



CITY OF COCKBURN
DOC No 11699778
15 NOV 2023
SUBJECT 109/162
RETENTION 124.2.3 SA
PROPERTY
APP
ACTION 002/008

Our ref: TPS/3059
Enquiries: Local Planning Schemes

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

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

Dear Sir/Madam

TOWN PLANNING SCHEME NO. 3 - AMENDMENT NO. 162

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 6012. One signed set of the amending documents is returned for your records.

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

Yours sincerely

Ms Sam Fagan
Secretary
Western Australian Planning Commission

9/11/2023

PLANNING AND DEVELOPMENT ACT 2005

APPROVED TOWN PLANNING SCHEME AMENDMENT City of Cockburn

TOWN PLANNING SCHEME No. 3 - AMENDMENT No. 162

Ref: TPS/3059

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 City of Cockburn Town Planning Scheme amendment on 1 June 2023 for the purpose of:

1. Rezoning various lots within 'Development Area 11' from 'Development' to 'Residential (R20)', 'Residential (R25)', 'Residential (R30)', 'Residential (R40)', 'Residential (R60)', 'Local Centre' and/or the 'Special Use' zone, as depicted on the Scheme Amendment Map.
2. Reclassifying land within 'Development Area 11' from the 'Development' zone to a local 'Parks and Recreation', 'Lakes and Drainage', 'Local Road', 'Public Purposes (Water Corporation)' and/or 'Public Purposes (Primary School)' reservation, as depicted on the Scheme Amendment Map.
3. Amending the Scheme Maps and Table 8 – Special Use Zones' to include Special Use 30 (SU30), as follows:

No.	Description of Land	Special Use	Conditions
SU30	Lot 1002 Gaebler Rd, Aubin Grove	Telecommunications Infrastructure	Development Approval

4. Reducing the extent of the 'Development Area 11' (DA 11) special control area boundary, as depicted on the Scheme Amendment Map.

L HOWLETT, JP
MAYOR

D SIMMS
CHIEF EXECUTIVE OFFICER



Town Planning Scheme No.3
Amendment No 162
(Basic)

Rationalisation of various Structure Plans
Development Area 11 (Aubin Grove)

AUGUST 2023

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

City of Cockburn
Town Planning Scheme No.3
Amendment No.162

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 11' from 'Development' to 'Residential (R20)', 'Residential (R25)', 'Residential (R30)', 'Residential (R40)', 'Residential (R60)', 'Local Centre' and/or the 'Special Use' zone, as depicted on the Scheme Amendment Map.
2. Reclassifying land within 'Development Area 11' from the 'Development' zone to a local 'Parks and Recreation', 'Lakes and Drainage', 'Local Road', 'Public Purposes (Water Corporation)' and/or 'Public Purposes (Primary School)' reservation, as depicted on the Scheme Amendment Map.
3. Amending the Scheme Maps and 'Table 8 – Special Use Zones' to include Special Use No.30 (SU30), as follows:

No.	Description of Land	Special Use	Conditions
SU30	Lot 1002 Gaebler Rd, Aubin Grove	Telecommunications Infrastructure	Development Approval

4. Reducing the extent of the 'Development Area 11' (DA 11) special control area boundary, as depicted on the Scheme Amendment Map;

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

- It is an amendment to the local planning scheme that involves zoning land consistent with an approved structure plan for the same land.

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

Structure Plan #	Address	Endorsement Date	WAPC Reference
11C	Lot 5 Lyon Road, Aubin Grove	08/12/2006	801/2/23/0014P 7V
11D	Lot 15 Lyon Road, Aubin Grove	06/01/2006	801/2/23/0014P 11V
11E	Lot 416 Gaebler Road, Aubin Grove	14/11/2005	801/2/23/0014P 10V
11F	Lot 416 Lyon Road, Aubin Grove	17/02/2005	N/A

11H	Lot 2,3,4 and 14 Gaebler Road, Aubin Grove	11/07/2006	801/2/23/0014P 8V
11I	Lot 204 Lyon Road, Aubin Grove	13/03/2008	801/2/23/0014P 12V
11L	Lot 10 and 11 Lyon Road, Aubin Grove	17/07/2009	837/2/23/0003P
11M	Lyon Road, Aubin Grove	14/08/2012	SPN/0370
11N	Lots 12 and 13 Lyon Road	31/3/2015	SPN/0648

Upon the amendment taking effect the approved structure plans are to be revoked.

Dated this 16 day of August 20 23



 CHIEF EXECUTIVE OFFICER

AMENDMENT REPORT

1.0 INTRODUCTION

Structure Plans No.11 A, C, D, E, F, H, I, L, M and N have all been fully implemented.

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

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

2.0 BACKGROUND

Development Area 11 (DA11) was initially created when TPS3 was first gazetted in December 2002. Its current extent is the result of three separate scheme amendments (#133, #136 and #137) gazetted between November 2018 and July 2019 that rationalised developed areas at its southern end (roughly between Chile Way and Rowley Road).

DA11 currently includes eleven endorsed structure plans as per the table below.

Due to portions of Structure Plans 11A and 11G depicting zones in and around the Local Centre (at the intersection of Lyon and Gaebler Roads) that do not directly correlate with TPS3, these areas (and associated land use permissibility adjustments) form the subject of a separate 'standard' amendment that will be advertised for public comment.

Structure Plan #	Address	Endorsement Date	Type Amendment Required
11A	Lot 199 Gaebler Road, Aubin Grove	18/05/2004	Basic / Standard
11C	Lot 5 Lyon Road, Aubin Grove	08/12/2006	Basic
11D	Lot 15 Lyon Road, Aubin Grove	06/01/2006	Basic
11E	Lot 416 Gaebler Road, Aubin Grove	14/11/2005	Basic
11F	Lot 416 Lyon Road, Aubin Grove	17/02/2005	Basic
11G	Lot 18 and 19 Gaebler Road, Aubin Grove	04/05/2009	Standard
11H	Lot 2,3,4 and 14 Gaebler Road, Aubin Grove	11/07/2006	Basic
11I	Lot 204 Lyon Road, Aubin Grove	13/03/2008	Basic
11L	Lot 10 and 11 Lyon Road, Aubin Grove	17/07/2009	Basic
11M	Lyon Road, Aubin Grove	14/08/2012	Basic
11N	Lots 12 and 13 Lyon Road, Aubin Grove	31/03/2015	Basic

The extent of DA11 (thick black dotted line), this scheme amendment proposal (red solid line), and the relevant Structure Plans are depicted on **Figures 1 and 2**:

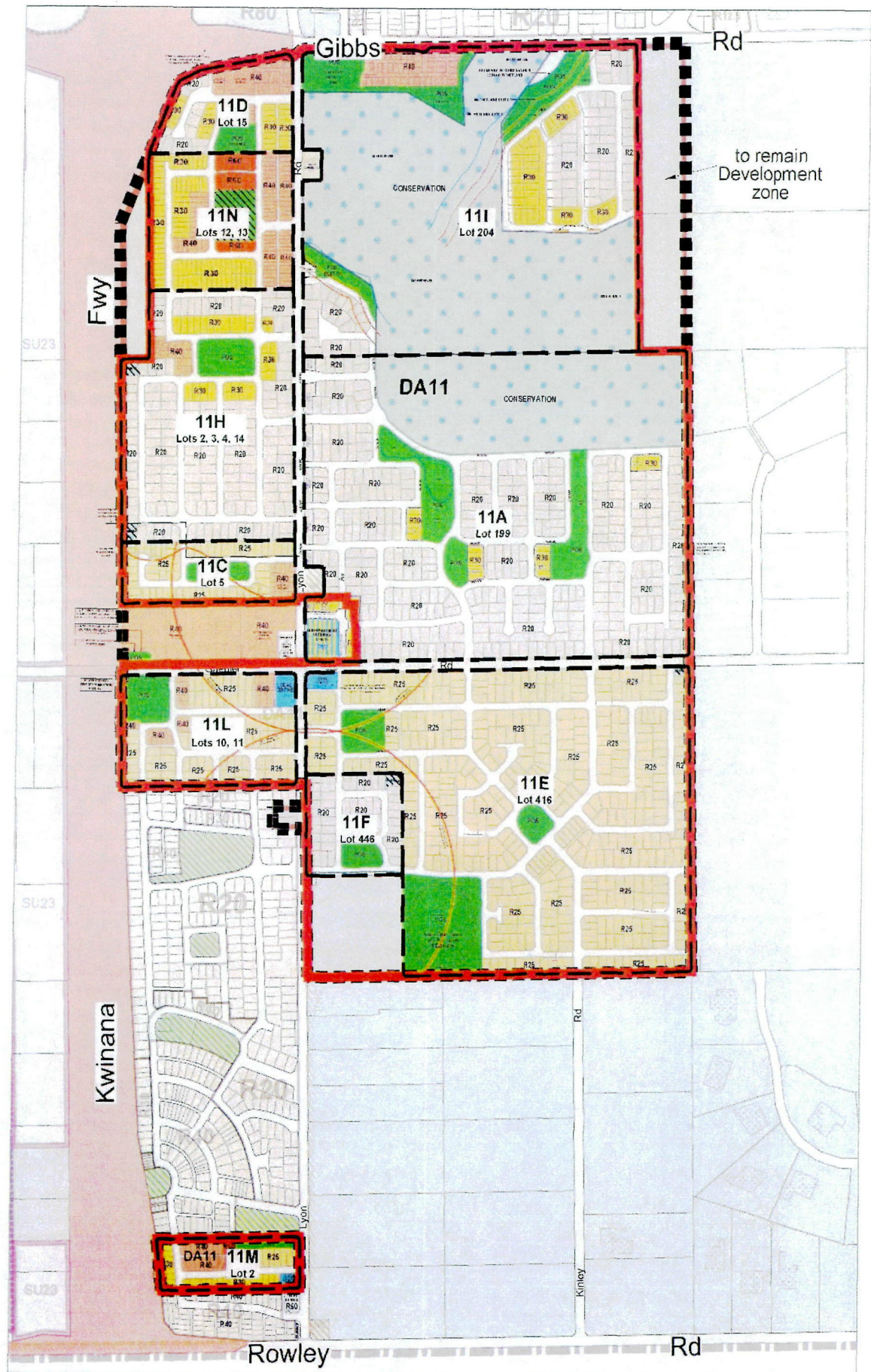


Figure 1 – DA11, Amendment Extent and Current endorsed Structure Plans

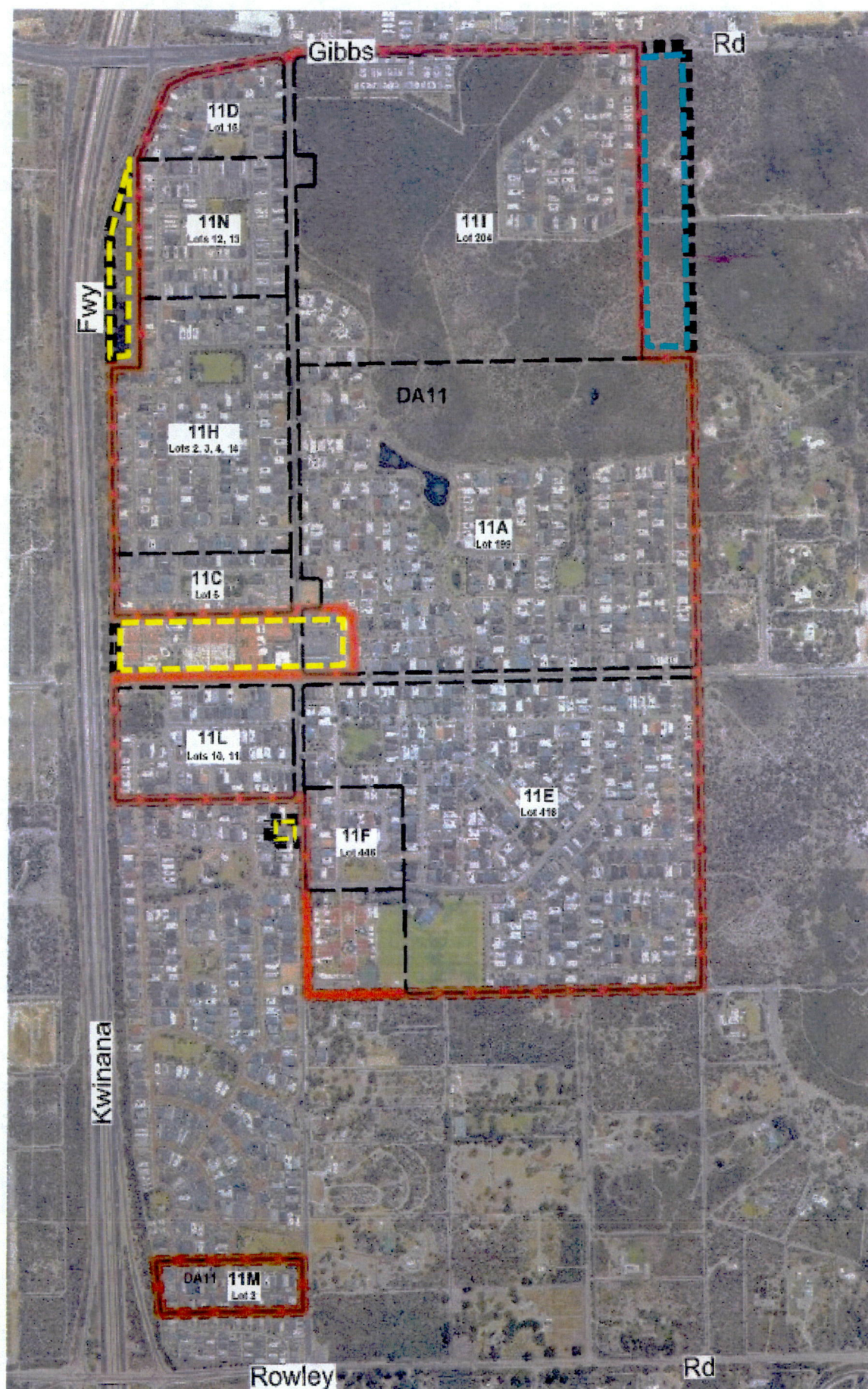


Figure 2 – Aerial Photograph showing extent of completed subdivision and development

The three parcels of land outlined in yellow on Figure 2, form the subject of the separate complimentary 'standard' Scheme Amendment (#163).

The portion of Lot 11 (#252) and Lot 74 (#268) Beenyup Road outlined in blue on Figure 2, form the subject of a structure plan currently with the Western Australian Planning Commission (WAPC) for determination (on advice from Environmental Agencies). Until such time as this is approved and fully developed, DA11 and its associated special provisions need to be retained.

Each of the relevant structure plans include a number of 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.

3.0 AMENDMENT TYPE

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

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

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

- a) *an amendment to correct an administrative error;*
- b) *an amendment to the scheme so that it is consistent with the model provisions in Schedule 1 or with another provision of the local planning scheme;*
- c) *an amendment to the scheme text to delete provisions that have been superseded by the deemed provisions in Schedule 2;*
- d) *an amendment to the scheme so that it is consistent with any other Act that applies to the scheme or the scheme area;*
- e) *an amendment to the scheme so that it is consistent with a State planning policy;*
- f) *an amendment to the scheme map to include a boundary to show the land covered by an improvement scheme or a planning control area;*
- g) *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 currently includes zones of all the types that are outlined in the plan;*
- h) *an amendment that results from a consolidation of the scheme in accordance with section 92(1) of the Act;*

- i) *an amendment to the scheme so that it is consistent with a region planning scheme that applies to the scheme area if the amendment will have minimal effect on the scheme or landowners in the scheme area.*

This proposed amendment satisfies *part (g)* of the above criteria.

Specifically, it is an amendment to the local planning scheme map that involves zoning land consistent with an approved structure plan for the same land.

4.0 TOWN PLANNING CONTEXT

4.1 State Planning Framework

Aside from highly constrained environmental areas (already in public ownership), and the unapproved structure plan area for Lots 11 and Lot 74 Beenyup Road, the entirety of DA11 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 11 (DA11).

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 DA 11 it includes the following:

TABLE 9 – DEVELOPMENT AREAS		
REF. NO.	AREA	PROVISIONS
DA 11	BEELIAR (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 and development in accordance with clause 27(1) of the Deemed Provisions.2. To provide for Residential development

5.0 PROPOSAL

Subdivision and development of substantive portions of DA 11 are now complete, meaning that most structure plans in this area have served their purpose and are no longer required.

This amendment therefore seeks to remove these areas from DA11 and transfer the structure plans identified zonings and reservations for the land into the Scheme, ahead of the structure plans expiring on 19 October 2025.

Development Area 11:

As there remain portions of DA11 yet to be structure planned or developed (in particular, portions of Lot 11 and Lot 74 Beenyup Road), deletion of DA11 and/or its special provisions are not proposed at this time, rather just a reduction to the extent of the DA11 special control area boundary to reflect the outcome of this proposal (and in time that of the complimentary 'standard' scheme amendment #163).

Local Structure Plans (LSP):

Details on each Structure Plan (including the LSP map, an aerial of the area, and a location map) are provided in this section to demonstrate our reasoning for rationalisation.

Unless otherwise stated, all the approved Structure Plan designations directly correlate to zonings and reserves pursuant to the Scheme. All the public roads have been constructed, and all other public reserves embellished to the required standard and transferred into either public or utility operator ownership, in accordance with the applicable subdivision approvals.

Lot 199 Gaebler Road, Aubin Grove (11A) – 'The Sanctuary' Estate

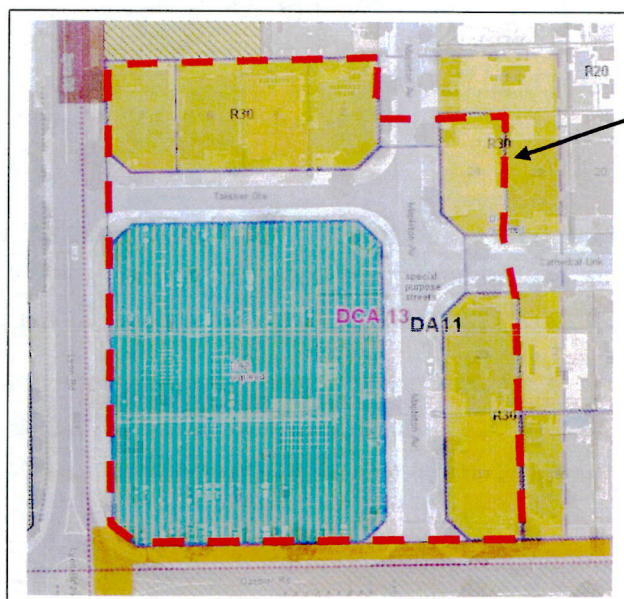
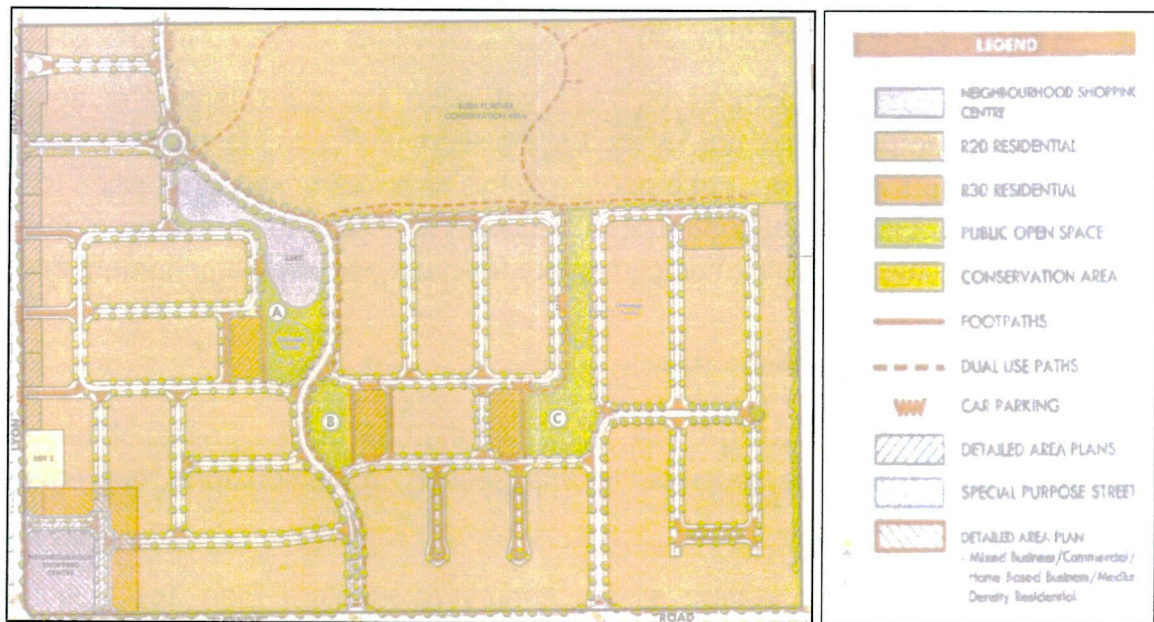
Located midway along the eastern boundary of DA11, this Structure Plan identifies a comprehensive local road and public open space (POS) network (inclusive of key connections back to a large conservation reserve), servicing primarily low residential density (R20) housing.

Pockets of medium density (R30) housing are located in high amenity locations that have a direct relationship to either POS or the Neighbourhood Shopping Centre (located at the intersection of Gaebler and Lyon Roads).

This amendment proposes to rationalise all of Structure Plan 11A into the Scheme, except for the Neighbourhood Shopping Centre and the strip of lots immediately surrounding it, for which approved Local Development Plans allow a limited range of complimentary commercial uses, more commensurate with the Scheme's current 'Mixed Use' zone.

Rationalisation of this area will occur via a separate 'standard' scheme amendment (Amendment #163) that will be advertised for public comment. As standard amendments involve a longer statutory process, revocation of this Structure Plan will be sought through that proposal.

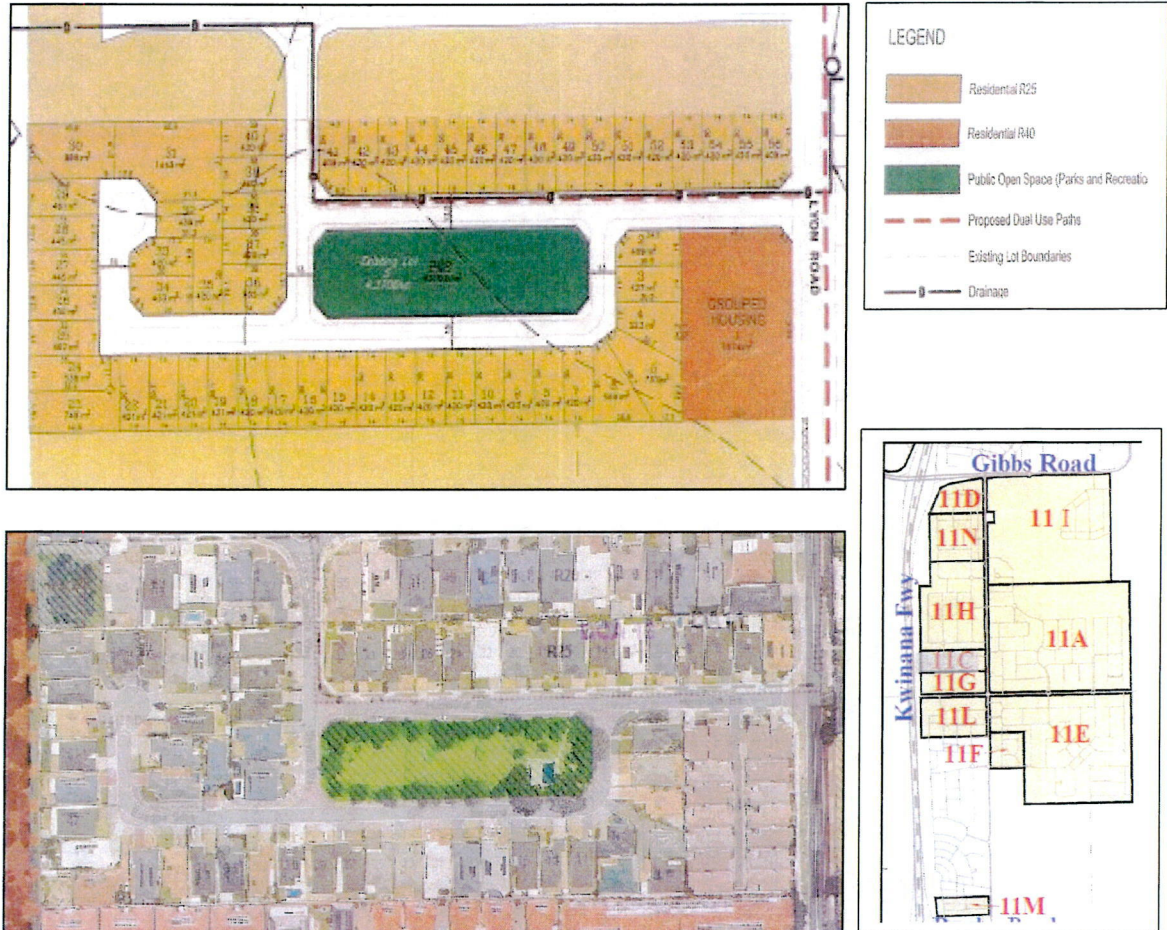
All other land is proposed to be rezoned and/or reclassified from the 'Development' zone to the correlating zones and/or reserves identified on the Structure Plan map shown in **Appendix A**.



Area excluded
(refer Amendment No.163)

- Lot 1, 1/14 Mapleton Avenue
- Lot 1, 1/5 Talisker Gate
- Lot 399 (#8) Talisker Gate
- Lot 398 (#6) Talisker Gate
- Lot 397 (#4) Talisker Gate
- Lot 396 (#2) Talisker Gate
- Lot 409 (#24) Cathedral Link
- Lot 445 (#23) Cathedral Link
- Lot 470 (#17) Mapleton Avenue

Lot 5 Lyon Road, Aubin Grove (11C)



Located midway along the western boundary of DA11, between the Kwinana Freeway and Lyon Road, this structure plan identifies a local road and drainage network and low density (R25) housing around a central POS reserve (Bologna Park).

A medium density (R40) grouped housing site is located adjacent the bus route that runs along Lyon Road.

All this land is proposed to be rezoned and/or reclassified from the 'Development' zone to the correlating zones and reserves identified on the Structure Plan's map shown in **Appendix B**.

Lot 15 Lyon Road, Aubin Grove (11D)

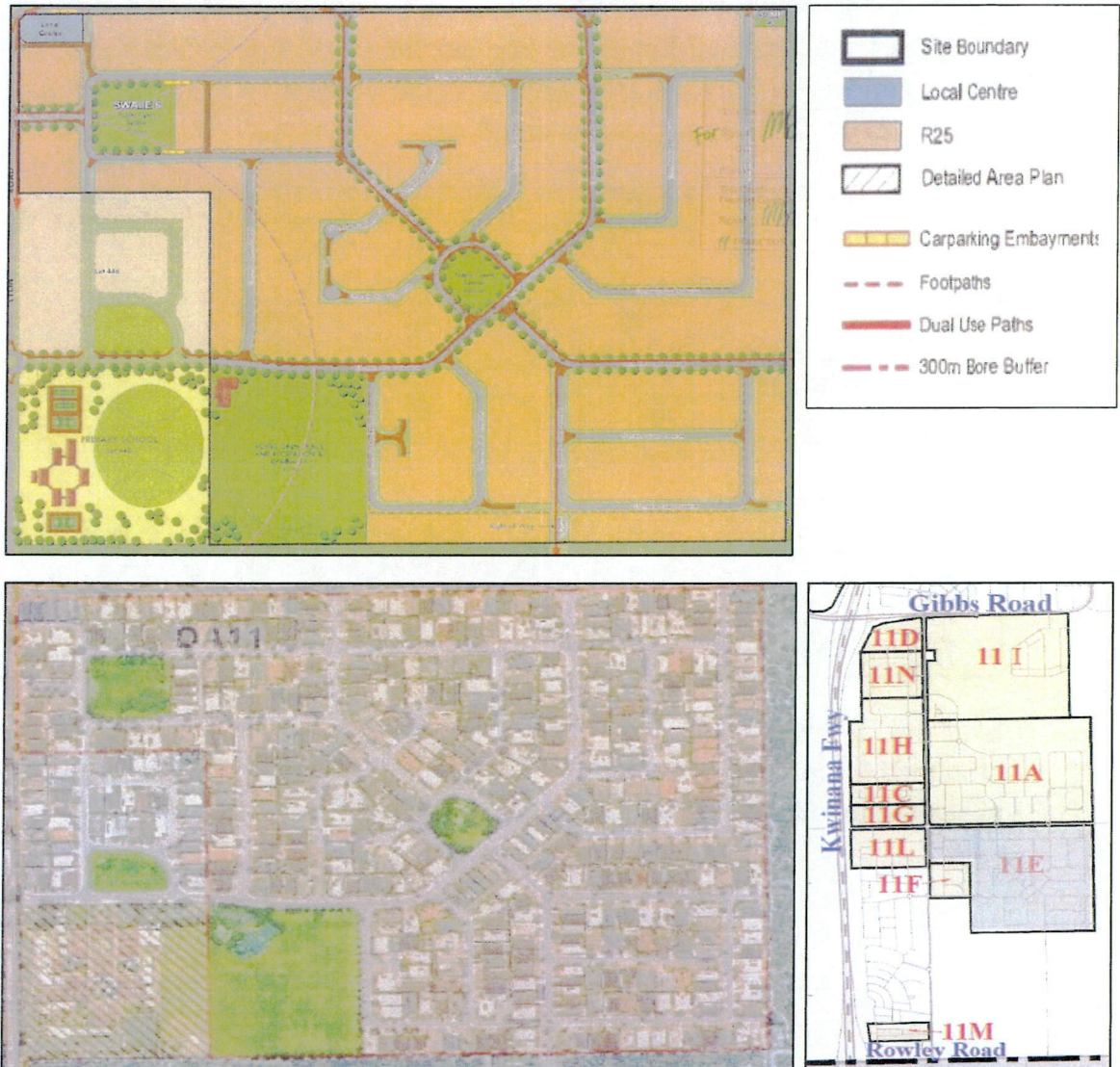


Located in the northwest corner of DA11, adjacent Gibbs Road and the Kwinana Freeway, this Structure Plan identifies a local road network servicing a range of low-to-medium residential density (R20 to R30) housing, around a centralised public open space reserve (Observatory Park).

Four medium density (R40) grouped housing sites included, one directly adjacent the northern boundary of the POS and three opposite the Harvest Lakes Neighbourhood Centre adjacent the bus route that runs along Gibbs Road.

All this land is proposed to be rezoned and/or reclassified from the 'Development' zone to the correlating zones and reserves identified on the Structure Plan's map shown in **Appendix C**.

Lot 416 Gaebler Road, Aubin Grove (11E) – 'Aubin Gardens' Estate

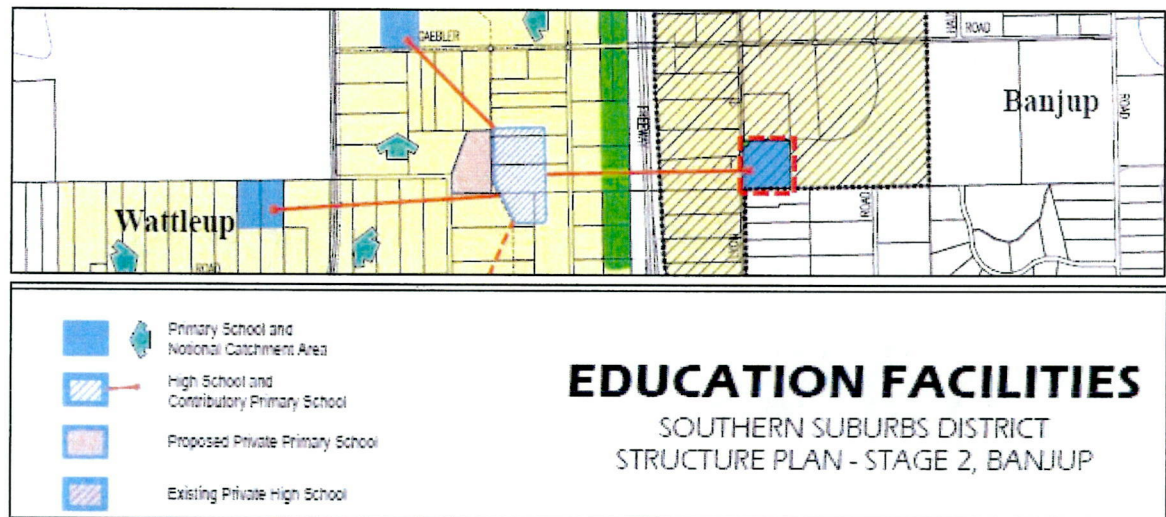


Located in the southeast corner of DA11, this Structure Plan identifies a comprehensive local road and public open space network (inclusive of the Aubin Grove Sport and Community Facility), and a Local Centre (at the intersection of Camden Boulevard and Lyon Road), servicing low density (R25) residential housing.

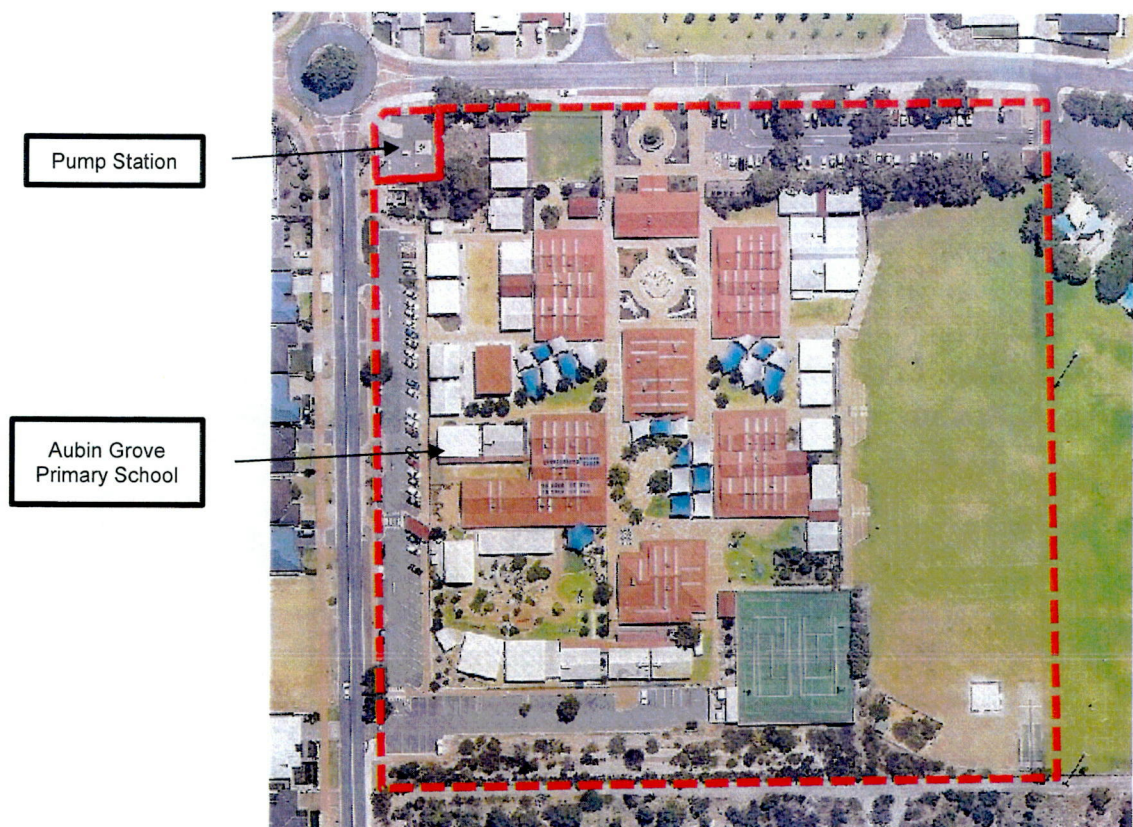
Whilst the structure plan includes differences to the Scheme Land Use Table for lots within the Local Centre zone, and a modification to the R25 average lot size requirement (for subdivision), given the developable landholdings have now been fully subdivided and developed (for residential purposes), these aspects of the structure plan are redundant and can fall away.

All this land is proposed to be rezoned and/or reclassified from the 'Development' zone to the correlating zones and reserves identified on the Structure Plan map shown in **Appendix D**.

In addition, as reflected on the face of the Structure Plan map (and consistent with the Southern Suburbs District Structure Plan – Stage 2 – Banjup 2003), Lot 3000 (#85) Camden Boulevard has been developed as the Aubin Grove Primary School. This amendment therefore proposes a 'Local Reserve – Public Purpose (Primary School)' reservation to reflect this outcome.



Similarly, a 'Local Reserve – Public Purpose (Water Corporation)' reservation is proposed for the Water Corporation owned pump station site (Lot 628 Lyon Road) nestled in the northwest corner of the school site.



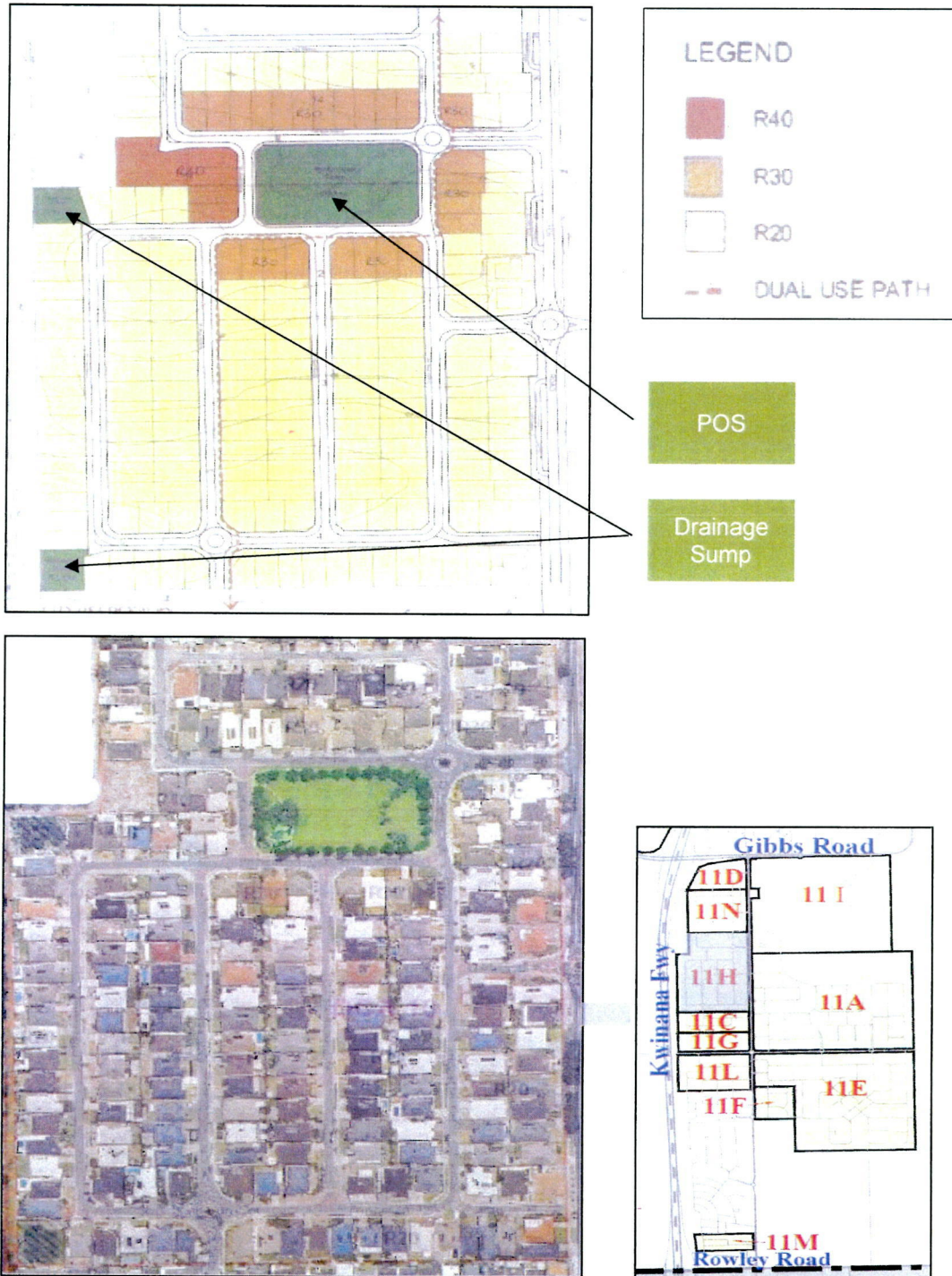
Lot 416 Gaebler Road, Aubin Grove (11F)



Located at the southern end of the main residual portion of DA11 along the eastern edge of Lyon Road, this Structure Plan identifies a local road network servicing low density (R20) housing focussed around a surrounding a southern POS reserve (Bologna Park).

All this land is proposed to be rezoned and/or reclassified from the 'Development' zone to the correlating zones and reserves identified on the Structure Plan map shown in **Appendix E**.

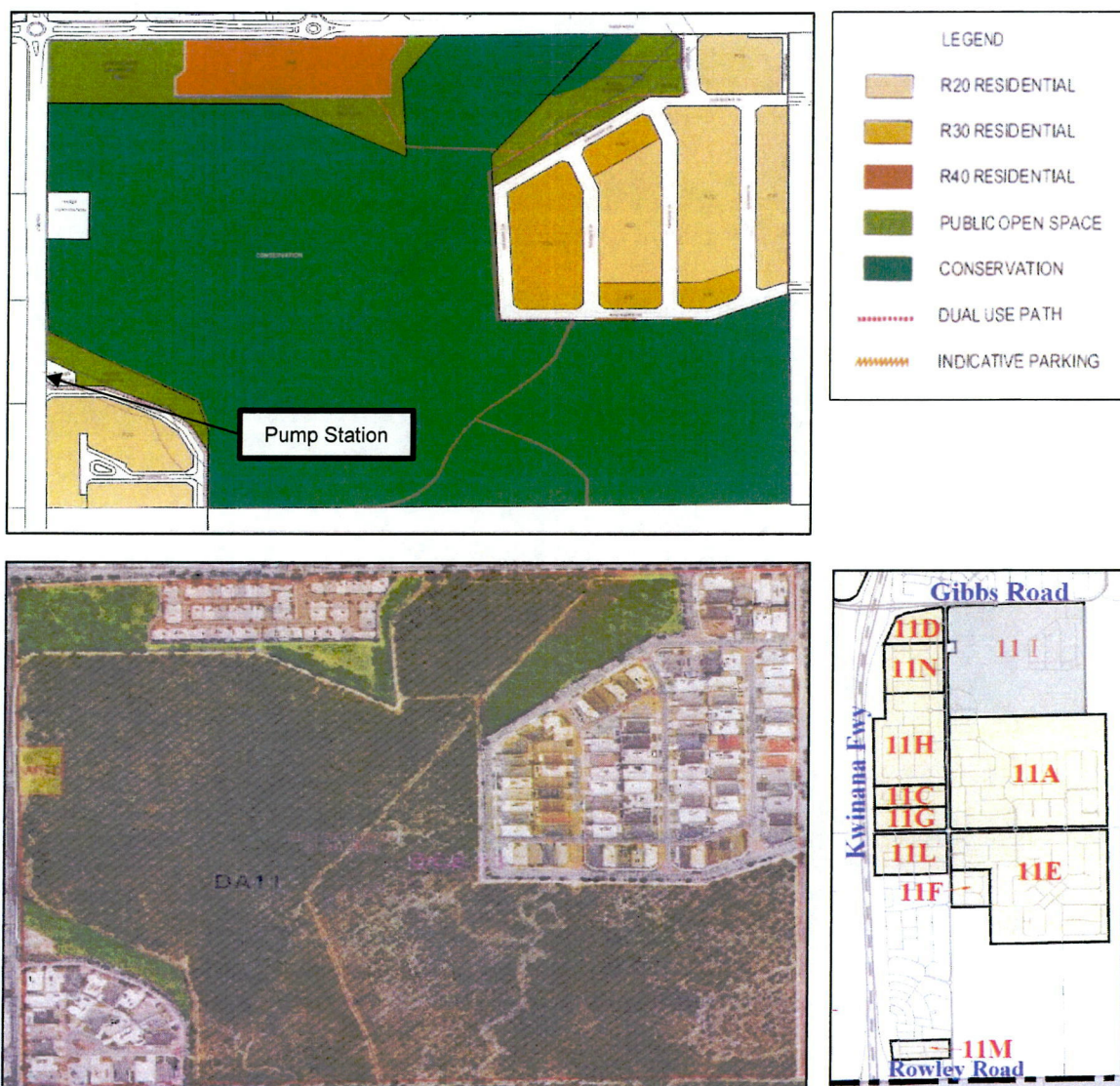
Lot 2,3,4 and 14 Gaebler Road, Aubin Grove (11H)



Located midway along the western boundary of DA11, between the Kwinana Freeway and Lyon Roads, this structure plan identifies a local road and drainage network principally servicing low density (R20) housing, with medium density (R30 and R40) housing immediately surrounding a northerly centralised POS reserve (Bologna Park).

All this land is proposed to be rezoned and/or reclassified from the 'Development' zone to the correlating zones and reserves identified on the Structure Plan map shown in **Appendix F**.

Lot 204 Lyon Road, Aubin Grove (11I)



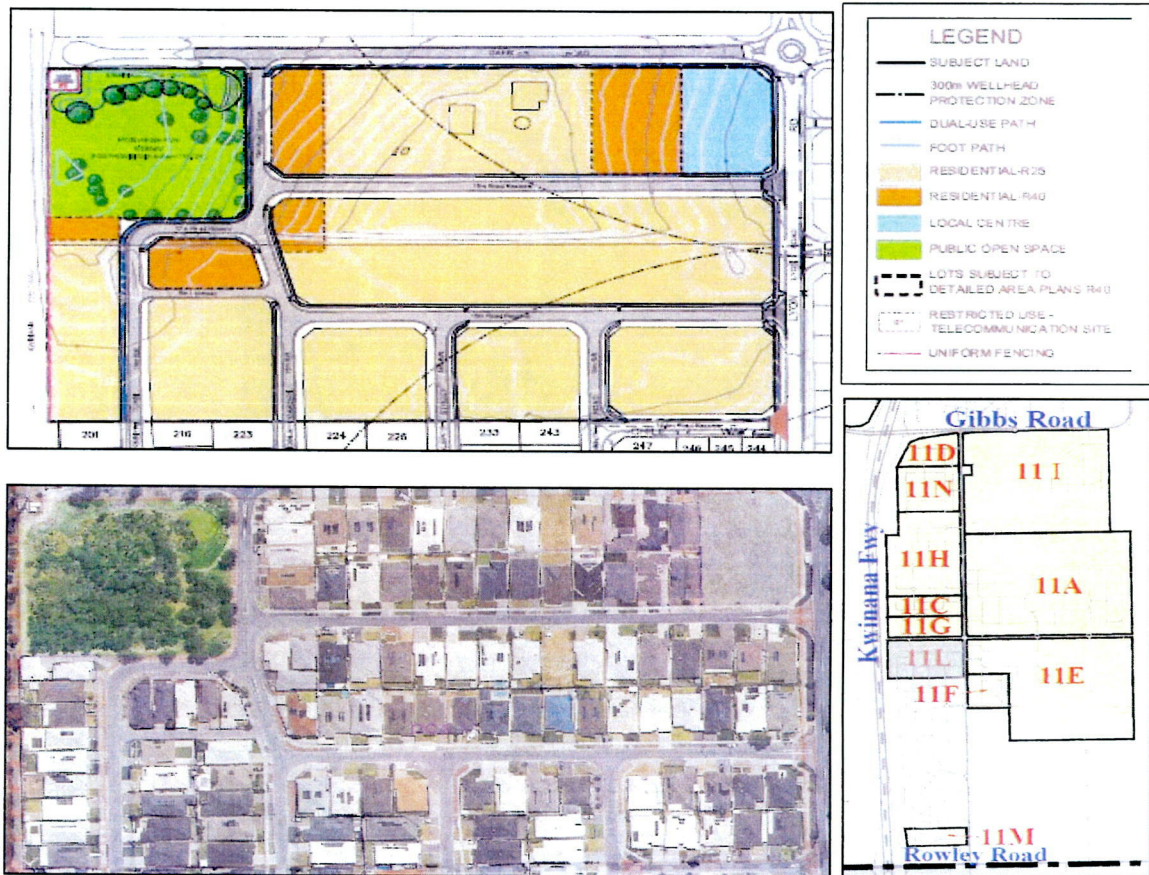
Located in the northeast corner of DA11 adjacent Gibbs and Lyon Roads, this structure plan identifies a local road and public open space network servicing low-to-medium density (R20, R30 and R40) housing in three distinct precincts around an expansive Conservation Reserve (Banksia Eucalypt Woodland Park).

The pockets of medium density (R30 and R40) housing are located in areas of high amenity either directly opposite or adjacent the conservation reserve and/or the bus route along Gibbs Road.

As marked on the face of the Structure Plan map, the site on the corner of Lyon Road and Aubin Grove Link (Reserve #50596) has been developed as a pump station and is under the management of the Water Corporation. A 'Local Reserve – Public Purpose (Water Corporation)' reservation is proposed for this land.

All this land is therefore proposed to be rezoned and reclassified from the 'Development' zone to the correlating zones and reserves identified on the Structure Plan map shown in **Appendix G**.

Lot 10 and 11 Lyon Road, Aubin Grove (11L) – 'Aubin Grove Estate'



Located at the southern end of the main residual portion of DA11, between Kwinana Freeway and Lyon Road, this structure plan identifies a local road network servicing primarily low density (R25) housing.

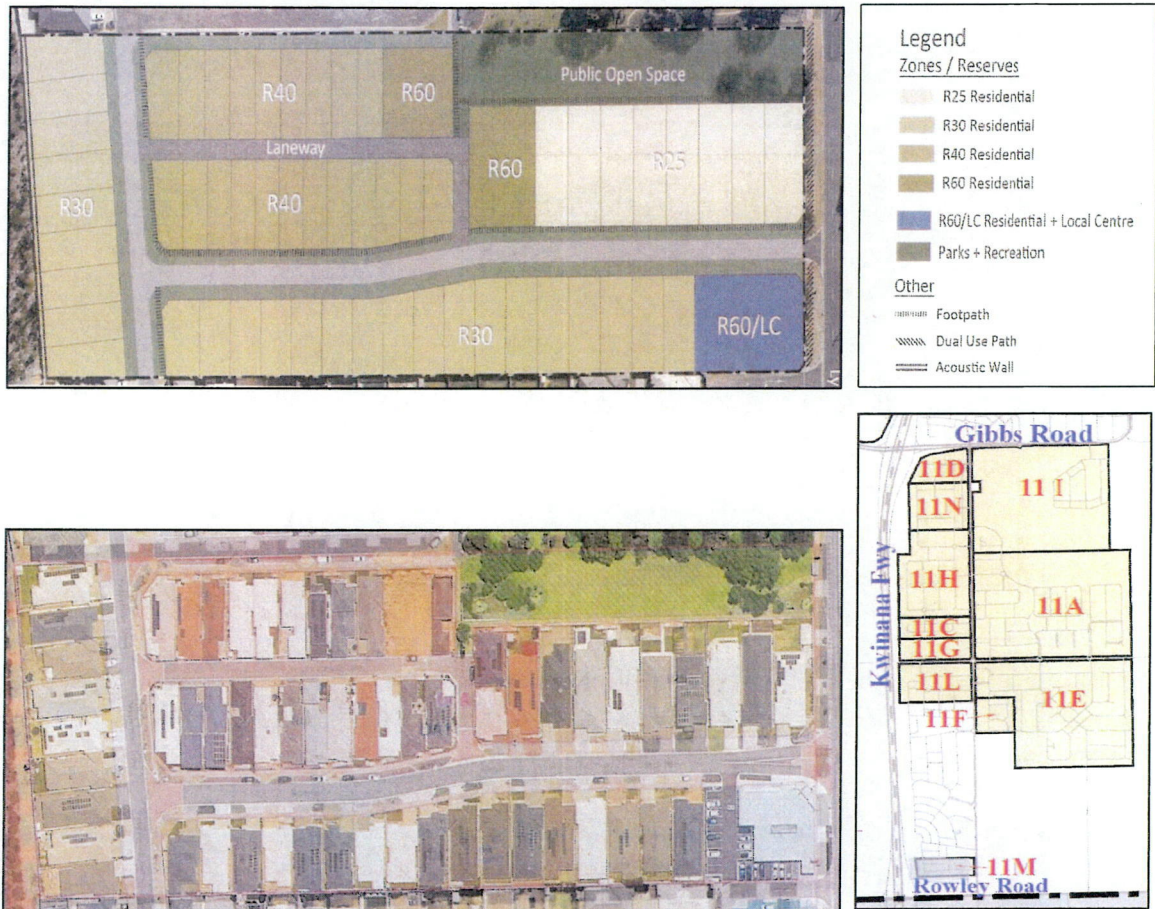
Pockets of medium density (R40) housing are located immediately surrounding a POS reserve (Monticola Park) located in the northwest corner of the site, and adjacent an expanded Local Centre at the intersection of Gaebler and Lyon Roads.

Nestled into the northwest corner of the POS reserve is a 'Restricted Use' site accommodating telecommunications infrastructure. Under Town Planning Scheme No.3, a Restricted Use is *"the only use or uses that are permitted on a specific portion of land and other uses that would otherwise be permissible in the zone are not permitted"*. Therefore, to accommodate a 'Restricted Use' would require an underlying zone to be applied.

To avoid any unintended consequences of doing so, in this instance a 'Special Use' zone (typically applied to special categories of land use that do not sit comfortably within any other Scheme zone) is proposed, as the best match or reflection of the intended structure plan outcome.

All other land is proposed to be rezoned and/or reclassified from the 'Development' zone to the correlating zones and/or reserves identified on the Structure Plan map shown in **Appendix H**.

Lyon Road, Aubin Grove (11M)



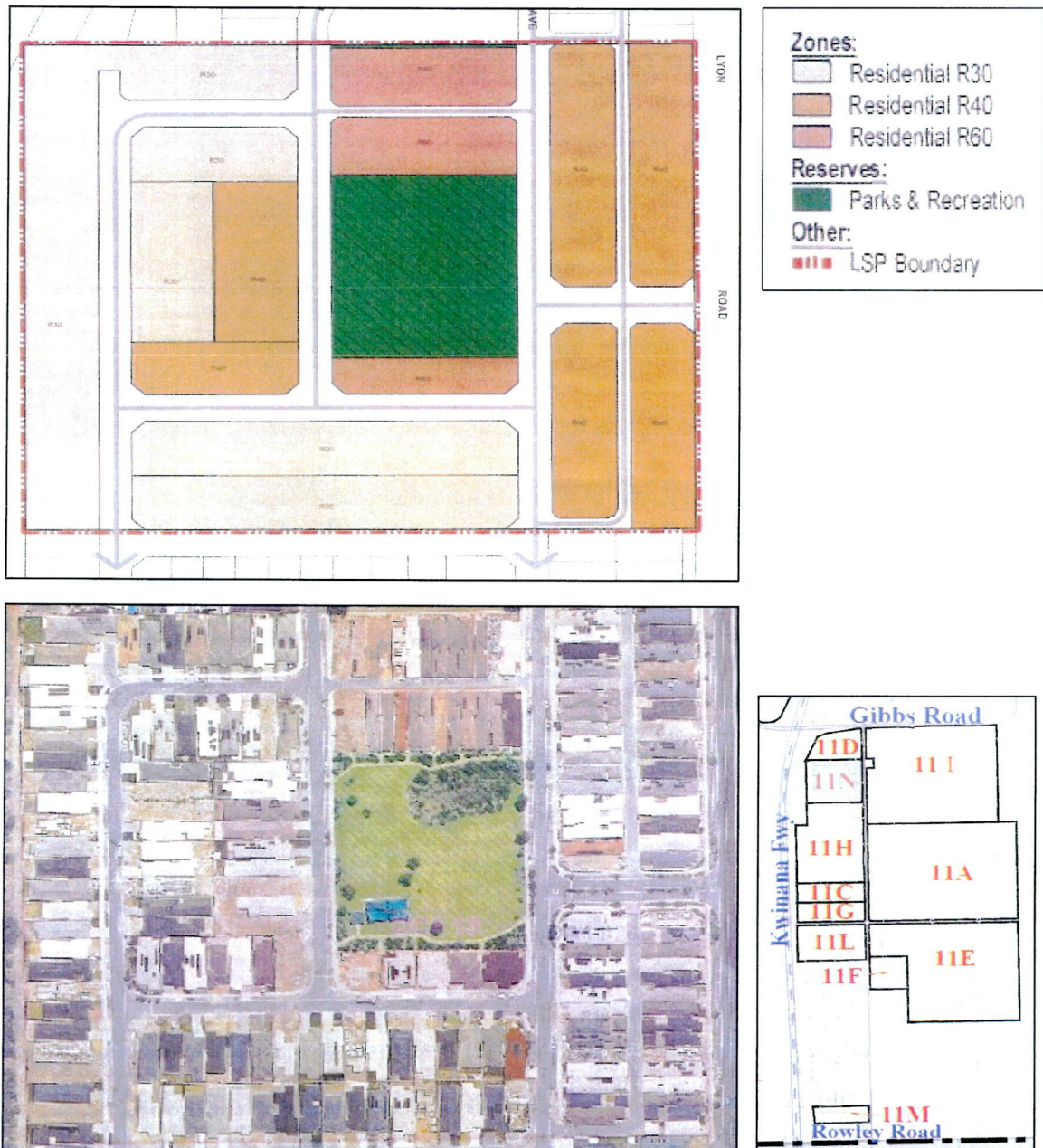
Located at the southern extreme of DA 11, between the Kwinana Freeway and Lyon Road, this Structure Plan identifies a local road network servicing a range of low-to-medium density (R25, R30, R40 and R60) housing.

The higher densities involve either grouped housing and/or laneway lot product in high amenity locations adjacent to either the POS reserve in the northeast corner of the site (expansion of Colorado Park) and/or the expanded Local Centre located at the intersection of Birch and Lyon Roads.

Of note, Clause 4.8.3 of TPS3 sets R60 as the default residential density code for residential development on non-residential zone land (where permitted, such as in Local Centre zones). Hence, there is no need to propose a dual zoning of the approved 'Local Centre/R60' site.

All this land is therefore proposed to be rezoned and/or reclassified from the 'Development' zone to the correlating zones and/or reserves identified on the Structure Plan map shown in **Appendix I**.

Lots 12 and 13 Lyon Road, Aubin Grove (11N) – 'Aubin Rise' Estate



Located towards the northwest corner of DA11, between the Kwinana Freeway and Lyon Road, this Structure Plan identifies a local network servicing a range of medium density (R30, R40 and R60) housing around a central POS reserve (Bondi Park).

The higher densities are generally located in high amenity locations opposite or adjacent the POS, or adjacent the bus route along Lyon Road. Whilst all the lots have been subdivided, there remain a small number of lots yet to be developed with housing.

All this land is proposed to be rezoned and/or reclassified from the 'Development' zone to the correlating zones and reserves identified on the Structure Plan map shown in **Appendix J**.

6.0 CONCLUSION

For the following reasons, it is now an appropriate time for the structure plans listed above (except Structure Plan 11A) to be revoked, and its zones and reserves rationalised into the Scheme:

- all public reserves (including local roads, drainage, public open space and public purposes) have been suitably constructed/embellished and transferred into public or utility provider 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 Scheme will:

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

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

City of Cockburn
Town Planning Scheme No.3
Amendment No.162

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1. Rezoning various lots within 'Development Area 11' from 'Development' to 'Residential (R20)', 'Residential (R25)', 'Residential (R30)', 'Residential (R40)', 'Residential (R60)', 'Local Centre' and/or the 'Special Use' zone, as depicted on the Scheme Amendment Map.
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11E	Lot 416 Gaebler Road, Aubin Grove	14/11/2005	801/2/23/0014P 10V

11F	Lot 416 Lyon Road, Aubin Grove	17/02/2005	N/A
11H	Lot 2,3,4 and 14 Gaebler Road, Aubin Grove	11/07/2006	801/2/23/0014P 8V
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11N	Lots 12 and 13 Lyon Road	31/3/2015	SPN/0648

Upon the amendment taking effect the approved structure plans are to be revoked.

Dated this 16 day of August 2023



 A/CHIEF EXECUTIVE OFFICER



Scheme Amendment Map

1 of 2

GENERAL

R20 Residential Density Codes

SPECIAL CONTROL AREAS:

DA11 Development Areas

LOCAL RESERVES

Parks & Recreation

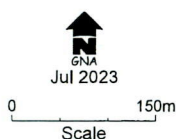
Lakes & Drainage

Local Road

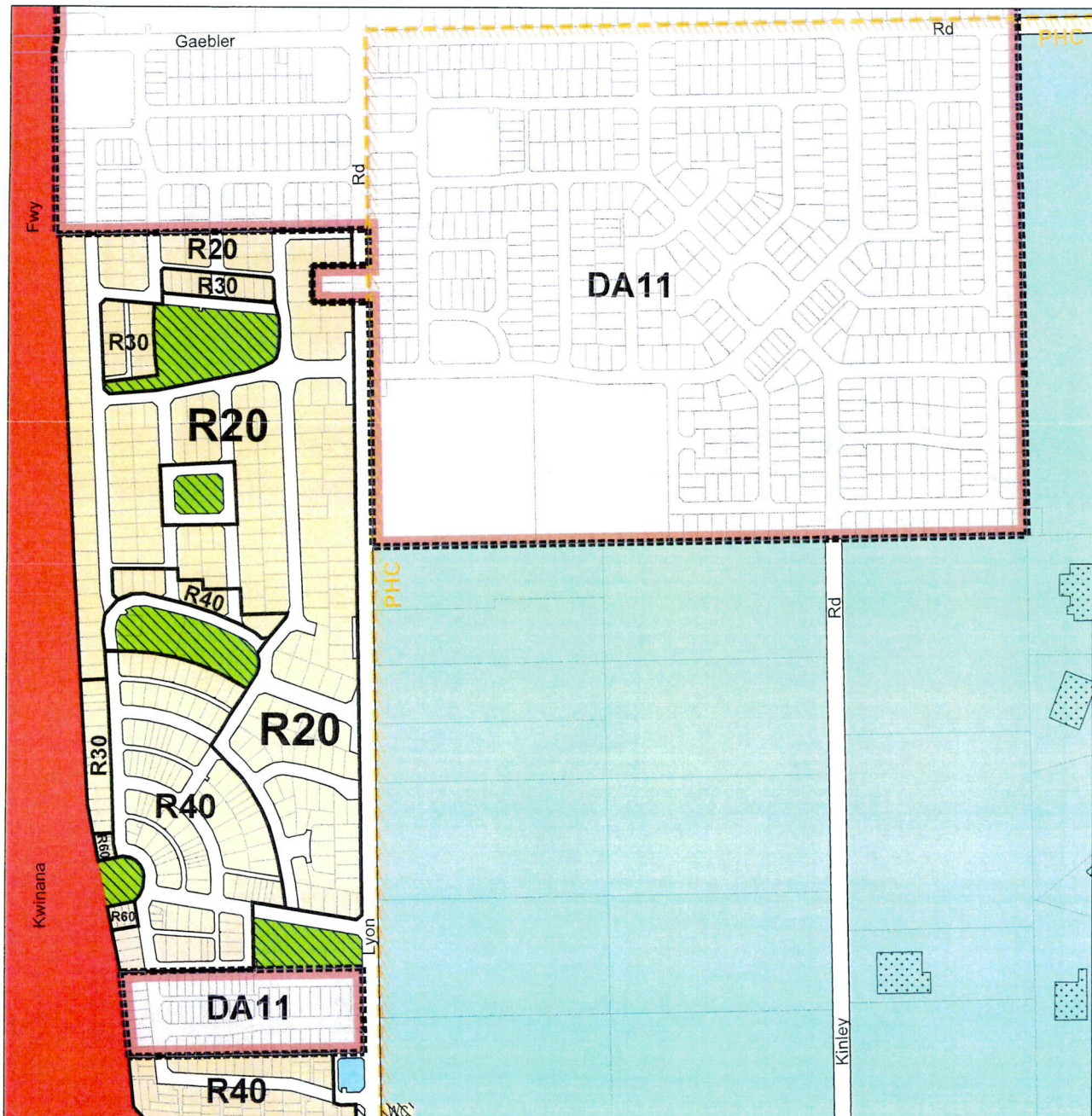
Public Purposes
DENOTED AS FOLLOWS:
WC - Water Corporation

ZONES

Residential



Amendment No.162
Town Planning Scheme No.3



Current Scheme Map

2 of 2

GENERAL

- R20** Residential Density Codes
- Building Envelope
- SPECIAL CONTROL AREAS:
- DA11** Development Areas
- Peel-Harvey Coastal Plain Catchment Area

REGION RESERVES

- Primary Regional Roads

LOCAL RESERVES

- Parks & Recreation
- Lakes & Drainage
- Local Road
- Public Purposes
DENOTED AS FOLLOWS:
WC - Water Corporation

ZONES

- Residential
- Local Centre
- Development
- Resource



Amendment No.162

Town Planning Scheme No.3



Scheme Amendment Map

2 of 2

GENERAL

R20 Residential Density Codes

SPECIAL CONTROL AREAS:

DA1 Development Areas

LOCAL RESERVES

Parks & Recreation

Lakes & Drainage

Local Road

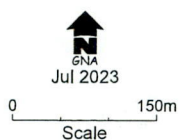
Public Purposes
DENOTED AS FOLLOWS:
PS - Primary School
WC - Water Corporation

ZONES

Residential

Local Centre

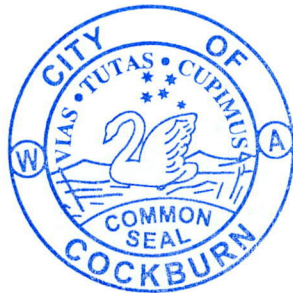
Special Use



Amendment No.162
Town Planning Scheme No.3

This Basic Amendment was adopted and is recommended for approval by resolution of the City of Cockburn at the Ordinary Meeting of the Council held on the 10th day of August 2023, 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)



A handwritten signature in black ink, appearing to read "Lopon Sheneeth", written over a horizontal line.

MAYOR

A handwritten signature in black ink, written over a horizontal line.

CHIEF EXECUTIVE OFFICER

WAPC ENDORSEMENT (r.63)

A handwritten signature in blue ink, written over a horizontal line.

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

DATE 19 october 2023

APPROVAL GRANTED

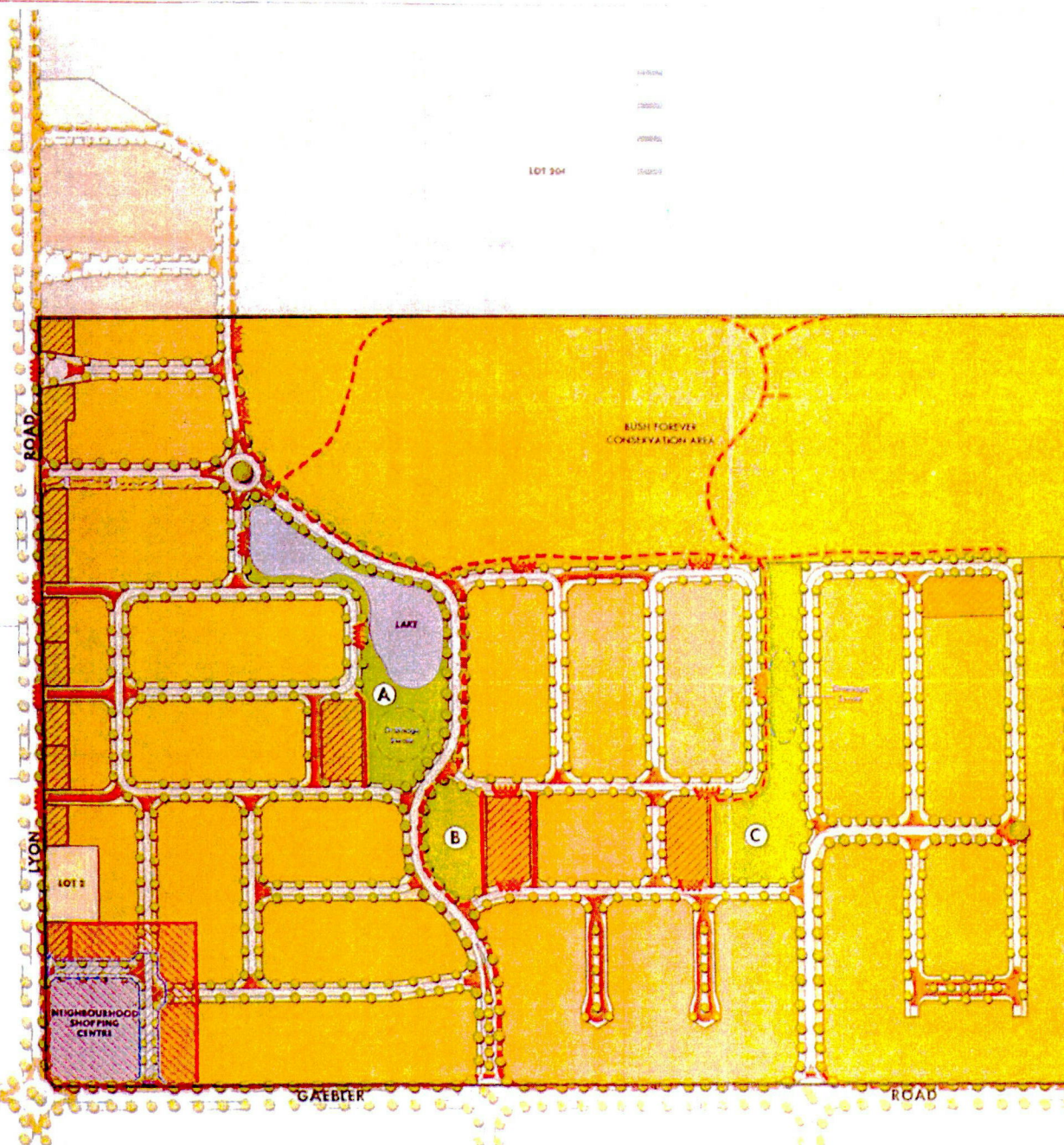
It is hereby certified that this is a true copy of the ~~Scheme~~ Amendment, final approval to which was endorsed by the Minister for Planning on 6/11/2023

Certified by AS Wood

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 _____



PUBLIC OPEN SPACE SCHEDULE - LOT 199 GAEBLER ROAD, BANAU

REQUIRED POS PROVISION (ALL REQUIRED BY POLICY FRAME)			
Total area of Lot 199	48.46		
25% Bush Forever	12.116		
Total of Balance Development Area	36.34		
Area:			
Neighbourhood Centre	12.116		
Net Subdivisional Area			
Required POS Provision @ 7%	2.544		
PROPOSED POS PROVISION (AS PER COUNCIL ADOPTED LOCAL STRUCTURE PLAN)			
Area	Total Park Area	Drainage/Wet Area	Area Credited (50% of wet Area & Balance)
Park A	1.4347	0.2045	1.0519
Park B	0.3923	0.5612 (Lake)	0
Park C	1.1347	0.1305	0.3923
Total	2.9617	0.8962	2.5156

NB - Wet Area credited (@ 50% credit) = 0.4481 ha, representing 1.512% of the total POS provided (i.e., is below 20% cap specified in Council Policy A10, 2B and Liveable Neighbourhoods)

Total POS Provision is 7.05% of Balance Development Area (surplus of 0.0256 ha over 7.05%)

STRUCTURE PLAN

For the proposed development of Lot 199, Gaebler Road, Aubin Grove.

Signed: *[Signature]*

DIRECTOR OF PLANNING & DEVELOPMENT

LANDSCAPE BUFFER/INTERFACE TREATMENT TO BE DETERMINED IN CONSULTATION WITH THE CITY OF COOMBERBURGH.

[Signature]

DIRECTOR OF PLANNING & DEVELOPMENT

COURT

HAUSEN ROAD

LEGEND

[Pink Box]	NEIGHBOURHOOD SHOPPING CENTRE
[Orange Box]	R20 RESIDENTIAL
[Yellow Box]	R30 RESIDENTIAL
[Green Box]	PUBLIC OPEN SPACE
[Light Green Box]	CONSERVATION AREA
[Red Line]	FOOTPATHS
[Dashed Red Line]	DUAL USE PATHS
[Red Wavy Line]	CAR PARKING
[Hatched Box]	DETAILED AREA PLANS
[Blue Box]	SPECIAL PURPOSE STREETS
[Red Box]	DETAILED AREA PLAN - Mixed Business/Community, Home Based Business/Neighbourhood Density Residential

LOCAL STRUCTURE PLAN

Lot 199, Gaebler Road, AUBIN GROVE



0 25 50 75 100
SCALE 1:2500 (AS SHOWN)
METRES

DATE 16/11/2003
PLAN No. ST030008

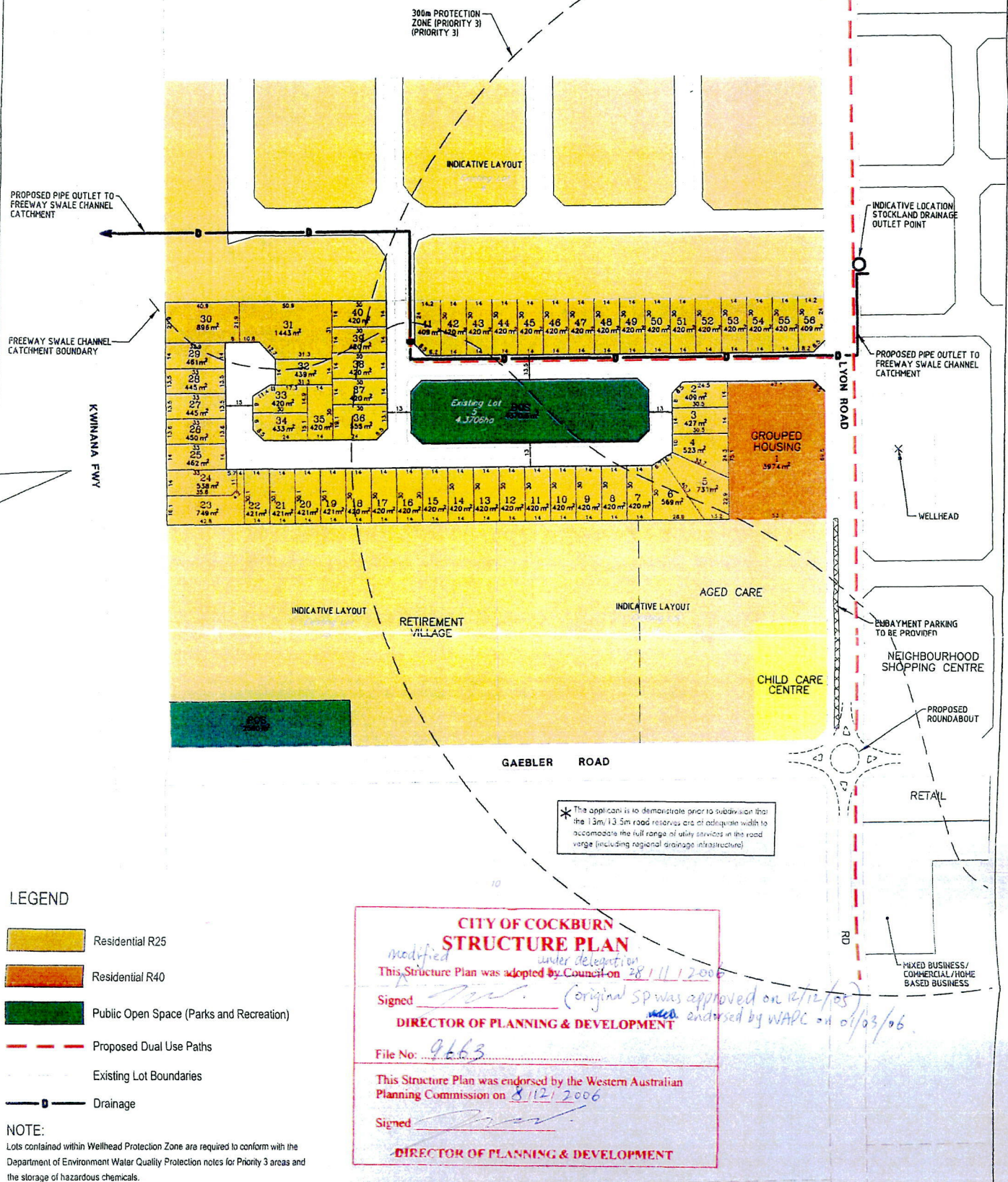
FIGURE 4

DPS

DESIGN & PLANNING
PLANNING & DESIGN

FOR MORE INFORMATION, CONTACT:
DPS OFFICE: 08 8366 6666
DPS WEBSITE: www.dps.vic.gov.au

APPENDIX B

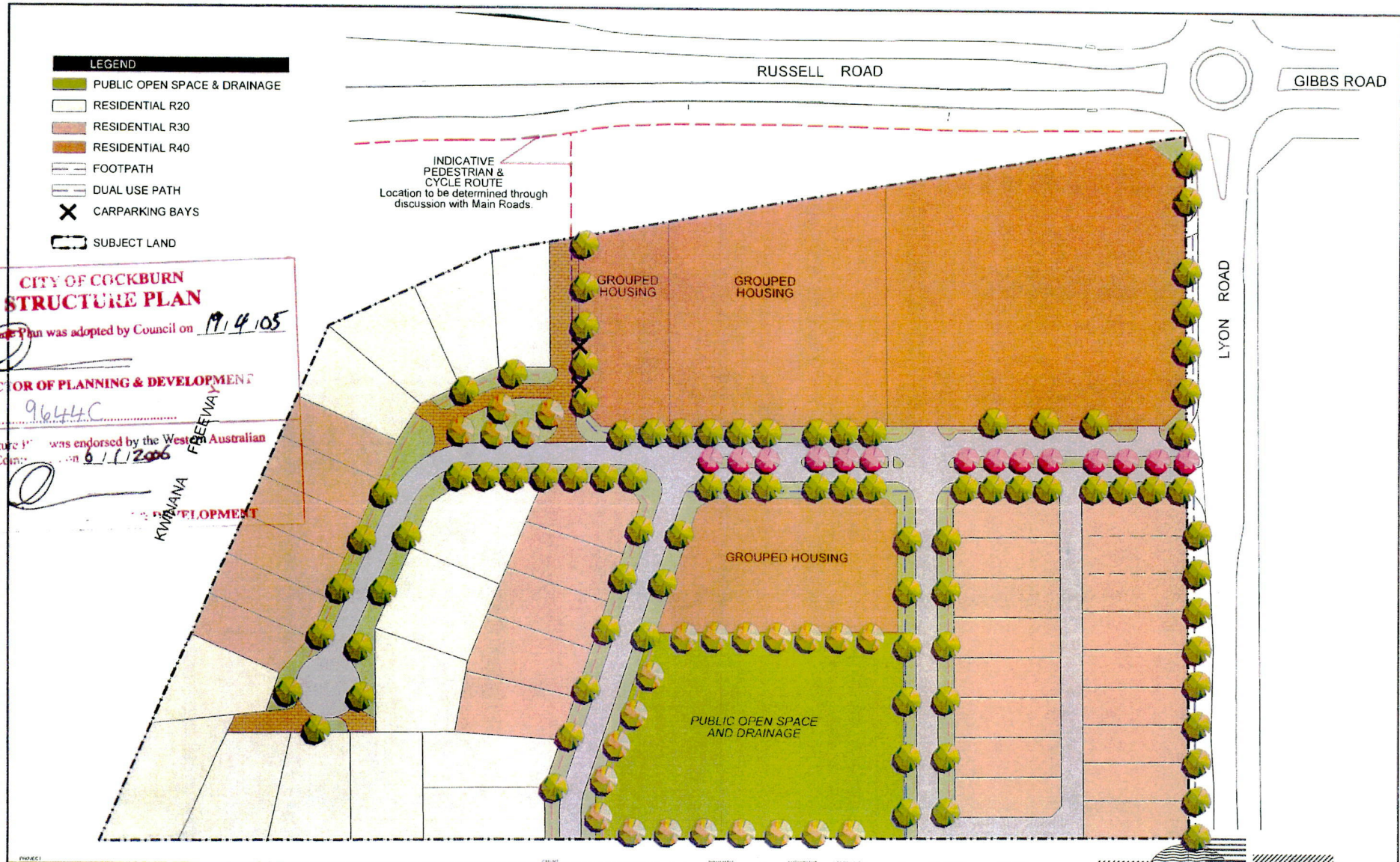


DATE	REV	ACTIVITY / REVISION DESCRIPTION	DES	CHK	APPD	DATE	REV	ACTIVITY / REVISION DESCRIPTION	DES	CHK	APPD	DATE	REV	ACTIVITY / REVISION DESCRIPTION	DES	CHK	APPD
17/11/04	A	Initial	LVE	SP	ADW	20/08/06	C	Update with WAPC submission	SP	SP	LVE						
12/11/06	B	Increase in 23 & 24 of Section P22 to require 10%	LVE	TS	ADW	LVE											

PROJECT	Lyon Road South Structure Plan
DRAWING TITLE	FIGURE 5 - Local Structure Plan
PROJECT	Carmel Pty Ltd

CONSULTING ENGINEERS	Carmel 850 Centre 2 Signet Road
TOWN PLANNERS	P.O. Box 155 Subiaco
PROJECT MANAGERS	Western Australia 6004
ENVIRONMENTAL CONSULTANTS	Telephone (08) 9273 3553
	Facsimile (08) 9319 3531

Project Number	P021-022
Drawing Number	P073-SK14
Designed	LVE
Drawn	SP
Checked	ADW
Approved	LVE
Date	10.11.04
Sheet	1
Original	1

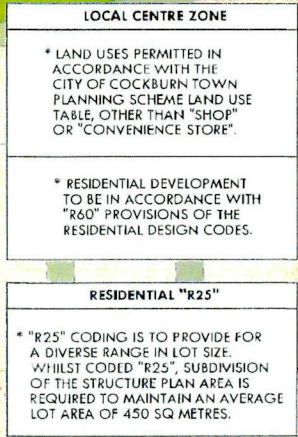


PT LOT 15 LYON ROAD, AUBIN GROVE
PROPOSED STRUCTURE PLAN

EMMAUS DEVELOPMENTS PTY LTD
29 NOV 2005 04/067/001G
10m 0 10 20 30m
FIGURE 6

APPROVAL	DESCRIPTION	DATE	APPROVAL

TAYLOR BURRELL BARNETT
Town Planning and Design
187 Roberts Road Subiaco
Western Australia 6008
Telephone: (08) 9382 2911
Facsimile: (08) 9382 4586
adn@tbbplanning.com.au

[illegible]

CITY OF COCKBURN
STRUCTURE PLAN

This Structure Plan was adopted by Council on 18/1

Signed *[Signature]*
for DIRECTOR OF PLANNING & DEVELOPMENT








File No: 9645E

This Structure Plan was endorsed by the Western Austr
Planning Commission on 17/2/05

Signed *[Signature]*
DIRECTOR OF PLANNING & DEVELOPMENT

416

LEGEND

-  STRUCTURE PLAN BOUNDARY
-  R20 RESIDENTIAL
-  PUBLIC OPEN SPACE
-  DRAINAGE
-  FOOTPATH
-  DUAL USE PATH
-  BUS ROUTE

300M BUFFER TO WATER CORPORATION BORE SITE

25

LYON RD

DUAL USE PATH
TO CONNECT TO
DUAL USE PATH
LOCATED ON
WESTERN SIDE
OF LYON ROAD

26

628

WATER CORPORATION
BORE SITE

PROPOSED PRIMARY SCHOOL

448

A 25M RESERVE IS TO BE PROVIDED
UNLESS DEMONSTRATED TO THE
SATISFACTION OF THE CITY OF
COCKBURN AND WAPC THAT A
LESSER RESERVE OF NOT LESS THAN
20M IS ADEQUATE

CONNECTION TO FUTURE SUBDIVISION BY OTHERS

16m ROAD RESERVE

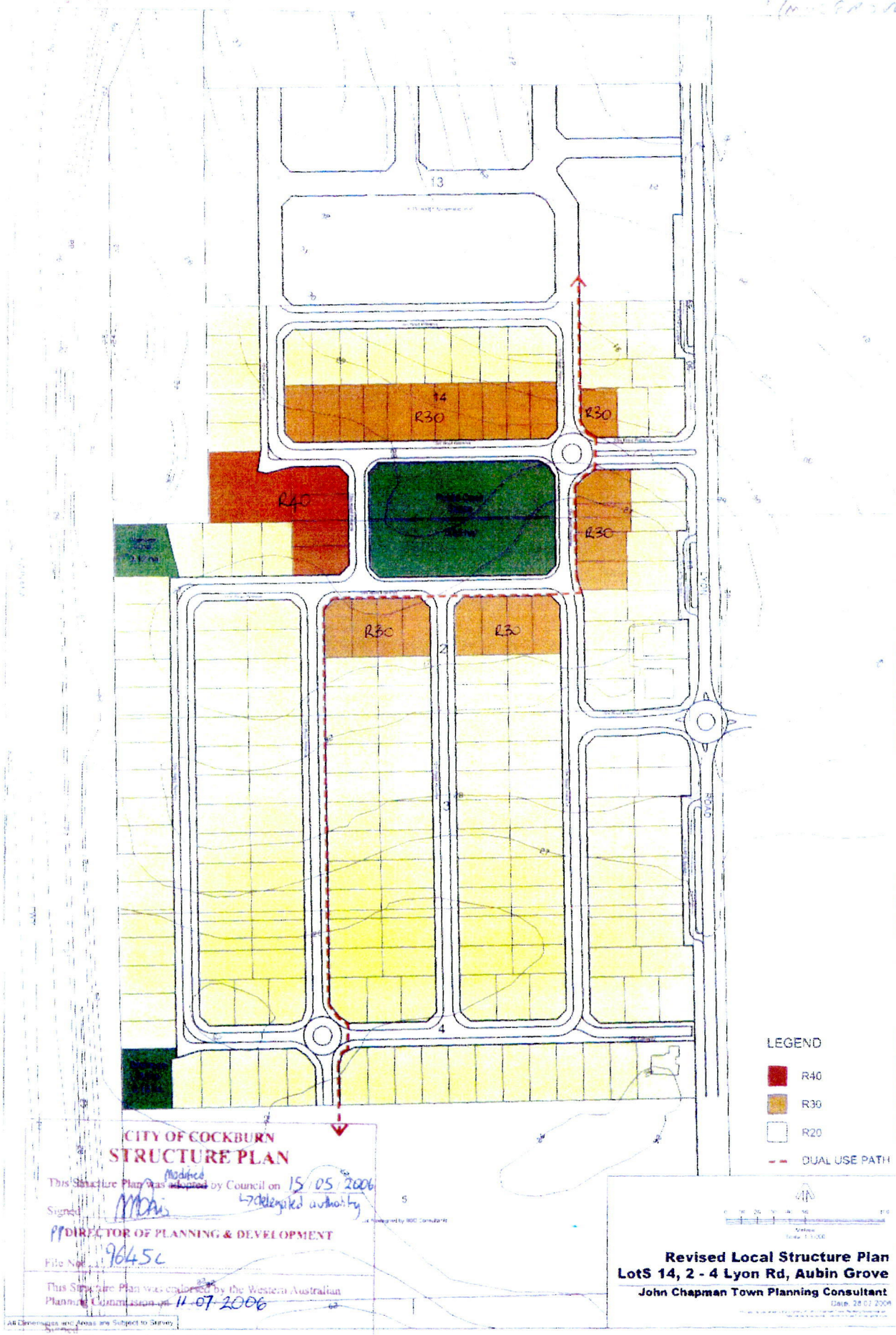
16m ROAD RESERVE

14m ROAD RESERVE

20-25m ROAD RESERVE

CONNECTION TO FUTURE
SUBDIVISION BY OTHERS

2/1/2003
(MURRAY)



LEGEND

- R40
- R30
- R20
- DUAL USE PATH

**CITY OF COCKBURN
STRUCTURE PLAN**

This Structure Plan was adopted by Council on 15/05/2006
Modified by Council on 15/05/2006
Signed: [Signature] L7 delegated authority
PP DIRECTOR OF PLANNING & DEVELOPMENT
File No: 96456
This Structure Plan was endorsed by the Western Australian Planning Commission on 11/07/2006

Revised Local Structure Plan
LotS 14, 2 - 4 Lyon Rd, Aubin Grove
John Chapman Town Planning Consultant
Date: 28/02/2009

**CITY OF COCKBURN
STRUCTURE PLAN**

This Structure Plan was adopted by Council on 13/12/2007






Signed [Signature]
for **DIRECTOR OF PLANNING & DEVELOPMENT**

File No: 9645F

This Structure Plan was endorsed by the Western Australian
Planning Commission on 13/10/2008

Signed [Signature]
for **DIRECTOR OF PLANNING & DEVELOPMENT**

LEGEND

-  R20 RESIDENTIAL
-  R30 RESIDENTIAL
-  R40 RESIDENTIAL
-  PUBLIC OPEN SPACE
-  CONSERVATION
-  DUAL USE PATH
-  INDICATIVE PARKING



STRUCTURE PLAN
LOT 204 LYON ROAD
AUBIN GROVE

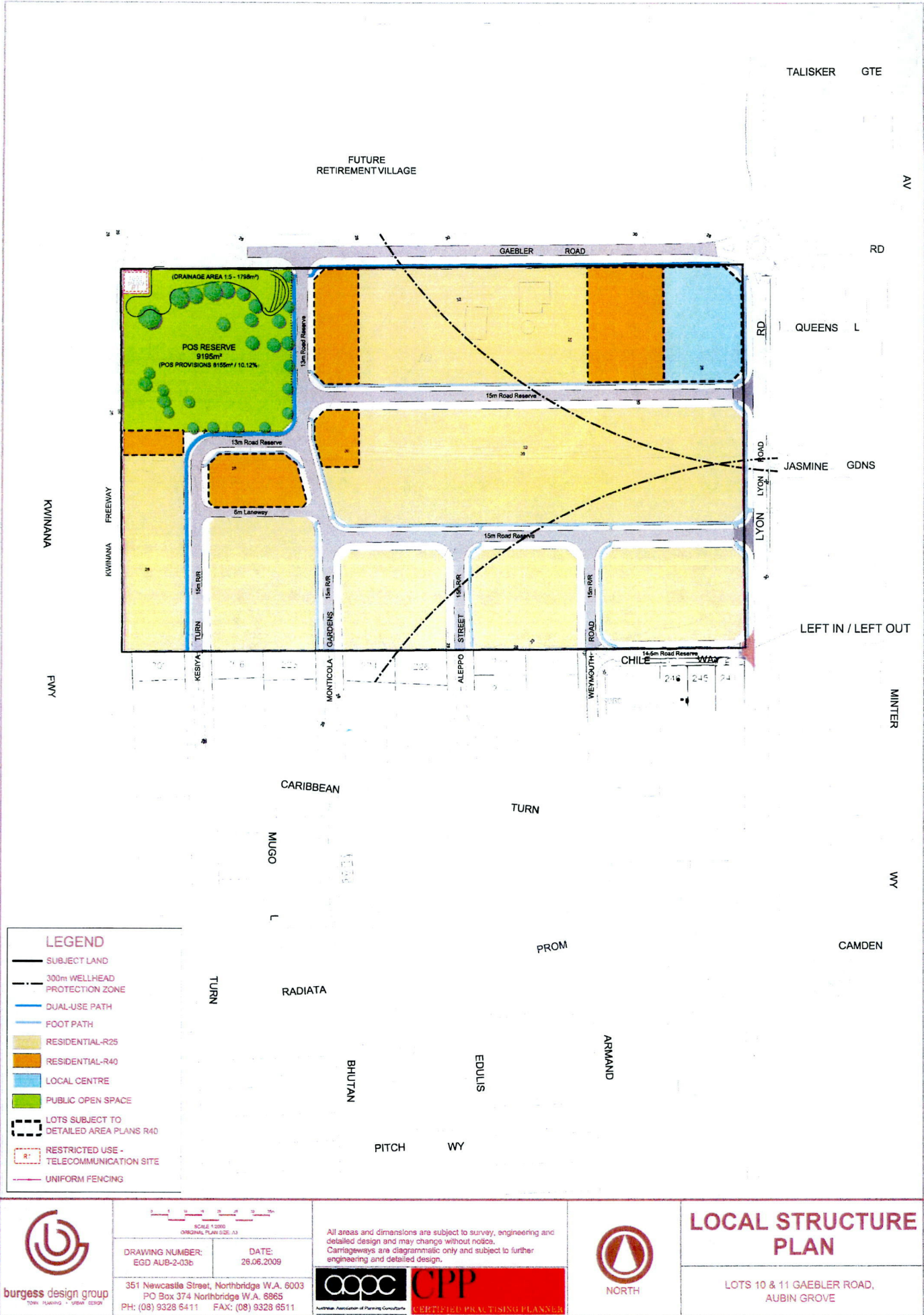


day

scale: 1:2000 @ A3
date: FC
drawn: ER
checked: ER
date: 28/11/2007
drawn: LANDCORP



APPENDIX H





APPENDIX J



KWINANA

FREEWAY

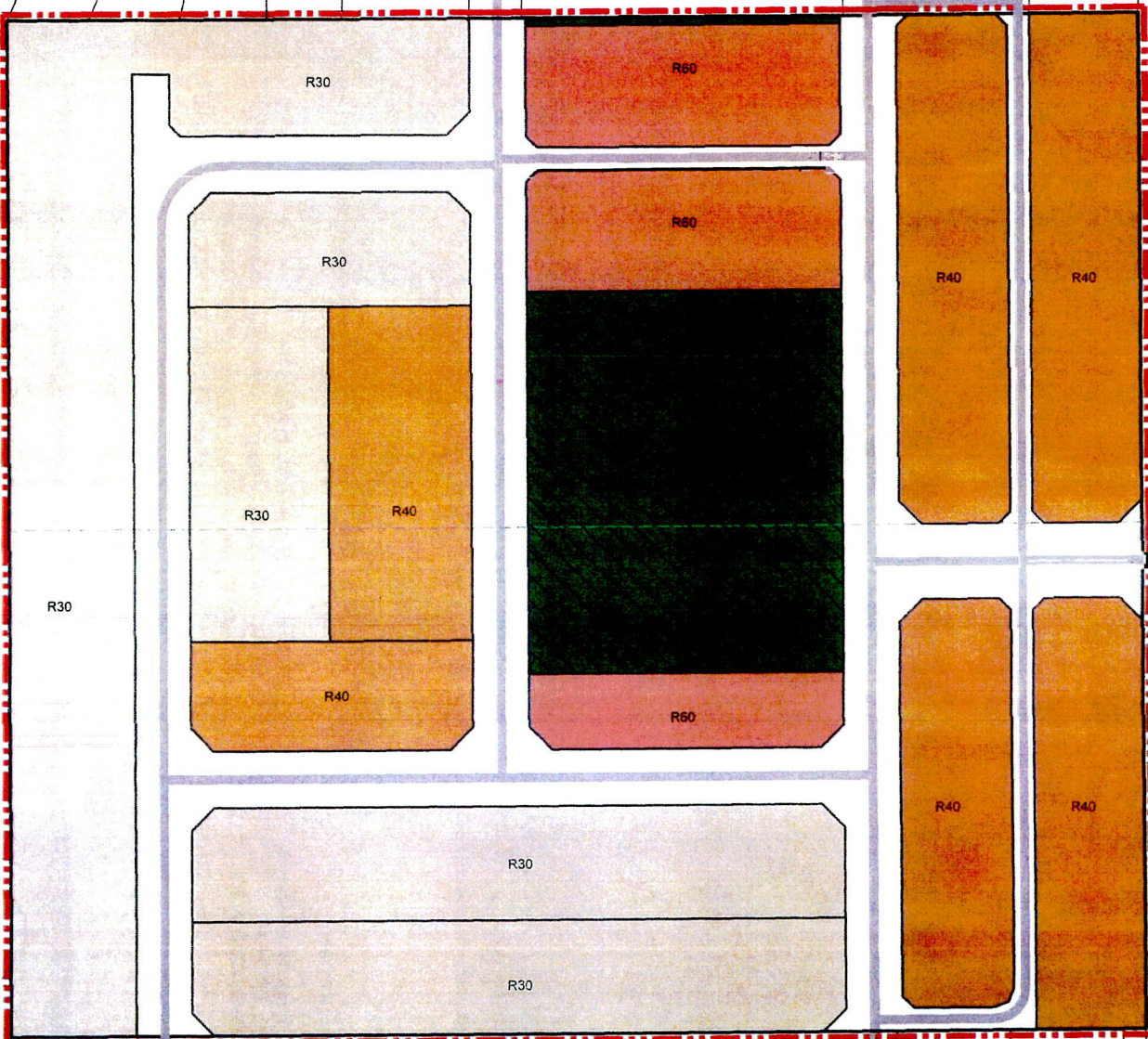
BONDI WAY

OBSERVATORY AVE

JAKES LANE

LYON

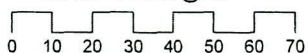
ROAD



- Zones:**
- Residential R30
 - Residential R40
 - Residential R60
- Reserves:**
- Parks & Recreation
- Other:**
- LSP Boundary



SCALE 1 : 1250 @ A3



DATE : 16 April 2015 DWG NAME : 116057-2-002i Structure

Document Set ID: 11699778
Version: 2, Version Date: 15/11/2023

CITY OF COCKBURN STRUCTURE PLAN

This Structure Plan was adopted by Council on 9 / 10 / 2014

Signed 
DIRECTOR OF PLANNING & DEVELOPMENT

File No: 110 / 100

This Structure Plan was endorsed by the Western Australian Planning Commission on 31 / 03 / 2015

Signed 
DIRECTOR OF PLANNING & DEVELOPMENT

Lots 12 & 13 Lyon Road, Aubin Grove Local Structure Plan Map