



CITY OF COCKBURN	
DOC No	
02 SEP 2024	
SUBJECT	
109/172	
124-2-3 AS	
PROPERTY	
APP	
ACTION	
Gryle O'Leary	

Your ref: 109/172
 Our ref: TPS/3118
 Enquiries: Local Planning Schemes
 Email: localplanningschemes@dph.wa.gov.au

Chief Executive Officer
 City of Cockburn
 PO Box 1215
 BIBRA LAKE WA 6965

Transmission via electronic mail to: stratplanning@cockburn.wa.gov.au

Dear Sir/Madam

TOWN PLANNING SCHEME NO. 3 AMENDMENT NO. 172

The Western Australian Planning Commission (Commission) has considered the amendment and submitted its recommendation to the Minister in accordance with section 87(1) of the *Planning and Development Act 2005* (the Act).

The Minister has approved the amendment in accordance with section 87(2)(a) of the Act. In accordance with section 87(3) of the Act, the Commission will cause the approved amendment to be published in the *Government Gazette*.

The Commission has forwarded notice to the Department of Premier and Cabinet (attached) and it is the local governments' responsibility to make arrangements for the payment of any publication costs. The local government is required under section 87(4B) of the Act, and regulation 64 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, to publish the approved amendment, ensure that it is available to the public, and notify each person who made a submission.

For all payment and purchase order queries, please contact the Department of Premier and Cabinet on (08) 6552 6000. One signed set of the amending documents are returned for your records.

Please direct any queries about this matter to localplanningschemes@dph.wa.gov.au

Yours sincerely

Sam Boucher

Ms Sam Boucher
 Secretary
 Western Australian Planning Commission

27/08/2024



Town Planning Scheme No.3
Amendment No.172
(Standard)

*Partial Rationalisation of Development Area 37
Calleya Estate / Treeby Town Centre*

DECEMBER 2023

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

City of Cockburn
Town Planning Scheme No.3
Amendment No.172

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 37' from 'Development' to 'Residential (R25)', 'Residential (R40)' and 'Residential (R80)', 'as depicted on the Scheme Amendment Map.
2. Reducing the extent of the 'Development Area 37' 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;*
- *an amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment; and*
- *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 plans:

Structure Plan #	Address	Endorsement Date	WAPC Reference
37A	Banjup Quarry Local Structure Plan	23/4/2020	SPN/0521

Upon the amendment taking effect the remaining portions of the approved structure plan are to be revoked.

Dated this 14th day of December 2023.



CHIEF EXECUTIVE OFFICER

AMENDMENT REPORT

1.0 INTRODUCTION

Local Structure Plan 37A has been fully implemented.

The purpose of this standard scheme amendment is to transfer the remaining zones and reserves shown for this structure plan into Town Planning Scheme No.3 (TPS3), to ensure the City maintains appropriate development control once the structure plan expires on 19 October 2025.

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

2.0 BACKGROUND

Development Area 37 (DA37) was created in October 2013 via Scheme Amendment #95, in response to the gazettal of Metropolitan Region Scheme (MRS) Amendment 1221/41 which rezoned:

- Lots 9002 Armadale Road, 9004 Jandakot Road and 132 Fraser Road from the 'Rural-Water Protection' to the 'Urban' zone; and
- Lot 701 (former Lot 1) Armadale Road, from the 'Rural-Water Protection' to the 'Urban Deferred' zone.

The deferred zoning of Lot 701 was requested by Main Roads WA due to potential land requirements associated with the North Lake Bridge / Armadale Road realignment. Following finalisation of the regional road designs, the land's deferred status was lifted by the Western Australian Planning Commission in March 2014 via MRS Amendment 1269/27.

DA37 currently contains one endorsed structure plan, as per below:

Structure Plan #	Address	Endorsement Date	Amendment Type Required
37A	Banjup Quarry Local Structure Plan (Calleya Estate)	23/4/2020	Basic/Standard

Rationalisation of most of this Structure Plan forms the subject of a separate 'Basic' Scheme Amendment (#169). This proposal seeks to rationalise the remaining portions of Structure Plan 37A that couldn't be included in that 'basic' amendment, based on a desire to adjust the Structure Plan zonings and/or residential density codings to match the development that has subsequently occurred on the ground.

The extent of DA37 (thick black dashed line) and this scheme amendment proposal (red solid line) are depicted on **Figures 1 and 2**.

Lot 701 Armadale Road and Lot 9056 Bluegrass Street (dashed light blue line) are currently undeveloped with Lot 701 yet to form the subject of an approved local structure plan and Lot 9056 still in private ownership, pending the development of Lot 701. As a result, these two lots are not being rationalised at this time and will retain their existing 'Development' zoning as the final remnant portions of DA37.

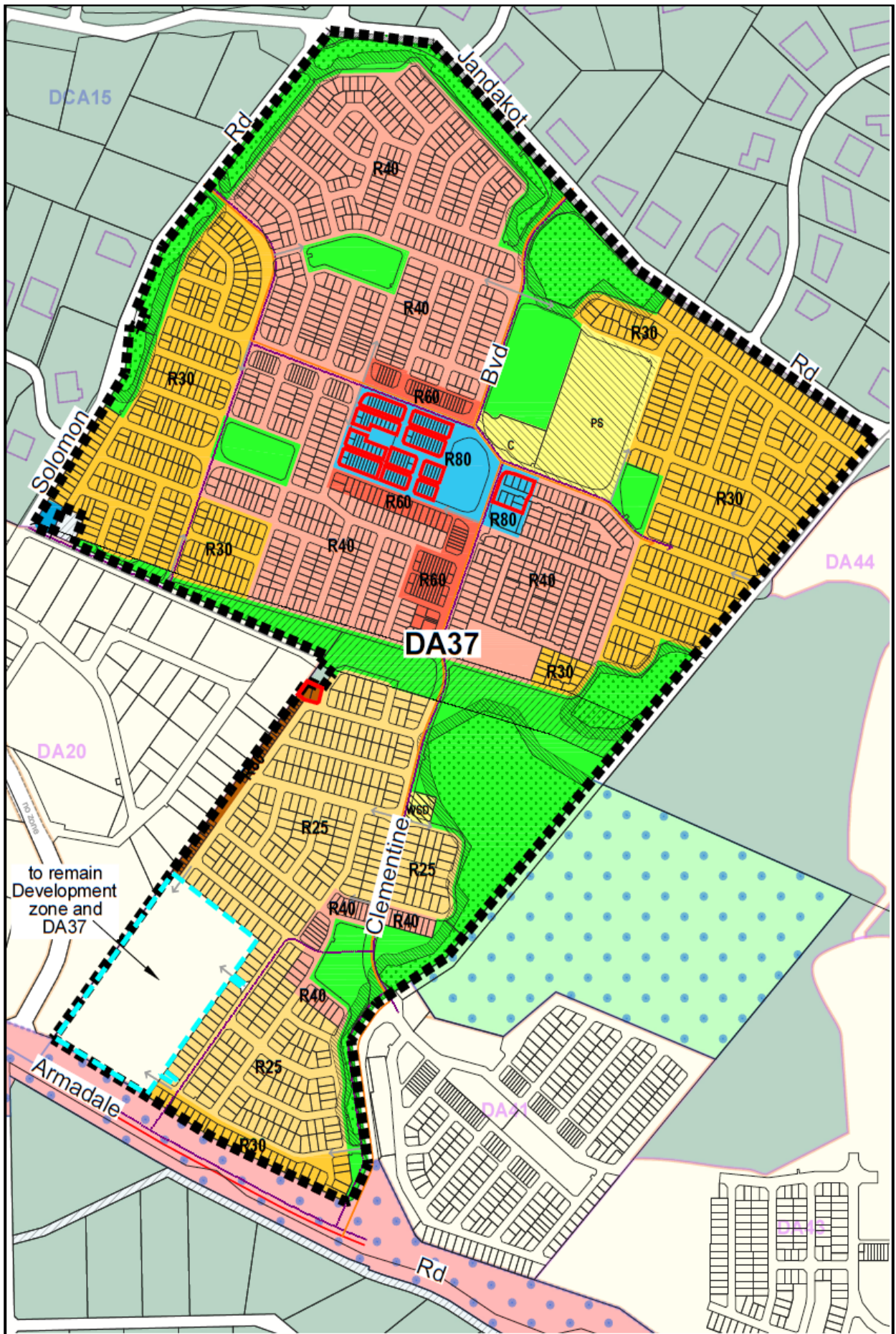


Figure 1 – DA37, Amendment and WAPC Approved Structure Plan Extents

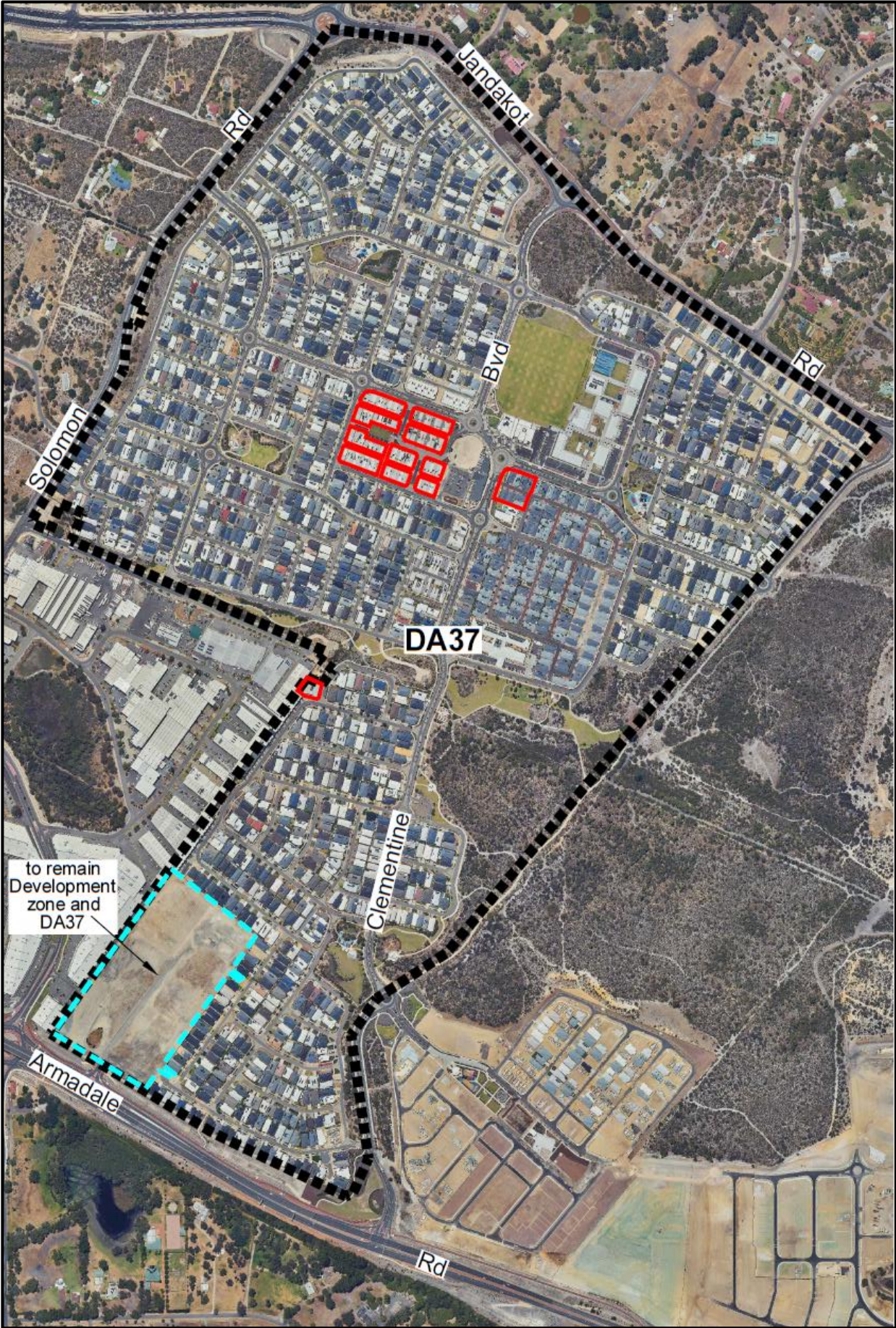


Figure 2 – Aerial Photograph showing extent of completed Subdivision and Development

The affected area is currently covered by Local Development Plans (LDP's). This amendment has no effect on the operation of those instruments which will remain in effect until they expire on (or after) 19 October 2025.

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 proposed 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 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;*
- d) *an amendment to the scheme map that is consistent with a structure plan, activity centre 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;*
- 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 that involves zoning land consistent with the intent and subsequent land use and built form outcome of approved structure plans for the same land, and/or other minor adjustments in a manner that do not have any significant environmental, social, economic or governance impact on surrounding land.

4.0 TOWN PLANNING CONTEXT

4.1 State Planning Framework

The entirety of DA37 is identified in the *South Metropolitan Peel Sub-Regional Planning Framework* and zoned ‘Urban’ under the Metropolitan Region Scheme.

4.2 City of Cockburn Local Planning Framework

Under TPS3, the area is zoned ‘Development’ and identified on the Scheme Map and in Table 9 of the Scheme Text as Development 37.

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 and subdivision processes. For DA37 it includes the following:

TABLE 9 – DEVELOPMENT AREA		
REF. NO.	AREA	PROVISIONS
DA 37	Banjup Quarry Redevelopment	<ol style="list-style-type: none"> 1. An approved Structure Plan together with all approved amendments shall be given due regard in the assessment of applications for subdivision, land use and development in accordance with clause 27(1) of the Deemed Provisions. 2. The Structure Plan is to provide for an appropriate mix of residential and non-residential land uses, in order to support the objective for a mixed-use neighbourhood. Non-residential land uses may include compatible commercial and industrial (light and service industry) land uses, as a means to provide an appropriate interface and transition to the western adjoining Solomon Road Development Area 20. 3. The Structure Plan is to provide for safe and efficient pedestrian connections between DA37 and the Cockburn Central Railway Station.

The land also forms the subject of Development Contribution Areas 13 and 15 (DCA13 & DCA15) under TPS3. This amendment has no impact of the operation of these DCA’s

5.0 PROPOSAL

Subdivision and development of substantive portions of DA37 (in particular the entirety of the land covered by Structure Plan 37A) is complete, meaning it has served its purpose and is no longer required.

In combination with Scheme Amendment #169 this proposal therefore seeks to remove these areas from DA37 and insert appropriate zonings and reservations for the land into the Scheme, ahead of the structure plan expiring on 19 October 2025.

Development Area:

As there remain portions of DA37 yet to be developed (in particular, Lot 701 Armadale Road and Lot 9056 Bluegrass Street), complete deletion of DA37 and its special provisions is not proposed at this time, rather just a reduction to the extent of DA37 special control area boundary to reflect the outcome of this proposal.

Local Structure Plans (LSP):

Details of Structure Plan 37A (including the LSP map and an aerial of the area) are provided in this section to demonstrate our reasoning for rationalisation.

Treeby – Calleya Estate (37A)

Bounded by Solomon Road to the west, Jandakot Road to the north, Armadale Road to the south and Lot 5131 Jandakot Road and Lot 820 Ghostgum Avenue to the east, this Structure Plan identifies a comprehensive network of local roads and Public Open Space (POS), servicing primarily low residential density (R20) housing south of the 330kv powerline corridor that runs east-west through the middle of the estate, and medium residential density (R30 and R40) housing to the north.

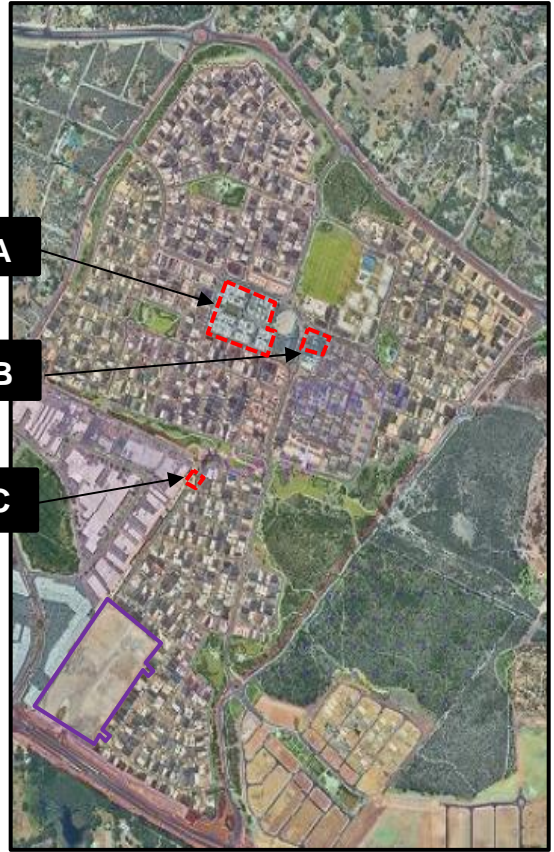
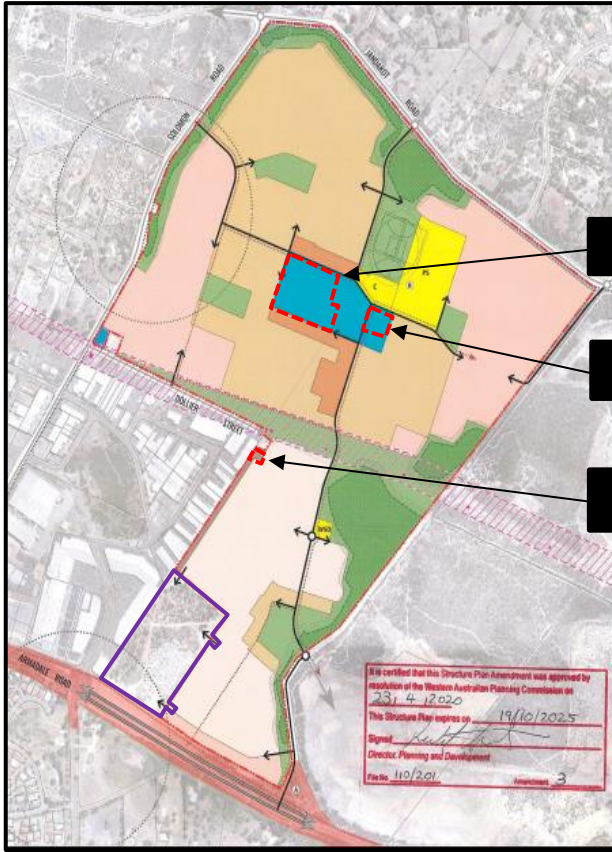
Pockets of higher density (R40, R60 and R80) housing are located in high-amenity locations that have a direct relationship to the POS, Primary School and the Local Centre, or form part of a specialist housing product that makes use of the parapet/boundary walls adjacent the 'Light and Service Industry' zone along Biscayne Way.

This proposal focuses on rationalising







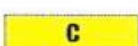
- The portion of the 'Local Centre' zone west of the IGA Supermarket;
- The 'Local Centre' zoned north-west corner of the retirement village (at the intersection of Torwood Avenue and Clementine Boulevard); and
- Lots 109 and 110 Wintergreen Crescent.

See red dashed line on the following figures and table for exact location.

A full copy of the approved Structure Plan Map, associated Master Plan and relevant Local Development Plans and Development Approvals are attached as **Appendices A-E**. The following table summarises how the City proposes to rationalise these areas in accordance with those outcomes.



ZONES



-  RESIDENTIAL R25
-  RESIDENTIAL R30
-  RESIDENTIAL R40
-  RESIDENTIAL R60
-  RESIDENTIAL R80
-  PUBLIC PURPOSES - PRIMARY SCHOOL
-  PUBLIC PURPOSES - CIVIC

ZONES

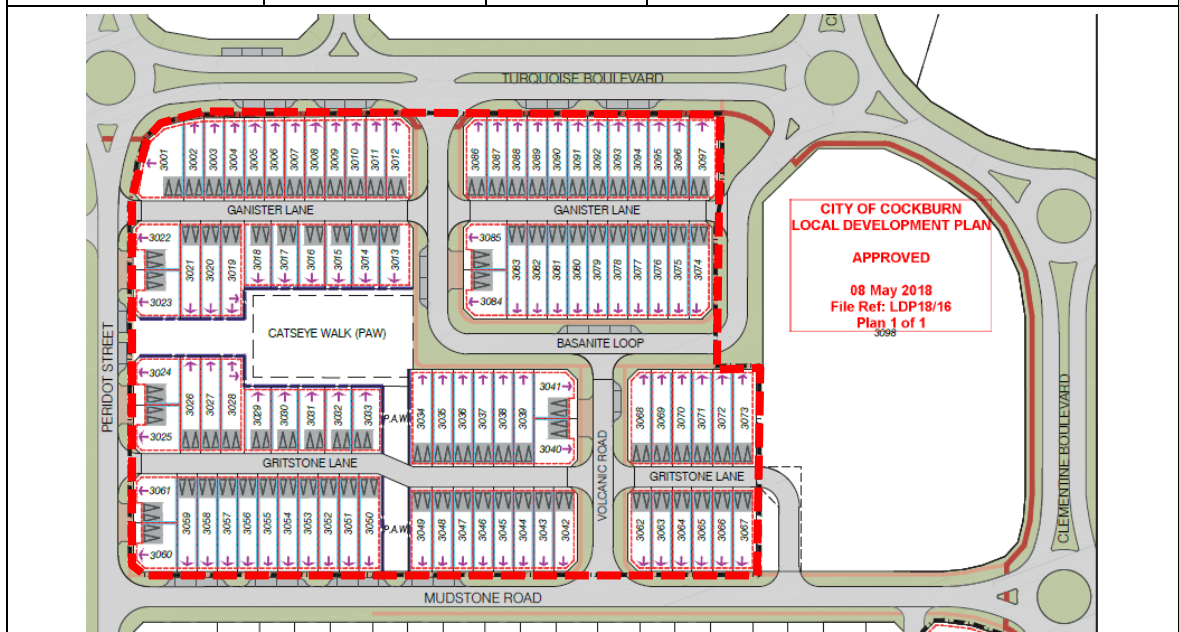
-  PUBLIC PURPOSES - WATER AUTHORITY OF WA
-  LOCAL CENTRE (R80)
-  MIXED USE

RESERVATIONS

-  PRIMARY REGIONAL ROAD (MRS)
-  PUBLIC OPEN SPACE

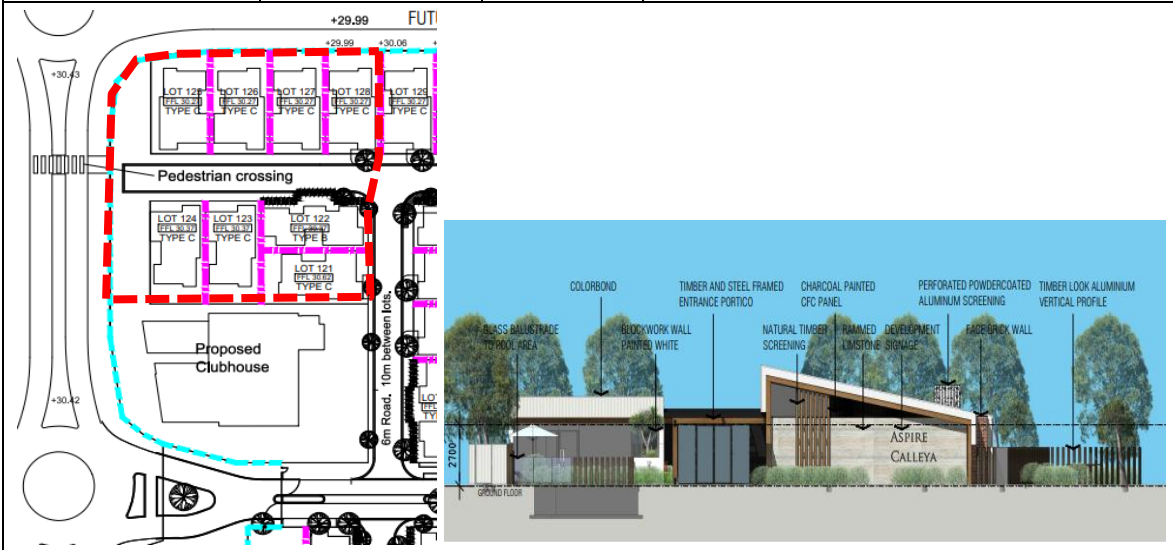
<p>DA37 Areas excluded from Amendment #169 and included in Amendment #172</p> 	Lots 3034-3085 Basanite Loop	<p>DA37 Area excluded from both Amendments</p> 	<p>Lot 701 Armadale Road & (2 portions of) Lot 9056 Bluegrass Street</p>
	Lots 3013-3033 Catseye Walk		
	Lots 3042-3067 Mudstone Road		
	Lots 3022-3025 and 3060-61 Peridot Street		
	Lots 3001-3012 and 3086-3097 Turquoise Boulevard		
	Lots 3040 and 3041 Volcanic Road		
	Lots 69-76 Clementine Boulevard		
	Lot 109 and 110 Wintergreen Crescent		

Property Address	Structure Plan Land Use Designation	Proposed TP3 Zoning	Reasoning
AREA A			
Lots 3034-3085 Basanite Loop Lots 3013- 3033 Catseye Walk Lots 3042-3067 Mudstone Road Lots 3022-3025 & 3060-3061 Peridot Street Lots 3001-3012 & 3086-3097 Turquoise Boulevard Lots 3040-3041 Volcanic Road TREEBY (Deposited Plan 414485)	Local Centre	Residential (R80)	<p>The objective of a 'Local Centre' zone in TPS3 is:</p> <p><i>'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'</i></p> <p>The developed outcome of the land (Medium Density Terrace Housing) is more consistent with the objective of a 'Residential' zone in TPS3, which is:</p> <ul style="list-style-type: none"> • <i>To provide for a range of housing and a choice of residential densities to meet the needs of the community.</i> • <i>To facilitate and encourage high quality design, built form and streetscapes throughout residential areas.</i> • <i>To provide for a range of non-residential uses, which are compatible with and complementary to residential development.</i> <p>This outcome, which aligns with the refined Part 2 LSP Masterplan and subsequent Local Development Plan (Appendices B-C) outcomes, will help to focus core retail activities along the Clementine Boulevard mainstreet, whilst ensuring the scale of any supplementary commercial activities that want to move into the medium density housing precinct are tempered to protect the amenity of existing residents.</p>



AREA B

<p>Lots 69-76 Clementine Boulevard TREEBY (Survey Strata Plan 77763)</p>	<p>Local Centre</p>	<p>Residential (R40)</p>	<p>Similar to Area A, the developed outcome of this land (Retirement Village Grouped Dwellings, subsequently survey strata'd into private ownership – Appendix D) would be more appropriately captured within a 'Residential' zone in TPS3. Retention of the Local Centre zone over the Retirement Village clubhouse (within an area of Common Property adjacent the western entrance to the facility of Clementine Boulevard), will allow the facility the flexibility to evolve and offer a broad range of uses and services as considered appropriate by village residents into the future.</p>
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AREA C

<p>Lots 109 & 110 Wintergreen Crescent TREEBY WA 6164</p>	<p>Residential (R80)</p>	<p>Residential (R25)</p>	<p>In contrast to the R80 coding depicted on the WAPC approved Structure Plan, unlike the balance of the innovative housing precinct abutting the Biscayne Way Light Industrial Units, these lots have been subdivided into lot sizes (484m² & 559m²) and developed (as large single-storey dwellings) more commensurate with and R25 coding.</p>
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This reflects the outcome of a subsequently approved LDP for the land (**Appendix E**).
Given their developed nature, size, shape and highly constrained access arrangements, further independent subdivision or development in accordance with the higher coding is unlikely to be achieved without compromising the amenity of adjoining landowners.
On this basis it is proposed that the coding be adjusted to reflect the approved LDP outcome (as conveyed to the owners via the zoning certificate provided at the time of sale).

6.0 CONCLUSION

For the following key reasons, it is suggested that now is an appropriate time for the structure plan to be 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 TPS3 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 a similar range of permissible land uses and associated development standards as currently apply), consistent with current community expectations.

Planning and Development Act 2005

City of Cockburn Town Planning Scheme No.3 Amendment No.172

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 37' from 'Development' to 'Residential (R25)', 'Residential (R40)' and 'Residential (R80)', 'as depicted on the Scheme Amendment Map.
2. Reducing the extent of the 'Development Area 37' special control area boundary, as depicted on the Scheme Amendment Map.

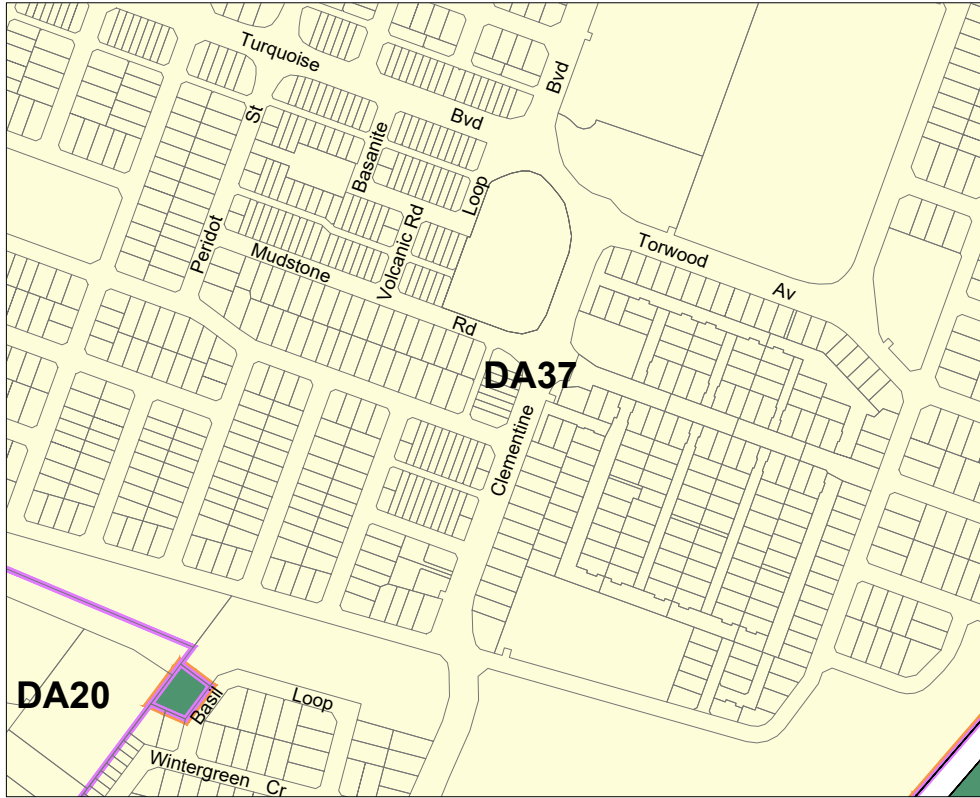
The amendment is 'Standard' under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reason(s). It is:

- *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;*
- *an amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment; and*
- *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 plans:

Structure Plan #	Address	Endorsement Date	WAPC Reference
37A	Banjup Quarry Local Structure Plan	23/4/2020	SPN/0521

Upon the amendment taking effect the remaining portions of the approved structure plan are to be revoked.



GENERAL
 [R20] Residential Density Codes
SPECIAL CONTROL AREAS:
 [DA1] Development Areas

REGION RESERVES

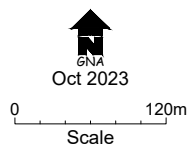
LOCAL RESERVES
 [] Local Road

ZONES
 [] Residential
 [] Development
 [] Resource

Current Scheme Map



Scheme Amendment Map



Amendment No.172
Town Planning Scheme No.3

ADOPTION

Adopted by resolution of the Council of the City of Cockburn at the Meeting of the Council held on 14th day of DECEMBER 2023.

Logan Howells

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 14th day of MAY 2024, 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:



(Seal)

Logan Howells

MAYOR

CHIEF EXECUTIVE OFFICER

Recommended/Submitted for Final Approval

Aparker

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

DATE 10 JULY 2024

Final Approval Granted

It is hereby certified that this is a true copy of the Scheme/Amendment, final approval to which was endorsed by the Minister for Planning on 26/8/2024

Certified by *Asbrooks*

Officer of the Commission Duty authorised pursuant to Section 24 of the Planning and Development Act 2005 and Regulation 32(3) Scheme and Regulation 63(3) (Amendment) of the Planning and Development (Local Planning Scheme) Regulations 2015.

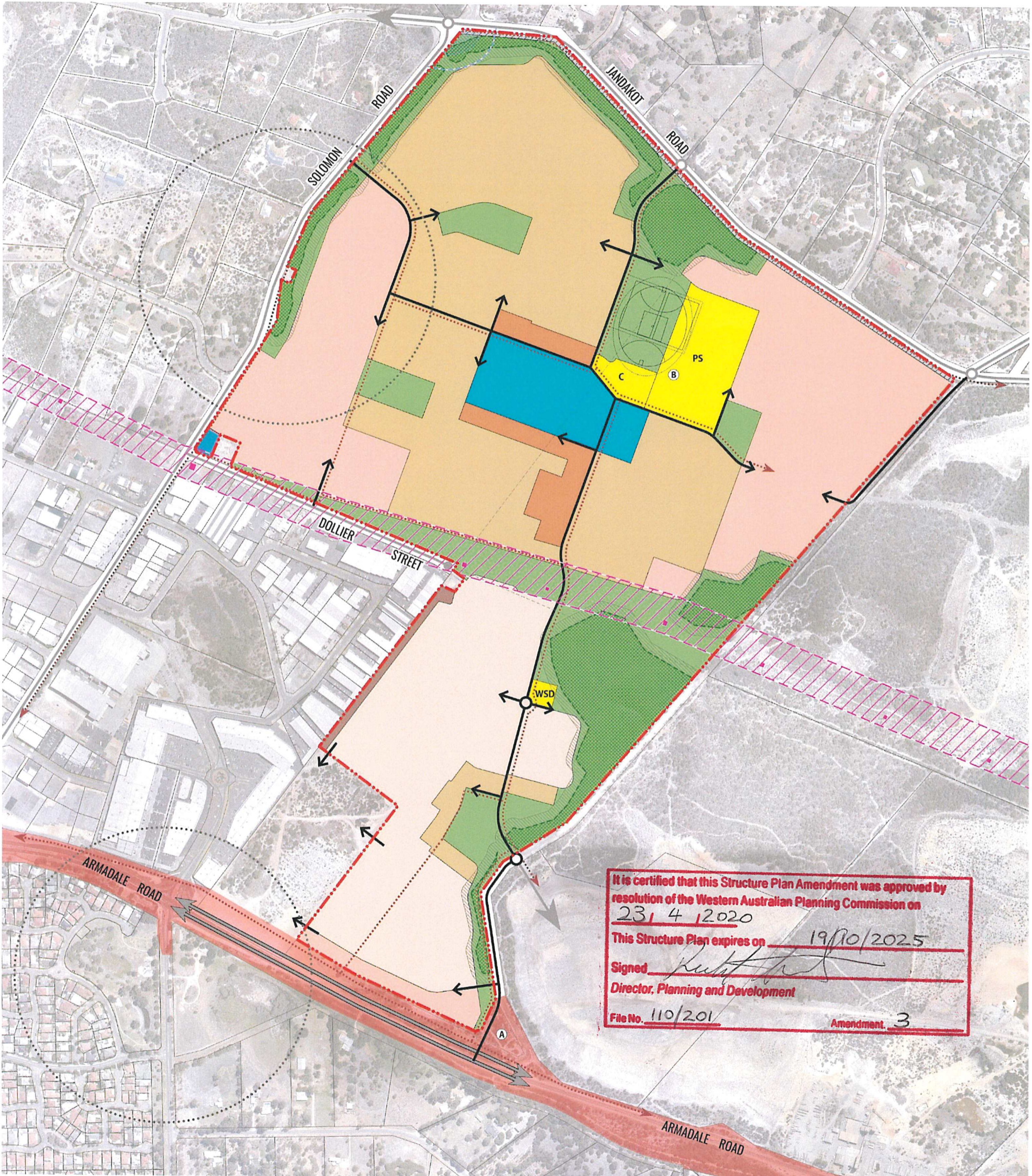
MINISTER FOR PLANNING

DATE _____

APPENDIX A

LEGEND		
ZONES	ZONES	LAND USE PLANNING ELEMENTS THAT INFORM THE STRUCTURE PLAN
RESIDENTIAL R25	WSD PUBLIC PURPOSES - WATER AUTHORITY OF WA	REMNANT BUSHLAND
RESIDENTIAL R30	LOCAL CENTRE (R80)	WETLAND - RESOURCE ENHANCEMENT
RESIDENTIAL R40	MIXED USE	WETLAND - 30M BUFFER
RESIDENTIAL R60	RESERVATIONS	ROAD WIDENING
RESIDENTIAL R80	PRIMARY REGIONAL ROAD (MRS)	NEIGHBOURHOOD CONNECTOR
PS PUBLIC PURPOSES - PRIMARY SCHOOL	PUBLIC OPEN SPACE	KEY ACCESS ROADS
C PUBLIC PURPOSES - CIVIC		BUSHFIRE PROTECTION ZONE (20m)
		330kV POWERLINE EASEMENT
		300m WELLHEAD PROTECTION ZONE
		STRUCTURE PLAN BOUNDARY
		PRIMARY PATH/PEDESTRIAN LINKAGES

- (A)** The location and design of the Armadale Road and Southern entry access intersection being to the satisfaction of Main Roads WA
- (B)** Primary School/Oval requirements are shown in Figure 3 and outlined in Section 5.8.



It is certified that this Structure Plan Amendment was approved by resolution of the Western Australian Planning Commission on 23 / 4 / 2020

This Structure Plan expires on 19/10/2025

Signed [Signature]

Director, Planning and Development

File No. 110/201 Amendment 3

COCK/2015/60-1 STRUCTURE PLAN

Plan 1

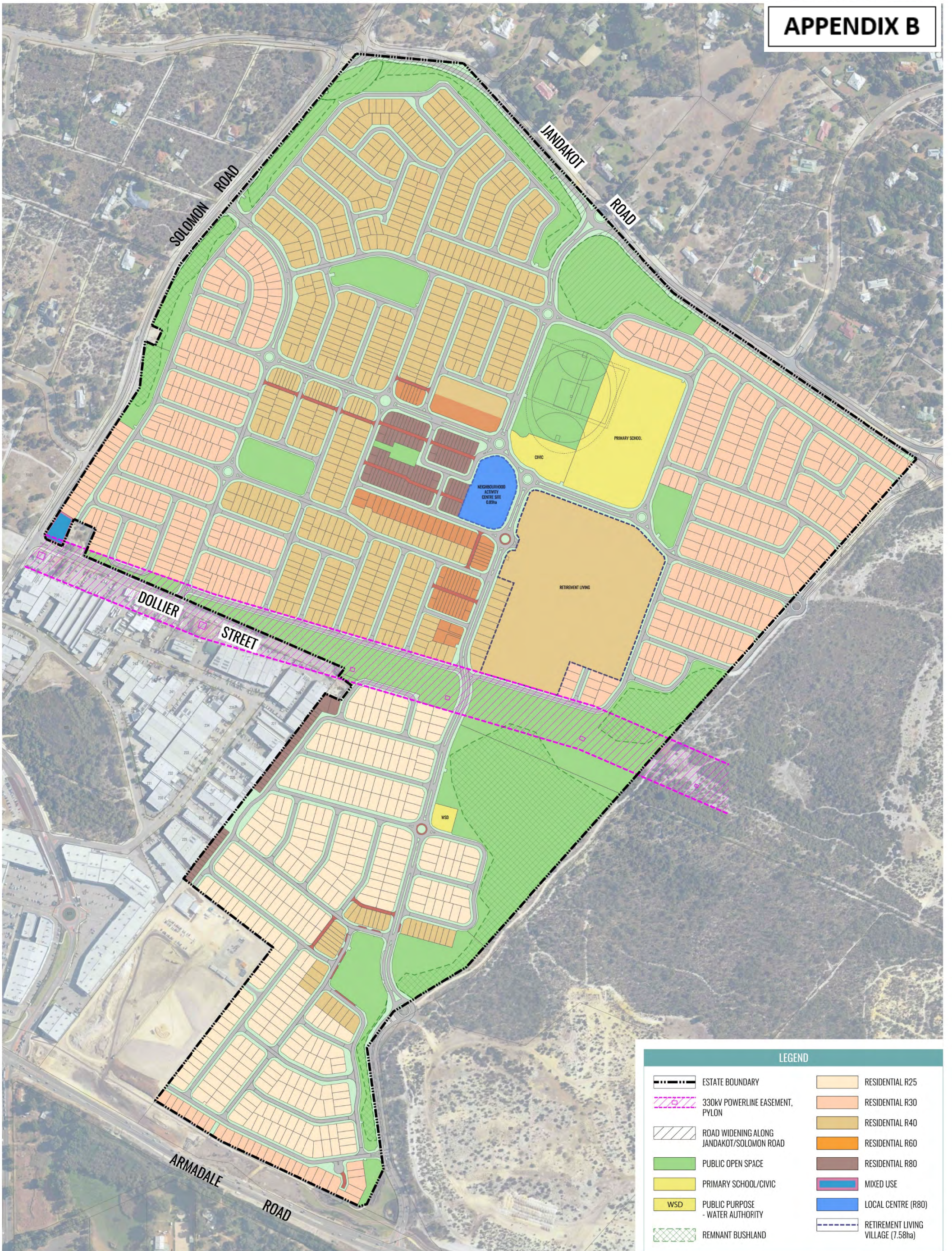


NORTH

Scale: 1:7500 @ A3

0 75 150 225m

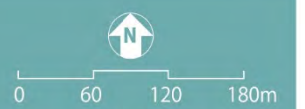
Date: 25/03/2020 Plan: ST001-2-003X



LEGEND	
	ESTATE BOUNDARY
	330KV POWERLINE EASEMENT, PYLON
	ROAD WIDENING ALONG JANDAKOT/SOLOMON ROAD
	PUBLIC OPEN SPACE
	PRIMARY SCHOOL/CIVIC
	PUBLIC PURPOSE - WATER AUTHORITY
	REMNANT BUSHLAND
	RESIDENTIAL R25
	RESIDENTIAL R30
	RESIDENTIAL R40
	RESIDENTIAL R60
	RESIDENTIAL R80
	MIXED USE
	LOCAL CENTRE (R80)
	RETIREMENT LIVING VILLAGE (7.58ha)

MASTER PLAN

Plan 6



Scale: 1:6000@A3
Date: 17/04/2020
Plan: STOBJ-6-005i

LDP PROVISIONS

The provisions below (and accompanying plan) relate to the WAPC approved Plan of Subdivision for lots, 9016, 9025, 9026 and 9030 Jandakot Road, Treeby (WAPC Ref: 154836 & 155104).

Unless provided for below, the provisions of the City of Cockburn Local Planning Scheme No.3 and State Planning Policy 3.1 - Residential Design Codes (R-Codes) apply. A Residential Density Code of R60 applies to lots 481-487 & 1085 and an R80 coding applies to the balance of the lots contained within this Local Development Plan unless otherwise noted.

The following standards are deemed to represent variations to the R-Codes, and constitute Deemed-to-Comply requirements pursuant to the R-Codes and do not require consultation with the adjoining landowners.

Development which complies with this LDP does not require a Development Application as per the regulations.

SETBACKS

R60 Lots	Minimum	Average
Primary street	2.0m	N/A
Secondary street	1.0m	N/A
Side boundary	Nil setback permitted to both side boundaries behind nominated street setback (no maximum length or height).	N/A
Garage to laneway	1.0m	N/A

R80 Lots

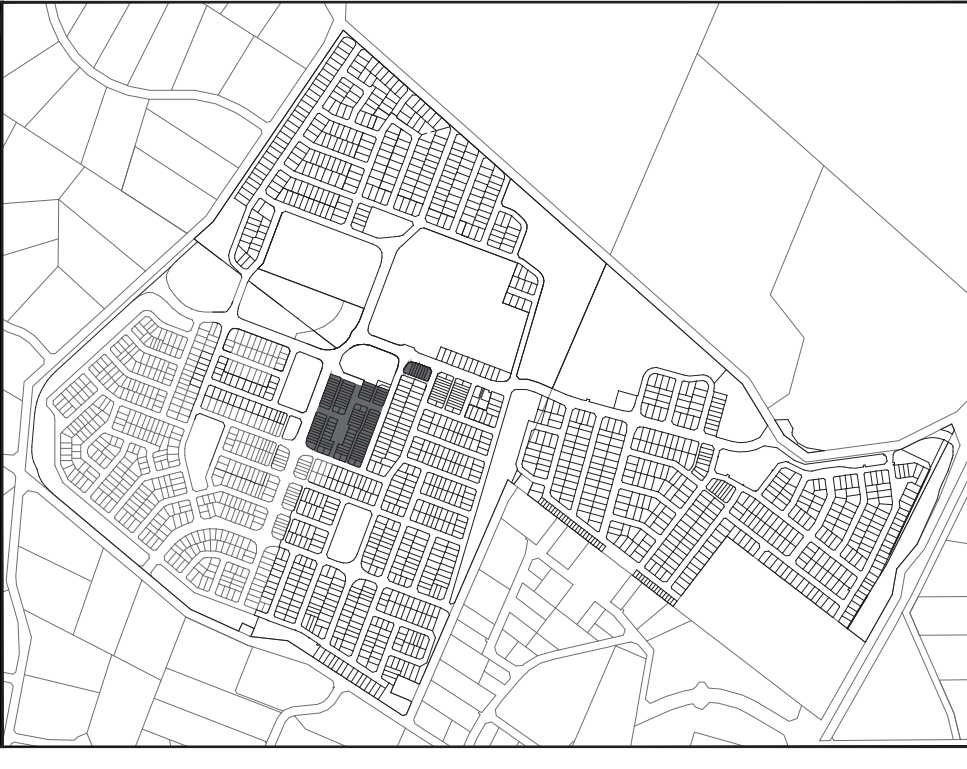
Minimum	Average
Primary street	1.0m
Secondary street	1.0m
Side boundary	Nil setback permitted to both side boundaries behind nominated street setback (no maximum length or height).
Garage to laneway	1.0m
Setback to PAW	0.8m

Lots 3022-3025, 3040, 3041, 3060, 3061, 3084 & 3085

Minimum	Average
Side boundary	Nil setback permitted to rear boundary behind nominated street setback (no maximum length or height).

- The garage setbacks for lots 3022-3025, 3040, 3041, 3060, 3061, 3084 & 3085, are permitted to be reduced to 2.5m provided the following criteria being met:
 - Clear sight lines are provided along the street;
 - The garage does not occupy more than 45 percent of the frontage at the setback line;
 - An upper floor element is being provided;

LOCATION PLAN



- At least one major opening to a habitable room of the dwelling is clearly visible from the street; and
- Dwelling facades are to include a porch/verandah.

- The setback for the corner truncations for lots 3001, 2012, 3022, 3023, 3024, 3025, 3040, 3041, 3042, 3060, 3061, 3062, 3068, 3074, 3084, 3085, 3086 are permitted to be reduced to 0.25m for projections such as balconies, porches, chimneys, roof overhangs, columns, louvers, architectural features and other minor building elements.

GARAGES

- Garages are to be located in accordance with the nominated location on the plan. Minor variations to garage locations may be applied.
- The garages for lots 3012, 3013, 3042, 3062, 3068, 3074, 3097 & 3086 are permitted to be built up to the laneway truncation.

OPEN SPACE

- A minimum open space requirement of 25% applies to all lots contained within this LDP.
- Outdoor living areas (OLA) may be reduced to 12m², provided the OLA has a minimum dimension of 3x4m.

APPEARANCE AND STREETScape

- Lots 3019 & 3028 are required to provide an upper-floor balcony to provide surveillance over the adjoining PAW (Catseye Walk).
- All letter boxes and house numbers shall address the Primary Street.
- Enclosed non-habitable structures, such as storage sheds visible from the public realm only permitted if attached to the dwelling and constructed of the same materials as the dwelling.
- Clothes drying, refuse, general storage areas and ground based hot water storage tanks are to be screened from the public view.

NOISE MANAGEMENT

- All lots are within the Jandakot Airport "Frame Area" and must incorporate 6.38mm laminated glazing to all habitable rooms, including kitchens. Plans accompanying the Building Permit applications must clearly demonstrate that 6.38mm laminated glazing is provided to all applicable rooms.

BUSHFIRE MANAGEMENT

- The Calleya North Bushfire Attack Level (BAL) assessment (as amended) shall be provided with any Building Permit, in accordance with the requirements of State Planning Policy 3.7: Planning in Bushfire Prone Area and the Guidelines for Planning in Bushfire Prone Areas (SPP3.7).
For any lots where the BAL rating requires a bushfire management plan under SPP3.7, the bushfire management plan shall be completed and endorsed by the City prior to, or at the time of determination of any Building Permit.

PRIVACY PROVISIONS

- The privacy provisions of the R-Codes (Clause 5.4.1) do not apply to all lots contained within this LDP.

OVERSHADOWING

- No maximum overshadowing regardless the height of the boundary wall.

UNIFORM FENCING

- Uniform fencing shall be provided by the developer in accordance with the LDP.
- As a minimum fencing shall be a visually permeable above a height of 1200mm (measured from finished lot level) for passive surveillance.
- Uniform fencing shall be maintained by the landowner, and shall not be modified without written consent from the City.

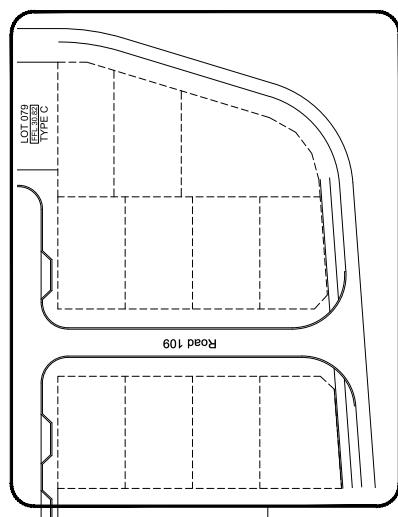
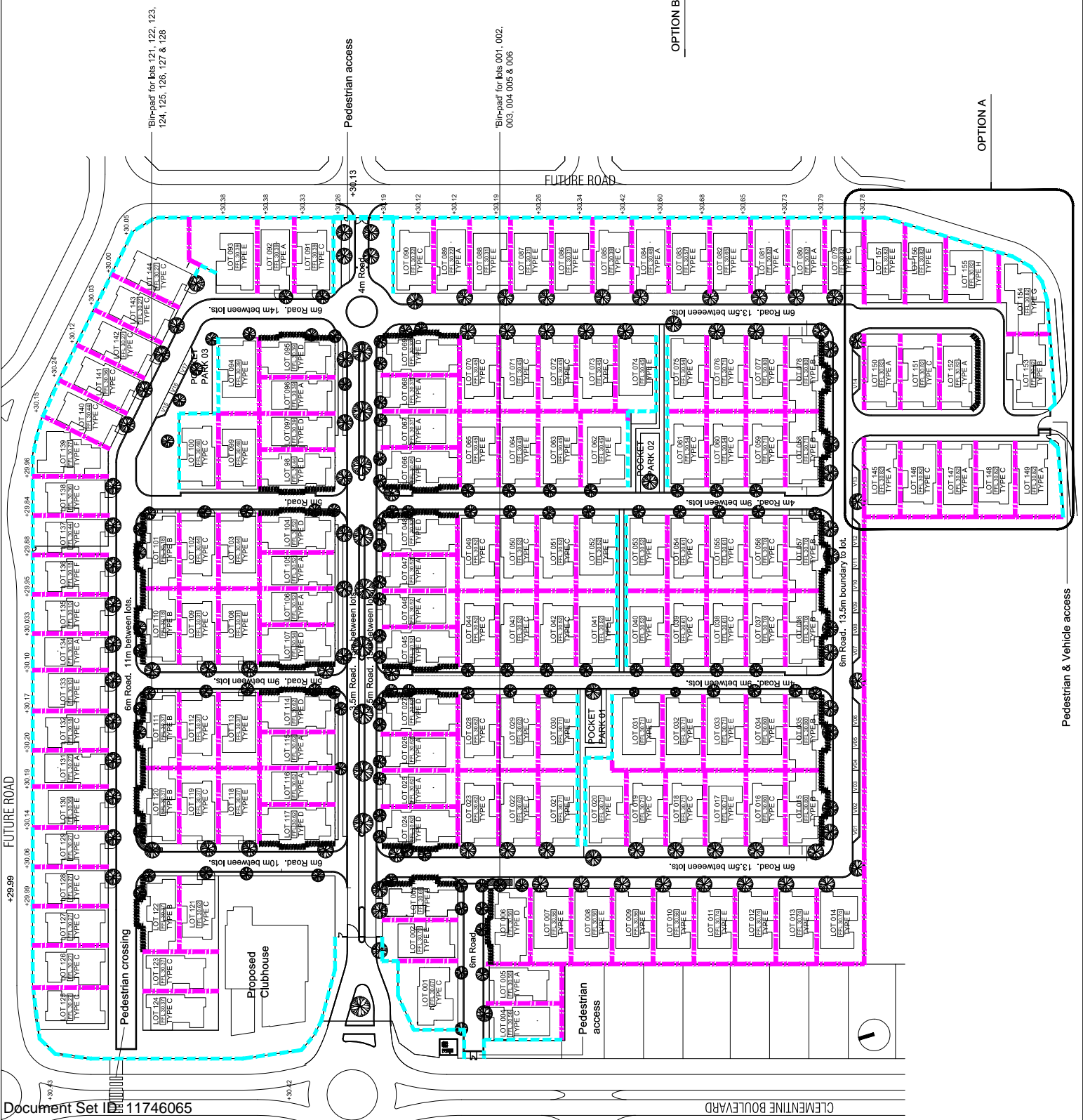
NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR SUBMISSION			
2	REVISED AS SUBMISSION			
3	REVISED AS SUBMISSION			
4	REVISED AS SUBMISSION			
5	REVISED AS SUBMISSION			
6	REVISED AS SUBMISSION			
7	REVISED AS SUBMISSION			
8	REVISED AS SUBMISSION			
9	REVISED AS SUBMISSION			
10	REVISED AS SUBMISSION			

LEGEND (Refer to dwg DA6.01)

- 1200mm high brick, stone + steel fence
- 1800mm high brick, stone + steel fence
- 1800mm high dividing 'colourbond' fence

CITY OF COCKSHIRE
 8570 COCKSHIRE RD
 Subject to any amendments shown in red
 and compliance with conditions of approval

APPROVED
 9 Apr. 2018
 File No: 1/111
 Plan 2 of 27



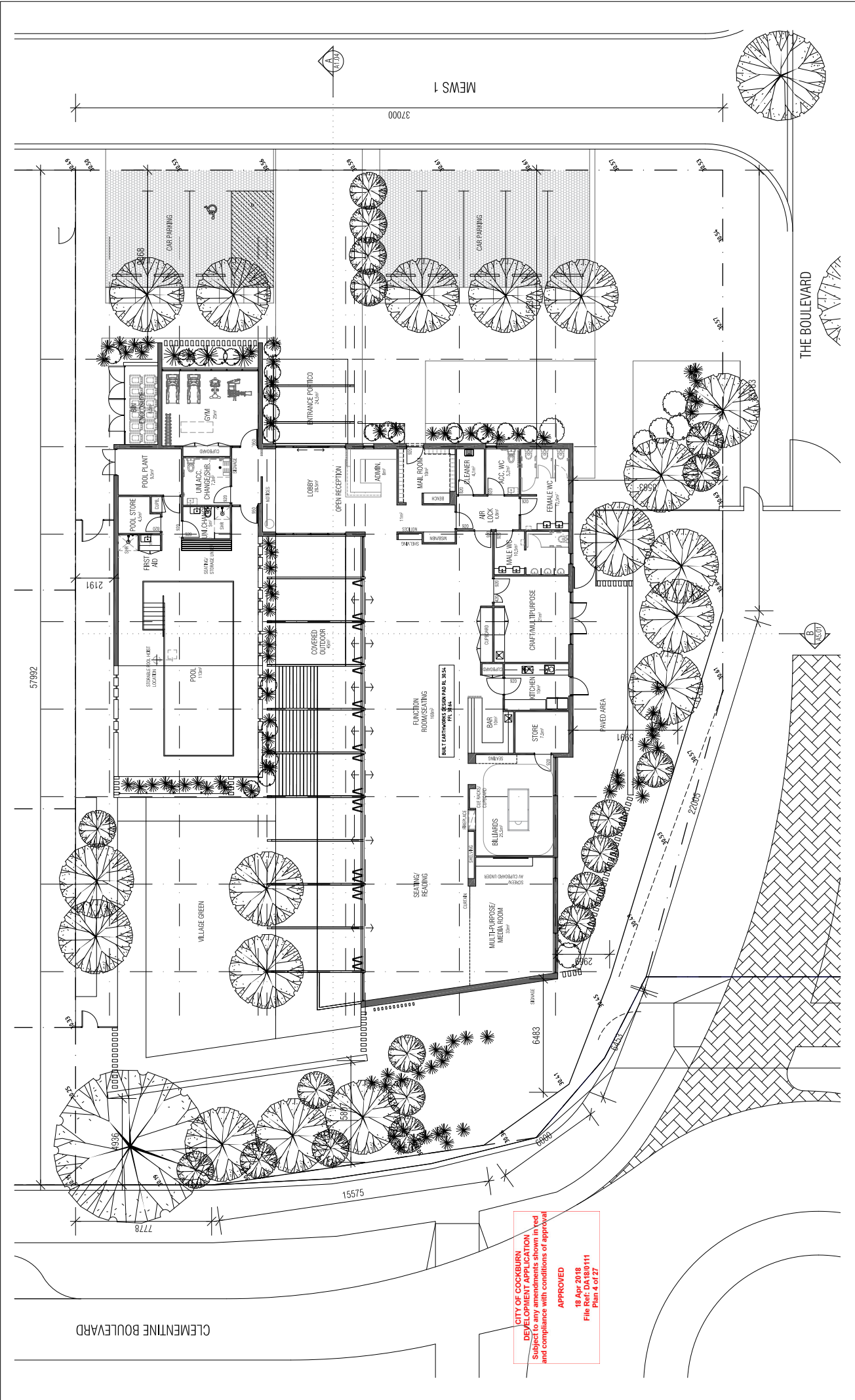
APPENDIX D

MJA
 MCDONALD JON
 A B N 1 5 0 8 1
 23 Hamilton Street
 T 08 9388 0333
 admin@mcdonajon.net

CALLEYA RL
 BANJUP
 STOCKLAND
 MASTERPL

LANDSCAPE ZONE

DATE	BY	CHKD.
10/08/2018	J.M.	J.M.
12/07/2018	C.M.	C.M.
10/08/2018	C.M.	C.M.
10/08/2018	C.M.	C.M.
10/08/2018	C.M.	C.M.
10/08/2018	C.M.	C.M.
10/08/2018	C.M.	C.M.
10/08/2018	C.M.	C.M.
10/08/2018	C.M.	C.M.

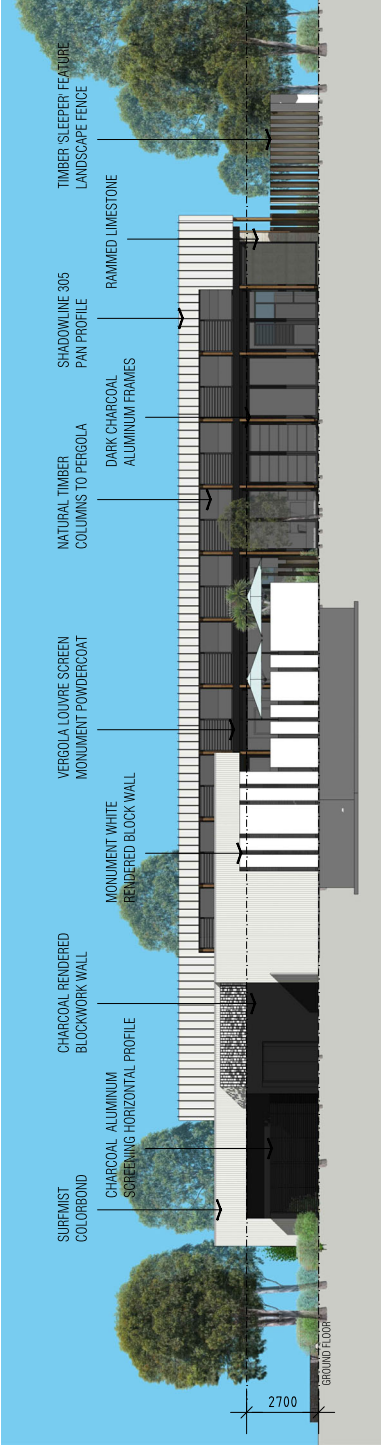


CITY OF COCKBURN
DEVELOPMENT APPLICATION
 Subject to any amendments shown in red
 and compliance with conditions of approval
APPROVED
 18 Apr 2018
 File Ref: DA180111
 Plan 4 of 27

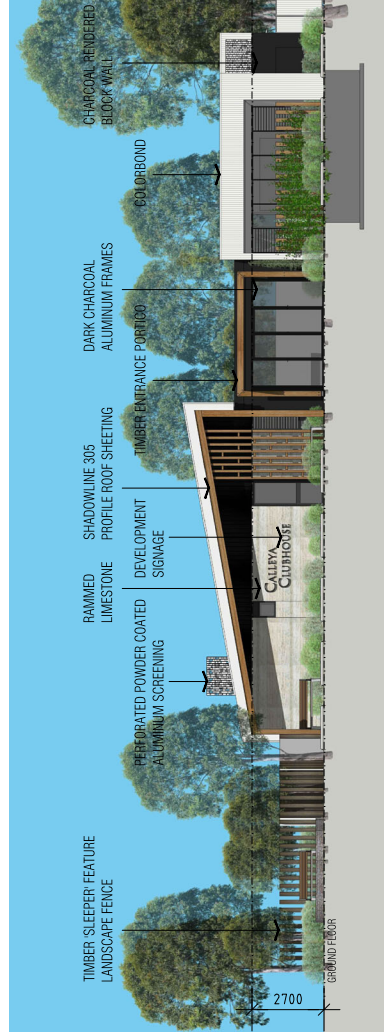
REV. DATE	AMENDMENT	CLIENT	PROJECT	KMA PROJECT NUMBER	TRUE NORTH	PROJECT NORTH	DRAWINGS
A	02/218 AMENDED DA		ASPIRE CALLEYA THE BOULEVARD COCKBURN	15102			GROUND FLOOR PLAN
		STOCKLAND		PROJECT STATUS	SCALE	DRAWING NO.	CHECKED
				DEVELOPMENT APPLICATION	1:100 @ A1	A1.02	JM
						JM	REV.
							A



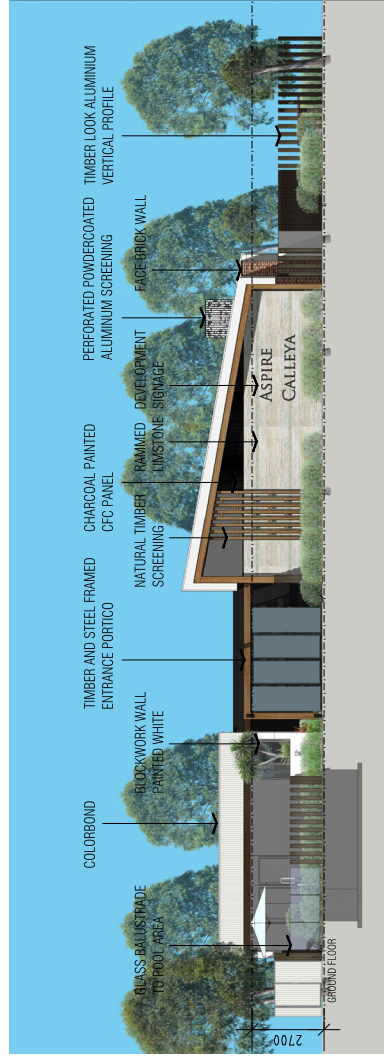
LEVEL 1, SUITE 6, 23 HAILWAY ROAD, SUBIACO WA 6008
 T (08) 9388 0333 www.mjastudio.net | admin@mjastudio.net
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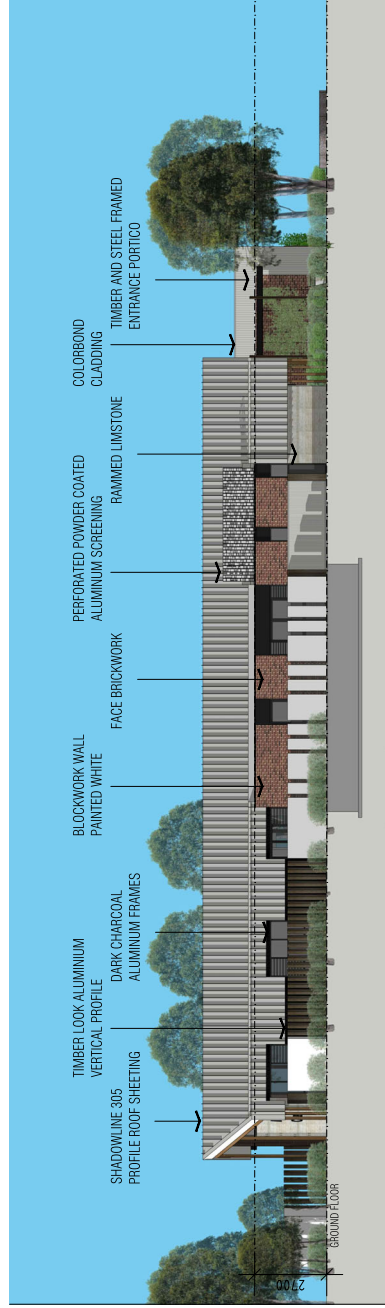
NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

CITY OF COCKBURN
 DEVELOPMENT APPLICATION
 Subject to any amendments shown in red
 and compliance with conditions of approval


APPROVED
 18 Apr 2018
 File Ref: DA180111
 Plan 5 of 27

REV.	DATE	AMENDMENT	CLIENT
A	09/02/18	AMENDED DA	STOCKLAND

PROJECT	ASPIRE CALLEYA - CLUBHOUSE
PROJECT ADDRESS	THE BOULEVARD COCKBURN
NJA PROJECT NUMBER	15102
PROJECT STATUS	DEVELOPMENT APPLICATION

TRUE NORTH	PROJECT NORTH
SCALE	1:100 @ A1
DRAWING NO.	A1.04
DRAWING NO.	JM
CHECKED	JM
REV.	A

DRAWING ELEVATIONS

ENDORSEMENT OF CITY OF COCKBURN LDP REF NO: 17/06
 SIGNATURE:  DATE: 20/7/17

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Additional access to Lot 1 subject to review. Balance Lot to be used for residential purposes should additional access not be required.

* NB FOOTPATH AND STREET PARKING INDICATIVE ONLY

LOCAL DEVELOPMENT PLAN PROVISIONS

- The provisions of State Planning Policy 3.1 – Residential Design Codes (R-Codes) are varied as detailed within this LDP.
- All other requirements of the Local Planning Scheme and R-Codes shall be satisfied in all other matters.
- In the case of any inconsistency between the R-Codes and LPS3, the provisions of this LDP prevail.
- Consultation with the adjoining or other landowners to achieve a variation to the R-Codes, as provided by this LDP, is not required.

5. OPEN SPACE

Density Coding	Minimum
a) Residential 'R25':	
i. Lots 390m ² or less:	40%
ii. Lots greater than 390m ² :	45%
b) Residential 'R30':	40%

6. STREETScape

Primary Street Setbacks	Minimum	Maximum
a) Primary Street 'R25':	3.0m	6.0m
b) Primary Street 'R30':	2.0m	4.0m

- Garage Setbacks**
- c) For lots with a depth of 25m or less, a reduced garage setback of 3.5m may be permitted at the discretion of the City in the following circumstances:
- Where the development lot is unrestricted by a footpath within the adjacent verge; or
 - If a footpath is located within the adjacent verge, providing no less than a 4.5m spacing between the footpath and garage door.

NB.
 1 Average Primary Street setbacks do not apply within the Estate.
 2 Corner lots are exempt from the maximum setback provision.

- 7. BUILDING FORM & ORIENTATION**
- a) The design of dwellings for all corner lots shall include a side return which has at least one major opening facing the direction of the Secondary Street or Public Open Space (as applicable). The side return shall be articulated so to present as an extension of the front elevation and shall not be obstructed by visually impermeable fencing.

- b) All Outdoor Living Areas shall comply with the minimum size and dimensions pursuant to the R-Codes. Outdoor Living Areas shall be located on the northern side of the lot, or a suitable alternative at the rear of the site for northern facing lots.

- 8. VEHICULAR ACCESS & GARAGES**
- a) Designated garage locations apply to some lots as identified on the LDP; this referencing the side of the lot to which the garage must be located. Designated garage locations do not prescribe boundary walls.

- b) All other garage locations will be subject to the location of infrastructure services, dedicated on-street parking bays and Estate landscaping, fencing and retaining.
- c) Front loaded garage and supporting structures are to be located at least 0.5m behind the main part of the dwelling.

- 9. UNIFORM ESTATE FENCING**
- a) Any Estate provided fencing/retaining on private lots shall not be modified without written approval from the City and shall be maintained as visually permeable by landowners where applicable.
- b) Other than landscaping treatments (e.g. hedges or shrubs), screening of the permeable style sections of the uniform Estate fencing is not permitted (e.g. bamboo, shade-cloth and powder-coated steel panels etc).

- 10. RETAINING WALLS**
- a) Structural engineering certification is required for any buildings abutting or over retaining walls.

- 11. BUSHFIRE MANAGEMENT**
- a) All lots within 100m of "Classified Vegetation" as identified on the LDP Plan must comply with the requirements of the approved Fire Management Plan and any subsequent Bushfire Attack Level Assessment.

- 12. NOISE MANAGEMENT**
- a) Lots affected by Armadale Road traffic noise are subject to the attached 'Deemed to Satisfy Construction Standards'. Plans and supporting documents accompanying building permit applications for the affected lots must demonstrate compliance with the 'Deemed to Satisfy Construction Standards' including the provision of air conditioning as part of the Building Permit application.
- b) Where development on an affected lot abutting Armadale Road proposes double storey construction, the Building Permit application must be supported by a report from a suitably qualified acoustic consultant detailing noise attenuation measures to the satisfaction of the Manager Health Services.
- c) All residential lots within the Estate (Jandakot Airport 'Frame Area') are to incorporate 6.38mm glazing to all habitable rooms, including kitchens. Plans accompanying building permit applications must clearly indicate that 6.38mm laminated glazing is provided to all applicable rooms.

LEGEND:

	LDP Boundary		Uniform Estate Fencing		20m Building Protection Zone (BPZ)		Lots affected by Armadale Road traffic noise and subject to the attached 'Deemed to Satisfy Construction Standards'. Refer LDP Provisions 12a & b.
	Lots subject to a separate LDP		Powerline Easement		Remnant Bushland ("Classified Vegetation")		Bin Pad location for Lots 433 & 434
	Footpath		Public Open Space/ Remnant Bushland		Lots within 100m of "Classified Vegetation" and subject to a Bushfire Attack Level Assessment until such time that Lot 1 Armadale Road, Banjup is cleared. Refer Fire Management Plan.		Lots within 100m of "Classified Vegetation" and subject to a Bushfire Attack Level Assessment. Refer Fire Management Plan and any subsequent Bushfire Attack Level assessments.
	Shared Path		R25		Lots within 100m of "Classified Vegetation" and subject to a Bushfire Attack Level Assessment. Refer Fire Management Plan and any subsequent Bushfire Attack Level assessments.		
	Retaining Wall		R30		Lots within 100m of "Classified Vegetation" and subject to a Bushfire Attack Level Assessment. Refer Fire Management Plan and any subsequent Bushfire Attack Level assessments.		
			Designated Garage Location				

ESTATE LOCAL DEVELOPMENT PLAN

Lot 132 Fraser Road
 & Lot 9004 Armadale Road, BANJUP



NORTH

Scale NTS @ A3

0 50 100 150 metres

COMPILED: DPS	DRAWN BY: JP
DATE: 17/01/2014	REVISED: 11/04/2017
GRID: PCG 94	DATUM: AHD
DRAWING NUMBER: STOBJ-4-001P	JOB CODE: STOBJDAP
FILE ID: M:\STOR\BASEDAP\STOBJ-4-001P.dgn	

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