



Amendment No. 5 to the Barfield Road Local Structure Plan (SPN/0467)

The Amendment to the Barfield Road Local Structure Plan (SPN/0467) has been prepared under the provisions of the City of Cockburn Town Planning Scheme No. 3

The Amendment has been prepared by RobertsDay on behalf of the landowners, care of Richard Noble & Company.

Prepared: June 2019

Endorsement Page

It is certified that Amendment No. 5 to the Barfield Road Local Structure Plan was approved by resolution of the Western Australian Planning Commission on:

Date

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.

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Amendment No. 5 to the Barfield Road Local Structure Plan

The City of Cockburn, pursuant to its Town Planning Scheme No. 3, hereby amends the above Structure Plan by:

PART	SECTION	PROPOSED MODIFICATION
PART ONE	Heading	Update heading to replace 'Statutory Section' with 'Implementation'
	2.0 Structure Plan Content	Update third dot point to replace 'Statutory Section' with 'Implementation'
	5.0 Relationship with Local Planning Scheme	Delete provision (a)
	7.1.1 Notifications on Title	Update sentence to include reference to latest Bushfire Management Plan
	7.2.1.iii Detailed Area Plans	Update paragraph to include reference to latest Bushfire Management Plan
	Plan 1	Update Plan 1 to reflect modified Structure Plan map, including following specific modifications: 1. Change density code from 'R30' to 'R60' for small residential cell south of POS C 2. Change Structure Plan boundary to the extend east of Barfield Road, to include Lot 15 for Residential development and Lot 37 for Parks and Recreation 3. Change to design layout for Lot 18, including the addition of a portion of Lot 40 for Fire Service Access Route 4. Removal of hatching for land no longer subject to 'Flame Zone' classification
PART TWO	1.1 Introduction and Purpose	Update first paragraph to include all lots now subject to Structure Plan
	1.2.2 Area and land use	Update to include new total area for Structure Plan area, including additions made in this amendment
	Figure 1 Location Plan	Update to reflect revised subject area made in this amendment
	Figure 2 Context Plan	Update to reflect revised subject area made in this amendment

PART	SECTION	PROPOSED MODIFICATION
	Table 1 Lot Details and Ownership Summary	Update to reflect lot additions made in this amendment
	Figure 3 Site Plan	Update to reflect lot additions made in this amendment
	Figure 4 MRS Zoning	Update to reflect revised subject area made in this amendment
	Figure 5 TPS Zoning	Update to reflect revised subject area made in this amendment
	Figure 6 Vegetation Condition	Update to reflect revised subject area made in this amendment
	Figure 7 Contour Plan	Update to reflect revised subject area made in this amendment
	2.5.1 Western Power Easement	Update paragraph to reflect current context of Western Power easement in relation to proposed LSP design made in the amendment
	Figure 8 Context and Constraints Plan	Update to reflect revised subject area made in this amendment
	Figure 9 Local Structure Plan	Update to reflect modified LSP map
	Table 2 Local Structure Plan Summary Table	Update proposed figures to reflect changes made in this amendment
	Figure 10 Residential Density Plan	Update to reflect density changes made in this amendment
	Table 3 Density Target Summary	Update proposed figures for both Directions 2031 and Liveable Neighbourhoods
	Figure 11 Movement Network Plan	Update to reflect movement network changes made in this amendment
	Figure 13 Cycle/ Footpath and Public Transport Plan	Update to reflect changes made in this amendment
	3.5 Open Space	Update paragraph 4 to reflect proposed POS figures made in this amendment
	Table 5 Public Open Space Calculations	Update POS figures to reflect changes made in this amendment
	Table 6 Public Open Space Schedule	Update POS figures to reflect changes made in this amendment
	Figure 14 Public Open Space	Update to reflect changes made in this amendment
	Figure 15 Staging Plan	Update to reflect changes made in this amendment
	4.1 Staging	Update paragraph to replace 'Figure 16' with 'Figure 15'



02 Explanatory Report

2.1 BACKGROUND

RobertsDay acts on behalf of Gold Estates Holdings Pty Ltd c/- Richard Noble & Company in submitting this application to modify the approved Barfield Road Local Structure Plan (SPN/0467). The Barfield Road LSP establishes the planning framework for the Vivente Residential Estate, which is being developed by our Client.

The Barfield Road LSP was first approved by Council on 14 November 2013 (prior to the introduction of the Deemed Provisions to Local Planning Schemes) and has since been subject to four minor amendments, as outlined below:

1. 16 October 2014 – change to location of Local Centre zone and tweaks to road layout.
2. 16 October 2015 – removal of unnecessary road connection to Wattleup Road
3. 9 March 2017 – upcoding of grouped housing site in west from R25 to R60
4. 29 June 2018 – updates to density codes and tweaks to road layout (cul-de-sacing two east-west streets)

The purpose of this application is to propose a fifth minor amendment to the Barfield Road LSP. The proposed amendment seeks to modify the Barfield Road LSP in accordance with the enclosed Comparison Plan (Drawing Ref: RIC HAM RD1 045J) and relates to four key areas.

2.2 PROPOSAL CONTEXT

On this occasion, the trigger for an amendment to the Barfield Road LSP comes from our Client's acquisition of new landholdings, Lots 15 and 37. A design has been prepared for the new landholdings, and in doing so it was timely to also review the design of the remaining unconstructed stages of the LSP area.

This amendment to modify the Barfield Road LSP has been prepared with consideration of:

- Optimising design from a land efficiency point of view
- Striking a balance between housing diversity and market preference for freehold lots over strata
- Market performance of the earlier stages of Vivente Residential Estate

The change to the expected dwelling yield compared to previous amendments is negligible and as such will not have a material impact on the objectives of the Structure Plan.

2.3 MODIFICATIONS

2.3.1 Modification 1

Modification 1 is a simple density code change from R30 to R60 for a small residential cell fronting Parco Glade and POS C. The cell being modified was previously planned as a grouped housing site. The proposed upcoding achieves the following outcomes:

- Responding to the decline in investor activity around grouped housing sites
- Introducing additional compact freehold lots that cater to the needs of smaller household structures (i.e. single persons, couples with no children, single parents)
- Providing housing choice and diversity

2.3.2 Modification 2 & 3

It is proposed to introduce new landholdings into the Barfield Road Structure Plan area. These new landholdings include, Lot 15, Lot 37 and a portion of Lot 40.

It is also proposed to modify the design over an existing portion of the Barfield Road Structure Plan area east of Barfield Road (Lot 18).

The designs and density codes as they relate to proposed modification 2 and 3 are consistent with the overall design of the broader Barfield Road LSP area.

2.3.3 Modification 4

Modification 4 is a simple change brought about by the commencement of construction for the high school abutting the northern boundary of the Barfield Road LSP. Land within the Structure Plan area was previously classified as Flame Zone due to the bushfire hazard posed by the vegetation abutting the site. Since the commencement of construction of the high school, the vegetation has been cleared and the bushfire threat removed. As such, the Flame Zone classification can be removed.

2.4 WESTERN POWER EASEMENT

There is a Western Power high-voltage power line, and associated easement, that runs in a north-south direction through the eastern portion of the Barfield Road LSP area. In accordance with land use restrictions associated with power infrastructure easements, the only uses proposed within the affected land are Parks and Recreation reserve (for which we will not be seeking a POS credit) and a fire emergency services access route.

2.5 PUBLIC OPEN SPACE

The latest approved version of the Barfield Road LSP provides 3.9076ha of public open space (POS), equating to 11.5% of the total gross subdivisible area. This represents an over provision on 0.746ha when assessed against the requirement for 10% POS.

The proposed modifications to the Barfield Road LSP involve an additional 3.8872ha of total net site area (Lots 15, 37 and a portion Lot 40) being added to the Structure Plan area. The classification of 2.0222ha of this land as a deduction from the gross subdivisible area due to land use constraints associated with a Western Power easement, and the original aforementioned POS over provision, mean that the modified Barfield Road LSP is still able to achieve the 10% POS requirement.

The proposed modification to the Barfield Road LSP identifies a new area of Parks and Recreation, POS Z, within Lot 37. It is noted that this area of Parks and Recreation is constrained by the Western Power easement for high-voltage power lines and as such we will not be seeking a POS credit for this portion of open space.

The table enclosed under Appendix 4 details revised POS calculations as they relate to the proposed modification to the Barfield Road LSP.

2.6 DISTRICT CYCLE CONNECTION

The addition of Lots 15 and 37 into the Barfield Road LSP area provides an opportunity to complete an extension of Whadjuk Drive to the Kwinana Freeway. Whadjuk Drive, including its on-road cycle lanes to the Principal Share Path (PSP) along the Kwinana Freeway, is becoming an important east-west connection for the broader district catchment.

The extension of Whadjuk Drive to Kwinana Freeway will plug a gap in the district cycle network by providing an additional east-west link to the PSP, logically located half way between two existing access points, being Gaebler Road 700m to the north and Rowley Road 600m to the south.

The opportunity to complete the Whadjuk Drive cycle link extension to the Kwinana Freeway PSP would benefit not only the planned and constructed dwellings of the Barfield Road LSP, but also the almost 2,300 dwellings in the East Wattleup Primary School catchment plus the Hammond Park High School, which is currently being constructed directly west of the proposed connection.

2.7 OVERALL DWELLING YIELD

The original approved dwelling yield estimate for the approved Barfield Road LSP is 479 dwellings. With the changes outlined above, our design estimates indicated that the overall yield will not be materially impacted by the proposed amendment. Although some yield may be lost by the removal of some grouped housing sites, additional yield has been gained through design efficiencies and density changes for freehold lots.

It is anticipated that final dwelling yields for the estate will be in the range of 470 – 490 dwellings.

2.8 OTHER CONSIDERATIONS

We have reviewed the supporting documents in preparing this application and submit:

- Given the overall dwelling yield generally accords with the original design, this amendment is not expected to materially impact the way in which traffic flows perform and will not have any undue impact on the external road network. A revised Transport Impact Assessment, authored by KCTT (June 2019), has been prepared to capture the revised design.
- The Bushfire Management Plan has been revised to incorporate the latest Barfield Road LSP design, including the new LSP areas and amended design over existing LSP areas.
- Strategen have prepared a detailed report with a Native Vegetation Clearing Permit and supporting documentation for Lot 15.

None of the other technical documents contained within the original Barfield Road LSP warrant updating as a result of these proposed minor amendment.

2.9 SUMMARY

This proposal to modify the Barfield Road LSP warrants support from the City of Cockburn and the Department of Planning, Lands and Heritage for the following reasons:

1. The inclusion of additional landholdings within the Barfield Road LSP will ensure orderly and proper planning for a greater portion of land within the Hammond Park area.
2. The proposed modification is able to achieve the requirement for 10% POS provision
3. The proposed design of the additional and modified areas is in keeping with the planned and constructed portions of the existing Barfield Road LSP.
4. The proposed modifications will not have a material impact on the overall dwelling yield for the estate.

03 Attachments

Supporting Attachments

Attachment 1_ Barfield Road Updated LSP map

Attachment 2_ LSP Comparison Map

Attachment 3_ Illustrative Masterplan

Attachment 4_ Public Open Space Calculations Table

Attachment 5_ Addendum to Bushfire Management Plan

Attachment 6_ Revised Transport Impact Assessment

Attachment 7_ Lot 15 Native Vegetation Clearing Permit

Attachment

01

Barfield Road Updated LSP map



FRANKLAND

WATTLEUP RD
←

FRANKLAND PARK AVENUE

ROWLEY ROAD

BARFIELD ROAD

FUTURE
HIGH SCHOOL

①

CYCLE
CONNECTION TO
FREEWAY PSP

NO VEHICLE
ACCESS

FIRE SERVICE
ACCESS ROUTE OR
ROAD (SUBJECT TO
FUTURE PLANNING)

FIRE SERVICE
ACCESS ROUTE
FSAR ACCESS
POINT

LEGEND

STRUCTURE PLAN BOUNDARY

ZONES
RESIDENTIAL
LOCAL CENTRE

RESERVES
PARKS AND RECREATION
PUBLIC PURPOSE

OTHER ELEMENTS THAT INFORM THE LSP

R25 RESIDENTIAL DENSITY CODE
PROPOSED BUS ROUTE
DISTRICT CYCLE CONNECTION
WESTERN POWER EASEMENT

PLANNING CONTROL AREA No. 112
LAND WITHIN FLAME ZONE NOT CAPABLE OF BEING
DEVELOPED UNTIL ADJOINING BUSH FIRE HAZARD REMOVED
DEVELOPMENT SUBJECT TO DWELLING CONSTRUCTION
UNDER AS3959-2009

CADASTRAL INFORMATION
SOURCE: MCMULLEN NOLAN
YYMDD: 140501
DWG REF: 96236
PROJECTION: PCG 94
AERIAL PHOTOGRAPHY
SOURCE: NA
YYMDD: NA

RD
great places

SIZE A3 1:3000
0 metres 30 60 90 120 150

BARFIELD ROAD STRUCTURE PLAN
Lots 13-14, 18 & 47-51 Hammond park
City of Cockburn
REF NO. DRAW NO. REV.
RIC HAM RD1 045 K

K	NOTE WESTERN POWER	190619	S8	EH
J	UPDATE PER RD1 1500	190510	S8	ED
I	STRUCTURE PLAN UPDATE	190417	HH	EH
H	MINOR BOUNDARY ADJUST	181001	ED	-
G	ALIGN R30	180927	YMMDD	DRAWN
REV	DESCRIPTION			APPRD

DISCLAIMER: ISSUED FOR DESIGN INTENT ONLY. ALL AREAS AND DIMENSIONS ARE SUBJECT TO DETAIL DESIGN AND SURVEY

Attachment

02 LSP Comparison Map



ENDORSED LOCAL STRUCTURE PLAN

MODIFIED LOCAL STRUCTURE PLAN

LEGEND

STRUCTURE PLAN BOUNDARY

ZONES

- RESIDENTIAL
- LOCAL CENTRE

RESERVES

- PARKS AND RECREATION
- PUBLIC PURPOSE

OTHER ELEMENTS THAT INFORM THE LSP

R25 RESIDENTIAL DENSITY CODE

- PROPOSED BUS ROUTE
- DISTRICT CYCLE CONNECTION
- WESTERN POWER EASEMENT

PLANNING CONTROL AREA No. 112

LAND WITHIN FLAME ZONE NOT CAPABLE OF BEING DEVELOPED UNTIL ADJOINING BUSH FIRE HAZARD REMOVED

DEVELOPMENT SUBJECT TO DWELLING CONSTRUCTION UNDER AS3959-2009

STRUCTURE PLAN MODIFICATIONS

- 1 CHANGE FROM R30 TO R60
- 2 ADD IN LOT 15 FOR RESIDENTIAL DEVELOPMENT; ADD IN LOT 37 FOR PARKS AND RECREATION
- 3 CHANGE TO DESIGN LAYOUT OF LOT 18; ADD IN PORTION OF LOT 40 FOR FSAR
- 4 LAND NO LONGER SUBJECT TO FLAME ZONE

CADASTRAL INFORMATION
SOURCE: McMULLEN NOLAN
YYMMDD: 140501
DWG REF: 96236
PROJECTION: PCG 94

AERIAL PHOTOGRAPHY
SOURCE: NA
YYMMDD: NA



SIZE A3 1:5000



EXISTING AND MODIFIED LOCAL STRUCTURE PLAN COMPARISON
Lots 13-14, 18 & 47-51 Hammond park
City of Cockburn

K	NOTE WESTERN POWER	190619	SB	EH
J	UPDATE PER RD1 150D	190510	SB	ED
I	STRUCTURE PLAN UPDATE	190417	HH	EH
H	MINOR BOUNDARY ADJUST	181001	ED	-
G	ALIGN R30	180927	ED	-
REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D

REF NO. DRAW NO. REV.
RIC HAM RD1 045 K

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Attachment

03 Illustrative Masterplan



A BASE PLAN
REV DESCRIPTION

190624 SB
YYMMDD DRAWN APPR'D

REF NO.
RIC HAM

DRAW NO. REV.
RD3 030 A

BARFIELD ROAD ILLUSTRATIVE MASTERPLAN
Lots 13-14, 18 & 47-51 Hammond Park
City of Cockburn

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Attachment

04 Public Open Space Calculations Table

Public Open Space Calculations Table

Total Net Site Area				37.4036
Deductions				
Land use / Reserves				
Rowley Road Planning Control Area	0.9320			
Local Centre	0.1511			
High School Site	0.9081			
Western Power high voltage line easement (Lot 37 & portion Lot 40)	2.0222			
sub-total		4.0134		
Infrastructure / drainage				
POS C (1in1yr event)	0.0830			
POS F (1in1yr event)	0.1134			
POS H (1in1yr event)	0.0606			
sub-total		0.2570		
Total Deductions			4.2704	
Gross Subdivisible Area (total area minus deductions)				33.1332
Required POS				
May comprise max 20% restricted POS			0.6627	
May comprise min 80% unrestricted POS			2.6507	
10% POS Requirement				3.3133
Breakdown of POS Provided		(top of water drainage calculations)		
Public Open Space and Function	Total	1in1yr (Deduction)	1in5yr - 1in1yr (Restricted)	POS contribution
POS A1	0.3509			0.3509
POS A2	0.9897			0.9897
POS B	0.3983			0.3983
POS C	0.7743	0.0830	0.0716	0.6197
POS F	0.5379	0.1134	0.0460	0.3785
POS H	0.8829	0.0606	0.0442	0.7781
sub-total	3.9340	0.2570	0.1618	3.5152
Total restricted POS				0.1618
Total unrestricted POS				3.3534
Total Public Open Space Provision				3.5152
Total Public Open Space Provision (%)				10.6%

Attachment

05 Addendum to Bushfire Management Plan

Attachment

06 Revised Transport Impact Assessment

Attachment

07

Lot 15 Native Vegetation Clearing Permit