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| OFFICIAL |
| CITY OF COCKBURN |
| DOC No |
| 11 FEB 2025 |
| SUBJECT 109/177 |
| RETENTION 124.2 A5 |
| PROPERTY |
| APP |
| ACTION David King |

Your ref: 109/177
Our ref: TPS/3171
Enquiries: Local Planning Schemes
Email: localplanningschemes@dplh.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

CITY OF COCKBURN TOWN PLANNING SCHEME NO. 3 AMENDMENT NO. 177

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@dplh.wa.gov.au

Yours sincerely

Sam Boucher

Ms Sam Boucher
Secretary
Western Australian Planning Commission

7/02/2025

Planning and Development Act 2005

APPROVED LOCAL PLANNING SCHEME AMENDMENT

City of Cockburn
Local Planning Scheme No. 3 Amendment No. 177

File: TPS/3171

It is hereby notified for public information, in accordance with section 87 of the *Planning and Development Act 2005* that the Minister for Planning approved the abovementioned amendment to the City of Cockburn Local Planning Scheme No. 3 on 5 February 2025 for the purpose of:

1. Rezoning Lot 30 (No.59) Breaksea Drive, North Coogee, within 'Development Area 16' from 'Development' to 'Residential (R100)', as depicted on the Scheme Amendment Map.
2. Reducing the extent of the 'Development Area 16' (DA16) special control area boundary, as depicted on the Scheme Amendment Map.

L HOWLETT
MAYOR

D SIMMS
CHIEF EXECUTIVE OFFICER



Town Planning Scheme No. 3
Amendment No.177
(Standard)

*Partial Rationalisation of South Beach Village Structure Plan
Development Area 16 (North Coogee)*

JUNE 2024

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

City of Cockburn
Town Planning Scheme No.3
Amendment No.177

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 Lot 30 (No.59) Breaksea Drive, North Coogee, within 'Development Area 16' from 'Development' to 'Residential (R100)', as depicted on the Scheme Amendment Map.
2. Reducing the extent of the 'Development Area 16' (DA16) special control area boundary, as depicted on the Scheme Amendment Map.

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

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

Pursuant to Regulation 35A of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the amendment to the above Local Planning Scheme affects the following structure plan:

| Structure Plan# | Address | Latest WAPC Endorsement | WAPC Reference |
|-----------------|---|-------------------------|----------------|
| 16 | Lot 113 Rollinson Road, Lots 114-118 O'Connor Close, North Coogee | 16 February 2017 | SPN/0821M-1 |

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

Dated this^{11th} day of^{JUNE} 2024


CHIEF EXECUTIVE OFFICER

AMENDMENT REPORT

1.0 INTRODUCTION

Structure Plan No.16A (South Beach Village) has largely been implemented.

The purpose of this 'standard' scheme amendment is to transfer additional zones shown on this structure plan area into Town Planning Scheme No.3 (TPS3), to ensure the City maintains appropriate development control ahead of the structure plan expiring on 19 October 2025.

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

2.0 BACKGROUND

Development Area 16 (DA16) was created in December 2002, upon gazettal of Town Planning Scheme No.3 (red dashed outline in **Figure 1**).

In essence, it is the result of Amendment No.201 to former District Zoning Scheme No.2, which in response to the 2001 gazettal of Metropolitan Region Scheme (MRS) Amendment 1008/33, transferred land from 'Industrial' and 'Railways' Reservation to the 'Urban' zone and 'Regional Parks and Recreation' reservation.

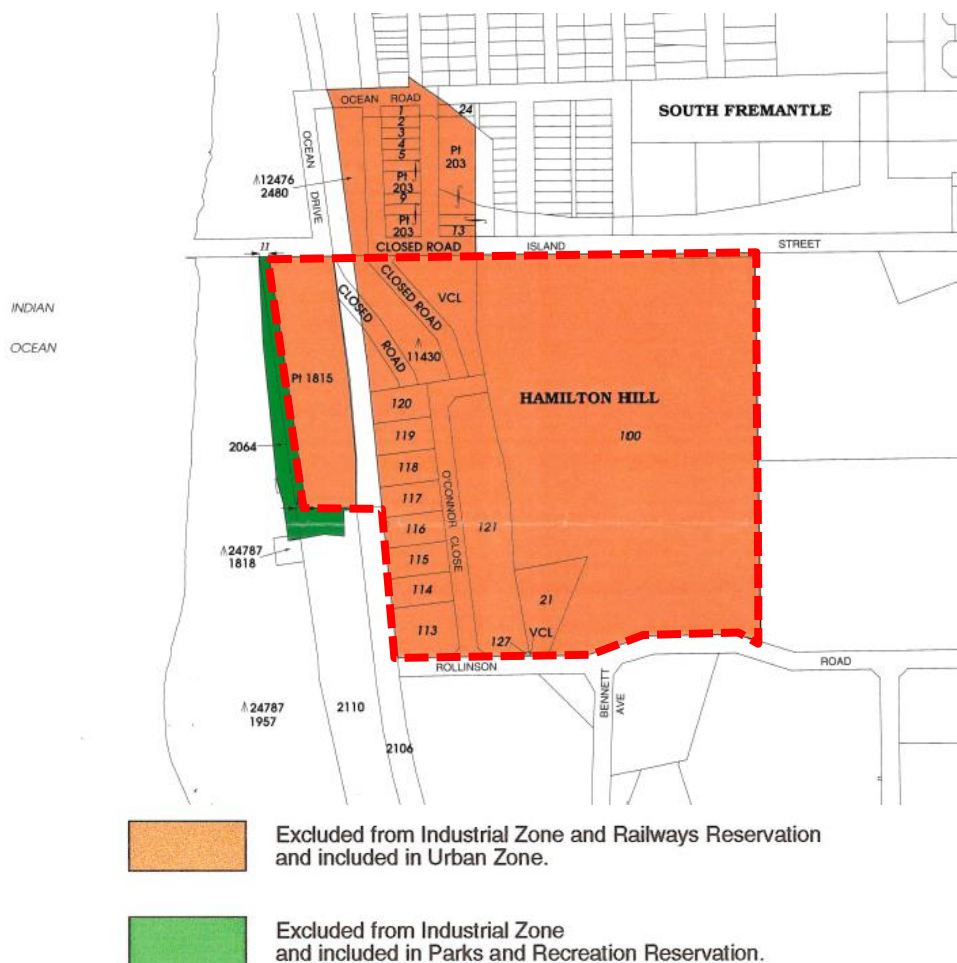


Figure 1 – Detail Plan for MRS Amendment No. 1008/33

Previously the substantive portion of a heavy industrial and railyard area that extended northward into the City of Fremantle, the land was significantly remediated to comply with environmental conditions imposed by the Minister for Environment to facilitate its redevelopment for urban purposes.

The adopted vision for the area was to deliver a vibrant urban village comprising diverse environmentally, socially, and economically sustainable high-quality medium to high density housing and commercial spaces with convenient access to public open space and surrounding areas.

DA16 currently includes one endorsed structure plan as per the table below:

| Structure Plan # | Address | Latest Approval (& Expiration Date) | Proposed Action |
|------------------|---|--|-----------------------------|
| 16A | Lot 113 Rollinson Road, Lots 114-118 O'Connor Close, North Coogee | WAPC: 16/02/2017 (Expires 19/10/2025) | Basic & Standard Amendments |

Rationalisation of most of this structure plan forms the subject of a separate ‘basic’ Scheme Amendment (#176). This proposal seeks to rationalise a further portion of land that couldn’t be included in the ‘basic’ amendment due to the need to advertise a replacement residential density coding (‘R-Code’), as the current *Residential Design Codes* do not include an R125 code.

The extent of DA16 (thick black dashed line), the structure plan (red solid line), and the boundaries of the two complimentary scheme amendment proposals (yellow dashed line), are depicted on **Figures 2 and 3**.

Lots outlined in blue are yet to develop or redevelop in accordance with the approved Structure Plan. Of importance, they incorporate important public reserves yet to be constructed and ceded into public ownership. As a result, they have been excluded from both scheme amendments, will retain their existing ‘Development’ zoning, and a Structure Plan extension for that area was lodged with the WAPC in January 2024.

The structure plan area includes various Local Development Plans (LDPs). 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.

Consistent with the proposed Structure Plan outcome, the City will need to consider the benefits (or otherwise) of extending the approval of an existing LDP for the undeveloped landholdings.

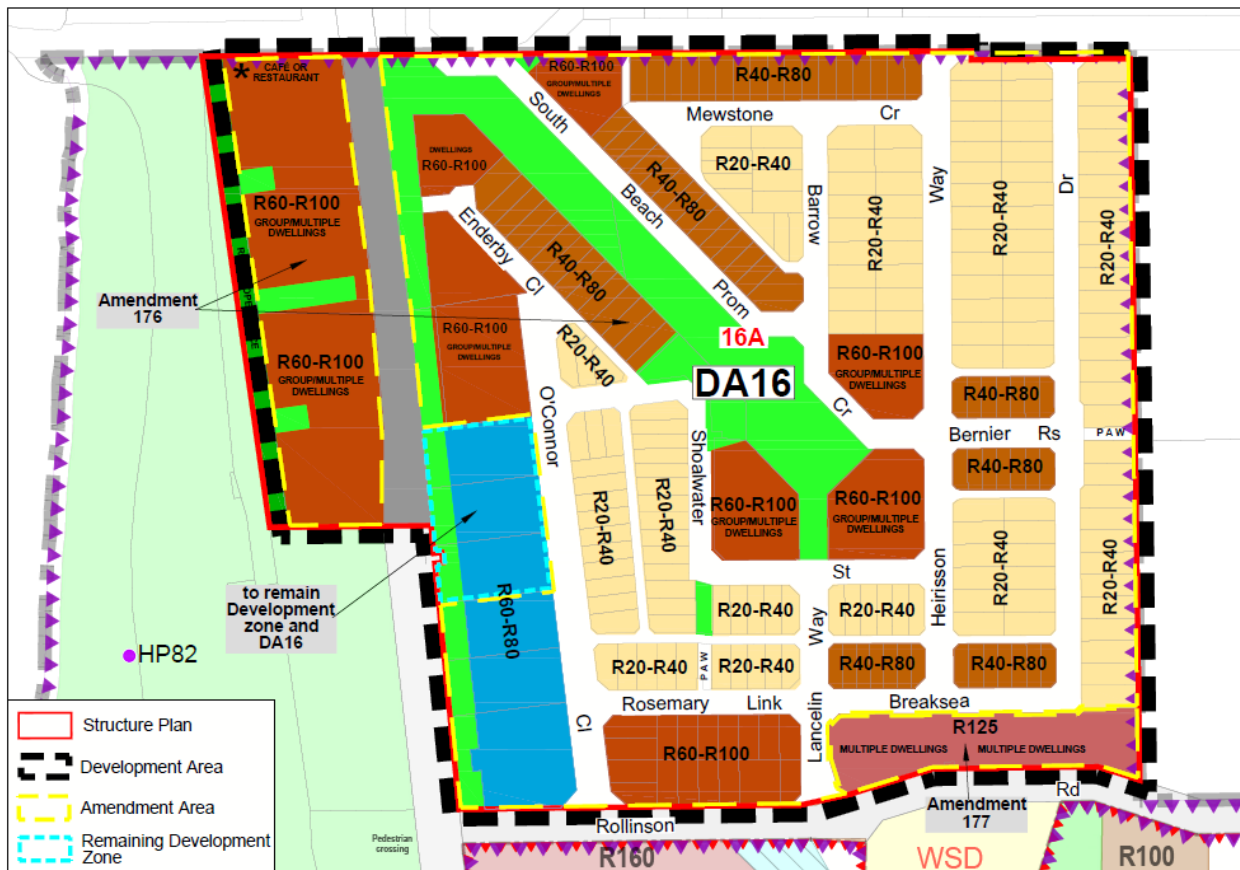


Figure 2 – DA16, Structure Plan 16A and Scheme Amendment #176 & #177 Extents

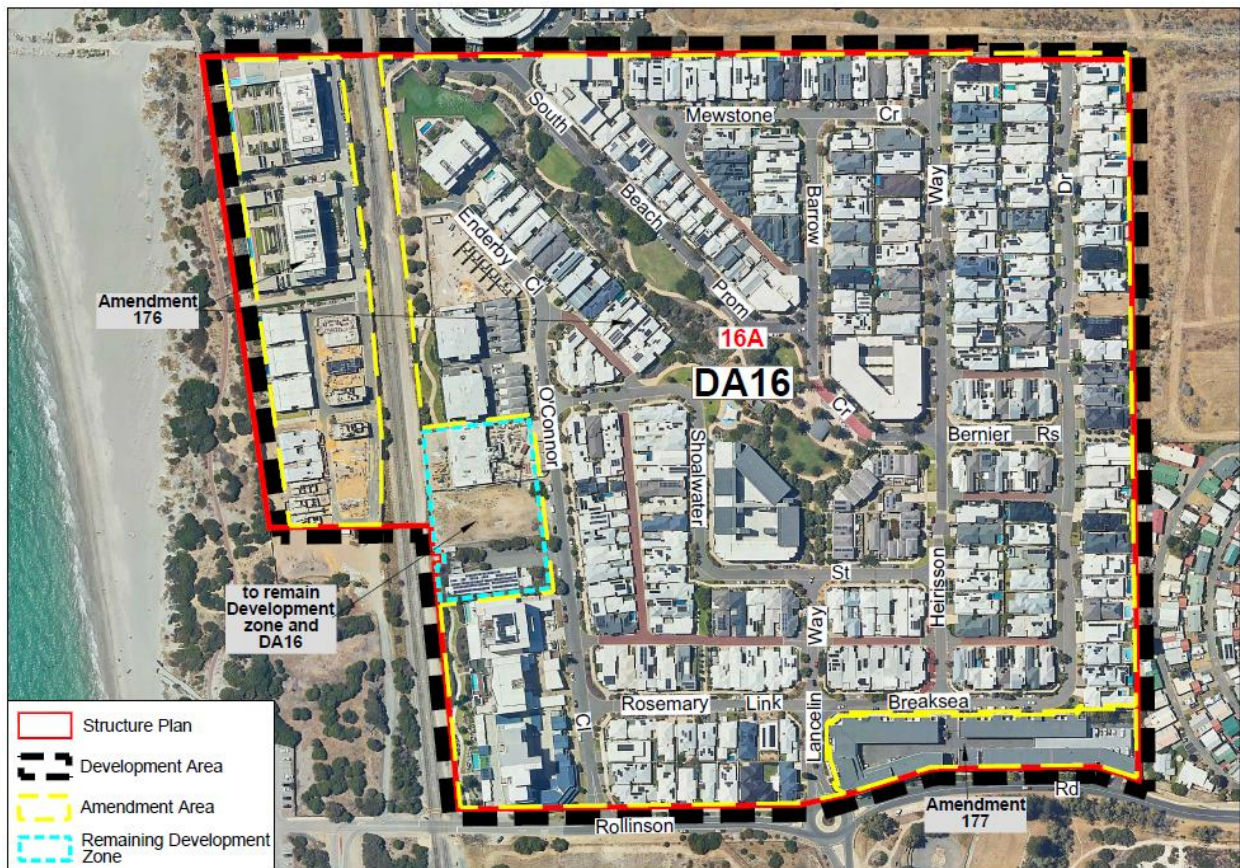


Figure 3 – Aerial Photograph showing extent of completed Subdivision and Development

3.0 AMENDMENT TYPE

Part 5, Division 1, Regulation 34 of the Planning and Development (Local Planning Schemes) Regulations 2015, identifies different amendment types: basic, standard and complex.

Regulation 35(2) requires the local government to specify in their resolutions to prepare or adopt an amendment what type of amendment it is, as well as the explanation for forming that opinion.

This 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, subsequent land use and built form outcome of an approved structure plan for the same land, in a manner that does not have any significant environmental, social, economic or governance impact on surrounding land.

4.0 TOWN PLANNING CONTEXT

4.1 State Planning Framework

The entirety of DA16 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 Area 16 (DA16).

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 DA16 it includes the following:

| TABLE 9 – DEVELOPMENT AREAS | | |
|-----------------------------|-----------------------------------|---|
| REF. NO. | AREA | PROVISIONS |
| DA 16 | South Beach (Development Zone) | <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. To provide for uses consistent with the zonings and reservations in the MRS.3. All residential development must be designed and constructed to comply with the South Beach Village Noise Management Plan dated August 2002. |

5.0 PROPOSAL

Subdivision and development of almost all land within DA16 is now complete, meaning that the structure plan has largely served its purpose.

This amendment therefore seeks to remove those areas from DA16 and transfer the structure plan-identified zones and reservations for the land into the Scheme, ahead of the structure plans expiry date of 19 October 2025.

Development Area 16:

As there remains portions of DA16 yet to be redeveloped, in particular Lots 116-118 (#15, #19 & #23) O'Connor Close, complete deletion of DA16 and its special provisions are not proposed at this time, rather just a further reduction to the extent of the DA16 special control area boundary to reflect the outcome of this proposal. A more significant refinement is proposed via Scheme Amendment #176.

Local Structure Plan (LSP):

Details on Structure Plan 16A (including extracts of the relevant Local Development Plan and Development Approval for this specific site) are provided in this section to demonstrate our reasoning for rationalisation in the manner proposed.

**Lot 113 Rollinson Road, Lots 114-118 O'Connor Close, North Coogee
– South Beach Village Estate (16A)**

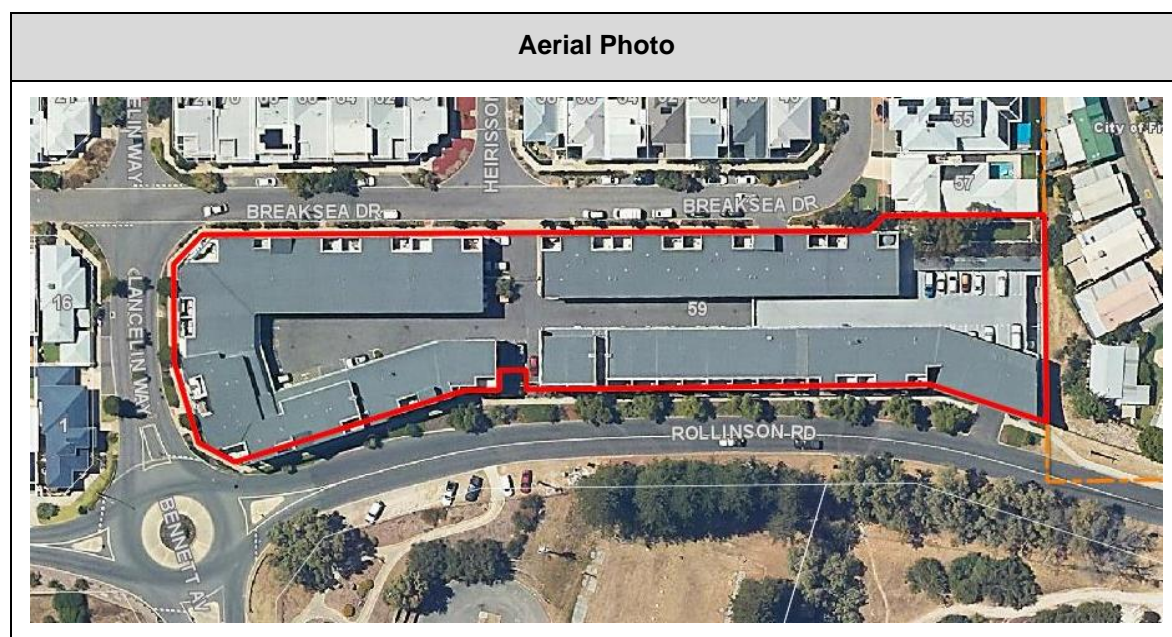
Lying along the southern boundary of South Fremantle, west of the Fremantle Village Holiday Park, north of Rollinson Road and east of the CY O'Connor Foreshore Reserve, this Structure Plan identifies a comprehensive network of local roads servicing low-to-medium (R20-R80) density single residential houses and medium-to-high (R60-R125) density apartments, principally clustered around a central spine of public open space (POS) that leads back to district level recreational facilities at South Beach.

Density ranges were adopted for most street blocks, with the final coding (and specific Design Guidelines and R-Code development standard variations) deferred to Local Development Plans (prepared in response to conditions of Subdivision Approval) or subsequent Development Approval.

The higher codings are generally located in high-amenity locations, such as directly adjacent or opposite the ocean foreshore, the primary (central) or secondary (freight rail adjacent) linear POS corridors, or along Rollinson Road (which provides a direct connection to the CY O'Connor Foreshore reserve).

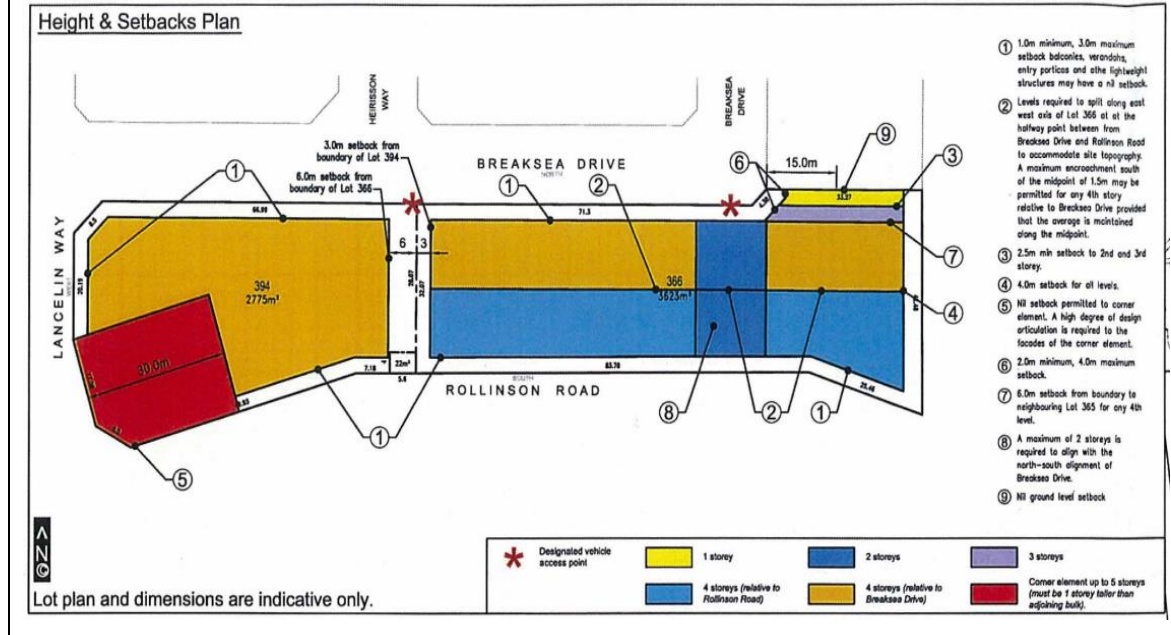
A Mixed Use precinct (reduced in size and rezoned from Mixed Business via a series of LSP Amendments over the Estate's lifetime), is located in the southwest corner along the eastern edge of the operating freight rail line.

This proposal specifically focuses on the 'Move' Apartment complex located between Breaksea Drive and Rollinson Road in the southeast corner of the LSP.



This site was deliberately excluded from Amendment #176 to allow a replacement residential density coding ('R-Code') to be advertised for public comment, as the current *Residential Design Codes* do not include an R125 code as currently shown on the Structure Plan Map.

Los 366-394 Breaksea Drive – Local Development Plan (DAP17D)



An approved Local Development Plan (former Detailed Area Plan) further guides development of the site. In terms of density, it simply reflects the current LSP assigned 'R125' density coding of the land.

Development History

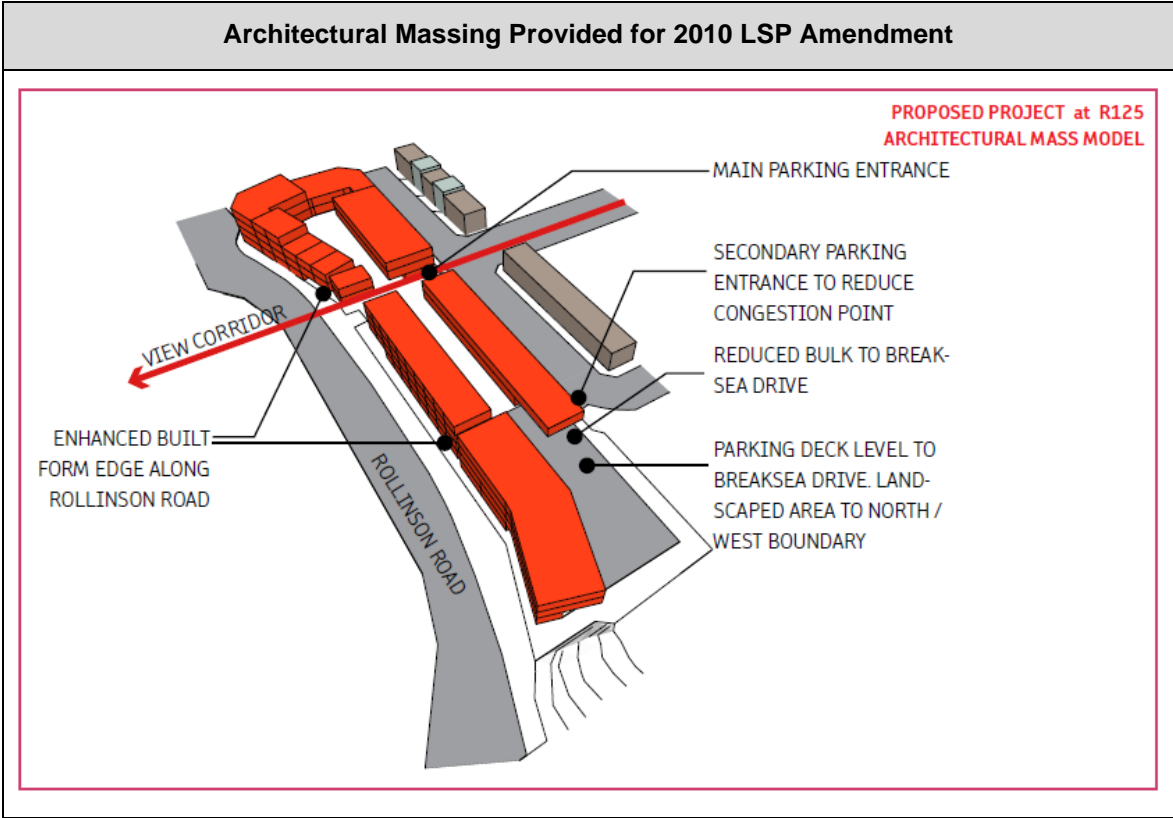
Lots 366-394 were originally assigned an R-Code range of 'R60-R100' under the original (2002) Local Structure Plan.

In 2009, the City issued development approval for an 81-dwelling apartment complex incorporating approximately 5,652m² of floor area, or a plot ratio of 0.88 (ref: DA09/0742). A condition of that approval required adjustments to bring the proposal into compliance with the maximum 'R100' code.

Instead, in 2010 the land was successfully up-coded to 'R125', to facilitate an enlarged proposal, involving a maximum plot ratio 1.56 (ref: DA10/0853). At the time this was considered an acceptable limit beyond the 1.25 permitted under R100, but below the 2.0 allowed by the next applicable density code (R160).

The proponent reasoned that the additional plot ratio was justified on the basis that it would assist in resolving access issues to the car park, provide an extended built edge to Rollinson Road, and allow a greater number of apartments (106) involving a wider diversity of typologies and configuration.

Ultimately, the City accepted that the proposal was a more efficient use of highly valuable urban land, that would better respond to the challenging narrow and undulating characteristics of the site.



Of importance to this proposal, through the subsequent detailed design process the development was modified to reduce portions of the building height and decrease setbacks, resulting in a final plot ratio of just 1.17.

Since the development was completed, plot ratio thresholds have also been adjusted in the *Residential Design Codes*, to the point that the achieved plot ratio now sits comfortably between the maximum limits applicable for R80 and R100.

This is also true of the other Primary Control most relevant to residential density, being the 3-4 storey building height.



It is therefore proposed that an 'R100' coding be applied to this site, on the basis that of the codes available, the development standards contained in Volume 2 most comfortably reflect the constructed built form outcome. A comparison of the development against those key primary controls is outlined in the table below.

| R-Codes (Vol.2) – Primary Controls Table | | | | |
|---|--|-------------------------------|------|---|
| | Applies to R-Code areas, default settings apply unless alternative provisions defined in local planning instruments | | | ‘Move’ Apartments |
| Streetscape contexts and character <i>refer A2</i> | Medium- rise | Higher density residential | | |
| Site R-Coding | R80 | R100 | R160 | |
| Building height (storeys) <i>refer 2.2</i> | 4 | 4 | 5 | 3-4 storeys (with 5th storey protrusions) |
| Plot ratio ⁷ <i>refer 2.5</i> | 1.0 | 1.3 | 2.0 | 1.17 |

A full copy of the Structure Plan Map, Local Development Plan and extracts from the Development Approval and Strata Plan for this site are attached as **Appendix A-B**.

6.0 CONCLUSION

Assigning a fixed density code to the subject site will improve certainty for landowners, residents, and the immediate community. Development of the site was completed over ten years ago with no new development applications received since. It is suggested that the site is ready to be removed from the ‘Development’ zone and governance of Structure Plan 16A as subdivision and development is now complete.

Rationalising the land to the ‘Residential’ zone with a density code of ‘R100’ under TP3 will remove a redundant layer of planning control whilst still ensuring that the City maintains appropriate mechanisms to guide and control future redevelopment of the land (including the same range of permissible land uses and comparable development standards as currently apply), consistent with current community expectations.

It will also reduce the risk of the City having to apply for a future extension of time for Structure Plan 16A in respect to this particular site.

Planning and Development Act 2005

City of Cockburn Town Planning Scheme No.3 Amendment No.177

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 Lot 30 (No.59) Breaksea Drive, North Coogee, within 'Development Area 16' from 'Development' to 'Residential (R100)', as depicted on the Scheme Amendment Map.
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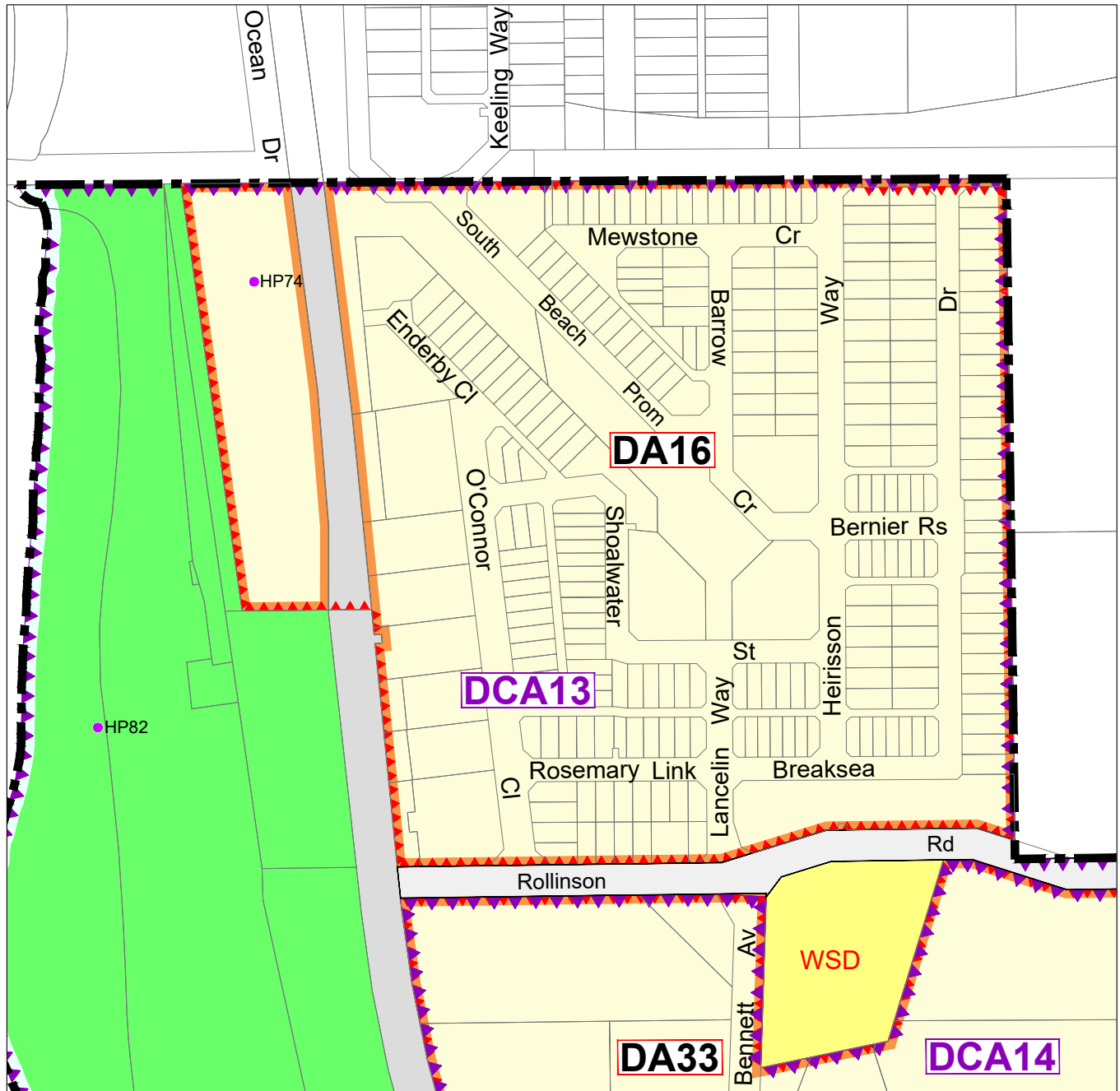
The Amendment is 'standard' under the provisions of the Planning and Development (Local Planning Schemes) Regulations 2015 for the following reason(s):

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- *It is an amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment; and*
- *It is an amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area.*

Pursuant to Regulation 35A of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the amendment to the above Local Planning Scheme affects the following structure plan:

| Structure Plan# | Address | Latest WAPC Endorsement | WAPC Reference |
|------------------------|--|--------------------------------|-----------------------|
| 16 | Lot 113 Rollinson Road, Lots 114-118 O'Connor Close, North Coogee | 16 February 2017 | SPN/0821M-1 |

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



Current Scheme Map

GENERAL

Scheme Boundary

HP1 Heritage Place

SPECIAL CONTROL AREAS:

DA1 Development Areas

DCA1 Development Contribution Areas

REGION RESERVES

Parks & Recreation

Railways

Waterways

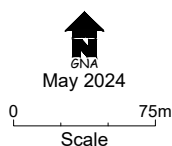
WSD Public Purposes
- Water Authority of WA

LOCAL RESERVES

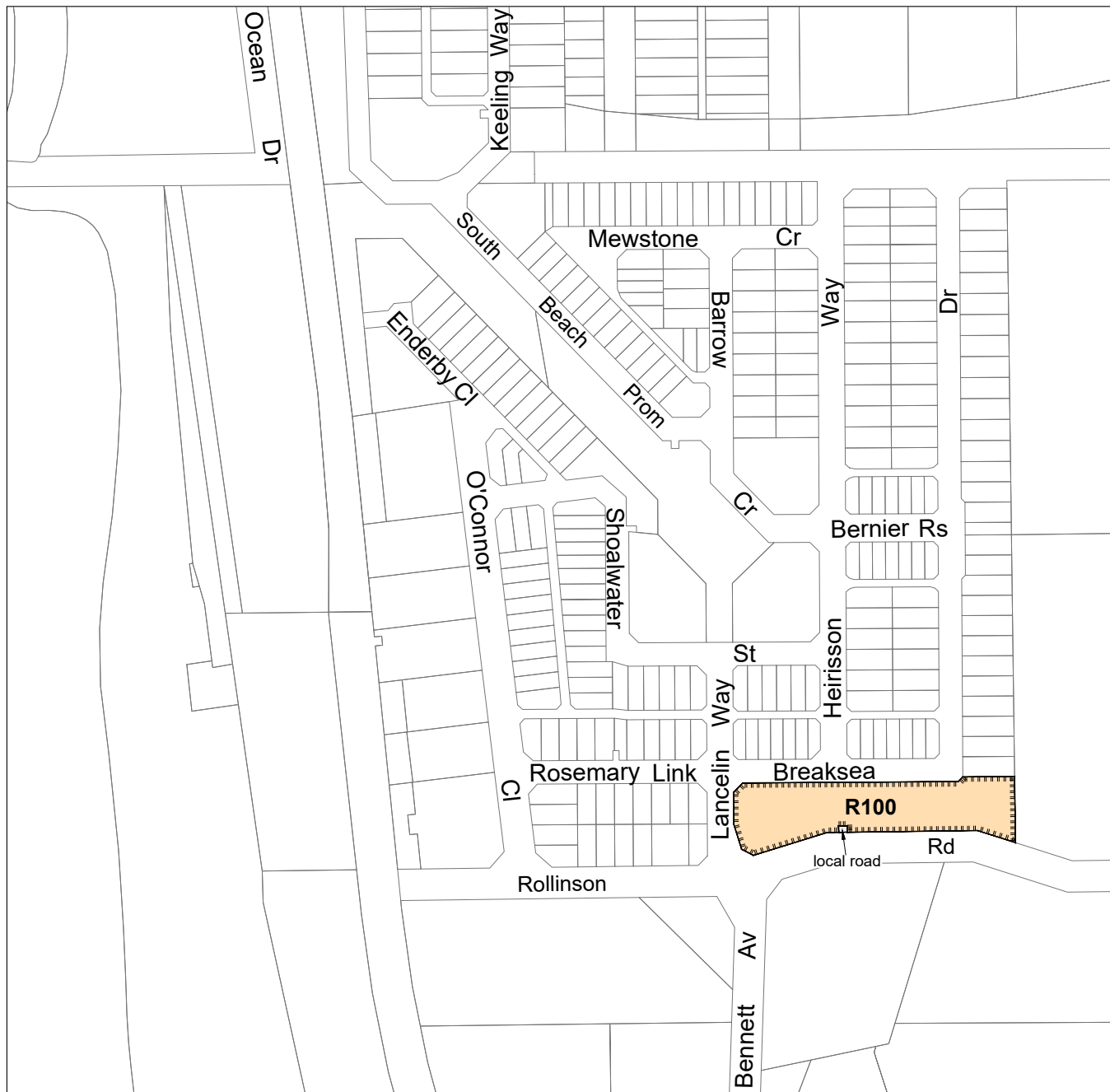
Local Road

ZONES

Development



Amendment No.177 Town Planning Scheme No.3



Scheme Amendment Map

GENERAL



Residential Density
Codes

REGION RESERVES

LOCAL RESERVES

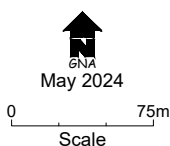


Local Road

ZONES



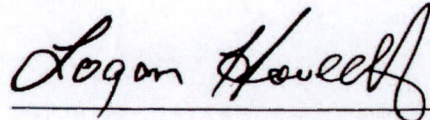
Residential



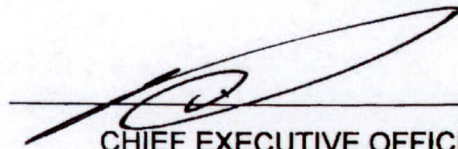
Amendment No.177 Town Planning Scheme No.3

ADOPTION

Adopted by resolution of the Council of the City of Cockburn at the ordinary meeting of the Council held on 11th day of JUNE 2024.



MAYOR



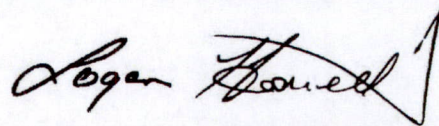
CHIEF EXECUTIVE OFFICER

FINAL APPROVAL

Adopted for final approval by resolution of the City of Cockburn at the Meeting of the Council held on the 8th day of OCTOBER 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)

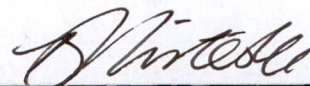


MAYOR



CHIEF EXECUTIVE OFFICER

Recommended/Submitted for Final Approval



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

DATE 20/12/2024

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 5/2/2025

Certified by W Brooks

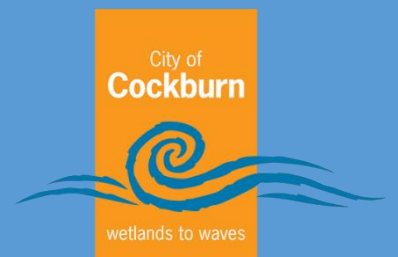
Officer of the Commission Duty authorised pursuant to Section 24 of the Planning and Development Act 2005 and Regulation 32(3) Scheme and Regulation 63(3) (Amendment) of the Planning and Development (Local Planning Scheme) Regulations 2015.

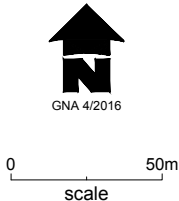
MINISTER FOR PLANNING

DATE _____

APPENDIX A

Current Approved Structure Plan





- Structure Plan Boundary
- Residential R20-R40
- Residential R40-R80
- Residential R60-R100 Group/Multiple Dwelling Site
- Residential R125 Multiple Dwelling (subject to DAP)
- Public Open Space

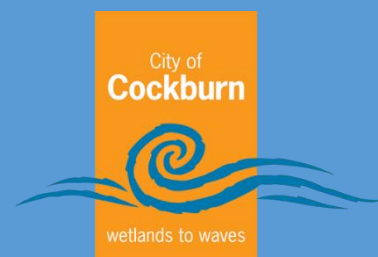
- Region Open Space
- Mixed Use R60-R80
- Railways
- * Proposed Location For Café or Restaurant
- Structure Plan Amendment Area

STRUCTURE PLAN

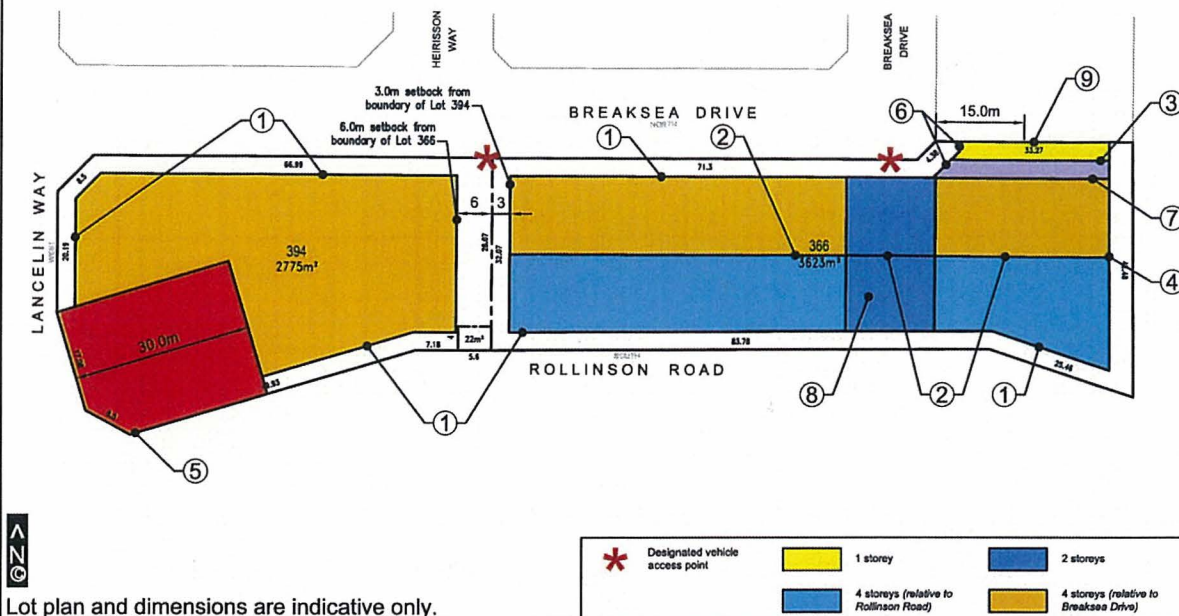
SOUTH BEACH VILLAGE

APPENDIX B

‘Move’ Apartment Complex (Approved Local Development Plan & Development Extract)



Height & Setbacks Plan



Lot plan and dimensions are indicative only.

Lots 366 & 394

General Design Intent

The design intent is outlined by the South Beach Design Guidelines. All development must give due regard to the requirements and intent of these Guidelines.

Building Height

- Maximum height measured from the highest point of the building(s) to the existing ground level immediately below that point. Ground level is the first storey.
- The height of the required corner element at the corner of Rollinson Road and Lancelin Way is to be one storey taller than the adjoining building bulk. The corner element is to be contained within 30 metres of Lancelin Way.
- Maximum building height is as per the Height and Setbacks Plan.
- For any portion of the development that is restricted to 5 storeys in height, the maximum wall height shall not exceed 16 metres above natural ground level (NGL).
- For any portion of the development that is restricted to 4 storeys in height, the maximum wall height shall not exceed 13 metres above NGL.
- For any portion of the development that is restricted to 3 storeys in height, the maximum wall height shall not exceed 9.5 metres above NGL.
- For any portion of the development that is restricted to 2 storeys in height, the maximum wall height shall not exceed 6.5 metres above NGL.
- For any portion of the development that is restricted to 1 storey along the boundary adjoining Lot 365, the maximum wall height shall not exceed 3.2m above NGL.

Car Parking and Access

- All tenant parking must be screened from view from the public domain. All residential tenants parking for grouped and multiple dwellings not contained within a basement level shall be concealed or adequately screened from public view.
- Visitor car parking is to be provided on site and in accordance with R-Codes. Such car parking shall be easily accessible and available in perpetuity for such purposes.
- Vehicle access for grouped and multiple dwellings is required to be from the prescribed access points on Breaksea Drive on the above plan.
- Vehicle access to Rollinson Road for Lot 366 will only be considered by the City where supported by a traffic report that addresses amongst matters, safety and management of vehicle access/egress off to Rollinson Road. The report is to be prepared by a suitably qualified traffic engineer.
- Shared access between Lots 366 and 394 is strongly encouraged, particularly if the lots are developed by one developer.

Fencing

- Front fencing not required. If proposed, the maximum height forward of the building(s) is 1.5m and all fencing/retaining above 900mm to be 70% visually permeable. These heights are taken from NGL and not from any terrace constructed forward of the building line.
- A fence above a raised terrace forward of the building line may be 1.0m in height provided it is 75% visually permeable. Raised terraces and retaining shall be no higher than 900mm from NGL.

Open Space

- Minimum open space provisions shall be as per R-Codes requirements for R60, R80 and R100 development (whichever is relevant). Where R60 development is proposed, a 5% reduction in open space requirements may be permitted as per the provisions of the City of Cockburn Town Planning Scheme No. 3.
- Any upper level balcony with a minimum dimension of 2.5m, a minimum area of 10m² and accessed from an internal living space (excluding bedrooms) may be included as open space provided it is open on at least one (1) side.

Other

- Applicable residential density code is R125.
- A 'P' soil classification exists over the entirety of Lots 366 and 394. The landowner is required to undertake appropriate geotechnical and engineering investigations with particular regard to soil type and classification to ensure all development on the site(s) conforms with the relevant requirements of the Building Code of Australia (BCA).
- A corner gateway design element shall be provided at the corner of Rollinson Road and Lancelin Way.
- Building(s) to address all streets by way of design, fenestration, entry and must contain major opening(s) and active elements such as balconies that provide additional articulation and detailing.
- Balconies and/or major openings shall be designed to maximise passive surveillance over Breaksea Drive, Lancelin Way and Rollinson Road and must be designed to provide protection from excessive solar gain and the impact of the wind.
- All ventilation grills or openings to semi-basement parking must be landscaped, screened and/or artistically designed and built to not detract from the appearance of the building and/or the adjoining public domain.
- Windows should generally have a vertical proportion to the street and articulation shall be provided through vertical design elements to the façade of the building.
- Materials used in construction shall be coastal in nature, durable, suitable for the coastal environment and in accordance with the materials palette outlined within the South Beach Estate Design Guidelines.
- North solar access and cross ventilation opportunities shall be maximised.
- Roof mounted solar cells, solar hot water units, air conditioners, condensers, cooling units and mechanical plant equipment shall not be visible from the street or public places. Roof mounted units must also be below the roof ridge and when located on any pitched roof shall, where possible, be of a similar colour to the roof.
- Minor variations to the requirements of the Residential Design Codes and the DAP may be approved by the City of Cockburn.

Provisions of the Residential Design Codes and City of Cockburn Town Planning Scheme No. 3 apply except for the variations shown on this plan.

This Detailed Area Plan has been Adopted by Council and Signed by the Principal Planner

Date 10.12.2010

SCALE 1:3000

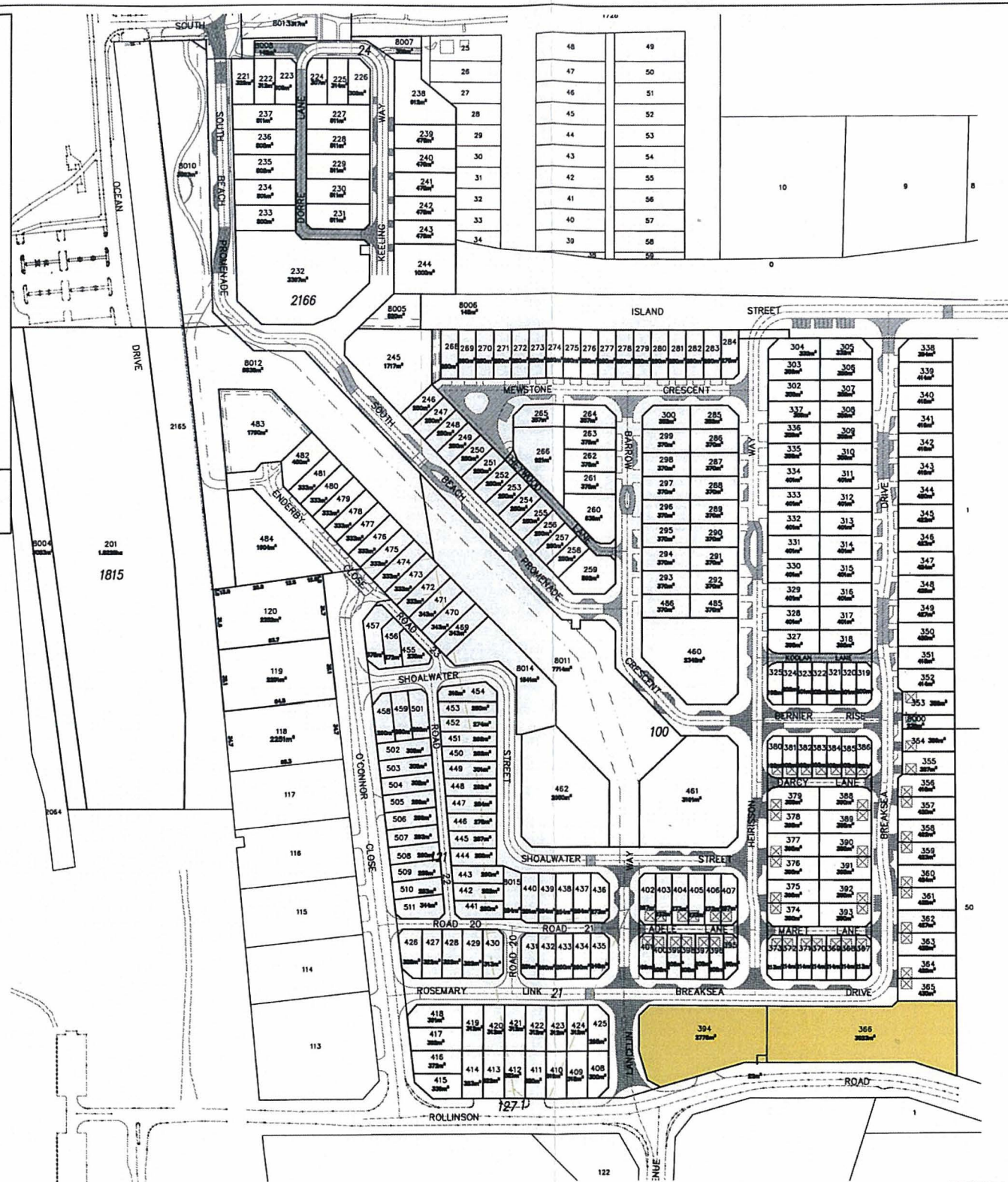


Figure No:

Title: DETAIL AREA PLAN - LOTS 366 and 394
SOUTH BEACH for STOCKLAND DEVELOPMENT PTY LTD

Date: 12 August 2010

Revision No: E

Scale: 1:3000 @ A3

Job No: 704.226

Designer: KW

Drawn: KW

E Reference: 704.226 DA17D type lots 366 - 394.dwg

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AND URBAN DESIGN
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Telephone +61 08 9289 8300
Facsimile +61 08 9321 4786
planning@tpgwa.com.au
www.tpgwa.com.au

| STRATA PLAN <h1 style="margin: 0;">65319</h1> <p style="margin: 0;">SHEET 1 OF 6 SHEETS</p> | | VER 2 | AMENDMENT AUDIT REQUIREMENTS | AUTHORISED BY P.J. BURTON | DATE 15.05.2014 | | | | | | | | | | | | | | | | |
|---|---|----------------------|---------------------------------|-------------------------------------|--------------------|-------------------|------------|----------|-----|----------------------|----------------------|-------------|-------------------------------------|------------------|-------------------|--|--|--|--|--|--|
| PLAN OF RE-SUBDIVISION OF LOT 56 ON STRATA PLAN 65319 | | | | | | | | | | | | | | | | | | | | | |
| CERTIFICATE OF TITLE VOL 2842 FOL 757 | | | | | | | | | | | | | | | | | | | | | |
| LOCAL GOVERNMENT CITY OF COCKBURN | | | | | | | | | | | | | | | | | | | | | |
| INDEX PLAN SEE SMART PLAN | | | | | | | | | | | | | | | | | | | | | |
| FIELD BOOK 125403 | | | | | | | | | | | | | | | | | | | | | |
| SCALE AS SHOWN | | | | | | | | | | | | | | | | | | | | | |
| NAME OF SCHEME MOVE | | | | | | | | | | | | | | | | | | | | | |
| ADDRESS OF PARCEL 59 BREAKSEA DRIVE, NORTH COOGEE, WA 6163 | | | | | | | | | | | | | | | | | | | | | |
| MANAGEMENT STATEMENT <input type="radio"/> YES <input checked="" type="radio"/> NO | | | | | | | | | | | | | | | | | | | | | |
| LODGED DATE 2-May-2014 FEE PAID \$3570 ASSESS No. 14967350 | CERTIFIED CORRECT COR. FILE TRIM NP IN ORDER FOR DEALINGS SUBJECT TO REGISTRATION OF SP 65319 <i>M. P. Burton</i> 19.5.14 FOR REGISTRAR OF TITLES DATE | | | | | | | | | | | | | | | | | | | | |
| M621186 APPLICATION 19.5.14 DATE | REGISTERED <i>[Signature]</i> DATE REGISTRAR OF TITLES SEAL | | | | | | | | | | | | | | | | | | | | |
| WESTERN AUSTRALIAN PLANNING COMMISSION W.A.P.C. REF: Certificate of Approval of W.A.P.C. under Section 25B(2) of <i>Strata Titles Act 1985</i> Delegated under S.16 P&D 2005 DATE | | | | | | | | | | | | | | | | | | | | | |
| Landgate Western Australian Land Information Authority | | | | | | | | | | | | | | | | | | | | | |
| SURVEYORS CERTIFICATE - Reg 54 PATRICK JAMES BURTON I, hereby certify that this plan is accurate and is a correct representation of the - (a) survey; and/or (b) calculations from measurements recorded in the field records, (delete if inapplicable) undertaken for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged. <i>Patrick James Burton</i> 2014.05.15 11:32:53 +0800 LICENSED SURVEYOR DATE | | | | | | | | | | | | | | | | | | | | | |
| LOCATION PLAN SCALE 1:750 AT A3 SIZE | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>SUBJECT</th> <th>PURPOSE</th> <th>STATUTORY REFERENCE</th> <th>ORIGIN</th> <th>LAND BURDENED</th> <th>BENEFIT TO</th> <th>COMMENTS</th> </tr> <tr> <td style="text-align: center;">(R)</td> <td>RESTRICTIVE COVENANT</td> <td>SEC 129BA OF THE TLA</td> <td>DOC K960033</td> <td>LOT 1-55, 57-59, 67-77, 86-93 & 107</td> <td>CITY OF COCKBURN</td> <td>NOISE & VIBRATION</td> </tr> </table> | | SUBJECT | PURPOSE | STATUTORY REFERENCE | ORIGIN | LAND BURDENED | BENEFIT TO | COMMENTS | (R) | RESTRICTIVE COVENANT | SEC 129BA OF THE TLA | DOC K960033 | LOT 1-55, 57-59, 67-77, 86-93 & 107 | CITY OF COCKBURN | NOISE & VIBRATION | | | | | | |
| SUBJECT | PURPOSE | STATUTORY REFERENCE | ORIGIN | LAND BURDENED | BENEFIT TO | COMMENTS | | | | | | | | | | | | | | | |
| (R) | RESTRICTIVE COVENANT | SEC 129BA OF THE TLA | DOC K960033 | LOT 1-55, 57-59, 67-77, 86-93 & 107 | CITY OF COCKBURN | NOISE & VIBRATION | | | | | | | | | | | | | | | |
| Suite 4, First Floor, 40 Hasler Road, Osborne Park WA 6017 Ph (08) 6241 3333 Fax (08) 6241 3300 s:/projects/14/14075/carto/statutory_draffing/14075bsp1.dgn FP-14075-003-VER 2.0 | | | | | | | | | | | | | | | | | | | | | |

HELD BY LANDGATE IN DIGITAL FORM ONLY.

| STRATA PLAN 65319 SHEET 1 OF 11 SHEETS | | VER | AMENDMENT | AUTHORISED BY | DATE |
|---|--|-----|--------------------|---------------|------------|
| | | 2 | AUDIT REQUIREMENTS | P.J. BURTON | 15.05.2014 |

| INTERESTS AND NOTIFICATIONS | | | | | | |
|-----------------------------|----------------------|----------------------|-------------|---------------|------------------|-------------------|
| SUBJECT | PURPOSE | STATUTORY REFERENCE | ORIGIN | LAND BURDENED | BENEFIT TO | COMMENTS |
| (R) | RESTRICTIVE COVENANT | SEC 129BA OF THE TLA | DOC K960033 | ALL LOTS & CP | CITY OF COCKBURN | NOISE & VIBRATION |

PLAN OF
LOT 30 ON DP 69438

CERTIFICATE OF TITLE
VOL FOL

LOCAL GOVERNMENT
CITY OF COCKBURN

INDEX PLAN
SEE SMART PLAN

FIELD BOOK
125403

SCALE AS SHOWN

| NAME OF SCHEME MOVE | |
|--|--|
| ADDRESS OF PARCEL 59 BREAKSEA DRIVE, NORTH COOGEE, WA 6163 | |

| MANAGEMENT STATEMENT <input checked="" type="radio"/> YES <input type="radio"/> NO | |
|--|---|
| LODGED | CERTIFIED CORRECT 19.5.14 |
| DATE 10/00/2014 | COR. FILE TRIM NP |
| FEE PAID \$4180 | IN ORDER FOR DEALINGS |
| ASSESS No. 14956367 | SUBJECT TO LODGEMENT OF MANAGEMENT STATEMENT; APPROVAL OF DP69438 |
| | 19.5.14 |
| | FOR REGISTRAR OF TITLES DATE |

| M621183 REGISTERED | |
|---------------------|-------------------------------|
| APPLICATION 19.5.14 | DATE REGISTRAR OF TITLES SEAL |

| WESTERN AUSTRALIAN PLANNING COMMISSION | |
|--|------|
| W.A.P.C. REF: Certificate of Approval of W.A.P.C. under Section 25B(2) of Strata Titles Act 1985 | |
| Delegated under S.16 P&D 2005 | DATE |

LOCATION PLAN
SCALE 1:750 AT A3 SIZE

SURVEYORS CERTIFICATE - Reg 54
PATRICK JAMES BURTON

I, hereby certify that this plan is accurate and is a correct representation of the -

(a) «survey; and/or

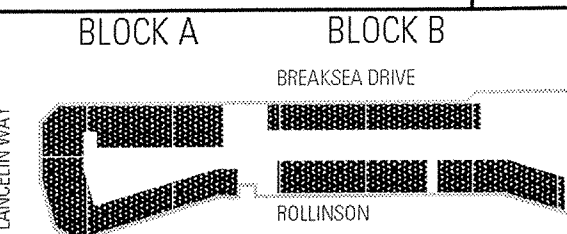
(b) «calculations from measurements recorded in the field records, (delete if inapplicable)

undertaken for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.

Patrick James Burton
2014.05.15 11:01:38 «0800»
LICENSED SURVEYOR DATE

HELD BY LANDGATE
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NOTE: check and verify all site levels and dimensions prior to fabrication, shop drawings, installation, on-site or off-site works. Any discrepancies report immediately to builder if in doubt - ASK



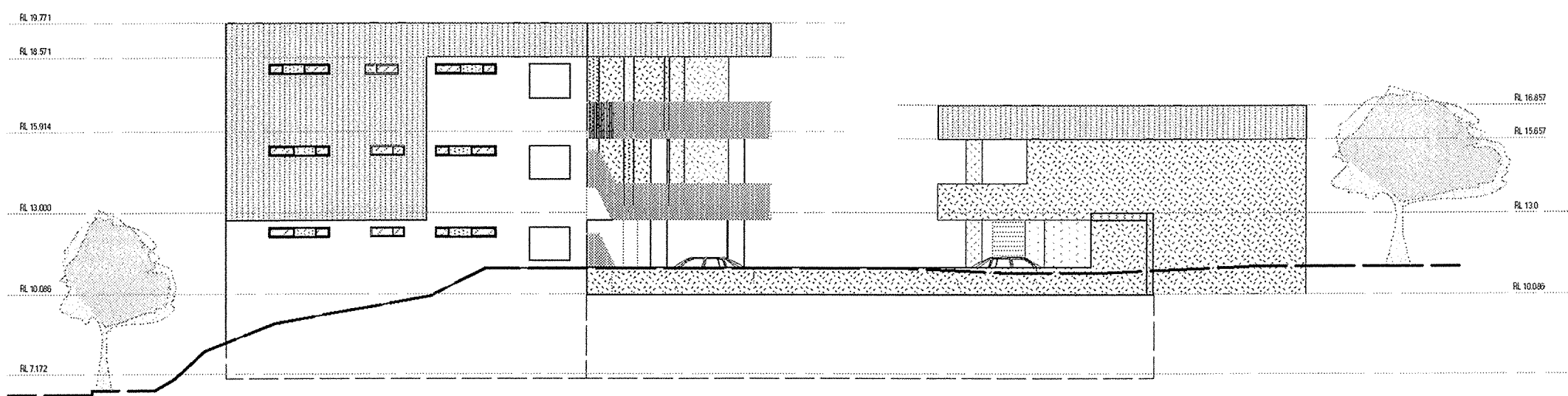
Location Plan

MATERIALS LEGEND

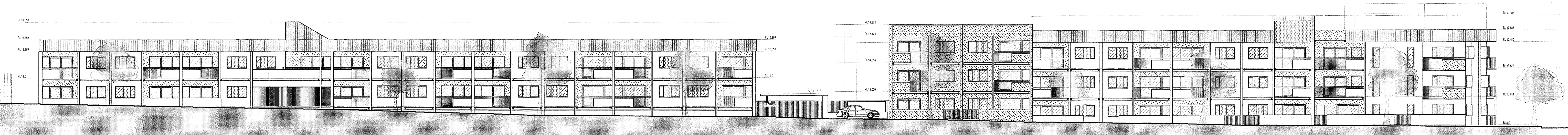
- RENDERED FINISH
- FACE BRICK
- COLOURED RENDER FEATURE
- PROFILED SHEET METAL



WEST ELEVATION - LANCELIN WAY



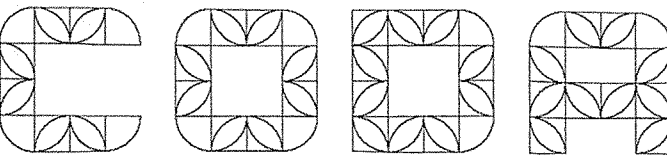
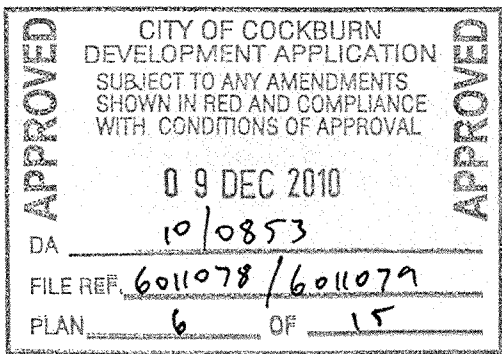
EAST ELEVATION - SITE BOUNDARY



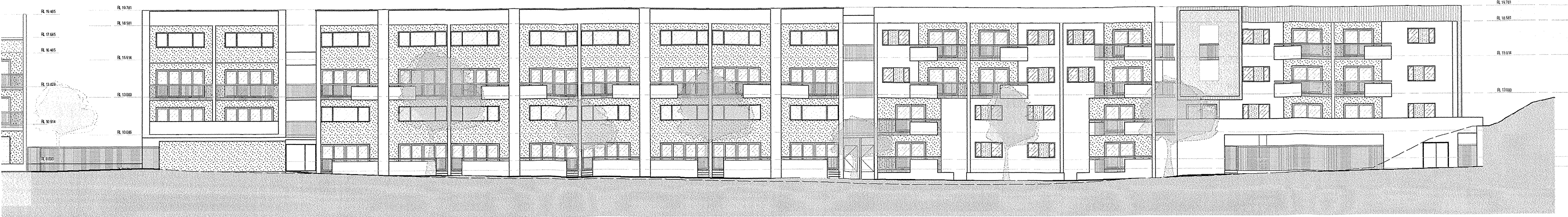
NORTH ELEVATION - BREAKSEA DRIVE



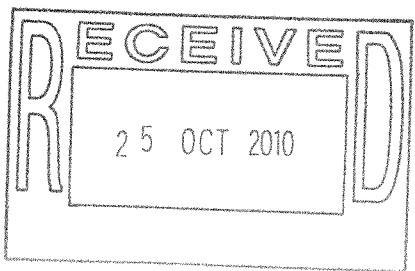
SOUTH ELEVATION - ROLLINSON ROAD
BLOCK A



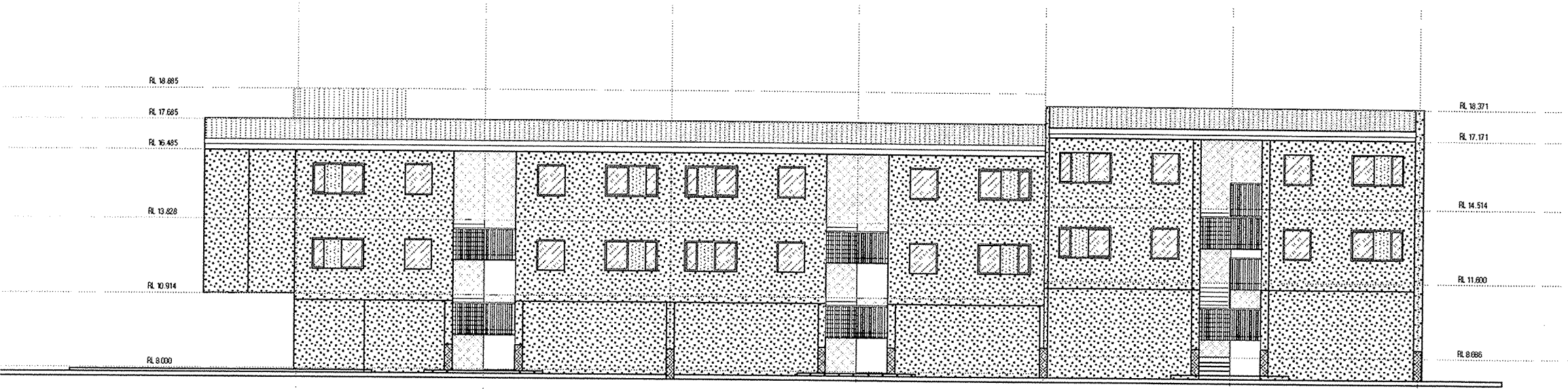
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83 South St Beaconsfield, WA 6162
TEL +61 (0)8 9433 6000
FAX+61 (0)8 94333700
CODA STUDIO PTY LTD ACN 119 667 300



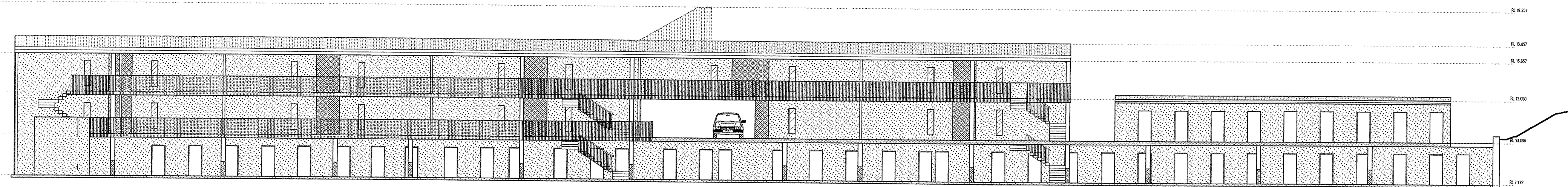
SOUTH ELEVATION - ROLLINSON ROAD
BLOCK B



| | | | |
|--|-------|--------------|------------|
| NORTH COOGEE | | | |
| MATCH / LOT 366 & 394 ROLLINSON ROAD | | | |
| STREET ELEVATIONS | | | |
| SCALE AT A1: | 1:200 | JOB NO: | A10030 |
| SCALE AT A2: | | DATE PREP'D: | 13.10.2010 |
| DRAWN: | CODA | CHECKED: | DA4.01 |
| ISSUED: | | DATE: | L |
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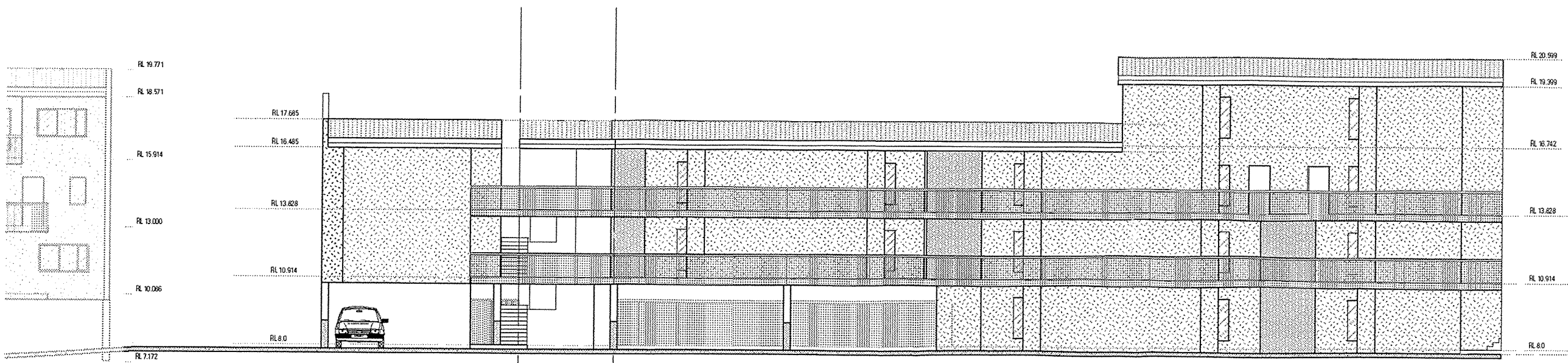
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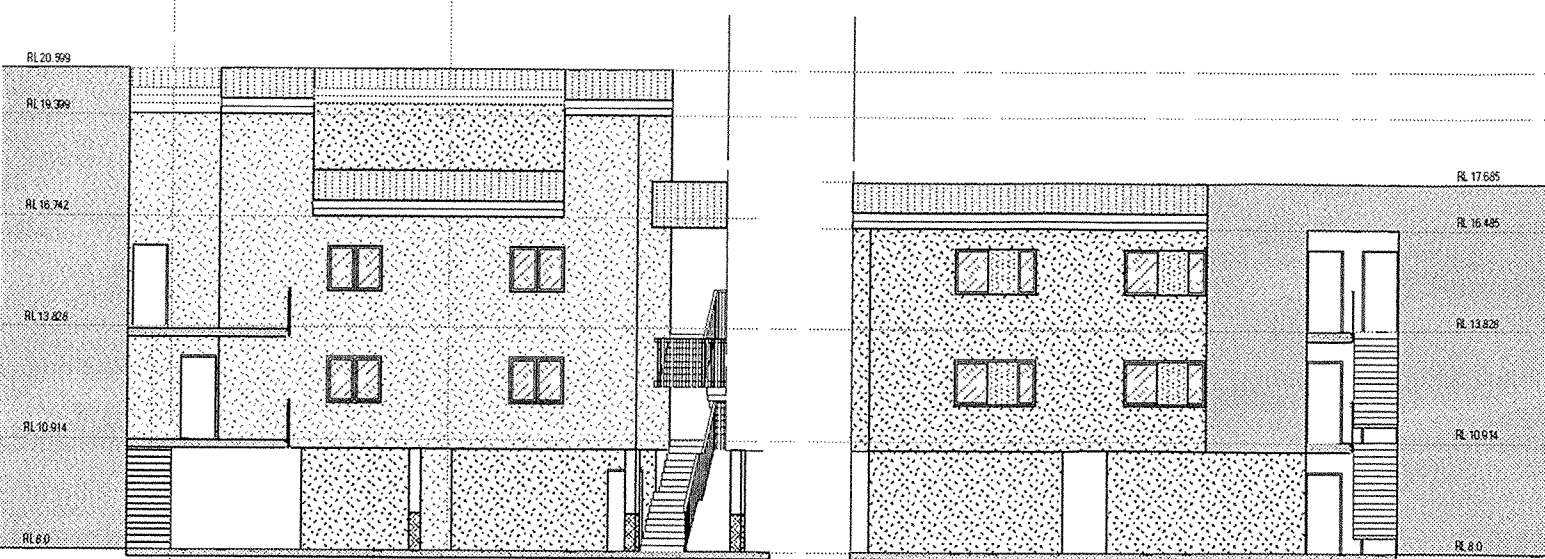
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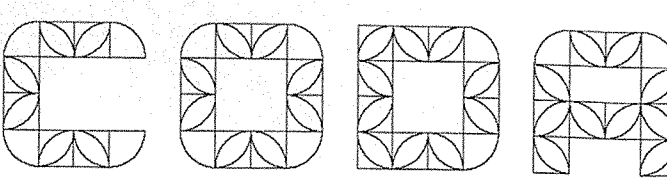
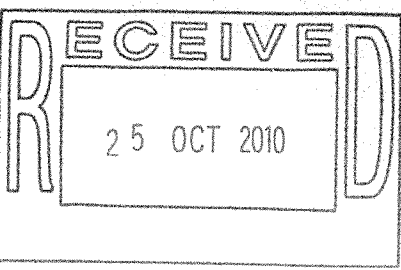
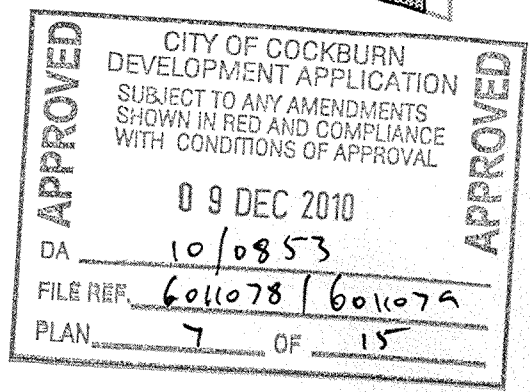
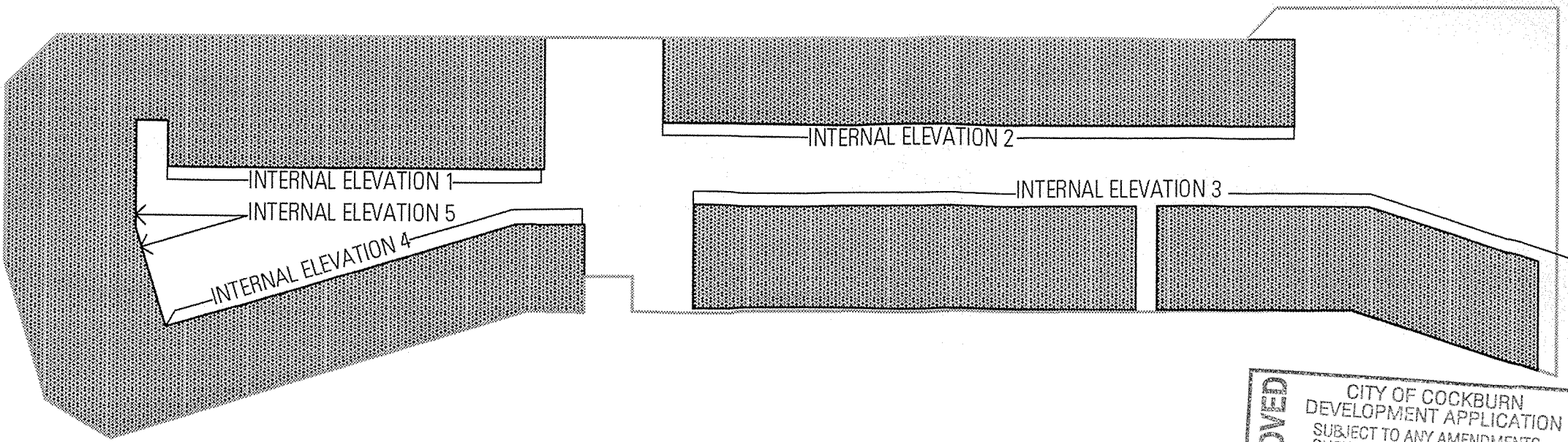
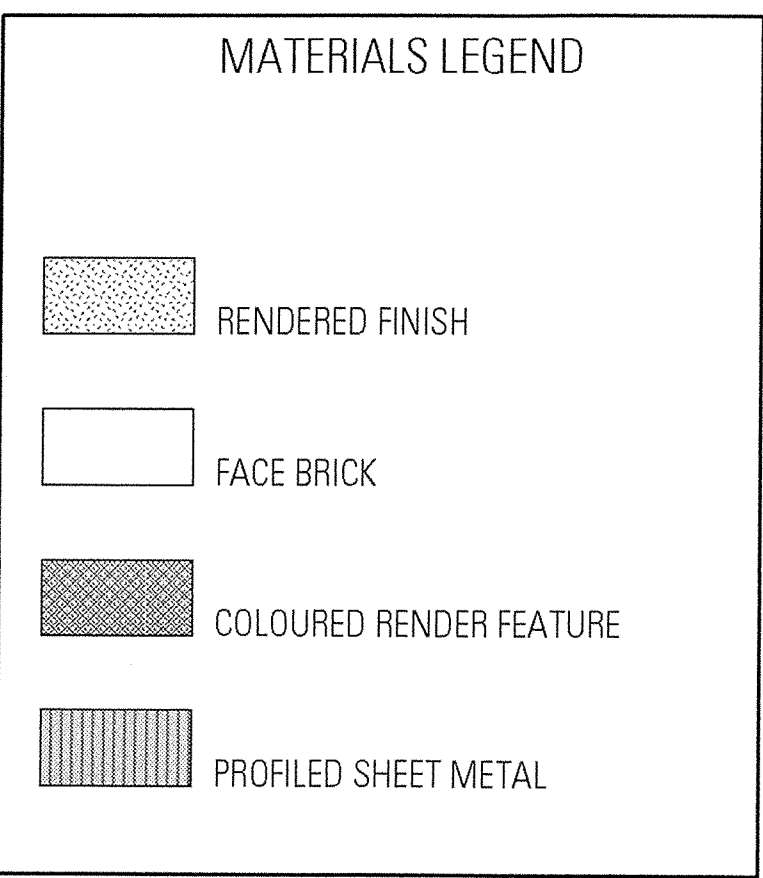
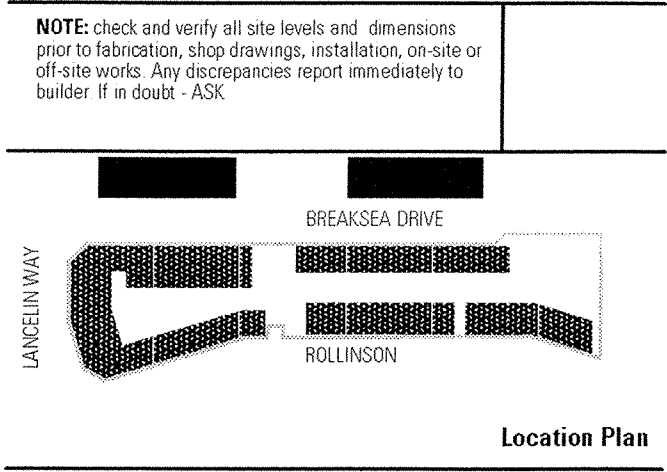
INTERNAL ELEVATION 3



INTERNAL ELEVATION 4



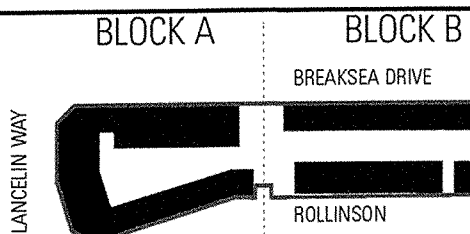
INTERNAL ELEVATION 5



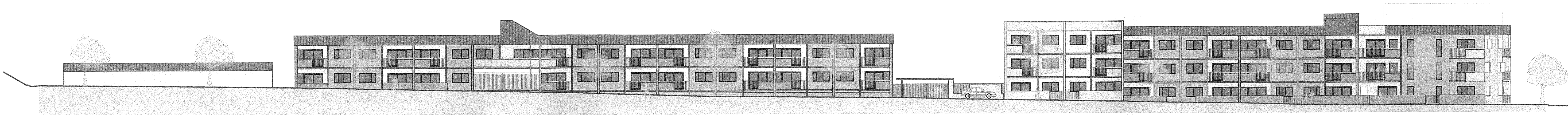
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| | | | |
|---|------------------|-----------------|--|
| PROJECT: NORTH COOGEE | | | |
| CLIENT / SITE: MATCH / LOT 368 & 394 ROLLINSON ROAD | | | |
| DRAWING: INTERNAL ELEVATIONS | | | |
| SCALE: 1:250 | DATE: 22.10.2010 | PROJECT: A10030 | |
| CHECKED: CODA | DRAWN: DA4.02 | ISSUE: L | |
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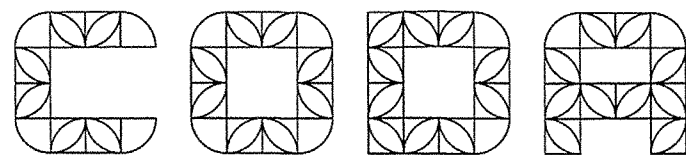
SOUTH ELEVATION - ROLLINSON ROAD



NORTH ELEVATION - BREAKSEA DRIVE

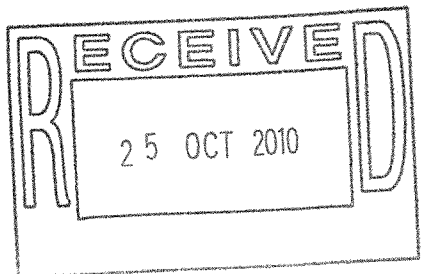


WEST ELEVATION - LANCELIN WAY



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| | | |
|-----------|--|----------|
| APPROVED | CITY OF COCKBURN DEVELOPMENT APPLICATION SUBJECT TO ANY AMENDMENTS SHOWN IN RED AND COMPLIANCE WITH CONDITIONS OF APPROVAL | APPROVED |
| DA | 09 DEC 2010 | |
| FILE REF. | 6011079 / 6011079 | |
| PLAN | 9 OF 15 | |



| | | | |
|---|-----------------|--------|--|
| PROJECT NORTH COOGEE | | | |
| MATCH / LOT 386 & 394 ROLLINSON ROAD | | | |
| STREET ELEVATIONS | | | |
| SCALE 1:200 | DATE 21.10.2010 | A10030 | |
| DATE 21.10.2010 | | | |
| DATE 21.10.2010 | DA.4.03 | L | |
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