

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

CITY OF COCKBURN	
OFFICIAL	
DOC No	
11 FEB 2025	
SUBJECT	109/174
RETENTION	124.2 45
PROPERTY	
APP	
ACTION	David King

Your ref: 109/174
Our ref: TPS/3207
Enquiries: Local Planning Schemes
Email: localplanningschemes@dplh.wa.gov.au

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

Dear Sir/Madam

CITY OF COCKBURN TOWN PLANNING SCHEME NO. 3 AMENDMENT NO. 174

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
Town Planning Scheme No. 3 Amendment No. 174

File: TPS/3207

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 various lots within 'Development Area 4' from 'Development' to 'Residential (R20)', 'Residential (R25)', 'Residential (R30)', 'Residential (R40)' and 'Residential (R60)', as depicted on the Scheme Amendment Map.
2. Reclassifying land within 'Development Area 4' from the 'Development' zone to a local reserve for 'Parks and Recreation', 'Lakes and Drainage', 'Public Purpose – Water Corporation' or 'Local Road', as depicted on the Scheme Amendment Map.
3. Reducing the extent of the 'Development Area 4' 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.174
(Basic)

*Rationalisation of various Structure Plans
Development Area 4 (Beeliar and Yangebup)*

SEPTEMBER 2024

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

City of Cockburn
Town Planning Scheme No.3
Amendment No.174

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 4' from 'Development' to 'Residential (R20)', 'Residential (R25)', 'Residential (R30)', 'Residential (R40)' and 'Residential (R60)', as depicted on the Scheme Amendment Map.
2. Reclassifying land within 'Development Area 4' from the 'Development' zone to a local reserve for 'Parks and Recreation', 'Lakes and Drainage', 'Public Purpose – Water Corporation' or 'Local Road', as depicted on the Scheme Amendment Map.
3. Reducing the extent of the 'Development Area 4' 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; and/or is*
- *Proposing zoning/reservation changes that are purely administrative in nature.*

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

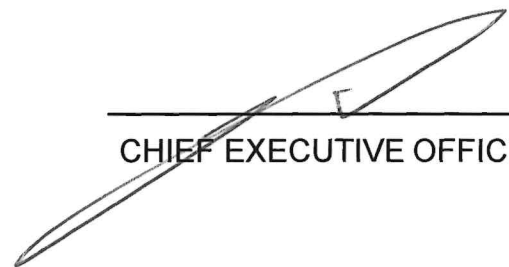
Structure Plan #	Address	Latest WAPC Endorsement	WAPC Reference
4D	Lot 74 Howe Street, Beeliar	N/A – Council Approval Only	
4E	Lots 1-5, 91, 500-501 Howe Street, Beeliar	N/A – Council Approval Only	
4F	Lot 94 Watson Road, Beeliar	21/7/2014	SPN/0610
4I	Lots 97 – 102 Watson Road, Beeliar	13/10/2022	SPN/2152
4J	Lot 81 McLaren Avenue, Beeliar	11/6/2018	SPN/0782

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

Structure Plan #	Address	Latest WAPC Endorsement	WAPC Reference
4B	Cell 9 (Yangebup) and Cell 10 (Beeliar)	18/01/2018	SPN/0511

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

Dated this 10th day of September 2024..



CHIEF EXECUTIVE OFFICER

AMENDMENT REPORT

1.0 INTRODUCTION

Local Structure Plan No.'s 4D, E, F, I and J have been fully implemented.

Structure Plan 4B has been substantially complete for some time, but reflective of its original scale and fragmented ownership, there remain small pockets yet to develop to their ultimate potential.

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

This process is referred to as the rationalisation of structure plans.

2.0 BACKGROUND

The area encompassing Development Area 4 (DA4) has formed the subject of several amendments over the past 30 years, including three separate Metropolitan Region Scheme (MRS) amendments between 1993 and 1996 that collectively transferred the land from 'Rural' and 'Urban Deferred' into the 'Urban' zone.

In response to the MRS amendments, the City's former District Zoning Scheme No.2 (DZS2) was also amended several times, to establish the DA4 special control area and transfer land within it from 'Rural' to 'Residential (R20 or R40)', the 'Commercial' zone, or a local 'Public Purpose' reservation.

Upon the 2002 gazettal of Town Planning Scheme No.3 (TPS3) the boundary of DA4 remained unchanged, however all undeveloped land was transferred into the newly created 'Development' zone. Within the established portions of Beeliar (south of Beeliar Drive), local reservations were rationalised into the Scheme, but the land was retained within the DA4 boundary.

At the same time, 'Special Use 11' was created over the then Cockburn Cement owned landholdings (located outside the Hope Valley Wattleup Act area), to effectively limit their use to a conservation area that buffers their nearby manufacturing operation from surrounding use. In 2017, Scheme Amendment #110 then rezoned the portion located outside the EPP Kwinana Air Quality Buffer to 'Development', to enable its sale and development for residential purposes.

As detailed in the following table, DA4 currently includes 11 operative structure plans, 6 of which are proposed to be partially or completely rationalised by this proposal:

Structure Plan #	Address	Latest Approval (& Expiration Dates)	Proposed Action
4A	Cell 6 – Yangebup / Beeliar	WAPC Mods: 18/7/2022 (Expires: 19/10/2025)	Partially Included in Standard Amendment (Balance to be Extended)
4B	Cell 9 (Yangebup) & Cell 10 (Beeliar)	WAPC Mods: 19/1/2018 (Expires: 19/10/2025)	Partially included in this Amendment (Balance to be Extended)
4C	Lots 1001 & 83 Watson Road and 82 View Street, Beeliar	WAPC: 21/3/2012 (Expires: 19/10/2025)	Extension Request being sought
4D	Lot 74 Howe Street, Beeliar	Council Approval Only: 11/2/2010 (Expires: 19/10/2025)	Included in this Amendment
4E	Lots 1-5, 91, 500-501 Howe Street, Beeliar	Council Approval Only: 10/6/2010 (Expires: 19/10/2025)	Included in this Amendment
4F	Lot 94 Watson Road, Beeliar	WAPC: 21/7/2014 (Expires: 19/10/2025)	Included in this Amendment
4G	Lot 95 Watson Road, Beeliar	WAPC: 15/3/2016 (Expires: 15/3/2026)	Extension Request being sought
4H	Lots 75-81 Prizmic Street & 84-90 Watson Road, Beeliar	WAPC: 28/7/2017 (Expires: 28/7/2027)	No Current Action (valid until 2027)
4I	Lots 97-102 Watson Road, Beeliar	WAPC Mods: 13/10/2022 (Expires: 20/2/2028)	Included in this Amendment
4J	Lot 81 McLaren Avenue, Beeliar	WAPC: 11/6/2018 (Expires: 11/6/2028)	Included in this Amendment
4K	Lots 7, 65-67 View Street, Beeliar	WAPC: 3/10/2019 (Expires: 3/10/2029)	No Current Action (valid until 2029)

As noted, partial rationalisation of Structure Plan 4A (focusing on land in and around the Beeliar Neighbourhood Centre) forms the subject of a complimentary but separate ‘standard’ Scheme Amendment (#181).

The extent of DA4 (thick black dashed line), the various structure plans (red solid line) and the boundaries of the two complimentary scheme amendment proposals (yellow dashed line), are depicted on **Figures 1 and 2**.

As the balance of 4A, 4B and Structure Plans, C, G, H and K are either yet to commence or are still undergoing further subdivision and development, they are not being rationalised under either Scheme Amendment proposal. Instead, they will retain their existing ‘Development’ zoning and may form the subject of future structure plan extension requests.

Many of the structure plans include Local Development Plans (LDPs). This scheme amendment has no effect on the operation of those instruments which will remain in effect until they expire on (or after) 19 October 2025.

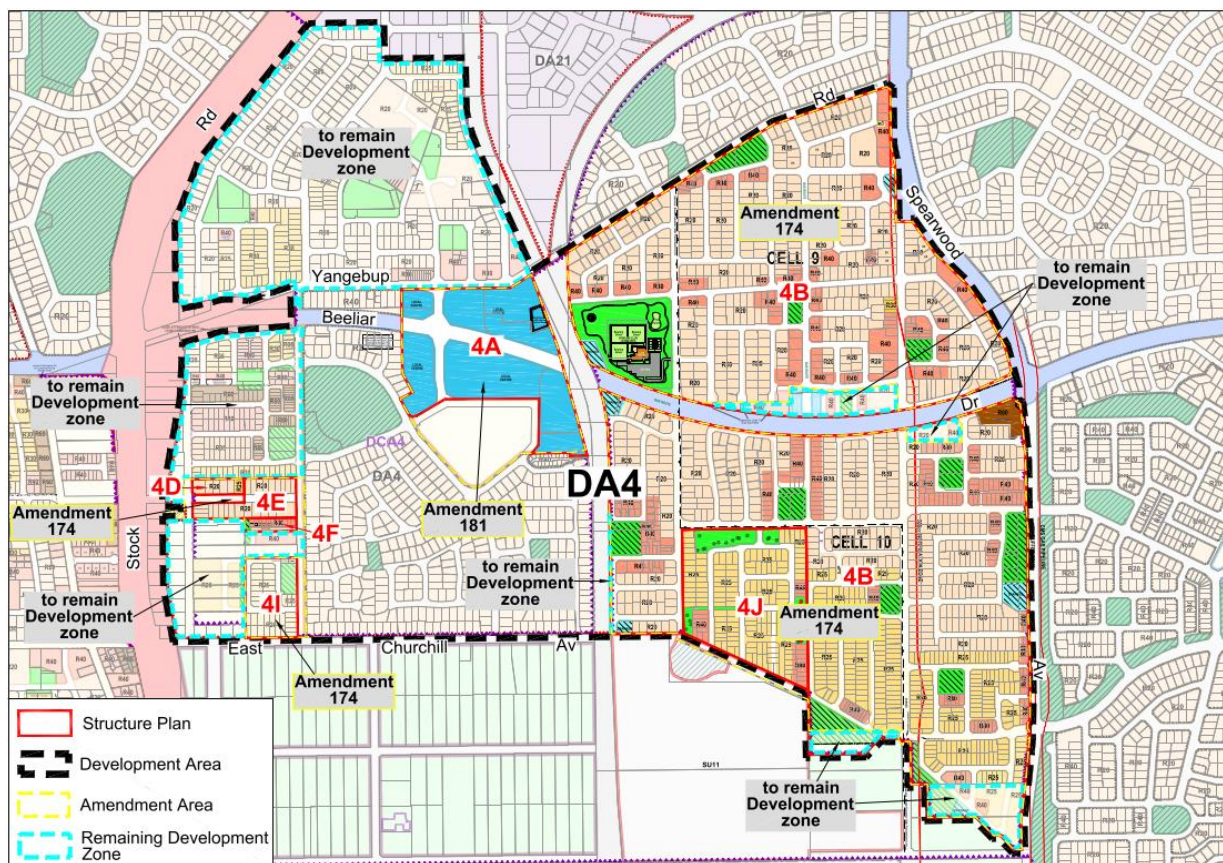


Figure 1 – DA4, Amendment Extent and Development Zone extent

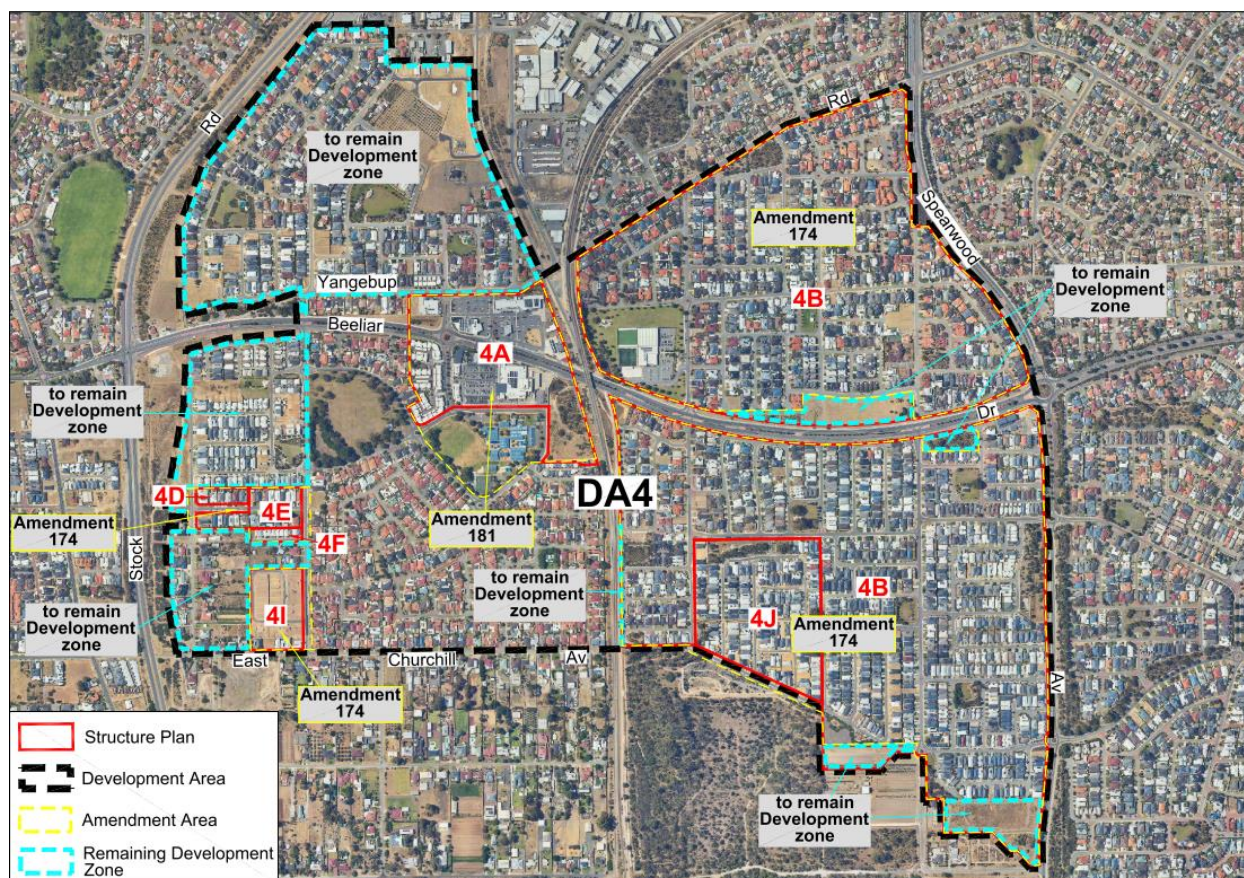


Figure 2 – Aerial Photograph showing extent of Completed Subdivision and Development

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 amendment is considered a 'basic' amendment, which Regulation 34 describes as any of the following:

- 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 (a) and (g) of the above criteria.

Specifically, it is an amendment to the local planning scheme map that involves zoning/reserving land consistent with approved structure plans for the same land and/or zoning or coding land consistent with their established use and existing tenure (discussed in further detail below).

4.0 TOWN PLANNING CONTEXT

4.1 State Planning Framework

The majority of DA4 is identified in the *South Metropolitan Peel Sub-Regional Planning Framework* and zoned 'Urban' under the Metropolitan Region Scheme (MRS) and is intersected by two important regional transport corridors.

Beeliar Drive is identified and reserved as an existing 'Other Regional Road', whilst the ARC operated, Cockburn South freight railway line is identified and reserved for 'Railways'.

Small slivers of DA4 also extend within the Kwinana Air Quality Buffer which is identified in the sub-regional framework and zoned 'Rural' in the MRS, although the structure plans for these areas limit their use to public reserves such as drainage and/or public open space (POS).

This proposal is specifically restricted to the Urban zoned portion of DA4.

4.2 City of Cockburn Local Planning Framework

Under TPS3, the affected land is zoned 'Development' and identified on the Scheme Map and in Table 9 of the Scheme Text as 'Development Area 4'.

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, subdivision and development processes. For DA4, it includes the following:

TABLE 9 – DEVELOPMENT AREAS		
REF. NO.	AREA	PROVISIONS
DA 4	Yangebup (Development Zone)	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.

A large portion of land immediately west and south of the Beeliar Neighbourhood Centre has effectively already been rationalised into the scheme. This is due to the development of that area pre-dating introduction of the Development Zone when TPS3 was first gazetted in December 2002. Under the preceding DZS2, this portion of DA4 was all zoned 'Residential', with the public reserves subsequently excised via the scheme review process.

Given this land is already zoned and developed for Residential purposes, it does not require further structure planning and can be removed from within the special control area.

The land also forms the subject of Development Contribution Areas 4 or 5 and 13 (i.e. DCA4 – Yangebup West or DCA5 – Yangebup East and DCA 13 – Community Infrastructure) under TPS3. This amendment has no impact on the operation of those DCA's.

5.0 PROPOSAL

Subdivision and development of substantive portions of DA4 are now complete, meaning that many structure plans have served their purpose and are no longer required.

In concert with Scheme Amendment #181, this amendment seeks to remove these areas from DA4 and transfer the structure plan identified zonings and reservations for the land into TPS3, ahead of the structure plans expiring on (or shortly after) 19 October 2025.

Development Area 4:

As there remain portions of DA4 yet to be structure planned, or that involve structure plans in various stages of implementation, deletion of DA4 and its special provisions is not proposed at this time, rather just a reduction to the extent of the special control area boundary to reflect the outcome of this proposal.

Local Structure Plans (LSP):

Details of each Structure Plan (including the LSP map and a recent aerial) are provided in this section to demonstrate the reasoning for rationalisation.

Unless otherwise stated, all the approved structure plan designations directly correlate to zonings and reserves pursuant to TPS3. All the public roads have been constructed and ceded, 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.

Cell 9 (Yangebup) and Cell 10 (Beeliar) - 4B

Encompassing most of the eastern half of DA4, the structure plan is bound by the existing freight rail line to the west, Yangebup Road to the north, Spearwood Avenue to the east and Honey Mrytle Avenue (and LSP 4J) to the south. The structure plan is broken into two cells located either side of Beeliar Drive (Cell 9 north / Cell 10 south).

Collectively, the structure plan identifies a comprehensive interconnected local road and POS network, primarily servicing low (R20-R25) density single residential housing. Pockets of higher (R40) density single and grouped housing are scattered throughout, typically along key 'spine' roads (such as Yangebup Road, Bayview Terrace, Spinnaker Heights, Tindal Avenue, Baveno Road and Spearwood Avenue) or where they are in proximity or have a direct relationship to areas of Public Open Space (POS).

Within Cell 9, Lot 325 (#6) Mainsail Terrace contains a pre-existing Place of Worship (Yangebup Baptist Church) which is identified as Residential with an R20 coding. A local centre is located mid-way long the southern boundary, either side of Spinnaker Heights, adjacent its future connection to Beeliar Drive.

Cell 10 has formed the subject of more recent structure plan amendments that facilitated R60 multiple and grouped housing adjacent a bus stop on Beeliar Drive (near its intersection with Spearwood Avenue) and increased the base coding over the southeast corner of the structure plan area (from R20 to R25).

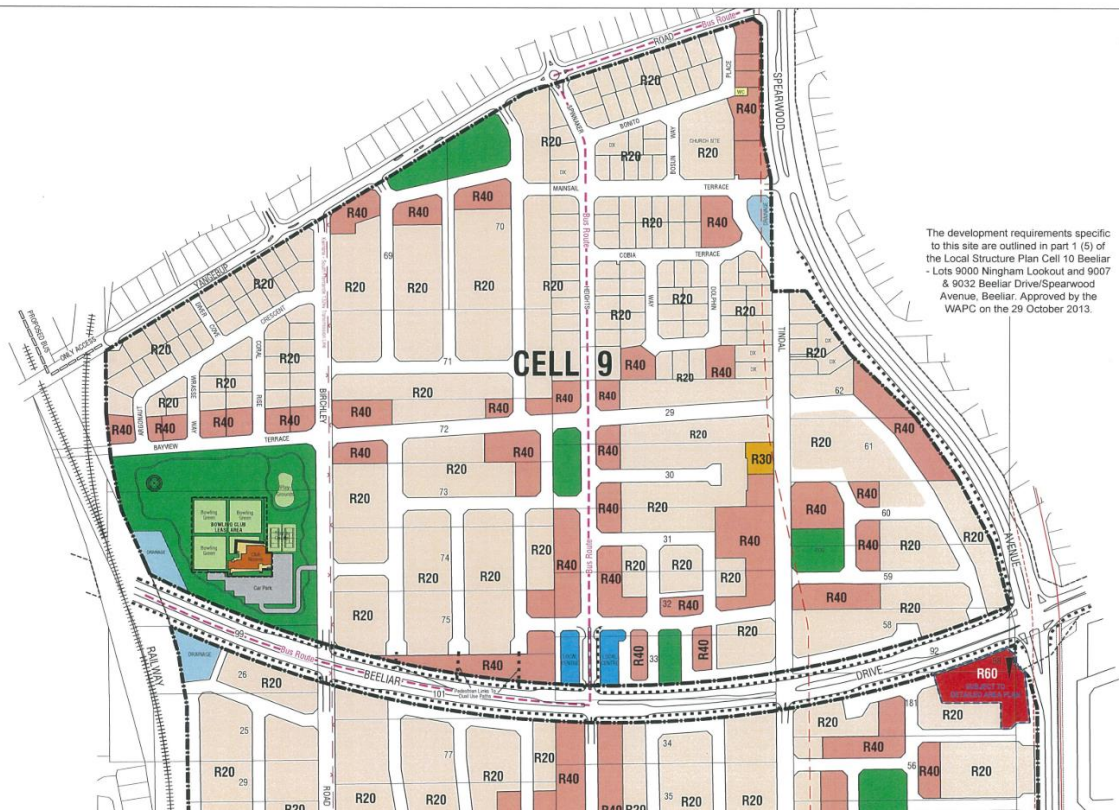
Not surprisingly (given a structure plan of this size and scale), throughout are numerous areas containing minor differences between the approved structure plan zoning/coding boundaries and the subdivided and/or developed outcome on the ground. The largest differences are located in the northern portion of Cell 10 involving:

- Como Way – an additional local road connection between Birchley Road and Gordana Parade, that was introduced (via WAPC Subdivision Ref. #126046) to allow development ahead of the creation of McLaren Avenue to the south; and
- Systema Park – the size and shape of which was adjusted via a series of WAPC subdivision approvals between 2006 and 2011 over the three parent landholdings (refer WAPC Ref. #126046, #134541 & #142776).

Pockets of as-yet undeveloped land located either side of Beeliar Drive (including the local centre on the northern side), and in the southeast corner (containing existing market garden operations that straddle the air quality buffer), have been specifically excluded from this proposal, and may form the subject of new structure plan proposals. In the meantime, those portions of the structure plans form the subject of an extension request currently with the WAPC for determination.

Otherwise, all the land within this Structure Plan is proposed to be rezoned and/or reclassified from the 'Development' zone to the correlating zone and/or reserve identified on the Structure Plan Maps shown in **Appendix A**.

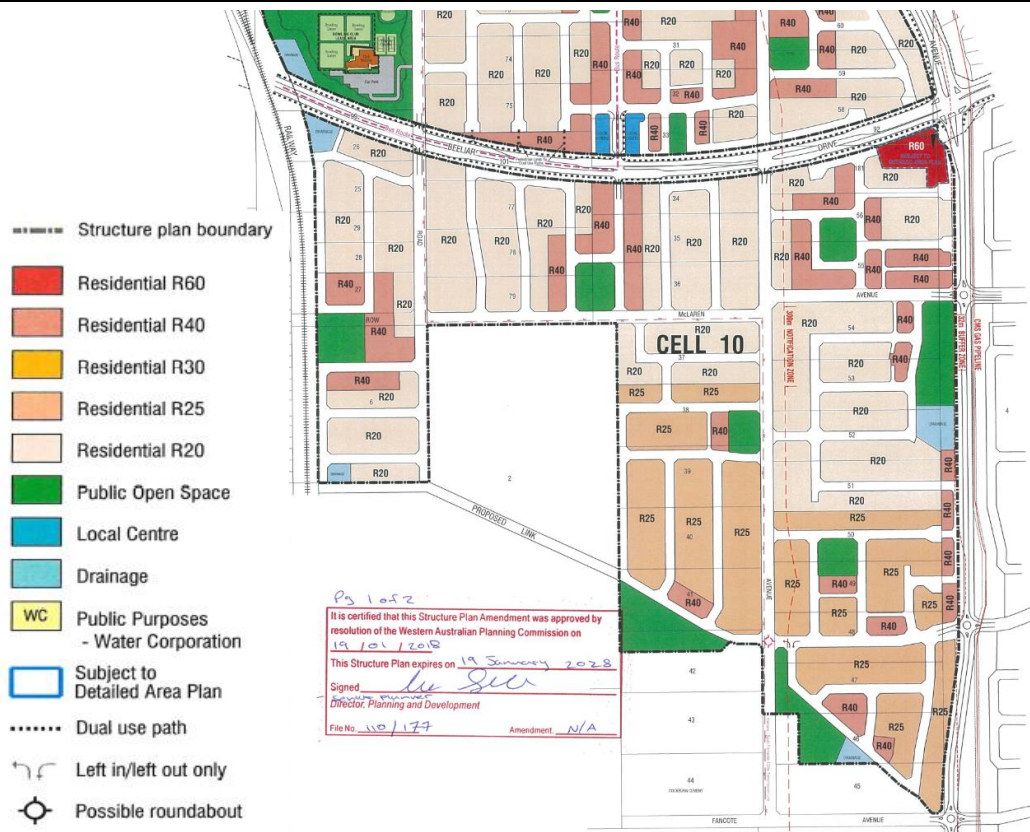
Structure Plan Map – LSP 4B (Cell 9)



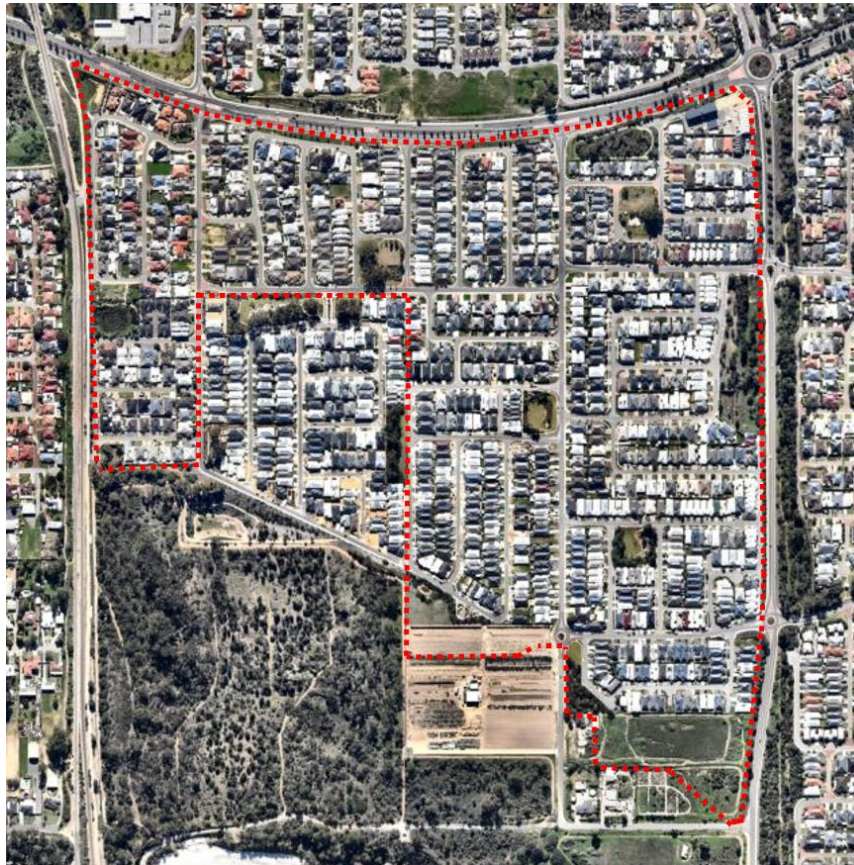
Aerial Photo – LSP 4B (Cell 9)



Structure Plan Map – LSP 4B (Cell 10)



Aerial Photo – LSP 4B (Cell 10)

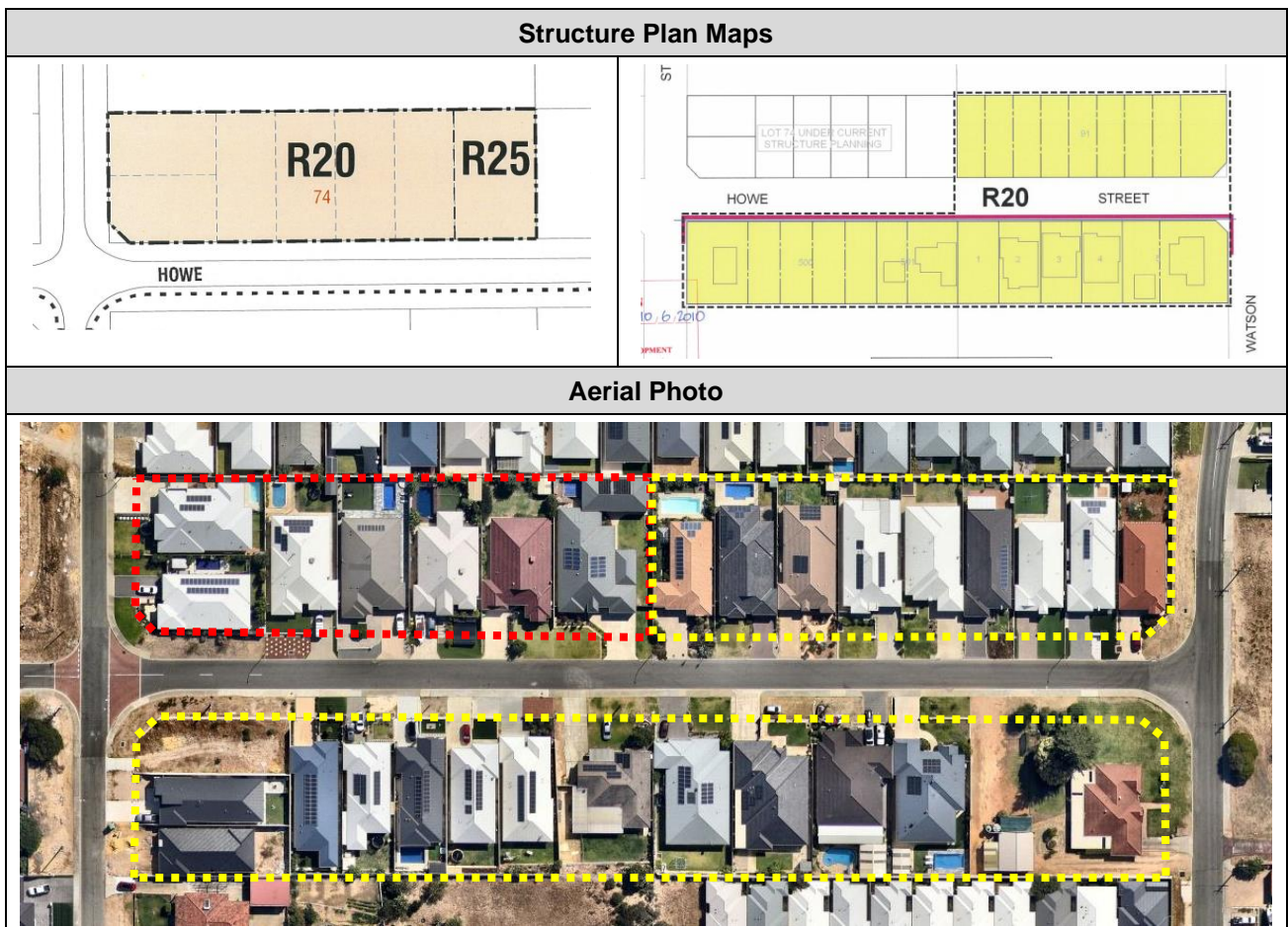


Lot 74 Howe Street – 4D
Lots 1-5, 91, 500 & 501 Howe Street, Beeliar – 4E

Located centrally within the south-west quadrant of DA4, these two structure plans simply identify the land for low (R20-R25) density single residential housing, making use of the existing access and service alignments provided along Howe Street.

With exception to one vacant R20 single house lot, and a homestead lot (#35 Watson Road) capable of further subdivision, development of the structure plan is complete, with the land's public open space obligation satisfied by way of a cash-in-lieu contribution.

Aside from reflecting the local road tenure of the truncation shown in Structure Plan 4E (at the southeast corner of the intersection of Howe and View Streets), all the land within this Structure Plan is proposed to be rezoned and/or reclassified from the 'Development' zone to the correlating zone and/or reserve identified on the Structure Plan Maps shown in **Appendix B and C**.



Lot 94 Watson Road, Beeliar – 4F

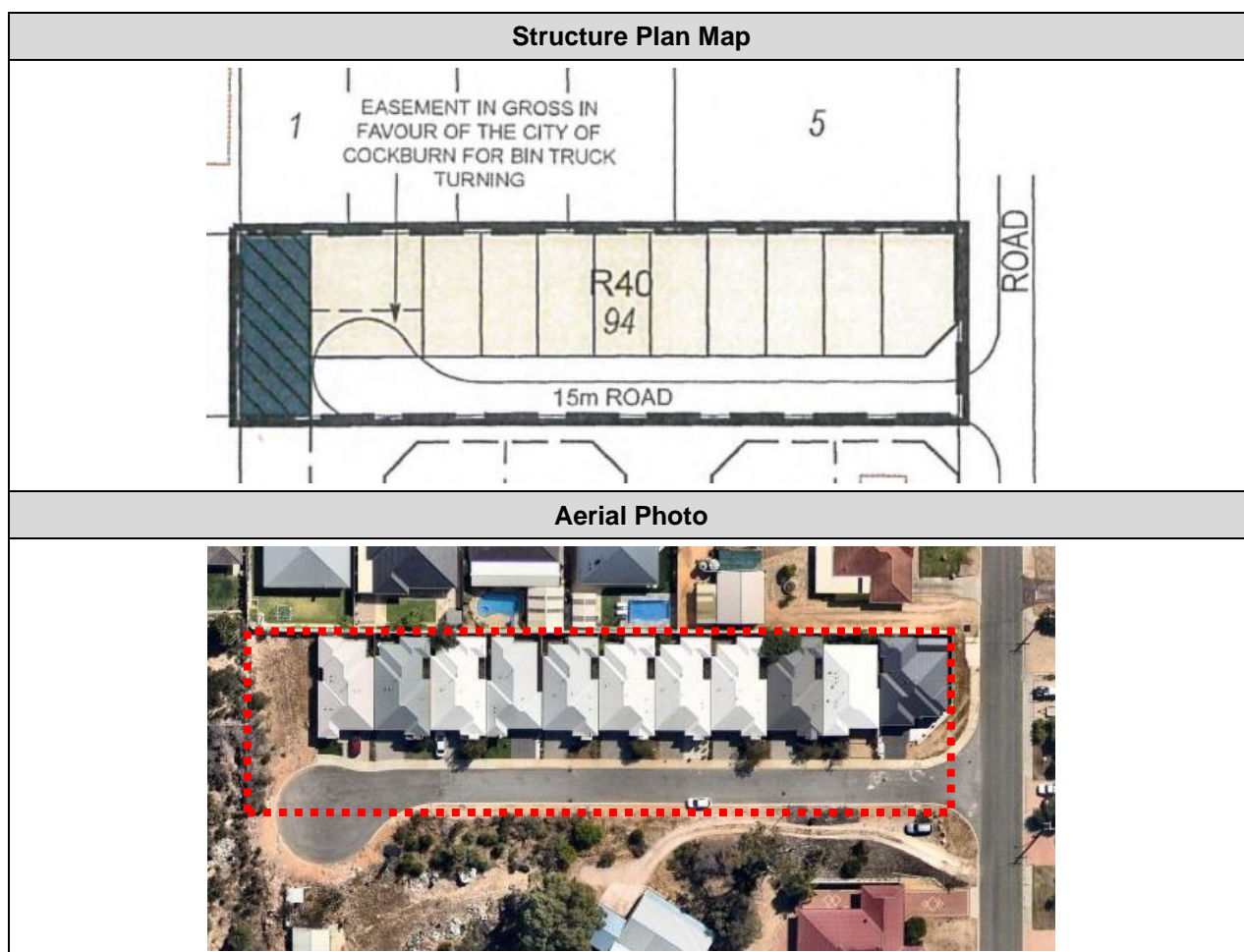
Also located centrally within the south-west quadrant of DA4 (immediately south of Structure Plan 4E), this structure plan identifies one new local road (that straddles the boundary of the lot to the south), and a small park at the western end, servicing medium (R40) density single residential housing.

Corella Close currently terminates at a temporary cul-de-sac head that will ultimately be removed when the road is extended southward (via approved Structure Plan 4G). Rather than sterilise residential land (as foreshadowed in the LSP), the turning bulb sits over a portion of the now ceded POS reserve, and a portion of adjoining Lot 95 (#27) Watson Road (for which public access is secured via an easement on title).

This interim arrangement was accepted on the basis that development of the park would be deferred to creation of the broader reserve. Instead, the City accepted a bond from the original subdivider towards the future removal of the turning bulb and development of the POS.

Otherwise, subdivision and development of the structure plan is complete.

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



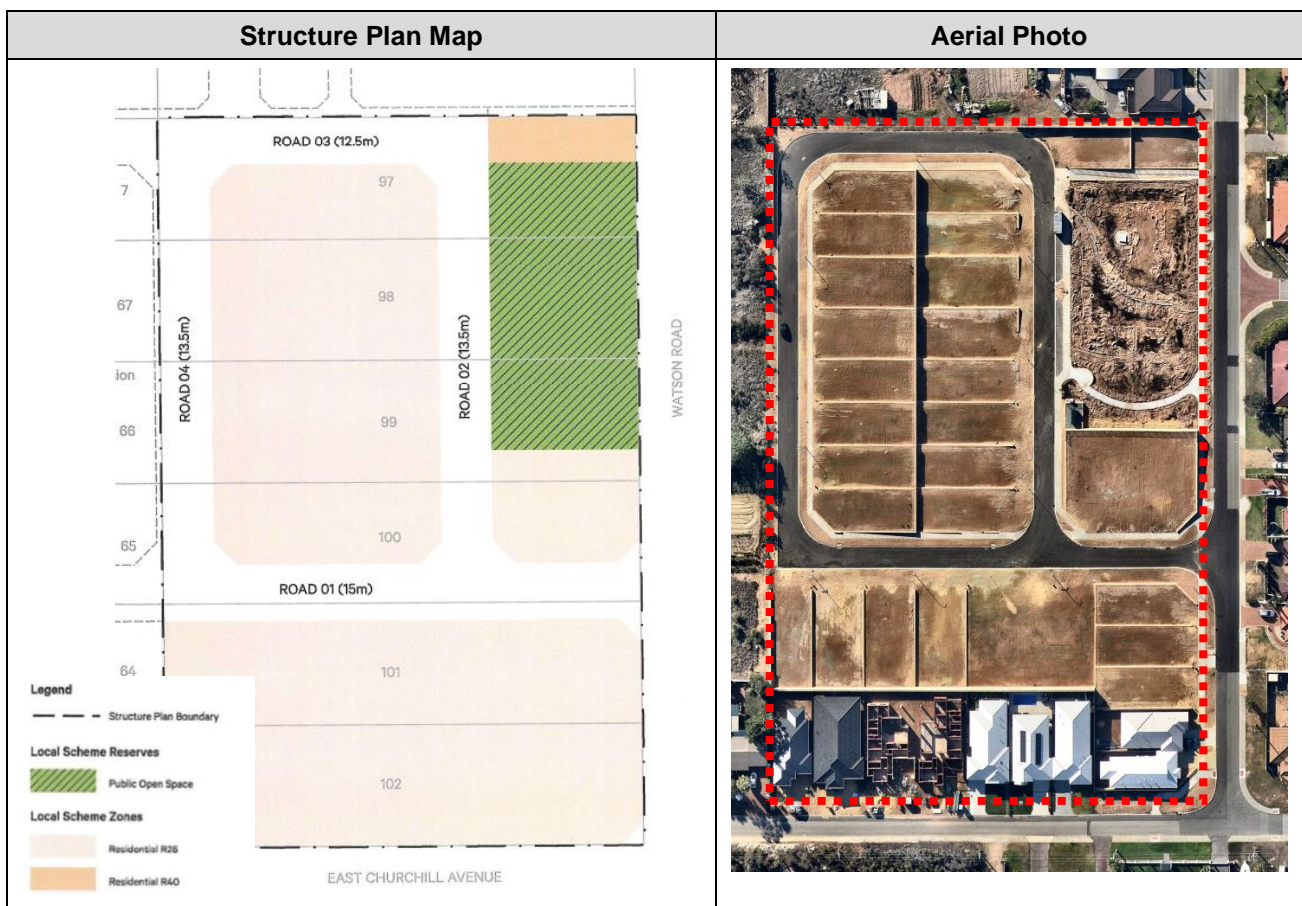
Lots 97 – 102 Watson Road, Beeliar – 4I

Located on the southern boundary of the south-west quadrant of DA4 (adjacent the Kwinana Air Quality Buffer and opposite the Rural Living zone), this structure plan identifies a looped local road network with one full movement intersection at Watson Road and a POS reserve towards the northeast corner, primarily servicing low (R25) density single residential housing.

A single pocket of medium (R40) density directly abuts the norther edge of the POS.

Whilst most of the dwellings are yet to be constructed, all lots have been titled and the associated public reserves developed and transferred into public estate. Whilst embellishment of the POS is yet to be completed, it is subject to a bond to ensure its completion to the City's satisfaction.

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



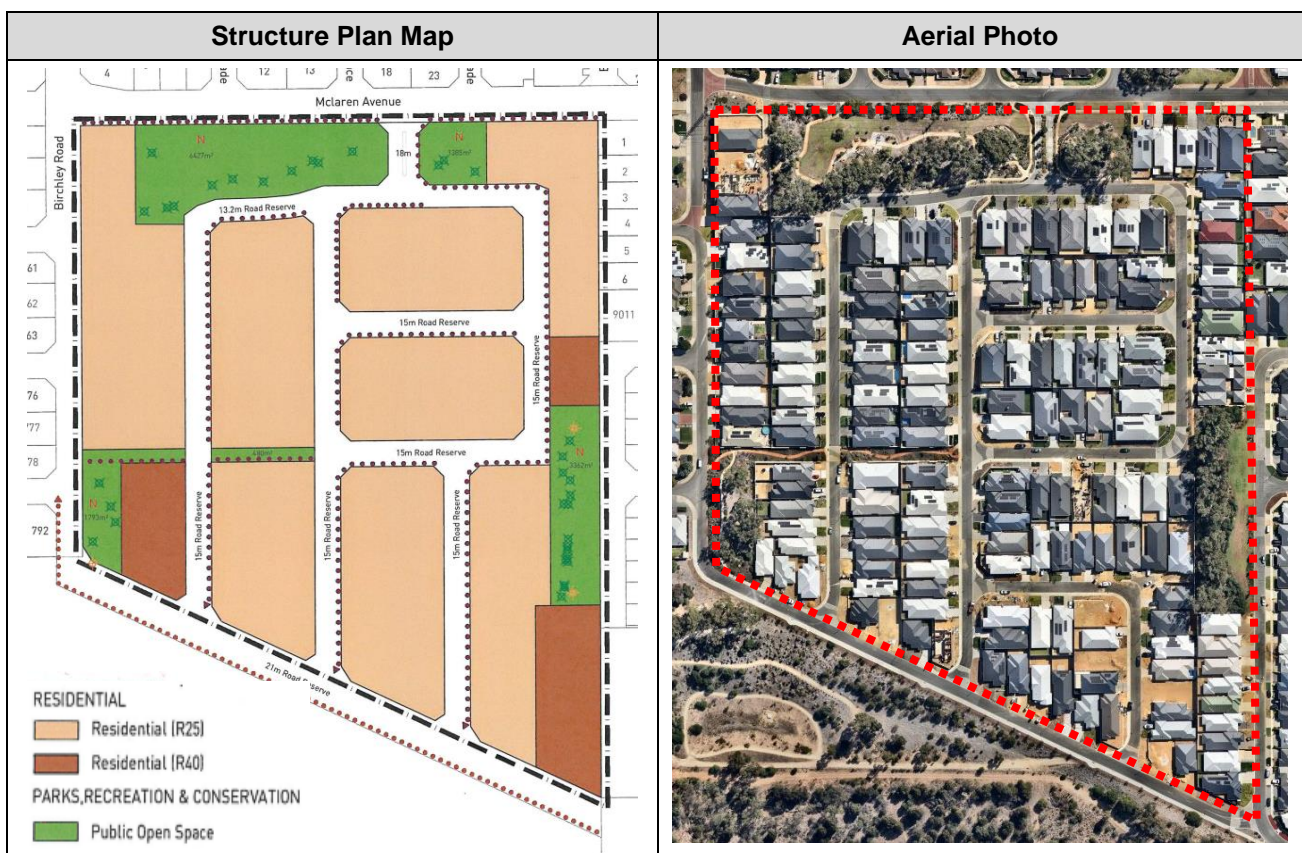
Lot 81 McLaren Avenue, Beeliar – 4J

Located on the southern boundary of the south-east quadrant of DA4 (adjacent the Kwinana Air Quality Buffer), this structure plan identifies an interconnected local road and POS network primarily servicing a range of low (R25) density single residential housing. Pockets of medium (R40) density are located in high amenity areas, typically in close proximity to POS.

Subdivision and development has largely occurred in accordance with the Structure Plan, however changes to the road network were approved by the WAPC in 2020 during subdivision of the south-east corner of the site. These changes principally involved the deviation of Petroica Terrace westward connecting Honeymyrtle Avenue to Longtail Rise, rather than northward to Yellowtail Grove (refer WAPC Ref. #159298).

With exception to about 7 vacant R25 coded single house lots (and a couple currently under construction), subdivision and development of the structure plan is complete.

Other than the adjustments necessary to match the adjusted road layout (including consequential refinements to the approved residential density code boundaries), all the land within this Structure Plan is proposed to be rezoned and/or reclassified from the 'Development' zone to the correlating zone and/or reserve identified on the Structure Plan Map shown in **Appendix F**.

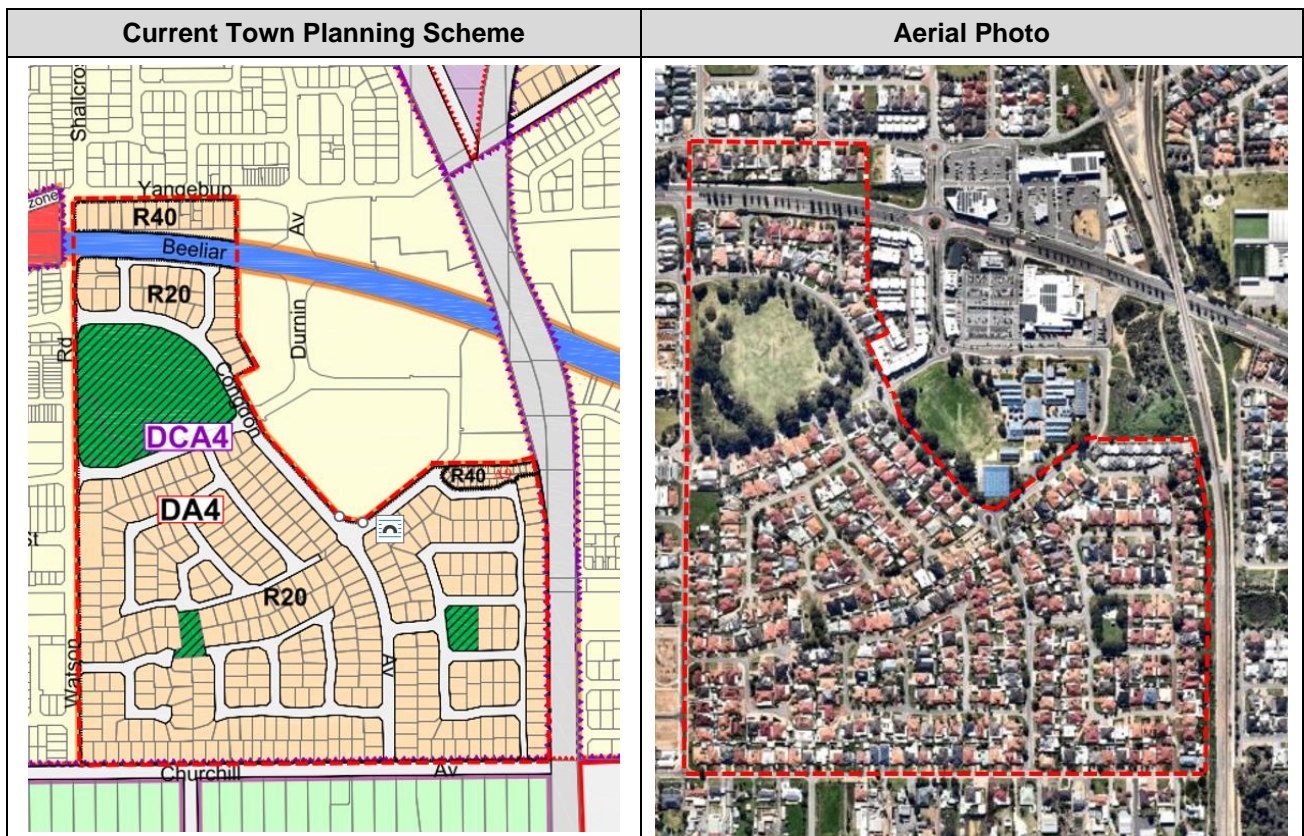


Administrative Change

In addition, this amendment proposes to reduce the extent of the Development Area 4 special control area boundary, where it encompasses land already hard-zoned and/or reserved under TPS3.

Given the entirety of this land has already been developed for Residential and associated purposes, there is no need for further structure planning to occur, making its retention within the DA4 boundary unnecessary.

The area in question is highlighted in the images below.



6.0 CONCLUSION

For the following reasons, now is an appropriate time for the structure plans discussed above to be revoked, and its zones and reserves rationalised into the Scheme:

- all public reserves (including local roads and public open space) 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 commercial 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 land (including the same range of permissible land uses and associated development standards as currently apply), consistent with current community expectations.

The other changes proposed reflect good contemporary planning practice and do not pose a significant adverse impact on surrounding development.

Planning and Development Act 2005

City of Cockburn Town Planning Scheme No.3 Amendment No.174

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 4' from 'Development' to 'Residential (R20)', 'Residential (R25)', 'Residential (R30)', 'Residential (R40)' and 'Residential (R60)', as depicted on the Scheme Amendment Map.
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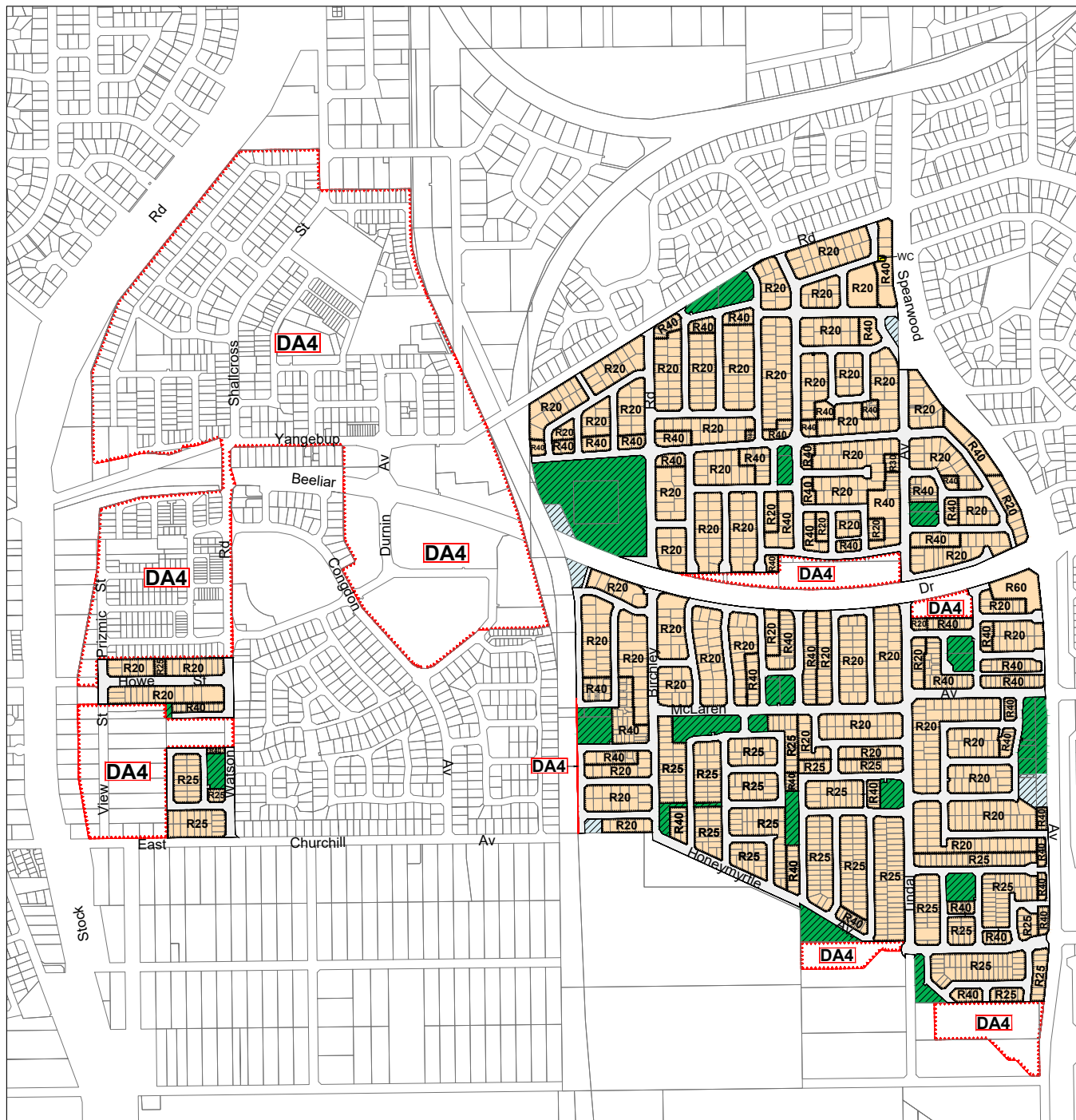
Pursuant to Regulation 35A of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the amendment to the above Local Planning Scheme affects the following structure plan(s):

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

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4B	Cell 9 (Yangebup) and Cell 10 (Beeliar)	18/01/2018	SPN/0511

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



Scheme Amendment Map

GENERAL

R20 Residential Density Codes

SPECIAL CONTROL AREAS:

DA4 Development Areas

REGION RESERVES

LOCAL RESERVES

Parks and Recreation

Lakes and Drainage

Local Road

Public Purposes - Water Corporation

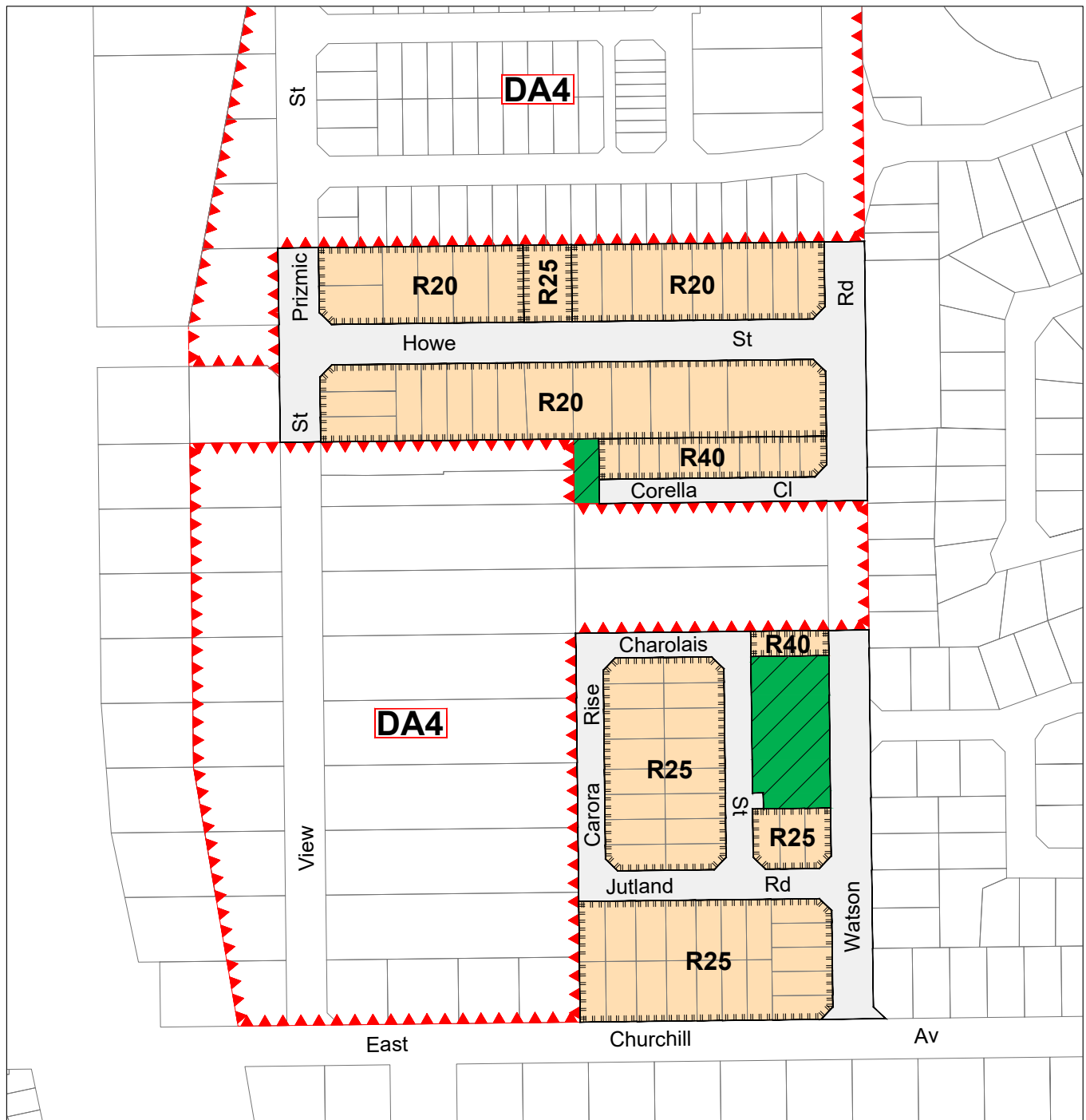
ZONES

Residential



0 300m
Scale

Amendment No.174 Town Planning Scheme No.3



Scheme Amendment Map (Enlargement 1)

GENERAL



R20 Residential Density Codes

SPECIAL CONTROL AREAS:



DA1 Development Areas

REGION RESERVES

LOCAL RESERVES



Parks and Recreation



Lakes and Drainage



Local Road

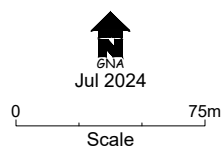


Public Purposes
- Water Corporation

ZONES



Residential



Amendment No.174 Town Planning Scheme No.3



Scheme Amendment Map (Enlargement 2)

GENERAL

R20 Residential Density Codes

SPECIAL CONTROL AREAS:

DA1 Development Areas

REGION RESERVES

LOCAL RESERVES

Parks and Recreation

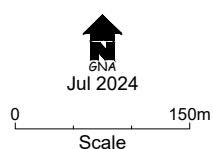
Lakes and Drainage

Local Road

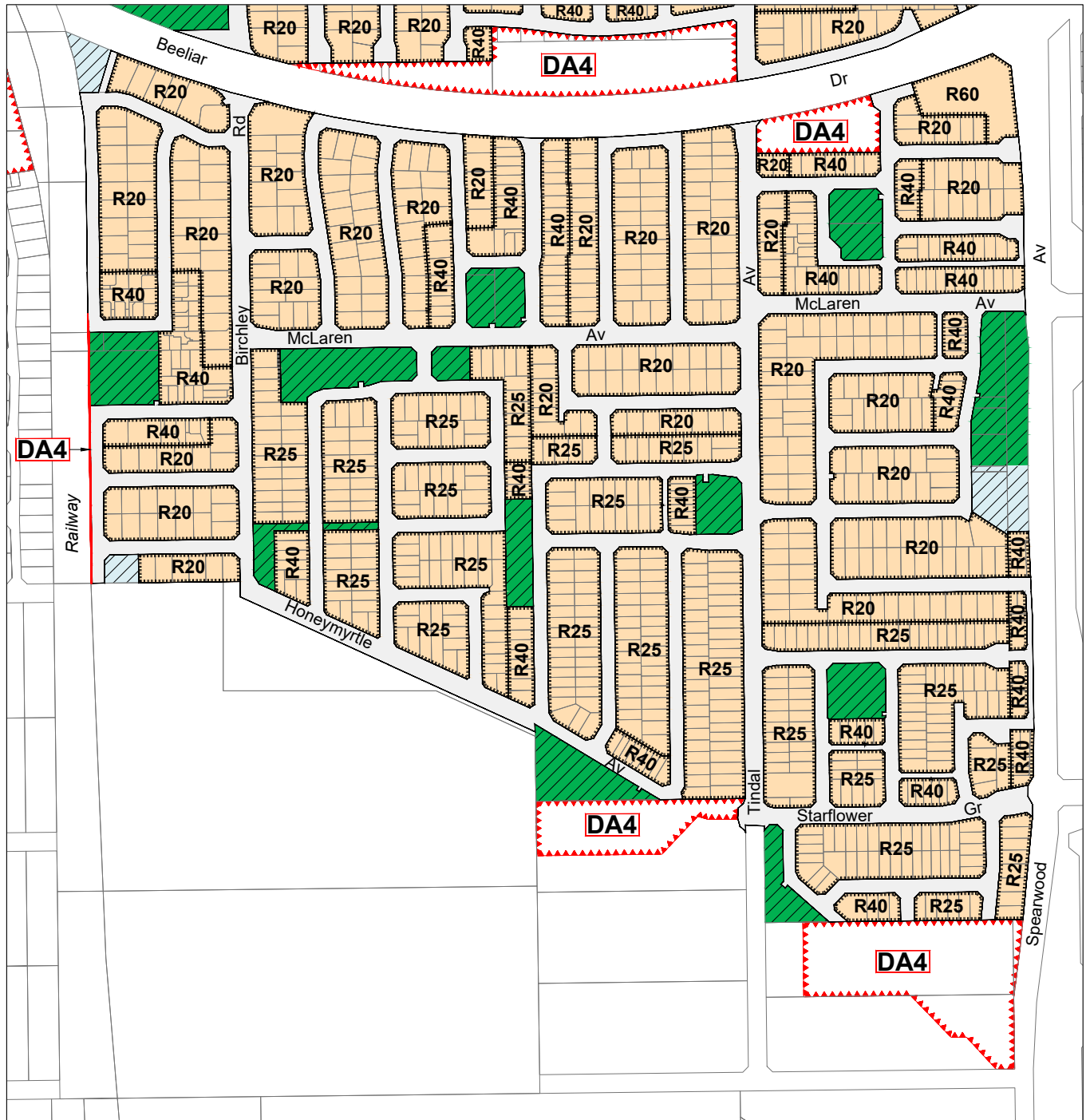
Public Purposes - Water Corporation

ZONES

Residential



Amendment No.174
Town Planning Scheme No.3



Scheme Amendment Map (Enlargement 3)

GENERAL

R20 Residential Density Codes

SPECIAL CONTROL AREAS:

DA1 Development Areas

REGION RESERVES

LOCAL RESERVES

Parks and Recreation

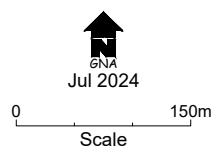
Lakes and Drainage

Local Road

Public Purposes
- Water Corporation

ZONES

Residential



Amendment No.174 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 September 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)

A handwritten signature in black ink, appearing to read 'Logan Howarth', written over a horizontal line.

MAYOR

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

CHIEF EXECUTIVE OFFICER

WAPC ENDORSEMENT (r.63)

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

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

DATE 21/01/2025

APPROVAL GRANTED

It is hereby certified that this is a true copy of the ~~Schema~~ Amendment, final approval to which was endorsed by the Minister for Planning on 5/2/2025

Certified by MS Crooks

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

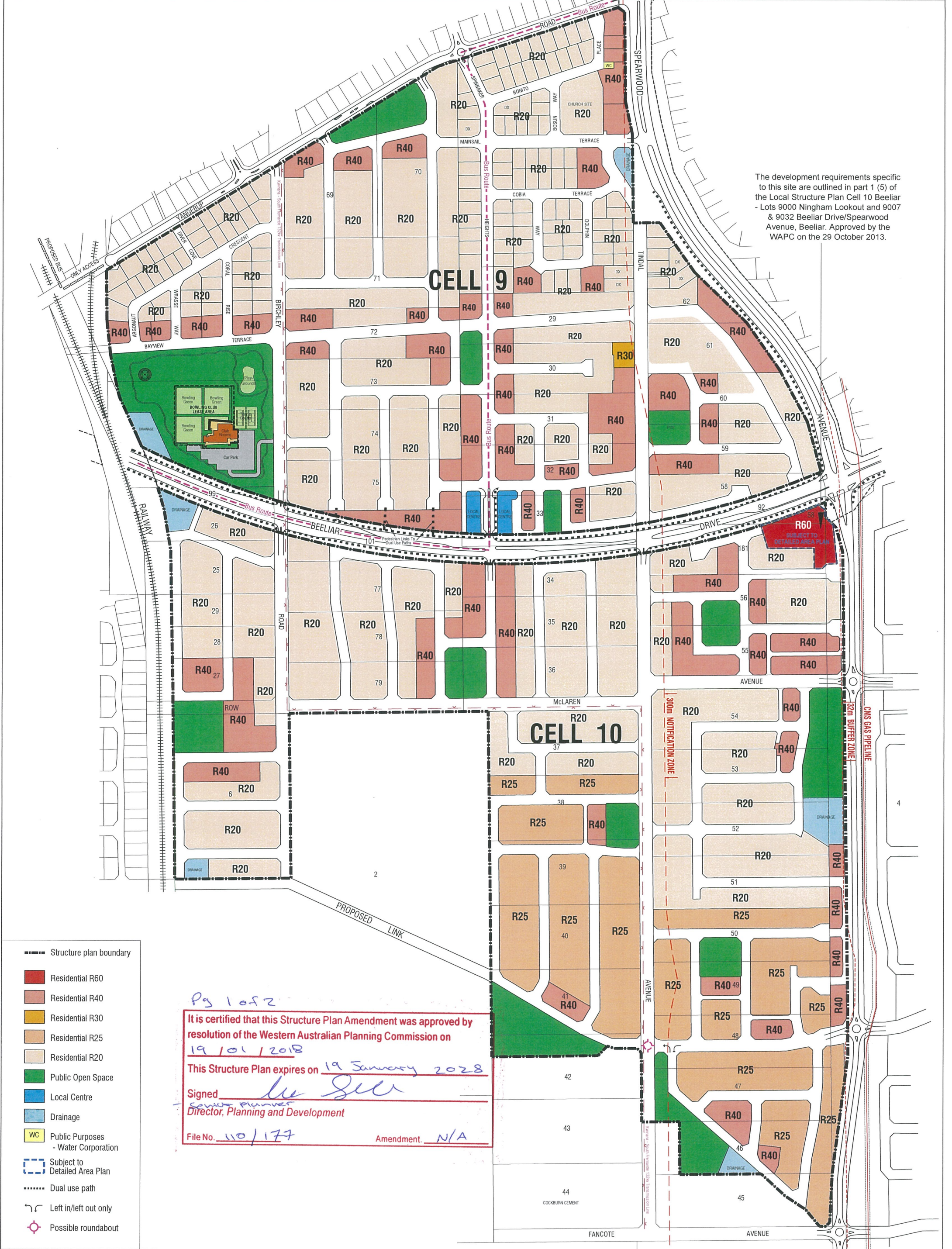
DATE _____

APPENDIX A

LSP 4B – Cell 9 (Yangebup) and Cell 10 (Beeliar)



The development requirements specific to this site are outlined in part 1 (5) of the Local Structure Plan Cell 10 Beeliar - Lots 9000 Ningham Lookout and 9007 & 9032 Beeliar Drive/Spearwood Avenue, Beeliar. Approved by the WAPC on the 29 October 2013.

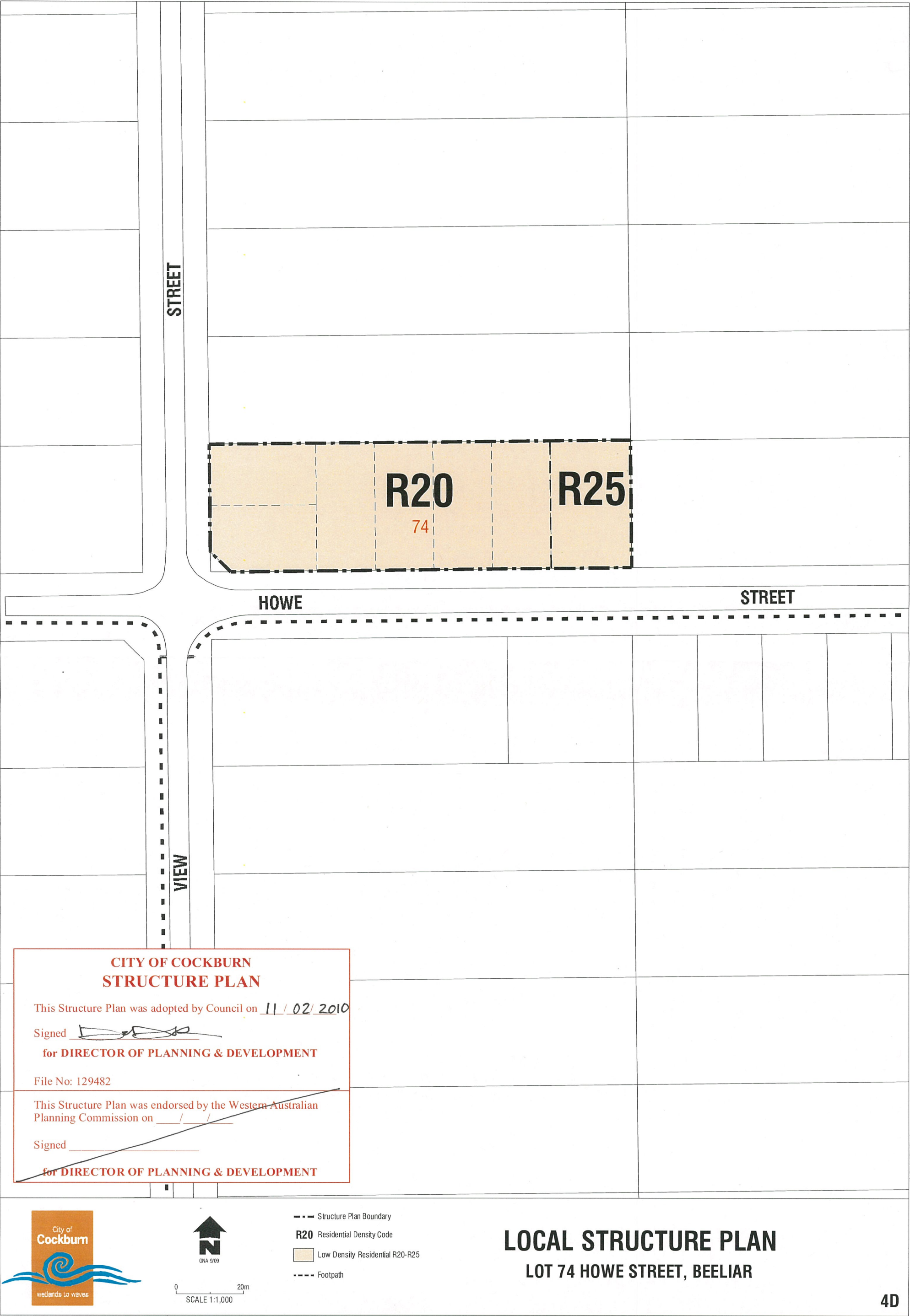


STRUCTURE PLAN
CELL 9, YANGEBUP & CELL 10, BEELIAR

APPENDIX B

LSP 4D – Lot 74 Howe Street, Beeliar

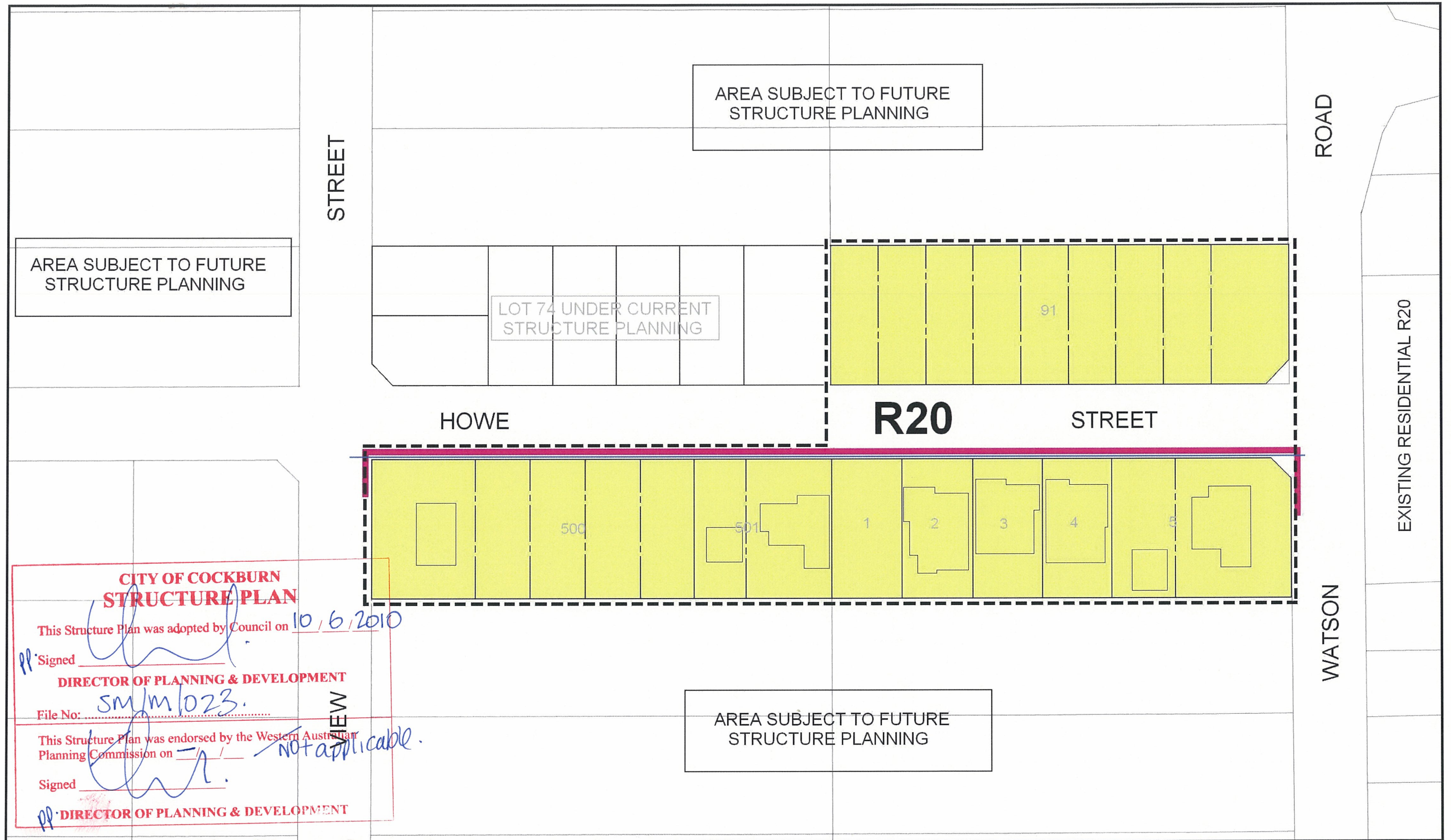




APPENDIX C

LSP 4E – Lots 1-5, 91, 500 & 501 Howe Street, Beeliar

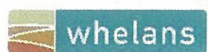




N

Scale 1 : 1000

Date: 25 January 2010



LEGEND

	RESIDENTIAL R20		EXISTING DWELLINGS
	EXISTING FOOTPATH		POTENTIAL FUTURE LOTS
	STRUCTURE PLAN AREA		EXISTING COUNCIL DRAIN PIPES

PROPOSED STRUCTURE PLAN
LOTS 91, 500, 501 & 1 - 5 HOWE STREET
BEELIAR
CITY OF COCKBURN

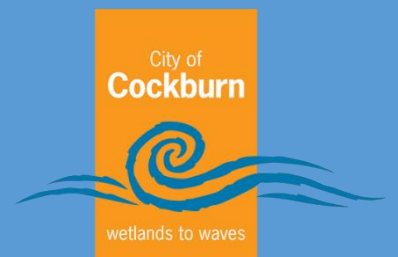
APPENDIX D

LSP 4F – Lot 94 Watson Road, Beeliar



APPENDIX E

LSP 4I – Lots 97 - 102 Watson Road, Beeliar



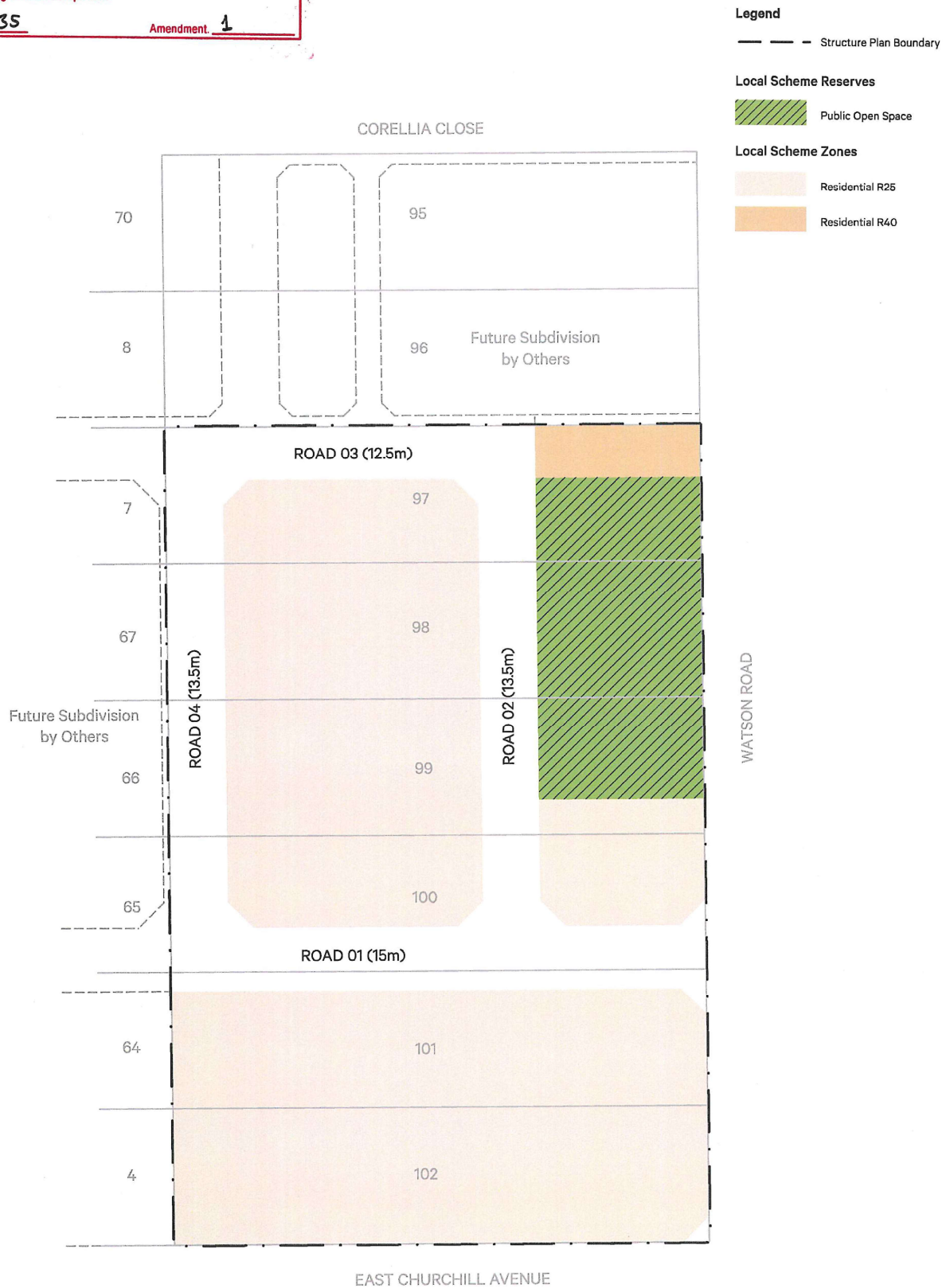
It is certified that this Structure Plan Amendment was approved by resolution of the Western Australian Planning Commission on 13 / 10 / 2022

This Structure Plan expires on 20/2/2028

Signed [Signature]
Director, Planning and Development

File No. 110/235 Amendment. 1

element.



APPENDIX F

LSP 4J – Lot 81 McLaren Avenue, Beeliar



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