

STRUCTURE PLAN

Lot 34 (No. 65) Ocean Road, Coogee

Prepared for

Realzone Holdings Pty Ltd

April 2021

City of Cockburn  
Lot 34 Ocean Road, Coogee

**CERTIFICATION OF APPROVED STRUCTURE PLAN**

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

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

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

\_\_\_\_\_ Date

\_\_\_\_\_ Date of Expiry

Table of Structure Plan Amendments

| Amendment No. | Description | Date adopted by City of Cockburn | Date endorsed by WAPC |
|---------------|-------------|----------------------------------|-----------------------|
|               |             |                                  |                       |
|               |             |                                  |                       |
|               |             |                                  |                       |
|               |             |                                  |                       |
|               |             |                                  |                       |

## Executive Summary

This Structure Plan has been prepared on behalf Realzone Holdings Pty Ltd, the registered proprietor of Lot 34 (No.65) Ocean Road, Coogee ('Subject Site'). The Subject Site is located approximately 20km south west of the Perth CBD.

This Structure Plan provides the necessary planning framework to facilitate the subdivision of the Subject Site and has been prepared in accordance with the relevant requirements of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

| Item                                                                                                                    | Data                                                                                    | Structure Plan Reference (section No.) |
|-------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|----------------------------------------|
| Gross Structure Plan area                                                                                               | 7,609m <sup>2</sup>                                                                     |                                        |
| Area of each land use proposed<br><br><u>Zoned land</u><br>Residential<br><br><u>Reserved land</u><br>Public Open Space | 5,205m <sup>2</sup> (68.4% of land area)<br><br>828m <sup>2</sup> (10.88% of land area) |                                        |
| Estimated total lot yield                                                                                               | 12 lots                                                                                 | 5.1                                    |
| Estimated Dwelling yield                                                                                                | 12 dwellings                                                                            | 5.1                                    |
| Estimated residential site density                                                                                      | 25 dwellings per hectare                                                                | 5.1                                    |
| Estimated Residential Population                                                                                        | 34 people @ 2.8 persons per dwelling                                                    | 5.1                                    |

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## PART ONE - IMPLEMENTATION

### 1.0 STRUCTURE PLAN AREA

The Structure Plan covers Lot 34 (No. 65) Ocean Road, Coogee only.

### 2.0 OPERATION

The date in which the Structure Plan comes into effect is the date the Structure Plan is approved by the Western Australian Planning Commission as set in the Structure Plan Certification page in accordance with Schedule 2, Part 4, Clause 28 of the *Planning & Development (Local planning Schemes) Regulations 2015*.

### 3.0 SUBDIVISION & DEVELOPMENT REQUIREMENTS

Table 1 – Subdivision & Development Requirements

|     |                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-----|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3.1 | Land Use & Permissibility | <p>The Structure Plan Map applies the Zones and Reserves within the SP area which will guide the future subdivision and development of the land.</p> <p>Land Use permissibility within the Structure Plan Area shall be in accordance with the corresponding Zone (Residential) under the City of Cockburn Town Planning Scheme No.3.</p>                                                                                                                                                                                                                                                                                    |
| 3.2 | Residential Density       | <ul style="list-style-type: none"><li>• Residential densities applicable to the Structure Plan Area will be those residential densities as shown on the Structure Plan Map.</li><li>• The Structure Plan shall provide for a minimum 20 dwellings per site hectare at the subdivision determination stage.</li></ul>                                                                                                                                                                                                                                                                                                         |
| 3.3 | Local Development Plan    | <p>A Local Development Plan (LDP) is required to be prepared and implemented pursuant to the provisions of the City of Cockburn Town Planning Scheme No. 3 and the Planning &amp; Development (Local Planning Schemes) Regulations 2015 for any lot that:</p> <ul style="list-style-type: none"><li>• Has a direct boundary frontage to an area of Public Open Space; or</li><li>• Requires an elevated construction standard for bushfire hazard mitigation purposes.</li></ul>                                                                                                                                             |
| 3.4 | Fire Management Plan      | <p>The subject site is subject to a Fire Management Plan. A condition of subdivision approval will be imposed requiring BAL assessments for each of the proposed lots.</p> <p>The Fire Management Plan also requires that a Notification, pursuant to Section 70A of the Transfer of Land Act 1893 is to be placed on the Certificate(s) of Title of the lots within the Bushfire Prone Area. Notice of this Notification is to be included on the diagram or plan of survey (Deposited Plan). The Notification is to state:</p> <p><i>“The lot(s) is/are subject to a Bushfire Management Plan (Local Government)”.</i></p> |

|     |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-----|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3.5 | Midge Infested Areas | <p>A condition of subdivision approval will be imposed requiring a Notification, pursuant to Section 165 of the <i>Planning and Development Act 2005</i> on the title of each new residential lot advising prospective purchaser(s) that the land may be affected by midge infestation. Notice of this Notification is to be included on the Deposited Plan and shall state the following:</p> <p><i>“This land may be affected by midge from nearby lakes and/or wetlands. Enquiries can be made with the City of Cockburn Environmental Services.”</i></p> <p>This requirement should be included in Part 1 section 3.0 (Subdivision and Development Requirements), and discussed in Part 2.</p> |
|-----|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## 4.0 DEVELOPER CONTRIBUTIONS

### 4.1 Development Contribution Area 12

The developer is to make satisfactory arrangements with the City of Cockburn to provide developer contributions in accordance with Development Contribution Area 12 (DCA 12).

### 4.2 Development Contribution Area 13

The subject site is also located within Development Contribution Area 13 (DCA 13) under the City of Cockburn Town Planning Scheme No. 3 that requires a developer contribution for regional infrastructure.

## Structure Plan



## **PART TWO – EXPLANATORY SECTION**

### **1.0 INTRODUCTION & PURPOSE**

The purpose of this Report is to facilitate the approval of a Structure Plan over Lot 34 (No. 65) Ocean Road, Coogee. The Structure Plan is prepared as a precondition for subdivision of land which is zoned 'Development' under the City of Cockburn's Town Planning Scheme No. 3.

### **2.0 LAND DESCRIPTION**

#### **2.1 Location**

The land the subject of this Structure Plan is limited to Lot 34 (No. 65) Ocean Road, Coogee and is situated approximately 20km south-west of the Perth CBD.

#### **2.2 Area & Land Use**

The subject site is of a land area measuring 7,609m<sup>2</sup> and is rectangular in configuration. The subject site is currently improved with an existing dwelling fronting Ocean Road and with an outbuilding located south of the dwelling. The balance of the site is vacant and cleared of all vegetation. Under the Packham North District Structure Plan the subject site was previously identified as a market garden.

The subject site is currently utilised for residential purposes. The proposed Structure Plan provides an opportunity for the existing dwelling to either be retained or demolished when further subdivision occurs.

#### **2.3 Legal Description and Land Ownership**

The subject site contains one land parcel held in private ownership with an approximate area of 7,609m<sup>2</sup>. The subject site can be legally referred to as follows:

Lot 34 on Plan 5190 held in Volume 1623 and Folio No 989.

A copy of the Certificate Title is within Appendix 1.

#### **2.4 Surrounding Context**

The subject site is bound by low to medium density residential housing to the east, a local parkland reserve to the south and west and medium density residential housing north of Ocean Road.

### 3.0 PLANNING FRAMEWORK

#### 3.1 Directions 2031

In August 2010 the Western Australian Planning Commission released Directions 2031 and Beyond (Directions 2031). Directions 2031 is a strategic plan which recognises the benefits of a more consolidated city whilst working from historic patterns of urban growth. Directions 2031 deals with urban growth needs and also takes into consideration the need to protect our natural ecosystems.

The framework provides for different lifestyle choices, vibrant nodes for economic and social activity and a more sustainable urban transport network.

Directions 2031 seeks a 50% increase to the existing current average residential density of 10 dwellings per gross urban zoned hectare to a target 15 dwellings per gross urban zoned hectare of land in newly developed areas. The proposed Structure Plan over the subject site meets the targets set by Directions 2031.

#### 3.2 South Metropolitan Peel sub-regional framework

The *South Metropolitan Peel Sub-Regional Planning Framework* is a strategic plan that provides a broad-brush guide for the future settlement of the Perth & Peel regions based on a 35 – 40 year time period. The *South Metropolitan Peel Sub-Regional Planning Framework* is based on a forecasted population of 3.5 Million people. The *South Metropolitan Peel Sub-Regional Planning Framework* is one of four sub-regional planning frameworks which support the objectives of Directions 2031.

#### 3.3 Perth and Peel @ 3.5 Million

In March 2018 the Western Australian Planning Commission issued the Perth and Peel @ 3.5 Million land use planning and infrastructure framework. The framework defines the type of urban development over the next 30 years and seeks to limit unsustainable urban sprawl, instead encouraging consolidated urban growth and greater housing diversity to meet the changing needs of the community.

#### 3.4 Metropolitan Region Scheme

The subject site is zoned 'Urban' under the provisions of the Metropolitan Region Scheme ('MRS'). The Urban zone under the MRS is defined as:

*"Areas in which a range of activities are undertaken, including residential, commercial, recreational and light industrial."*

This Structure Plan facilitates development consistent with the MRS Urban zoning.

#### 3.5 Packham North District Structure Plan

The Packham North District Structure Plan has been adopted which includes the subject site. The Structure Plan has been prepared to be generally in accordance with the Packham North District Structure Plan with the exception of the location of the public open space. The location of the public open space is addressed under the relevant section of this report.

### **3.6 Liveable Neighbourhoods**

Liveable Neighbourhoods (LN) is the Western Australian Planning Commissions operational policy for the design and assessment of structure plans and subdivision applications for Greenfield and urban infill sites.

The Structure Plan has been designed with due regard to LN with each of the relevant elements addressed below.

#### Element 1 – Community Design

The Structure Plan facilitates interconnected streets with road connectivity to the existing roads including Rasona Prom and Prizba Rise. The Structure Plan also facilitates housing diversity. The proposed Structure Plan meets the objectives of Element 1 of LN.

#### Element 2 – Movement Network

The Structure Plan facilitates a permeable street network that prioritises pedestrian and cyclist movements. Whilst no cycle lanes are proposed the traffic volumes are anticipated to be sufficient for safe on-street cycling. The proposed Structure Plan meets the objectives of Element 2 of LN.

#### Element 3 – Lot layout

The Structure Plan proposes a density coding and location of local roads which will facilitate a lot layout consistent with the pattern of subdivision which has occurred east of the subject site.

#### Element 4 – Public Parkland

10% of the Structure Plan area is dedicated as public open space.

#### Element 5 – Urban Water Management

The proposed urban water management strategy will be consistent with the local water management plan lodged with the OFELSP.

#### Element 6 – Utilities

The subject site is capable of being serviced by power, water, sewer and telecommunications in accordance with the requirements of the service providers.



## 4.0 SITE CONDITIONS

### 4.1 Topography

The natural topography of the subject site falls from the southern boundary towards the northern boundary (Ocean Road). The topography of the lots which have been created immediately east of the subject site are subject to similar changes in topography and have been stepped via limestone retaining walls. The same design engineering principles can be applied to the proposed Structure Plan area.

### 4.2 Potential Site Contamination

Galt Environmental has carried out a desktop assessment (reference J1702031 002 R Rev0) of the subject site in terms of potential contamination. The desktop assessment provided the following findings:

- the site has not been identified as being potentially contaminated;
- no heritage sites exist within the site's boundary.
- the Department of Water & Environmental Regulation acid sulfate mapping indicated the subject site is located in an area having no known ASS;
- the Department of Biodiversity, Conservation & Attraction database indicates the subject site as not being mapped as having environmentally sensitive areas;
- Groundwater is within about 11m to 24m of the subject site's current ground surfaces and would therefore not be affected.

A Copy of the Report is contained within Appendix 2.

### 4.3 Vegetation

The subject site is currently vacant and free of any vegetation and suitable for urban development.

#### 4.4 Bushfire Management

The subject site is currently mapped as Bushfire Prone. In accordance with State Planning Policy 3.7 *Planning in Bushfire Prone Areas* a Bushfire Management Plan has been prepared. The Bushfire Management Plan sets out a number of strategies and requirements to manage and minimise the impacts of a bushfire event on the subject site.

##### BAL Contour Plan Mapping

All lots contained within the subject site have been mapped with an indicative Bushfire Attack Level between 12.5 and 29 under a Method 1 BAL Assessment demonstrating that the entire subdivision area is appropriate for residential land use development.

##### Bushfire Management Requirements

Section 6 of the Bushfire Management Plan prescribes the following responsibility and implementation measures:

| Developer / Landowner responsibilities |                                                                                                                                                                                                                                                               |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1                                      | At subdivision stage ensure water supply, vehicular access standards and internal APZs are established and maintained.                                                                                                                                        |
| 2                                      | At subdivision stage ensure 6m wide limestone trail is established to standards acceptable by the City of Cockburn on the western interface.                                                                                                                  |
| 3                                      | At subdivision stage assess and confirm the BAL ratings for individual lots prior to the creation of titles.                                                                                                                                                  |
| 4                                      | At subdivision stage ensure the construction of a 2m high masonry wall is established within the specific lots to standards acceptable to the City of Cockburn.                                                                                               |
| 5                                      | Install the public roads to standards outlined in Appendix 2.                                                                                                                                                                                                 |
| 6                                      | Ensure the POS reserve is established and maintained to manage fuel loads and low threat managed conditions.                                                                                                                                                  |
| 7                                      | Update the Bushfire Management Plan as requested by the City of Cockburn if it has reasonable reason to believe site conditions have substantially changed or new methodologies or practices are adopted as identified in future revisions of the Guidelines. |
| City of Cockburn– Ongoing Management   |                                                                                                                                                                                                                                                               |
| 9                                      | Maintain public roads to appropriate standards and ensure compliance with the City of Cockburn's Fire Control Order.                                                                                                                                          |
| 9                                      | Provide fire prevention and preparedness advice to landowners upon request and the City of Cockburn's Fire Control Order.                                                                                                                                     |

The above provisions can be implemented which will provide acceptable solutions and responses in order to satisfy the bushfire management issues identified within the Guidelines for Planning in Bushfire Prone Areas (WAPC 2017 Version 1.3).

A Copy of the Bushfire Management Plan Report is contained within Appendix 3.

## 5.0 STRUCTURE PLAN

### 5.1 Residential Density & Structure Plan Performance

The Structure Plan facilitates the development of 11 additional lots which will be developed with single house dwellings. In addition to these 11 additional dwellings, the existing dwelling located adjacent to Ocean Road will be capable of future subdivision into 2 lots. The total proposed development would provide accommodation for up to 34 people based on an average of 2.8 persons per dwelling.

The R25 density under the Structure Plan will facilitate medium density lot sizes which is consistent with the intent under the Packham North District Structure Plan.

**Table 2 – Residential dwelling yield estimate**

| Residential lot typology                       | Density | Yield     | Housing Typology                                                                 |
|------------------------------------------------|---------|-----------|----------------------------------------------------------------------------------|
| Medium density residential                     | R25     | 8         | Single Dwellings                                                                 |
| Medium density residential                     | R25     | 2         | Subdivision of existing dwelling lot into 2 Grouped Dwellings or 2 Freehold Lots |
| Medium density residential                     | R30     | 3         |                                                                                  |
| <b>Structure Plan Estimated Dwelling Yield</b> |         | <b>13</b> |                                                                                  |

**Table 3 – Development Statistics**

|                                                          | Outcomes            | Density Targets                                                 |
|----------------------------------------------------------|---------------------|-----------------------------------------------------------------|
| Structure Plan Area                                      | 7,609m <sup>2</sup> |                                                                 |
| Land set aside for roads, drainage and public open space | 2,403m <sup>2</sup> |                                                                 |
| Balance of land for residential development              | 5,206m <sup>2</sup> |                                                                 |
| Estimated total number of dwellings                      | 13 dwellings        |                                                                 |
| Estimated Dwelling Yield                                 | 26 dwellings per ha | <u>Liveable Neighbourhoods</u><br>12 – 20 dwellings per site ha |
| Structure Plan Target Density                            | 20 dwellings per ha | <u>Directions 2031</u><br>15 dwellings per gross urban ha       |

The Structure Plan facilitates a yield of 26 dwellings per site hectare, noting that the subdividable area is below one hectare.

### 5.2 Land Use

The proposed land uses are identified in the Structure Plan under the 'Zones' and 'Reserves'. The Zoning is 'Residential' with future development to be guided by the 'Residential' zoning requirements as prescribed under the City of Cockburn Town Planning Scheme No. 3.

Town Planning Scheme No. 3 will also control the use and development of the land reserved for Parks and Recreation under the Structure Plan.

## 6.0 MOVEMENT NETWORK

### 6.1 Transport Impact Statement

A Transport Impact Statement has been prepared in accordance with the WAPC's '*Transport Impact Assessment Guidelines 2016*'.

A Copy of the Transport Impact Statement is contained within Appendix 4.

### 6.2 Existing Road Network

The northern boundary of the subject site has frontage to Ocean Road with a portion of Ocean Road westwards of the subject site being classified as a Primary Regional Road under the MRS. Ocean Road connects to Cockburn Road which is located approximately 300m west of the subject site. Cockburn Road is also a Primary Regional Road under the MRS and runs in a north-south direction.

### 6.2 Proposed Road Network

The proposed road network connects into the existing Rasano Promenade and the laneway intersecting with Sokol Way. All lots within the structure plan area will have direct access to adjacent roads.

### 6.3 Proposed Pedestrian/ Cyclist Network

Pedestrian access to the structure plan area is available via the existing external footpath network extending along the northern side of Ocean Road, eastern side of Sokol Way, southern side of Rasano Promenade and southern side of Prizba Rise.

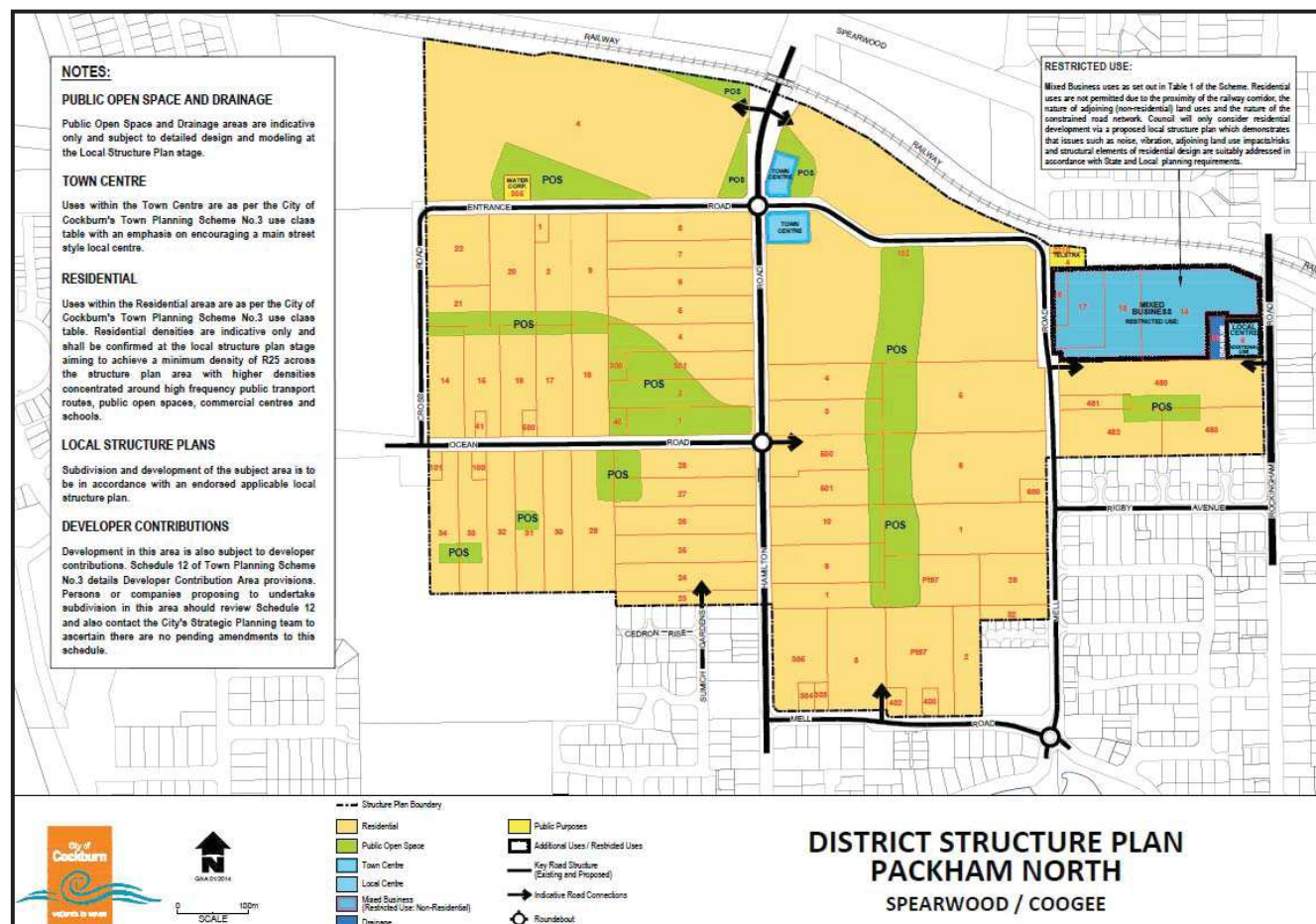
The Department of Transport's Perth Bicycle Network identifies existing cyclist connectivity to the structure plan area.

## 7.0 PUBLIC OPEN SPACE

### 7.1 Location and Area of POS

The Structure Plan provides 828m<sup>2</sup> of public open space in accordance with the 10% public open space requirements prescribed under the WAPC LN Policy and the corresponding Development Control Policy 2.3 *Public Open Space in Residential Areas*.

Under the Packham North District Structure Plan the public open space is located as per the below plan. The public open space has been located further south adjacent to Prizba Rise to adhere with R12 for Element 4 – Public Parkland within LN. The proposed location of the public open space will also provide an additional buffer to the Parks and Recreation MRS reserve to the south which is mapped as a bushfire prone area.



## 7.2 Public Open Space Schedule

|                                                                                                                                   |                         |            |                               |
|-----------------------------------------------------------------------------------------------------------------------------------|-------------------------|------------|-------------------------------|
| <b>Structure Plan Site Area</b>                                                                                                   |                         |            |                               |
| <b>Less</b>                                                                                                                       |                         |            | <b>0.7609 ha</b>              |
| <b>Deductions</b> (LN Element 4)                                                                                                  |                         |            |                               |
| Primary School                                                                                                                    | Nil                     |            |                               |
| Town Centre/ Commercial                                                                                                           | Nil                     |            |                               |
| Dedicated drainage reserves                                                                                                       | Nil                     |            |                               |
| Transmission corridor                                                                                                             | Nil                     |            |                               |
| Other approved contingencies                                                                                                      | Nil                     |            |                               |
|                                                                                                                                   |                         |            | 0.00 ha                       |
| Gross subdividable Area (GSA)                                                                                                     |                         |            | 0.7609 ha                     |
| 10% Public Open Space requirement                                                                                                 |                         |            | 0.07609 ha                    |
| Public open space contribution                                                                                                    |                         |            |                               |
| May compromise <ul style="list-style-type: none"> <li>Minimum 80% unrestricted POS</li> <li>Maximum 20% restricted POS</li> </ul> | 0.6087 ha<br>0.01521 ha |            | 0.07609 ha                    |
| Unrestricted POS area (Non- Drainage > 5 year AR1)                                                                                |                         | 0.00 ha    | 0.0761 ha                     |
| Linear Parkway                                                                                                                    |                         | 0.6087 ha  |                               |
| Restricted Use POS area (1:5 yr ARI)                                                                                              |                         | 0.01521 ha |                               |
| <b>Public Open Space provided</b>                                                                                                 |                         |            | <b>0.0828 ha<br/>(10.88%)</b> |

## 7.3 Function of the POS

As per the POS schedule and technical memo contained within Appendix 5, the area restricted for drainage purposes will not exceed 20% of the total POS area. The balance of the POS will be set aside for recreational purposes. The local development plan will guide the built form adjacent to the POS ensuring there is adequate interface and surveillance.

A model standard condition will be imposed for the landowner/applicant to develop the POS to a minimum standard. This may include the preparation and approval of a landscape plan (in conjunction with future requirements for the City of Cockburn).

## 8.0 WATER MANAGEMENT

### 8.1 LWMS & UWMP

A combined District and Local Water Management Strategy (LWMS) was completed by Cardno Consulting in December 2011 for the Packham North District Structure Plan area which incorporates the subject site. McDowall Affleck consulting engineers have reviewed the proposed subdivision concept and location of the POS which form part of the Structure Plan the subject of this application and confirm the Structure Plan is capable of accommodating the drainage requirements of the previous District and LWMS (refer to technical memo under Appendix 5).

Given that the consulting engineers have identified that there are no drainage constraints over the proposed development site, the previous UWMP will be sufficient to facilitate an appropriate level of urban water management.

## 9.0 CONCLUSION

The Structure Plan has been prepared in order to guide the future subdivision of Lot 34 (No.65) Ocean Road, Coogee for residential purposes.

The proposed Structure Plan is considered to have due regard for the existing planning framework and is compatible with the areas planned and developed under the Ocean Crest Local Structure Plan. The Local Structure Plan has been prepared in accordance with the provisions under Schedule 2 Part 4 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.