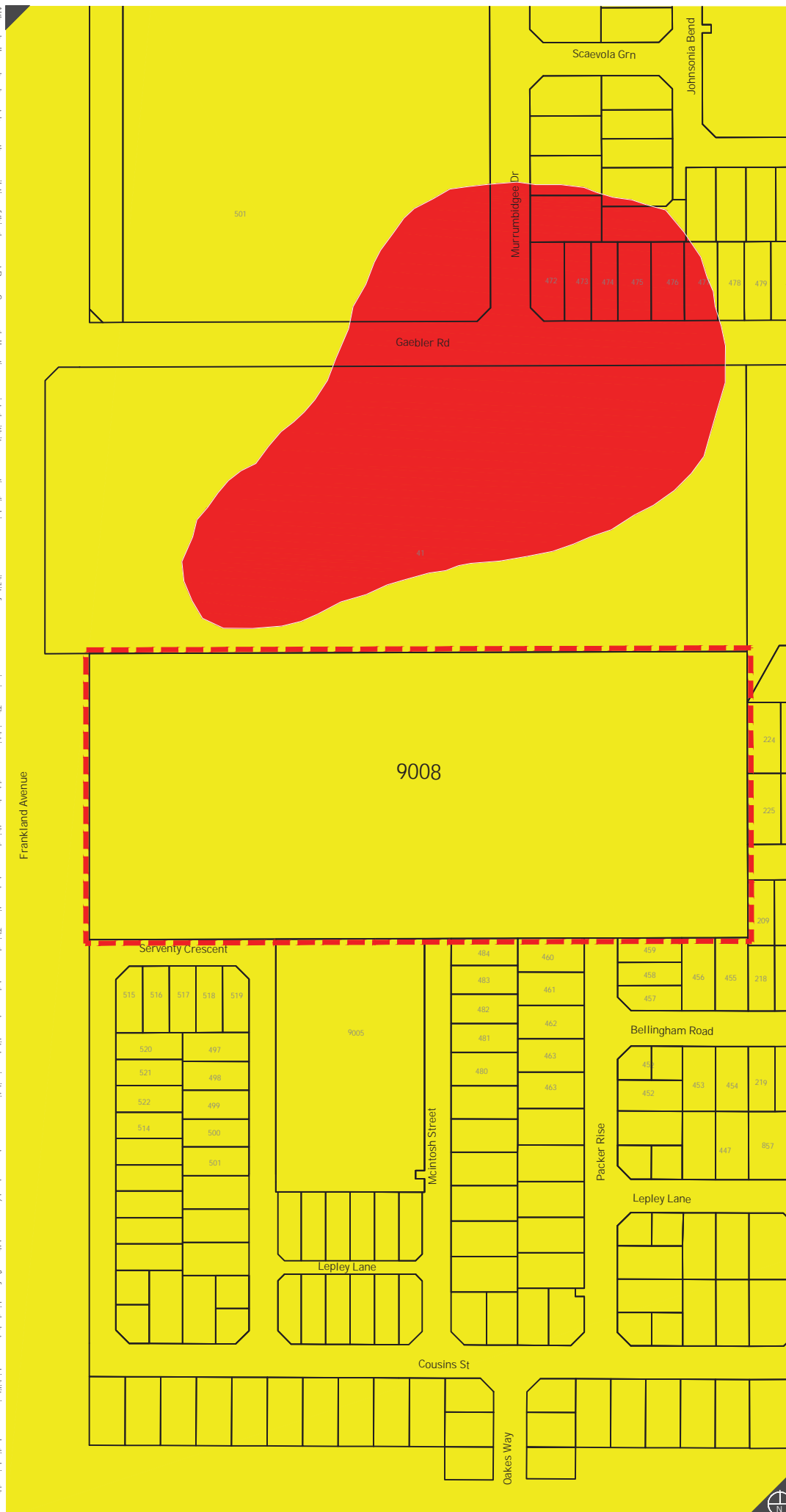


## ZONES

- Class 1- (red/pink)**  
high to moderate risk of ASS occurring within 3m of natural soil surface.
- Class 2 - (orange)**  
moderate to low risk of ASS occurring within 3m of natural soil surface but high to moderate risk of ASS beyond 3m of natural soil surface.

## LEGEND

- Subject Site**
- Existing Lot Numbers**
- Existing Boundaries**



0 62.5 Metres

## REVISIONS

Rev	Date	Drawn
A	2017.11.06	A. Glaskin



**ROWEGROUP**  
PLANNING DESIGN DELIVERY

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Date Drawn: 2017.11.02  
Job Ref: 8554  
Scale: 1:2500 @ A4  
Client: Fobbing Hall & Beauchamp Nominees  
Designer: V. Brown  
Drawn: A. Glaskin  
Projection: MGA50  
Plan ID: 8554-FIG-06-A  
Map data Supplied by data.wa.gov.au

# Acid Sulphate Soil Mapping

Lot 9008 Frankland Avenue  
Hammond Park









# Part Three

TECHNICAL APPENDICES





# APPENDIX 1

CERTIFICATE OF TITLE



# APPENDIX 2

WETLAND BUFFER DEFINITION STUDY



**ROWE**  
GROUP



# APPENDIX 3

BUSHFIRE MANAGEMENT PLAN



# APPENDIX 4

LANDSCAPE CONCEPT PLAN





# APPENDIX 5

LOCAL WATER MANAGEMENT STRATEGY