Town Planning Scheme No.3

Amendment No.181
(Standard)

Partial Rationalisation of Structure Plan 4A

Development Area 4 (Beeliar Neighbourhood Centre)

SEPTEMBER 2024

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

City of Cockburn
Town Planning Scheme No.3
Amendment No.181

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 4' from 'Development' to 'Residential (R60)' and/or 'Local Centre', as depicted on the Scheme Amendment Map.
2. Reclassifying land within 'Development Area 4' from the 'Development' zone to a local reserve for 'Lakes and Drainage', 'Local Road' or 'Public Purpose – Primary School', as depicted on the Scheme Amendment Map.
3. Modifying the Scheme Maps and 'Table 6 – Additional Uses' of the Scheme Text, to remove Additional Use No.9 (AU 9) and its related provisions.
4. Reducing the extent of the 'Development Area 4' special control area boundary, as depicted on the Scheme Amendment Map.

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

- *It is an amendment to the scheme map that is consistent with a structure plan or local development plan that has been approved under the scheme for the land to which the amendment relates if the scheme does not currently include zones of all the types that are outlined in the plan;*
- *It is an amendment that would have minimal impact on land in the scheme area that is not subject of the amendment; and*
- *It is an amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area.*

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
4A	Cell 6 Beeliar/Yangebup	15 March 2005	801/2/23/0005P 3V

Upon the amendment taking effect, 'partial' revocation of the above approved structure plan is to occur.

Dated this 10th day of September 2024

CHIEF EXECUTIVE OFFICER

AMENDMENT REPORT

1.0 INTRODUCTION

Local Structure Plan No.4A (Cell 6 – Yangebup/Beeliar) has been largely implemented, with isolated pockets of undeveloped land.

The purpose of this 'standard' scheme amendment is to transfer the zones and reserves shown on this structure plan (focussing on the Beeliar Neighbourhood Centre) into Town Planning Scheme No.3 (TPS3), to ensure the City maintains appropriate development control ahead of the structure plan expiring on (or after) 19 October 2025.

This process is referred to as the partial rationalisation of a structure plan.

In addition, this proposal includes transferring the constructed South Coogee Primary School from the Development zone to a local "Public Purpose – Primary School" reservation, reflective of its current use and tenure.

2.0 BACKGROUND

The area encompassing Development Area 4 (DA4) has formed the subject of several amendments over the past 30 years, including three separate Metropolitan Region Scheme (MRS) amendments between 1993 and 1996 that collectively transferred the land from 'Rural' and 'Urban Deferred' into the 'Urban' zone.

In response to the MRS amendments, the City's former District Zoning Scheme No.2 was also amended several times, to establish the DA4 special control area and transfer land within it from 'Rural' to 'Residential (R20 or R40)', the 'Commercial' zone, or a local 'Public Purpose' reservation.

Upon the 2002 gazettal of Town Planning Scheme No.3 (TPS3) the boundary of DA4 remained unchanged, however most of the undeveloped land within it was transferred into the newly created 'Development' zone.

As detailed in the following table, DA4 currently includes 11 operative structure plans, of which only one is partially affected by this proposal:

Structure Plan #	Address	Latest Approval (& Expiration Dates)	Proposed Action
4A	Cell 6 – Yangebup / Beeliar	WAPC Mods: 18/7/2022 *(Expires: 19/10/2025)*	**Partially Included in this Amendment** ***(Balance to be Extended)***
4B	Cell 9 (Yangebup) & Cell 10 (Beeliar)	WAPC Mods: 19/1/2018 *(Expires: 19/10/2025)*	**Partially included within Basic Amendment** ***(Balance to be Extended)***

4C	Lots 1001 & 83 Watson Road and 82 View Street, Beeliar	WAPC: 21/3/2012 *(Expires: 19/10/2025)*	Extension Request being sought
4D	Lot 74 Howe Street, Beeliar	Council Approval Only: 11/2/2010 *(Expires: 19/10/2025)*	**Included in Basic Amendment**
4E	Lots 1-5, 91, 500-501 Howe Street, Beeliar	Council Approval Only: 10/6/2010 *(Expires: 19/10/2025)*	**Included in Basic Amendment**
4F	Lot 94 Watson Road, Beeliar	WAPC: 21/7/2014 *(Expires: 19/10/2025)*	**Included in Basic Amendment**
4G	Lot 95 Watson Road, Beeliar	WAPC: 15/3/2016 *(Expires: 15/3/2026)*	Extension Request being sought
4H	Lots 75-81 Prizmic Street & 84-90 Watson Road, Beeliar	WAPC: 28/7/2017 *(Expires: 28/7/2027)*	No Current Action (valid until 2027)
4I	Lots 97-102 Watson Road, Beeliar	WAPC Mods: 13/10/2022 *(Expires: 20/2/2028)*	**Included in Basic Amendment**
4J	Lot 81 McLaren Avenue, Beeliar	WAPC: 11/6/2018 *(Expires: 11/6/2028)*	**Included in Basic Amendment**
4K	Lots 7, 65-67 View Street, Beeliar	WAPC: 3/10/2019 *(Expires: 3/10/2029)*	No Current Action (valid until 2029)

As noted, rationalisation of some of these structure plans forms the subject of an associated ‘basic’ Scheme Amendment (#174).

This proposal principally seeks to rationalise land within Structure Plan 4A in and around the Beeliar Neighbourhood Centre, including land that couldn’t be included in that ‘basic’ amendment due to a desire to vary from the approved Structure Plan, and use zonings that better match the development that has subsequently occurred.

Complimentary, minor adjustments to the zoning of other land within the DA 4 area is also proposed, as discussed in the following sections.

The extent of DA4 (thick black dashed line), the various structure plans (red solid line) and the boundaries of the two complimentary scheme amendment proposals (yellow dashed line), are depicted on **Figures 1 and 2.**

As the balance of 4A and Structure Plans, C, G, H and K are either yet to commence or are still undergoing further subdivision and development, they are not being rationalised under either Scheme Amendment proposal. Instead, they will retain their existing ‘Development’ zoning and may form the subject of future structure plan extension requests.

Many of the structure plans include Local Development Plans (LDPs). This scheme amendment has no effect on the operation of those instruments which will remain in effect until they expire on (or after) 19 October 2025.

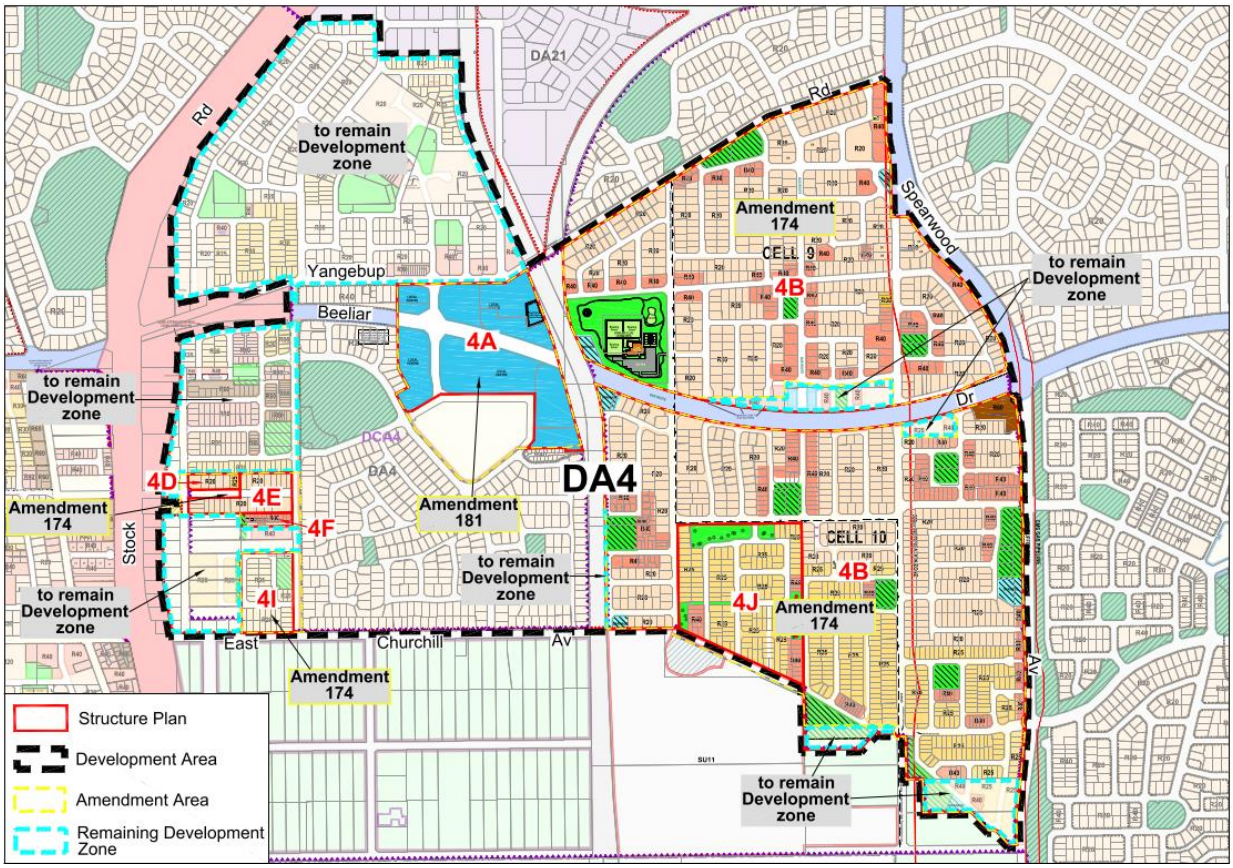


Figure 1 – DA4, Amendment Extent and Development Zone extent

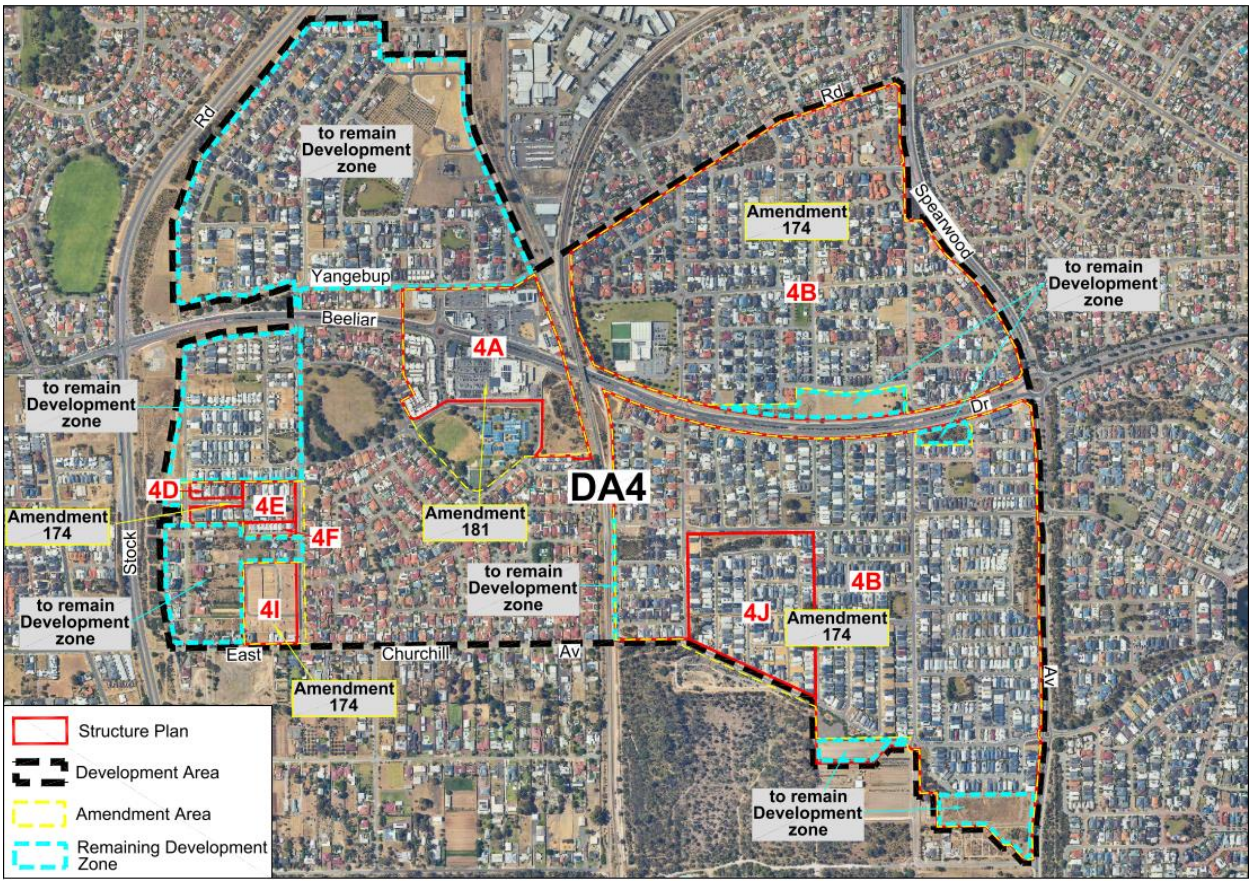


Figure 2 – Aerial Photograph showing extent of Completed Subdivision and Development

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

a) an amendment relating to a zone or reserve that is consistent with the objectives identified in the scheme for that zone or reserve;

b) an amendment that it is consistent with a local planning strategy for the scheme that has been endorsed by the Commission;

c) an amendment to the scheme so that it is consistent with a region planning scheme that applies to the scheme area, other than an amendment that is a basic amendment;

ca) an amendment to the scheme to –

i) include a provision in the scheme that a specified planning code is to be read as part of the scheme; or

ii) provide for the modification of a planning code that is to be read as part of the scheme;

d) an amendment to the scheme map that is consistent with a structure plan or local development plan that has been approved under the scheme for the land to which the amendment relates if the scheme does not currently include zones of all the types that area outlined in the plan;

e) an amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment;

f) an amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area;

g) any other amendment that is not a complex or basic amendment.

This proposed amendment satisfies *parts (d), (e) and (f)* of the above criteria.

Specifically, it is an amendment to the local planning scheme map that involves zoning land consistent with the intent and subsequent built form outcomes of the approved structure plan for the same land, in a manner that does not have any significant environmental, social, economic or governance impact on surrounding land.

4.0 TOWN PLANNING CONTEXT

4.1 State Planning Framework

The majority of DA4 is identified in the *South Metropolitan Peel Sub-Regional Planning Framework* and zoned 'Urban' under the Metropolitan Region Scheme (MRS) and is intersected by two important regional transport corridors.

Beeliar Drive is identified and reserved as an existing 'Other Regional Road', whilst the ARC operated, Cockburn South freight railway line is identified and reserved for 'Railways'.

Small slivers of DA4 also extend within the Kwinana Air Quality Buffer which is identified in the sub-regional framework and zoned 'Rural' in the MRS, although the structure plans for these areas limit their use to public reserves such as drainage and/or public open space (POS).

This proposal is specifically restricted to the Urban zoned portion of DA4.

4.2 City of Cockburn Local Planning Framework

Under TPS3, the affected land is primarily zoned 'Development' and identified on the Scheme Map and in Table 9 of the Scheme Text as 'Development Area 4'.

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 DA4, it includes the following:

TABLE 9 – DEVELOPMENT AREAS		
REF. NO.	**AREA**	**PROVISIONS**
DA 4	Yangebup (Development Zone)	1. An approved Structure Plan together with all approved amendments shall be given due regard in the assessment of applications for subdivision and development in accordance with clause 27(1) of the Deemed Provisions.

The balance of the land affected (the Grouped Housing development at #1 Lomar Court), is zoned 'Residential (R40)'. It is also identified on the Scheme Map and in Table 6 of the Scheme Text as Additional Use site No.9 (AU9).

Despite anything contained in the Zoning Table of TPS3, Table 6 can be used to allow the consideration of specific additional uses on specified land, where necessary, subject to specific terms or conditions. For AU9, it includes the following:

TABLE 6 – ADDITIONAL USES			
No.	**Description of Land**	**Additional Use**	**Conditions**
AU 9	Lot 618 on Plan 23619 Lomax Court, Beeliar *(now #1 Lomar Court / Survey-Strata Plan 61588 on Lot 800 on DP 60800)*	1. Additional Uses Aged or Dependent Persons Dwelling (P) Civic Building (P) Grouped Dwelling (P) Home Occupation (P) Multiple Dwelling (P) Consulting Rooms (P) Child Care Centre (P) Health Studio (P) Medical Centre (P) Museum (P) Office (P) Restaurant (P) Education Establishment (AA) Place of Public Worship (AA) 2. Design Requirements **Building Location:** The buildings shall have a maximum front setback to "main street" of 3.0 metres. Nil side setbacks are permitted. **Building Frontage:** Buildings shall have frontage to the "main street", with windows/doors comprising not less than 50% of the façade. **Building Form:** Buildings shall have pitched roofs of not less than 26 degrees. **Carparking:** No parking will be allowed in front of the building. Council will consider reciprocal parking arrangements with other "main street" developments. **Service Areas:** All service areas are to be concealed from public view and accessed from the rear lane. **Vehicle Access:** Vehicle access shall be from the rear lane, only crossovers indicated on the plan will be permitted on "main street". **Pedestrian Amenity:** Buildings shall provide weather protection with verahdahs, awnings or colonnades at entries.	Planning Approval

This land also forms the subject of Development Contribution Area 4 and 13 (DCA4 – Yangebup West and DCA 13 – Community Infrastructure) under TPS3. This amendment has no impact on the operation of those DCA's.

5.0 PROPOSAL

Subdivision and development of substantive portions of DA4 are now complete, meaning that many structure plans in this area have served their purpose and are no longer required.

In concert with Scheme Amendment #174, this amendment seeks to remove these areas from DA4 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 4:

As there remain portions of DA4 yet to be structure planned, or that involve structure plans in various stages of implementation, deletion of DA4 and its special provisions is not proposed at this time, rather just a further reduction to the extent of the special control area boundary to reflect the outcome of this proposal. A more significant refinement is proposed via Scheme Amendment #174.

Additional Use 9:

As the entirety of Lot 618 (now Lot 900) Lomax Court has now been developed for Residential (grouped housing) purposes, generally in accordance with the listed design criteria, the additional use rights are no longer required or appropriate and are therefore proposed to be removed.

Local Structure Plans (LSP):

Details of Structure Plan 4A (include the LSP map and a recent aerial of the area are provided in this section to demonstrate the reasoning for rationalisation. This includes discussion on the matters that led to these areas being separated out from Scheme Amendment #174.

Cell 6 Beeliar / Yangebup – (4A)

Bounded by Stock Road to the west, the light industrial frame of the Bibra Lake Industrial area to the north, the existing freight railway line to the east, and Congdon Avenue, Merevale Gardens and Lomax Court to the south, this Structure Plan identifies a comprehensive network of local roads and POS, servicing primarily low (R20-R30) residential density housing.

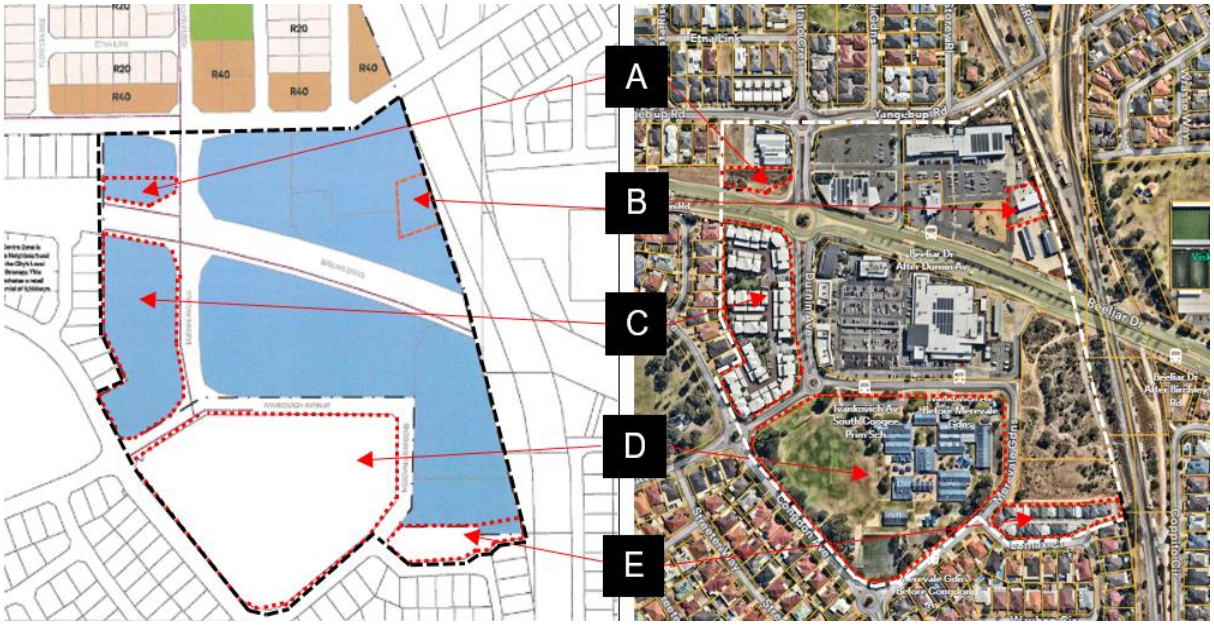
Pockets of higher density (R40) housing are located in higher-amenity locations that have a direct relationship to POS or close proximity to the established services located within the Neighbourhood Centre that straddles Beeliar Drive.

This proposal focuses on rationalising land in and around the established activity centre. Most of the land is proposed to be zoned 'Local Centre' consistent with its WAPC Approved Structure Plan designation (which includes both Local and Neighbourhood Centres as defined by the City's Commercial Strategy). The exceptions that have triggered the need to advertise and separately consider via the 'standard' scheme amendment stream, are discussed in the following table.

A full copy of the approved Structure Plan Map, relevant Deposited Plans and Development Approvals are attached as **Appendices A-D**.

Structure Plan 4A Map (Full Extent) – Appendix A

Enlargement – Beeliar Neighbourhood Centre

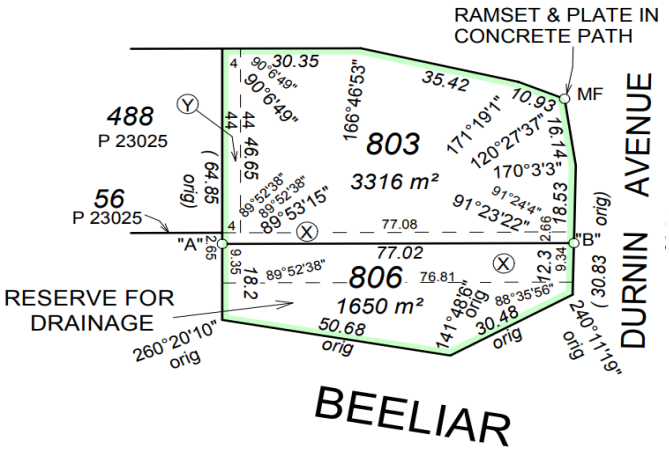


AREA 'A'

Property Address:	Lot 806 Durnin Avenue, Yangebup
Structure Plan Land Use Designation:	Local Centre
Current TPS zoning:	Development
Proposed TPS 3:	Local Reserve – 'Lakes and Drainage'

Reasoning:

To reflect WAPC approved subdivision #151639, the resultant City ownership and its substantial use as a 'Drainage' reserve (refer **Appendix B**, relevant extract below):



AREA ‘B’

Property Address:	283 Beeliar Drive, Beeliar
Structure Plan Land Use Designation:	Local Centre & Additional Use (Motor Vehicle Wash – ‘D’)
Current TPS zoning:	Development
Proposed TPS 3:	‘Local Centre’ (only)

Reasoning:

Amendment #6 to Structure Plan 4A introduced Additional Use rights to a then vacant portion of 283 Beeliar Drive in July 2022, specifically to accommodate a Motor Vehicle Wash proposal that has subsequently been approved and constructed on-site.

In recognition that this land use might be appropriate in similar zones, in December 2022 Council initiated Scheme Amendment #157 to make the use ‘A’ (discretionary, following a period of public advertisement), and to update its Local Planning Policy (LPP3.4 – Service Stations and Motor Vehicle Wash Facilities) to help guide the future layout and determination of appropriate sites.

Amendment #157 was gazetted in October 2023, with the updated LPP taking affect shortly after.

Whilst the default ‘A’ permissibility in TPS3 is slightly more onerous than its ‘D’ designation under Structure Plan 4A (which doesn’t automatically trigger public advertisement), in practice this will have no impact on this specific site by virtue of its existing Development Approval (DA22/0476).

AREA ‘C’

Property Address:	7 Durnin Avenue, Beeliar
Structure Plan Land Use Designation:	Local Centre
Current TPS zoning:	Development
Proposed TPS 3:	‘Residential (R60)’

Reasoning:

In December 2013, the Metro South-West Joint Development Assessment Panel approved development of 7 Durnin Avenue for 100 Multiple Dwellings (DAP13/010 – refer key extracts below and **Appendix C**).

Acknowledging their proximity to on-street carparking and those ground floor dwellings being accessible from the street, Condition 30 of that approval permits the ground floor dwellings facing Durnin Avenue to be utilised for 'Office' without requiring a 'change of use' development application.

Insertion of more intensive commercial uses is unlikely to be appropriate and largely compromised by the use of 2.65m floor to ceiling heights for the ground floor units, below the 3.3m minimum suggested in *State Planning Policy 7.3 – Residential Design Codes – Vol 2* to accommodate the services necessary to support *retail/commercial* ground floor uses of Mixed Use buildings.

The objective of a 'Local Centre' zone in TPS3 is:

'*To provide for convenience retailing, local offices, health, welfare and community facilities which serve the local community, consistent with the local – serving role of the centre'.*

The developed outcome for this site is more consistent with the objective of the 'Residential' zone in TPS3, which is:

- *To provide for a range of housing and a choice of residential densities to meet the needs of the community.*
- *To facilitate and encourage high quality design, built form and streetscapes throughout residential areas.*
- *To provide for a range of non-residential uses, which are compatible with and complementary to residential development.*

An 'R60' density coding is proposed on the basis it matches the development approval, determined in accordance with *clause 4.8.3 b)* of TPS3, which in the absence of a prescribed R-Code outside the Residential or Regional Centre Zones, requires residential development to be in accordance with the R60 code.

A further benefit of this outcome is that it will also help to focus commercial activities within the core of the neighbourhood centre (east of Durnin Avenue).

AREA 'D'

Property Address:	Lot 2 (#40) Ivankovich Avenue, Beeliar
Structure Plan Land Use Designation:	N/A
Current TPS zoning:	Development
Proposed TPS 3:	'Public Purpose – Primary School'

Reasoning:

Portions of Lot 2 (#40) Ivankovich Avenue, Beeliar were previously reserved 'Public Purpose – Primary School' under DZS2. Upon gazettal of TPS3, the land was transferred to the 'Development' zone and included within Development Area 4.

In line with the flexibility afforded by this zoning, the shape of the school site was subsequently adjusted by the Department of Education ahead of its 2002/03 construction. Whilst structure plans have subsequently been prepared and approved around the site, none have been prepared over it, nor is there any purpose in still requiring one to be prepared.

Reserving the land 'Public Purpose – Primary School' would better reflect its developed purpose and ongoing use as South Coogee Primary School.

AREA 'E'

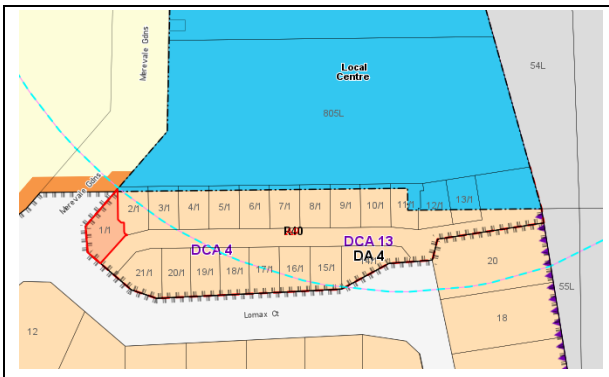
Property Address:	Lot 800 Lomax Court, Beeliar
Structure Plan Land Use Designation:	Local Centre (partially only)
Current TPS zoning:	Residential (R40) & Additional Use 9
Proposed TPS 3:	'Residential (R40)'

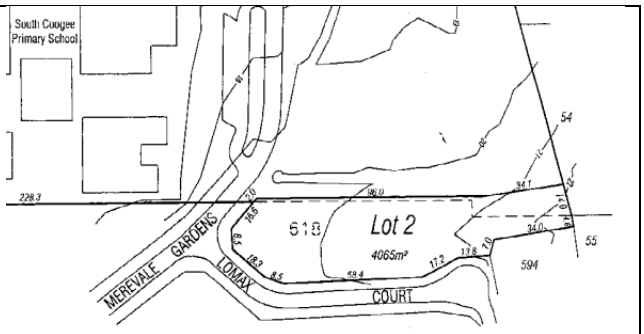
Reasoning:

<u>Zoning Boundary Adjustment</u>

Lot 800 Lomax Court, Beeliar is primarily zoned 'Residential (R40)' in TPS3, with small portions along its northern boundary and covering its northeast corner of the site zoned 'Development' in TPS3 and identified as 'Local Centre' within Structure Plan 4A.

This unusual situation is the result of a boundary realignment which determined the current extent of Lot 800 Lomax Court and Lot 805 Merevale Gardens (WAPC Ref. #135270). The dashed line on the image below, best shows the previous lot boundary (that matches the current TPS3 zonings):

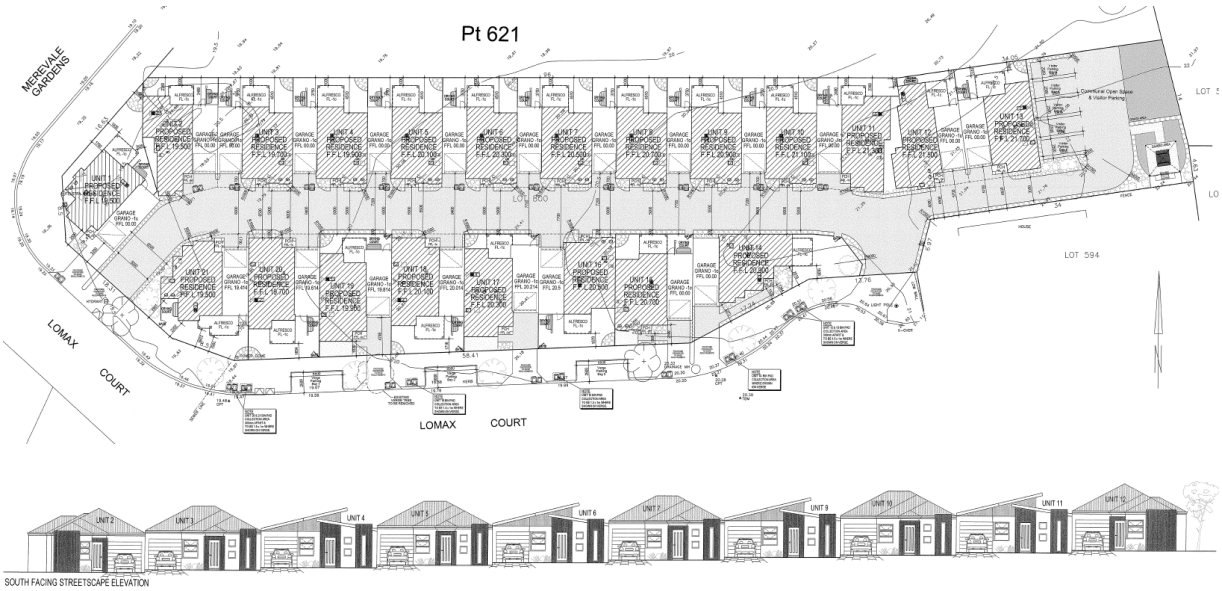




Given Lot 800 has subsequently been developed entirely for residential purposes, adjusting the TPS3 zonings (and residential density coding) to match the current cadastral boundaries is proposed by removing its partial 'Local Centre' zoning.

<u>Removal of Additional Use 9</u>

In 2010 the City issued Development Approval for 21 Grouped Dwellings (Single Bedroom Dwellings) on Lot 800 (DA10/0806 – refer key extracts below and at **Appendix D**). WAPC Approval was subsequently obtained to subdivide the land into 21 survey-strata lots in the same shape and size as the approved development (WAPC Ref. #17-12).



In the context of what has been constructed and how the land is now used, the wider range of commercial uses currently allowed by its Additional Use designation are no longer appropriate. Furthermore, the Design Requirements (which principally focus on commercial forms of development), are no longer applicable, with any future extension or redevelopment more comprehensively addressed via application of the Residential Design Codes.

On this basis it is proposed that Additional Use 9 be removed from TPS3 in its entirety. Of note, this outcome is consistent with its new draft scheme (Local Planning Scheme #13) adopted by Council for the purposes of seeking WAPC consent to advertise at the April 2024 OCM.

The remaining landholdings the subject of this amendment are proposed to be rationalised into TPS 3 directly in accordance with its Structure Plan 4A 'Local Centre' designation.

6.0 CONCLUSION

For the following key reasons, now is an appropriate time for the structure plan to be partially revoked and its zones and reserves rationalised into the Scheme:

- All public reserves have been suitably constructed/embellished and transferred into public ownership; and
- all zoned land on the endorsed structure plans have been substantially subdivided and/or developed for private commercial and/or residential purposes.

Recognising these zones and reserves within TPS 3 will:

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

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

Planning and Development Act 2005

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Town Planning Scheme No.3
Amendment No.181

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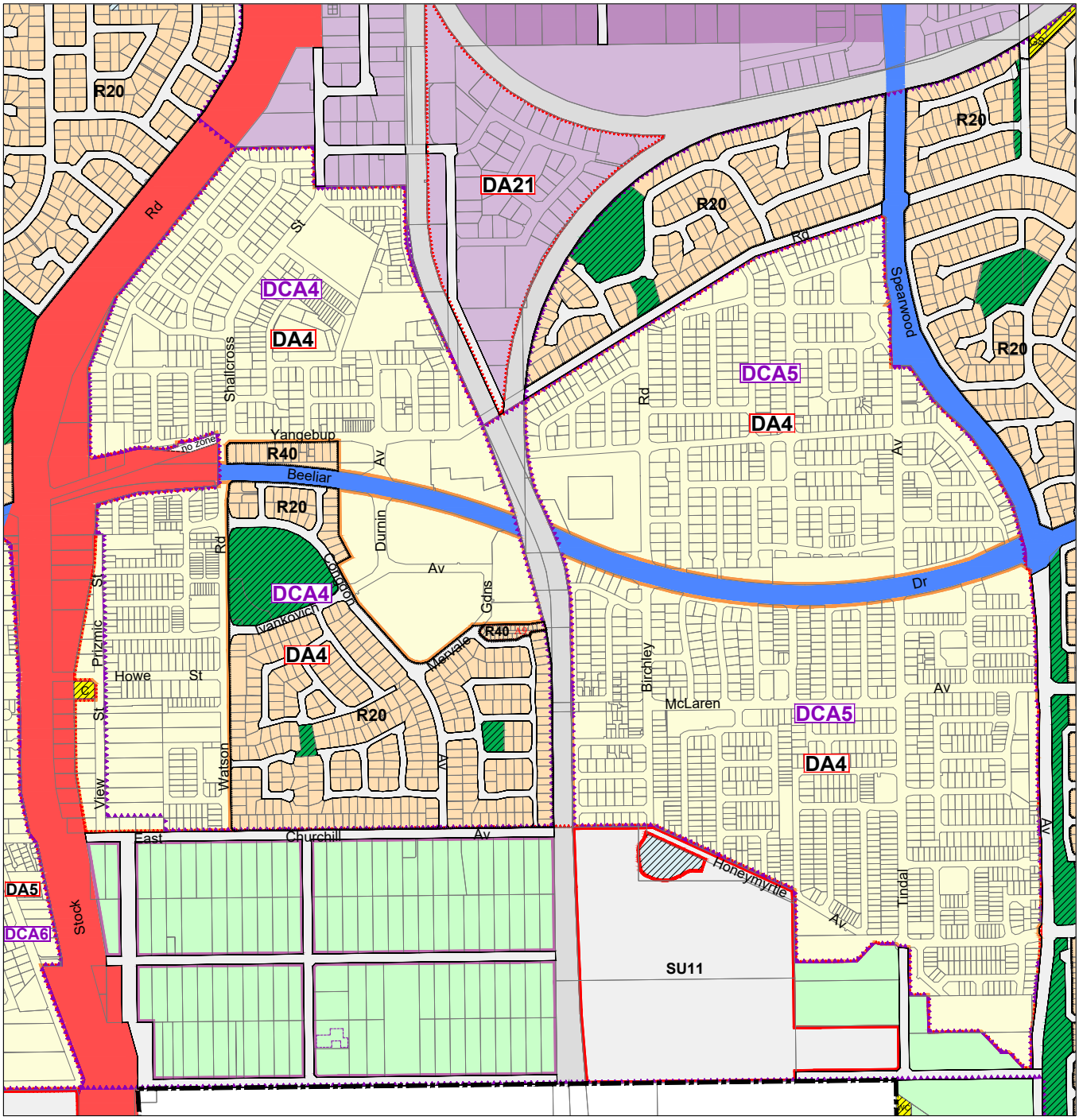

Current Scheme Map

GENERAL

- Scheme Boundary
- R20 Residential Density Codes
- A1 Additional Uses
- Building Envelope

SPECIAL CONTROL AREAS:

- DA1 Development Areas
- DCA1 Development Contribution Areas

REGION RESERVES

- Railways
- Primary Regional Roads
- Other Regional Roads

LOCAL RESERVES

- Parks and Recreation
- Lakes and Drainage
- Local Road
- C Public Purposes - Civic
- GS Public Purposes - Gas Pipeline
- WC Public Purposes - Water Corporation

ZONES

- Residential
- Industry
- Light and Service Industry
- Development
- SU1 Special Use
- Rural
- Rural Living

City of Cockburn
wetlands to waves

GNA
Jul 2024

0 300m
Scale

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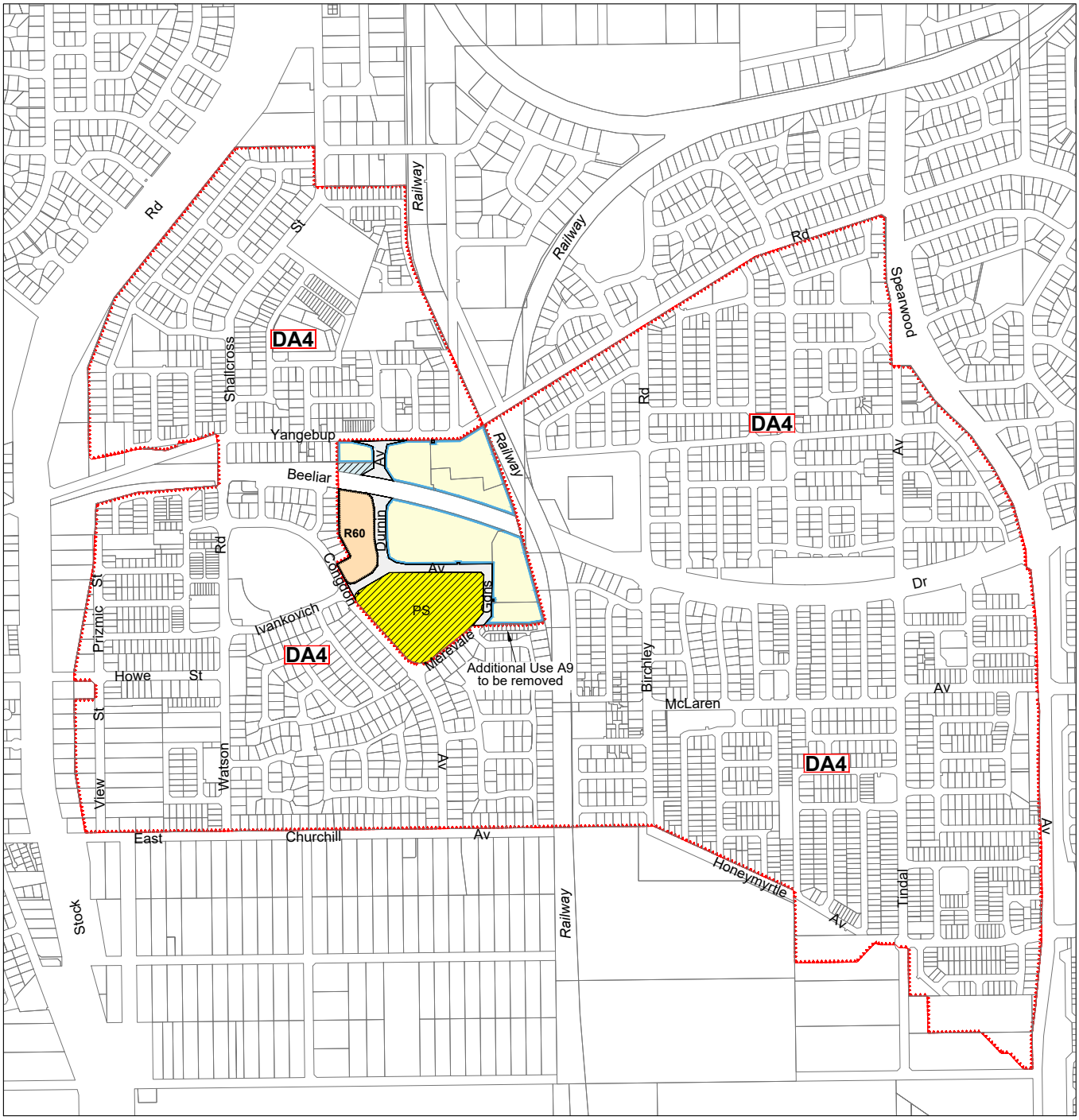
Town Planning Scheme No.3



Scheme Amendment Map

GENERAL

R20 Residential Density Codes

SPECIAL CONTROL AREAS:

DA1 Development Areas

REGION RESERVES

LOCAL RESERVES

Lakes and Drainage

Local Road

PS Public Purposes - Primary School

ZONES

Residential

Local Centre

City of Cockburn
wetlands to waves

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Jul 2024

0 300m
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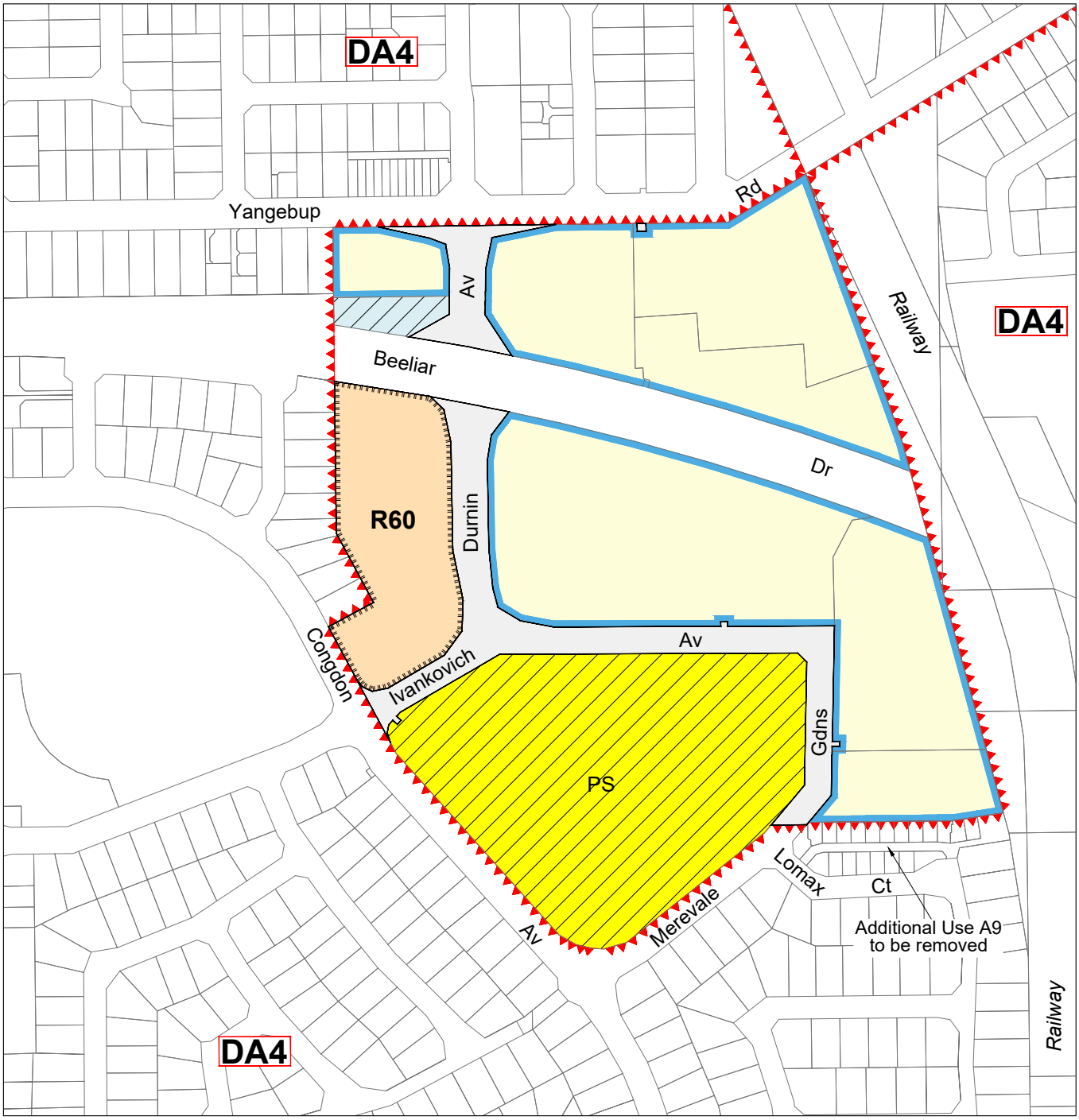


Scheme Amendment Map

(Enlargement 1)

GENERAL

R20 Residential Density Codes

SPECIAL CONTROL AREAS:

DA1 Development Areas

REGION RESERVES

LOCAL RESERVES

Lakes and Drainage

Local Road

PS Public Purposes - Primary School

ZONES

Residential

Local Centre

City of Cockburn
wetlands to waves

GNA
Jul 2024

0 80m
Scale

Amendment No.181

Town Planning Scheme No.3

ADOPTION

Adopted by resolution of the Council of City of Cockburn at the Meeting of the Council held on 10 day of Sept 2024.

MAYOR

CHIEF EXECUTIVE OFFICER

FINAL APPROVAL

Adopted for final approval by resolution of the City of Cockburn at the Meeting of the Council held on the ___ day of ___20___, and the Common Seal of the City of Cockburn was hereunto affixed by the authority of a resolution of the Council in the presence of:

MAYOR

(Seal)

CHIEF EXECUTIVE OFFICER

RECOMMENDED/SUBMITTED FOR FINAL APPROVAL

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

DATE _____

FINAL APPROVAL GRANTED

MINISTER FOR PLANNING

DATE _____

APPENDIX A

Current Approved Structure Plan

City of
Cockburn
wetlands to waves

Legend

Zones

- Residential R20
- Residential R25
- Residential R30
- Residential R40
- Local Centre

Reserves

- Public Open Space
- Local Road

Other

- Structure Plan Boundary
- Dual Use Path
- Lots subject to Local Development Plan
- RMD-R25 (Part One Clause 5.3)
- Additional Use (Part One Clause 5.1.1)

It is certified that this Structure Plan Amendment was approved by resolution of the Western Australian Planning Commission on 18/07/2022

This Structure Plan expires on 19/10/2025

Signed

Director, Planning and Development

File No. 110/231 Amendment. 6

Structure Plan

Cell 6 - Yangebup / Beeliar

0 50 100m

Date: 21 Jun 2022 Scale: 1:5000@ A3 1:2500 @ A1 File: **20-414 ST-1** Staff: JP GW Checked: JP

element.

Level 18, 191 St Georges Terrace, Perth Western Australia 6000.
PO Box 7375 Cloisters Square, Perth Western Australia 6850.
T. +61 8 9289 8300 | E. hello@elementwa.com.au elementwa.com.au

Document Set ID: 11175200
Version: 1, Version Date: 25/07/2022

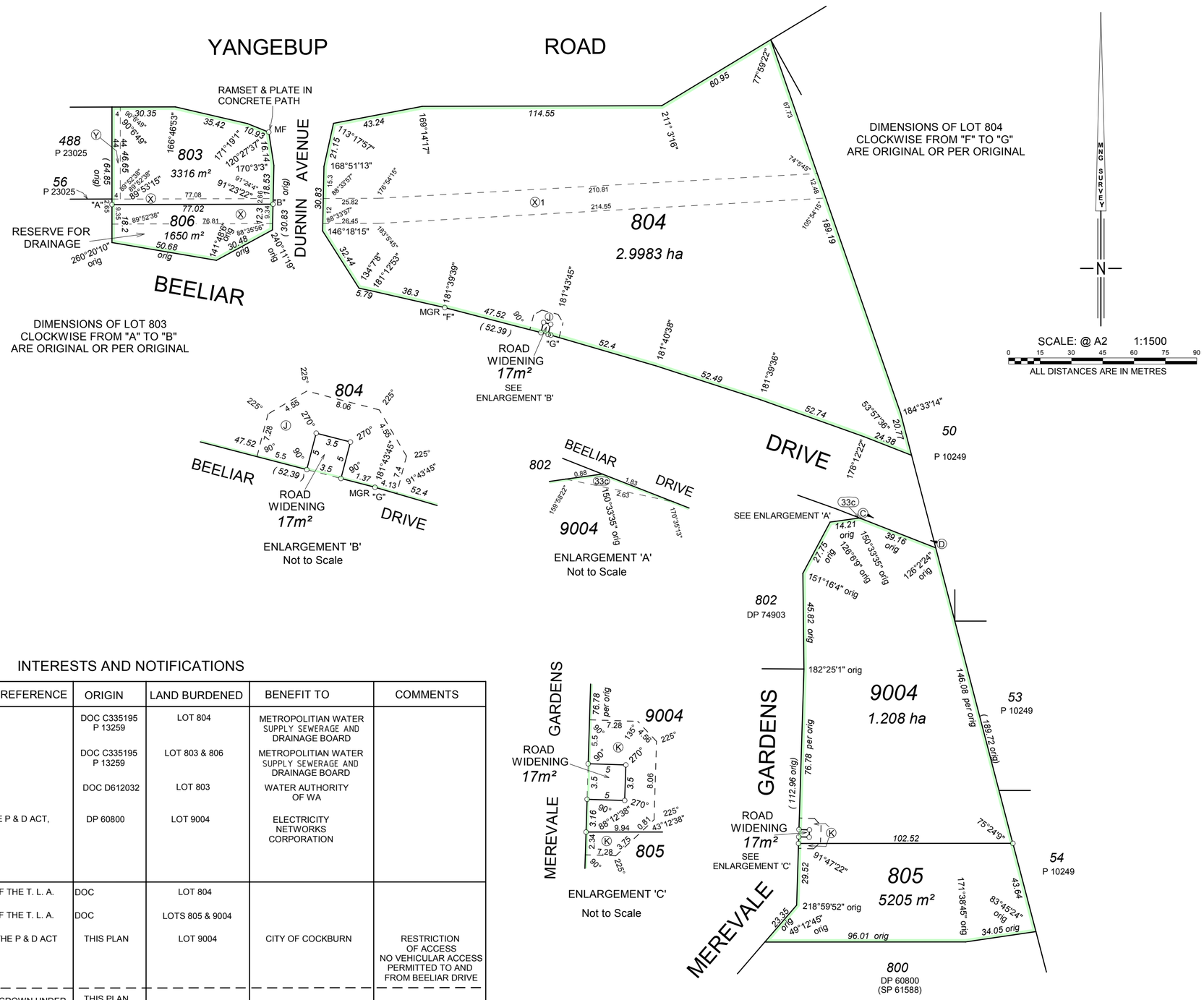
APPENDIX B

Deposited Plan 405761

City of
Cockburn
wetlands to waves

AMENDMENTS TABLE

VERSION	AMENDMENT	AUTHORISED BY	DATE



INTERESTS AND NOTIFICATIONS

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
(X)1	EASEMENT		DOC C335195 P 13259	LOT 804	METROPOLITIAN WATER SUPPLY SEWERAGE AND DRAINAGE BOARD	
(X)	EASEMENT		DOC C335195 P 13259	LOT 803 & 806	METROPOLITIAN WATER SUPPLY SEWERAGE AND DRAINAGE BOARD	
(Y)	EASEMENT		DOC D612032	LOT 803	WATER AUTHORITY OF WA	
(33c)	EASEMENT (ELECTRICITY SUPPLY)	SEC 167 OF THE P & D ACT, REG 33(c)	DP 60800	LOT 9004	ELECTRICITY NETWORKS CORPORATION	
(J)	RESTRICTIVE COVENANT	SEC 129BA OF THE T. L. A.	DOC	LOT 804		
(K)	RESTRICTIVE COVENANT	SEC 129BA OF THE T. L. A.	DOC	LOTS 805 & 9004		
(C) to (D)	COVENANT	SEC 150 OF THE P & D ACT	THIS PLAN	LOT 9004	CITY OF COCKBURN	RESTRICTION OF ACCESS NO VEHICULAR ACCESS PERMITTED TO AND FROM BEELIAR DRIVE
LOT 806	RESERVE FOR DRAINAGE	VESTS IN THE CROWN UNDER SEC 152 OF THE P & D ACT	THIS PLAN			
	NOTIFICATION	SEC 70A OF THE TLA	DOC	LOTS 803, 804 & 9004		TRANSPORT NOISE
	NOTIFICATION	SEC 70A OF THE TLA	DOC	LOTS 804, 805 & 9004		RAILWAY NOISE

HELD BY LANDGATE IN DIGITAL FORMAT ONLY

TYPE FREEHOLD SSA NO

PURPOSE SUBDIVISION

PLAN OF
LOTS 803, 804, 805, 806, 9004
ROAD WIDENINGS
AND COVENANT

FORMER TENURE
LOT 9003 ON DP 74903
C/T: 2808 - 753

LOCAL AUTHORITY
CITY OF COCKBURN

LOCALITY
BEELIAR

D.O.L. FILE

FIELD RECORD 131011

SURVEYOR'S CERTIFICATE - REG 54

I, MICHAEL J. MISSON hereby certify that this plan is accurate and is a correct representation of the -
(a) survey; and
(b) calculations from measurements recorded in the field records,
undertaken for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.

Michael Misson 2016.03.22 15:47:10 +08'00'
Licensed Surveyor Date

LODGED

11-May-16	$550.00	19404492
DATE	FEE PAID	ASSESS No.

I.S.C.

EXAMINED
Max Schofield 18-5-16
DATE

WESTERN AUSTRALIAN PLANNING COMMISSION
FILE 151639
20-May-2016
DELEGATED UNDER S.16 P&D ACT 2005 DATE

IN ORDER FOR DEALINGS
SUBJECT TO
Sections 150 & 152 of the P & D Act.
Section 168(3) of the P & D Act.
Section 129BA of the T.L.A.
Section 70A of the T.L.A.

FOR INSPECTOR OF PLANS & SURVEYS DATE

APPROVED

INSPECTOR OF PLANS & SURVEYS (S.18 Licensed Surveyors Act 1909) DATE

GOVERNMENT OF WESTERN AUSTRALIA
Landgate

GIUDICE SURVEYS LICENSED LAND SURVEYORS ESTABLISHED 1972
MNG
NOW PART OF THE MNG TEAM
PO Box 3526, Success W.A. 6964 Tel: (08) 6436 1599
Fax: (08) 6436 1500 Email: info@mngsurvey.com.au
MNG REF: 313015DP-001C - A2 S1

DEPOSITED PLAN
405761
SHEET 1 OF 1 SHEET
VERSION 1

APPENDIX C

7 Durnin Avenue – Apartment Complex
(Approved Development Extracts)

City of
Cockburn
wetlands to waves

COPY

LEGEND

- EXISTING BOUNDARY LINE
- PROPOSED BOUNDARY LINE
- RED/ BROWN BITUMEN
- COURTYARD/ BALCONY PAVING
- CONCRETE BLOCK PAVING
- FEATURE CONCRETE FLOOR
- PROPOSED GREEN SPACE
- INDICATIVE TREE LOCATION
- PROPOSED BUSHES AND VARIOUS PLANTING
- PROPOSED LEVEL +47.630

AREA CALCULATIONS:

LANDSCAPING OF FRONT SETBACK AREAS:

HARD LANDSCAPING: 361.498 - 49.69%
SOFT LANDSCAPING: 366.02 - 50.31%

OPEN SPACE CALCULATION:

7124.24 SQM - 51.44%

PLOT RATIO:

0.50 - PLOT RATIO AREA 6892.86 SQM

SITE AREA VARIATION:

EXISTING AREA- 13973 SQM
PROPOSED AREA- 13850 SQM
DIFFERENCE IN AREA- 123 SQM

NOTE:

BINS PROVIDED:

24 BINS FOR STAGE 1- 32.9SQM OF BIN STORE AREA (WITH PROVISIONAL SPACE FOR UP TO 27 BINS)

44 BINS FOR STAGE 2- 70.2SQM OF BIN STORE AREA (WITH PROVISIONAL SPACE FOR UP TO 73 BINS)

68 BINS TOTAL- 103.1SQM OF TOTAL BIN STORE AREA (WITH PROVISIONAL SPACE FOR UP TO 100 BINS)

BINS ENCLOSURE: 1.8m HIGH WALLS WITH SELF CLOSING GATE.

BIKE RACKS PROVIDED:

10 BIKE RACKS FOR VISITORS
50 BIKE RACKS FOR RESIDENTS- 2 PER STAIR CORE

CAR BAYS PROVIDED:

138 RESIDENT BAYS
34 VISITOR BAYS INCLUDING 1 DISABLED BAY

LANDSCAPING LAYOUT:

PLEASE NOTE THAT WHERE POSSIBLE; EXISTING TREES AND VEGETATION WILL BE RETAINED. FURTHER INVESTIGATION BY A LANDSCAPE SPECIALIST WILL BE CARRIED OUT.

REV	DATE	DESCRIPTION	BY
B	29-11-13	ISSUED FOR DAP MEETING	
A	23-09-13	ISSUED FOR PLANNING APPLICATION ONLY	

COLLIÈRE ARCHITECTURE

PROJECT
BEELIAR VILLAGE
LOT 801 IVANKOVICH AVENUE, BEELIAR, CITY OF COCKBURN.

DRAWING TITLE
PROPOSED GROUND FLOOR PLAN

DATE	29-11-13	SCALE	1:200
DRAWN	C.V.	PROJECT NUMBER	1215
DRAWING NUMBER	A102	REVISION	B

SUITES 1&2, 57A BAY VIEW TERRACE, CLAREMONT, 6010.
admin@colliere.com.au M: +61 8 (0)410 575 941 P: +61 8 6385 0866

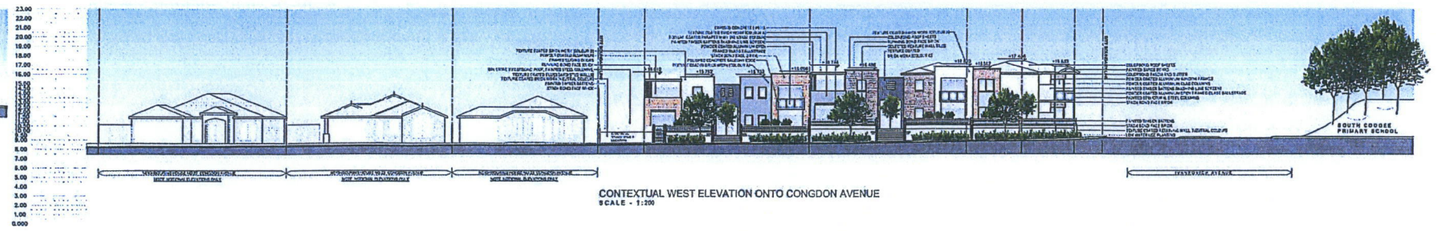
ISSUED FOR PLANNING APPLICATION ONLY

DEVELOPMENT ASSESSMENT PANELS
18 DEC 2013
APPROVED

Document Set ID: 4488485
Version: 1, Version Date: 11/12/2015

COPY

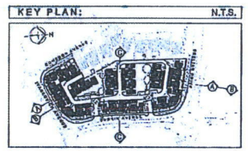
CONTEXTUAL NORTH ELEVATION ONTO BEELIAR DRIVE
SCALE - 1:200



CONTEXTUAL WEST ELEVATION ONTO CONGDON AVENUE
SCALE - 1:200

CONTEXTUAL EAST ELEVATION ONTO DURNIN AVENUE
SCALE - 1:200

KEY PLAN: N.T.S.



ISSUED FOR PLANNING APPLICATION ONLY

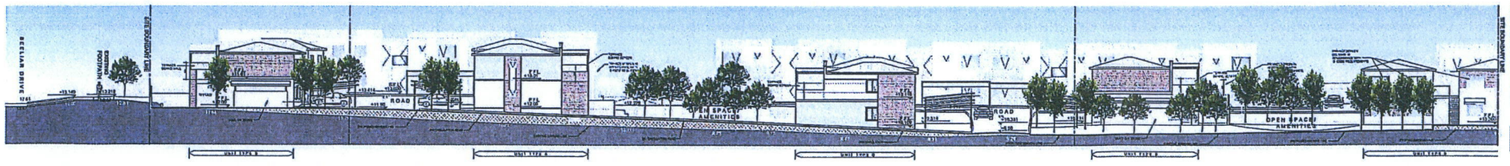
CONTEXTUAL SOUTH ELEVATION ONTO IVANKOVICH AVENUE
SCALE - 1:200

CONTEXTUAL SOUTH-EAST ELEVATION
-CORNER IVANKOVICH AVENUE AND DURNIN AVENUE-
SCALE - 1:200

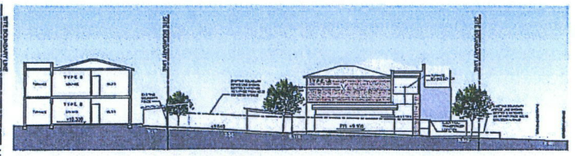
REVISED CONTEXTUAL NORTH-EAST ELEVATION
SCALE - 1:100

LEGEND

STACK BOND	
RUNNING BOND FACE BRICK	
FEATURE WALL TILES	
TEXTURE COATED BRICK WORK COLOUR A	
TEXTURE COATED BRICK WORK COLOUR B	
TEXTURE COATED BRICK WORK COLOUR C	
ALUMINIUM LOUVERS	



CONTEXTUAL WEST ELEVATION
SCALE - 1:200



NORTH WEST ELEVATION
-AS VIEWED FROM NO.25 CONGDON AVENUE-
SCALE - 1:200

B	29-11-13	ISSUED FOR DAP MEETING
A	23-09-13	ISSUED FOR PLANNING APPLICATION ONLY
NO.	DATE	DESCRIPTION

COLLIÈRE ARCHITECTURE

PROJECT
BEELIAR VILLAGE
LOT 801 IVANKOVICH AVENUE, BEELIAR, CITY OF COCKBURN.

DRAWING
CONTEXTUAL STREET ELEVATIONS

DATE	29-11-13	SCALE	1:200
DRAWN	P.G. + G.M.	PROJECT NO.	1215
DRAWING NO.	A301	REV.	B

1 SUITES 102, 109 RAY WHITE TERRACE, CLARKSON WA.
info@colliere.com.au +61 8 9405 2000

DEVELOPMENT ASSESSMENT PANELS
18 DEC 2013
APPROVED

Document Set ID: 4488485
Version: 1, Version Date: 11/12/2015

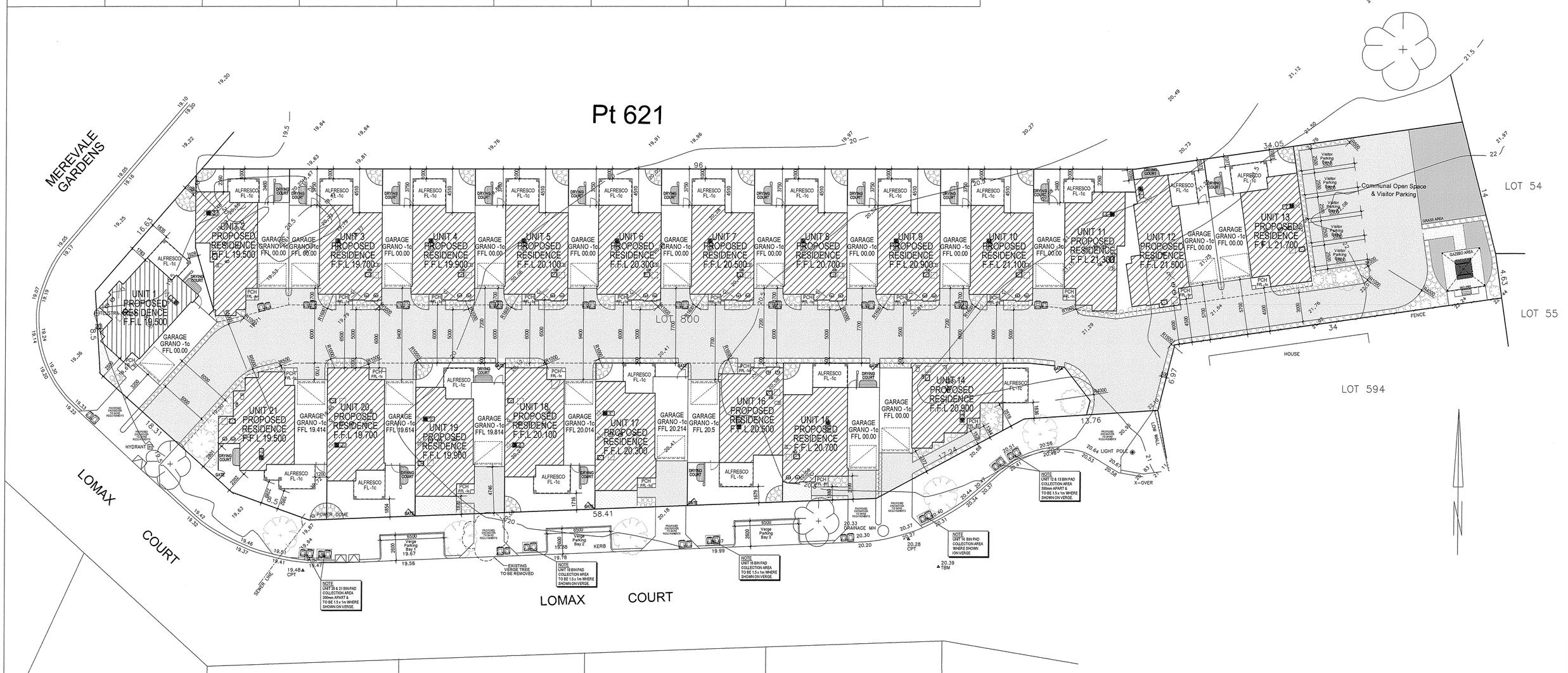
APPENDIX D

Lot 800 Lomax Court – Grouped Housing Complex
(Approved Development Extracts)

City of
Cockburn
wetlands to waves

AREAS	AREAS	AREAS	AREAS	AREAS	AREAS	AREAS	AREAS	AREAS	AREAS	AREAS	AREAS	AREAS	AREAS	AREAS	AREAS	AREAS	AREAS	AREAS	AREAS	AREAS	AREAS
UNIT 1 Ground Living Area = 59.03 m² Garage & Store Area = 29.77 m² TOTAL Ground Area = 88.80 m² Portico Area = 1.46 m² Alfresco Area = 9.32 m² **TOTAL House Area = 99.58 m²** Site Area = 162.73 m² Common Area = 51.82 m² TOTAL Land Area inc. Common = 214.55m² Site Coverage = 41.39 %	UNIT 2 Ground Living Area = 60.81 m² Garage & Store Area = 28.46 m² TOTAL Ground Area = 89.27 m² Portico Area = 1.27 m² Alfresco Area = 7.74 m² **TOTAL House Area = 98.28 m²** Site Area = 136.09 m² Common Area = 51.82 m² TOTAL Land Area inc. Common = 187.91m² Site Coverage = 47.51 %	UNIT 3 Ground Living Area = 58.82 m² Garage & Store Area = 26.81 m² TOTAL Ground Area = 85.63 m² Portico Area = 1.63 m² Alfresco Area = 9.37 m² **TOTAL House Area = 69.82 m²** Site Area = 133.98 m² Common Area = 51.82 m² TOTAL Land Area inc. Common = 185.80m² Site Coverage = 46.08 %	UNIT 4 Ground Living Area = 58.82 m² Garage & Store Area = 26.81 m² TOTAL Ground Area = 85.63 m² Portico Area = 1.63 m² Alfresco Area = 9.37 m² **TOTAL House Area = 69.82 m²** Site Area = 133.98 m² Common Area = 51.82 m² TOTAL Land Area inc. Common = 185.80m² Site Coverage = 46.08 %	UNIT 5 Ground Living Area = 58.82 m² Garage & Store Area = 26.81 m² TOTAL Ground Area = 85.63 m² Portico Area = 1.63 m² Alfresco Area = 9.37 m² **TOTAL House Area = 69.82 m²** Site Area = 133.98 m² Common Area = 51.82 m² TOTAL Land Area inc. Common = 185.80m² Site Coverage = 46.08 %	UNIT 6 Ground Living Area = 58.82 m² Garage & Store Area = 26.81 m² TOTAL Ground Area = 85.63 m² Portico Area = 1.63 m² Alfresco Area = 9.37 m² **TOTAL House Area = 99.82 m²** Site Area = 133.98 m² Common Area = 51.82 m² TOTAL Land Area inc. Common = 185.80m² Site Coverage = 46.08 %	UNIT 7 Ground Living Area = 58.82 m² Garage & Store Area = 26.81 m² TOTAL Ground Area = 85.63 m² Portico Area = 1.63 m² Alfresco Area = 9.37 m² **TOTAL House Area = 99.82 m²** Site Area = 133.98 m² Common Area = 51.82 m² TOTAL Land Area inc. Common = 185.80m² Site Coverage = 46.08 %	UNIT 8 Ground Living Area = 58.82 m² Garage & Store Area = 26.81 m² TOTAL Ground Area = 85.63 m² Portico Area = 1.63 m² Alfresco Area = 9.37 m² **TOTAL House Area = 99.82 m²** Site Area = 133.98 m² Common Area = 51.82 m² TOTAL Land Area inc. Common = 185.80m² Site Coverage = 46.08 %	UNIT 9 Ground Living Area = 58.82 m² Garage & Store Area = 26.81 m² TOTAL Ground Area = 85.63 m² Portico Area = 1.63 m² Alfresco Area = 9.37 m² **TOTAL House Area = 99.82 m²** Site Area = 133.98 m² Common Area = 51.82 m² TOTAL Land Area inc. Common = 185.80m² Site Coverage = 46.08 %	UNIT 10 Ground Living Area = 58.82 m² Garage & Store Area = 26.81 m² TOTAL Ground Area = 85.63 m² Portico Area = 1.63 m² Alfresco Area = 9.37 m² **TOTAL House Area = 99.82 m²** Site Area = 133.98 m² Common Area = 51.82 m² TOTAL Land Area inc. Common = 185.80m² Site Coverage = 46.08 %	UNIT 11 Ground Living Area = 63.65 m² Garage & Store Area = 28.64 m² TOTAL Ground Area = 92.29 m² Portico Area = 1.57 m² Alfresco Area = 7.49 m² **TOTAL House Area = 101.35 m²** Site Area = 133.34 m² Common Area = 51.82 m² TOTAL Land Area inc. Common = 185.16m² Site Coverage = 49.84 %

AREAS	AREAS	AREAS	AREAS	AREAS	AREAS	AREAS	AREAS	AREAS	AREAS	AREAS	AREAS	AREAS	AREAS	AREAS	AREAS	AREAS	AREAS	AREAS	AREAS	AREAS	AREAS
UNIT 12 Ground Living Area = 63.48 m² Garage & Store Area = 27.34 m² TOTAL Ground Area = 90.82 m² Portico Area = 1.57 m² Alfresco Area = 9.07 m² **TOTAL House Area = 101.46 m²** Site Area = 137.07 m² Common Area = 51.82 m² TOTAL Land Area inc. Common = 188.89m² Site Coverage = 48.08 %	UNIT 13 Ground Living Area = 62.49 m² Garage & Store Area = 28.64 m² TOTAL Ground Area = 91.13 m² Portico Area = 2.32 m² Alfresco Area = 10.83 m² **TOTAL House Area = 104.28 m²** Site Area = 135.01 m² Common Area = 51.82 m² TOTAL Land Area inc. Common = 186.83m² Site Coverage = 48.76 %	UNIT 14 Ground Living Area = 62.47 m² Garage & Store Area = 29.53 m² TOTAL Ground Area = 92.00 m² Portico Area = 1.30 m² Alfresco Area = 9.30 m² **TOTAL House Area = 102.60 m²** Site Area = 176.74 m² Common Area = 51.82 m² TOTAL Land Area inc. Common = 228.56m² Site Coverage = 40.25 %	UNIT 15 Ground Living Area = 60.65 m² Garage & Store Area = 27.92 m² TOTAL Ground Area = 88.57 m² Portico Area = 1.63 m² Alfresco Area = 9.02 m² **TOTAL House Area = 99.22 m²** Site Area = 139.79 m² Common Area = 51.82 m² TOTAL Land Area inc. Common = 191.61m² Site Coverage = 46.22 %	UNIT 16 Ground Living Area = 59.74 m² Garage & Store Area = 27.92 m² TOTAL Ground Area = 87.66 m² Portico Area = 1.33 m² Alfresco Area = 8.77 m² **TOTAL House Area = 97.76 m²** Site Area = 142.13 m² Common Area = 51.82 m² TOTAL Land Area inc. Common = 193.95m² Site Coverage = 45.19 %	UNIT 17 Ground Living Area = 63.18 m² Garage & Store Area = 29.57 m² TOTAL Ground Area = 92.75 m² Portico Area = 1.91 m² Alfresco Area = 9.59 m² **TOTAL House Area = 104.25 m²** Site Area = 141.32 m² Common Area = 51.82 m² TOTAL Land Area inc. Common = 193.14m² Site Coverage = 48.02 %	UNIT 18 Ground Living Area = 62.49 m² Garage & Store Area = 28.64 m² TOTAL Ground Area = 91.13 m² Portico Area = 2.32 m² Alfresco Area = 10.83 m² **TOTAL House Area = 104.28 m²** Site Area = 141.73 m² Common Area = 51.82 m² TOTAL Land Area inc. Common = 193.55m² Site Coverage = 47.08 %	UNIT 19 Ground Living Area = 61.60 m² Garage & Store Area = 28.44 m² TOTAL Ground Area = 90.04 m² Portico Area = 1.84 m² Alfresco Area = 9.28 m² **TOTAL House Area = 101.16 m²** Site Area = 143.49 m² Common Area = 51.82 m² TOTAL Land Area inc. Common = 195.31m² Site Coverage = 46.10 %	UNIT 20 Ground Living Area = 63.22 m² Garage & Store Area = 28.60 m² TOTAL Ground Area = 91.82 m² Portico Area = 2.08 m² Alfresco Area = 9.49 m² **TOTAL House Area = 103.39 m²** Site Area = 145.16 m² Common Area = 51.82 m² TOTAL Land Area inc. Common = 196.98m² Site Coverage = 46.61 %	UNIT 21 Ground Living Area = 60.13 m² Garage & Store Area = 29.54 m² TOTAL Ground Area = 89.67 m² Portico Area = 2.24 m² Alfresco Area = 11.80 m² **TOTAL House Area = 103.71 m²** Site Area = 168.53 m² Common Area = 51.82 m² TOTAL Land Area inc. Common = 220.35m² Site Coverage = 40.69 %



archivision
architectural drafting
PH: 9240 8959 M: 0438 913 565 FAX: 9242 1787

AREAS:

DRAWING NAME: SITE PLAN - SITE LAYOUT

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT.

DATED: ...../...../.....

OWNER ..... WITNESS .....

OWNER ..... WITNESS .....

BUILDER ..... WITNESS .....

VARIATIONS:

Rev No:	Variation:	Date Drn:	By:
001	FINAL	030910	AP

Please check plans, specification and addenda carefully. All dimensions to take preference over scaling. All dimensions to be checked on site, any error or discrepancies then please contact the office.

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SHEET No:	REVISION	JOB No:
S2 OF 6	A	614LOMAX

CLIENT NAME: WATSON PROPERTY GROUP PTY LTD

SITE ADDRESS: LOT 614, #1, LOMAX COURT, BEELIAR

SHIRE: CITY OF COCKBURN

Drawn By:	Date Drawn:	Scale:	Date Prntd:	Ver:	CHKD:
AP022	02/06/10	1:200	09/09/10	1.4	

Document Set ID: 2258276
Version: 1, Version Date: 02/03/2013

| AREAS | AREAS | AREAS |