

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

CITY OF COCKBURN	
DOC No	OFFICIAL
22 MAY 2025	
SUBJECT	109/181
RETENTION	124.2.1A5
PROPERTY	
APP	
ACTION	David King

Your ref: 109/181
Our ref: TPS/3208
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. 181

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

19/05/2025

Planning and Development Act 2005

APPROVED TOWN PLANNING SCHEME AMENDMENT

City of Cockburn
Town Planning Scheme No. 3 Amendment No. 181

File: TPS/3208

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 Town Planning Scheme No. 3 on 14 May 2025 for the purpose of:

1. Rezoning various lots within 'Development Area 4' from 'Development' to 'Residential (R60)' and 'Local Centre' as depicted on the Scheme Amendment Map.
2. Reclassifying land within 'Development Area 4' from the 'Development' zone to a local reserve for 'Lakes and Drainage', 'Local Road' or 'Public Purpose – Primary School', as depicted on the Scheme Amendment Map.
3. Modifying the Scheme Maps and 'Table 6 – Additional Uses' of the Scheme Text, to remove Additional Use No. 9 (AU9) and its related provisions.
4. 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.181 (Standard)

*Partial Rationalisation of Structure Plan 4A
Development Area 4 (Beeliar Neighbourhood Centre)*

SEPTEMBER 2024

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

City of Cockburn
Town Planning Scheme No.3
Amendment No.181

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 (R60)' and/or 'Local Centre', as depicted on the Scheme Amendment Map.
2. Reclassifying land within 'Development Area 4' from the 'Development' zone to a local reserve for 'Lakes and Drainage', 'Local Road' or 'Public Purpose – Primary School', as depicted on the Scheme Amendment Map.
3. Modifying the Scheme Maps and 'Table 6 – Additional Uses' of the Scheme Text, to remove Additional Use No.9 (AU 9) and its related provisions.
4. Reducing the extent of the 'Development Area 4' 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 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(s):

Structure Plan #	Address	Latest WAPC Endorsement	WAPC Reference
4A	Cell 6 Beeliar/Yangebup	15 March 2005	801/2/23/0005P 3V

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.4A (Cell 6 – Yangebup/Beeliar) has been largely implemented, with isolated pockets of undeveloped land.

The purpose of this ‘standard’ scheme amendment is to transfer the zones and reserves shown on this structure plan (focussing on the Beeliar Neighbourhood Centre) into Town Planning Scheme No.3 (TPS3), to ensure the City maintains appropriate development control ahead of the structure plan expiring on (or after) 19 October 2025.

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

In addition, this proposal includes transferring the constructed South Coogee Primary School from the Development zone to a local “Public Purpose – Primary School” reservation, reflective of its current use and tenure.

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 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 most of the undeveloped land within it was transferred into the newly created ‘Development’ zone.

As detailed in the following table, DA4 currently includes 11 operative structure plans, of which only one is partially affected 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 this Amendment <i>(Balance to be Extended)</i>
4B	Cell 9 (Yangebup) & Cell 10 (Beeliar)	WAPC Mods: 19/1/2018 (Expires: 19/10/2025)	Partially included within Basic Amendment <i>(Balance to be Extended)</i>

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 Basic Amendment
4E	Lots 1-5, 91, 500-501 Howe Street, Beeliar	Council Approval Only: 10/6/2010 (Expires: 19/10/2025)	Included in Basic Amendment
4F	Lot 94 Watson Road, Beeliar	WAPC: 21/7/2014 (Expires: 19/10/2025)	Included in Basic 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 Basic Amendment
4J	Lot 81 McLaren Avenue, Beeliar	WAPC: 11/6/2018 (Expires: 11/6/2028)	Included in Basic 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, rationalisation of some of these structure plans forms the subject of an associated 'basic' Scheme Amendment (#174).

This proposal principally seeks to rationalise land within Structure Plan 4A in and around the Beeliar Neighbourhood Centre, including land that couldn't be included in that 'basic' amendment due to a desire to vary from the approved Structure Plan, and use zonings that better match the development that has subsequently occurred.

Complimentary, minor adjustments to the zoning of other land within the DA 4 area is also proposed, as discussed in the following sections.

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 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.

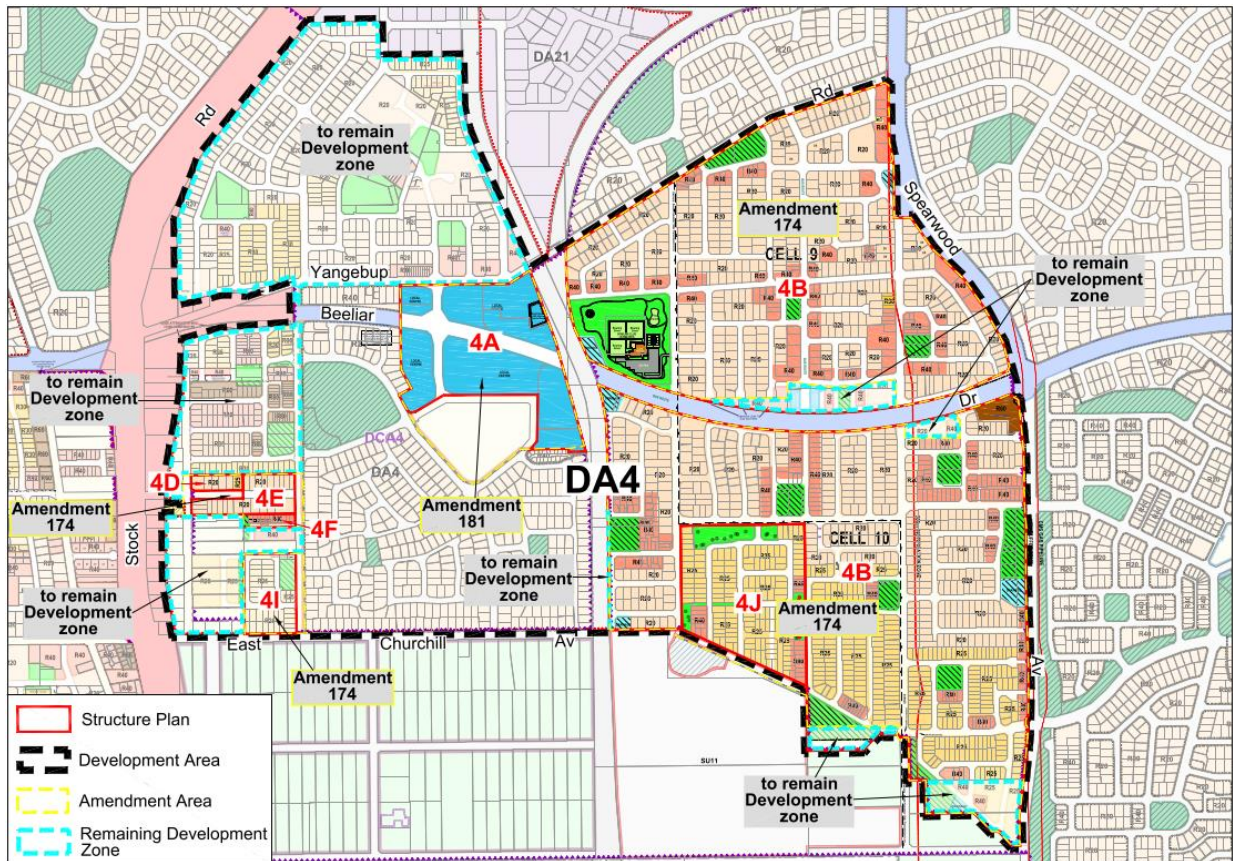


Figure 1 – DA4, Amendment Extent and Development Zone extent

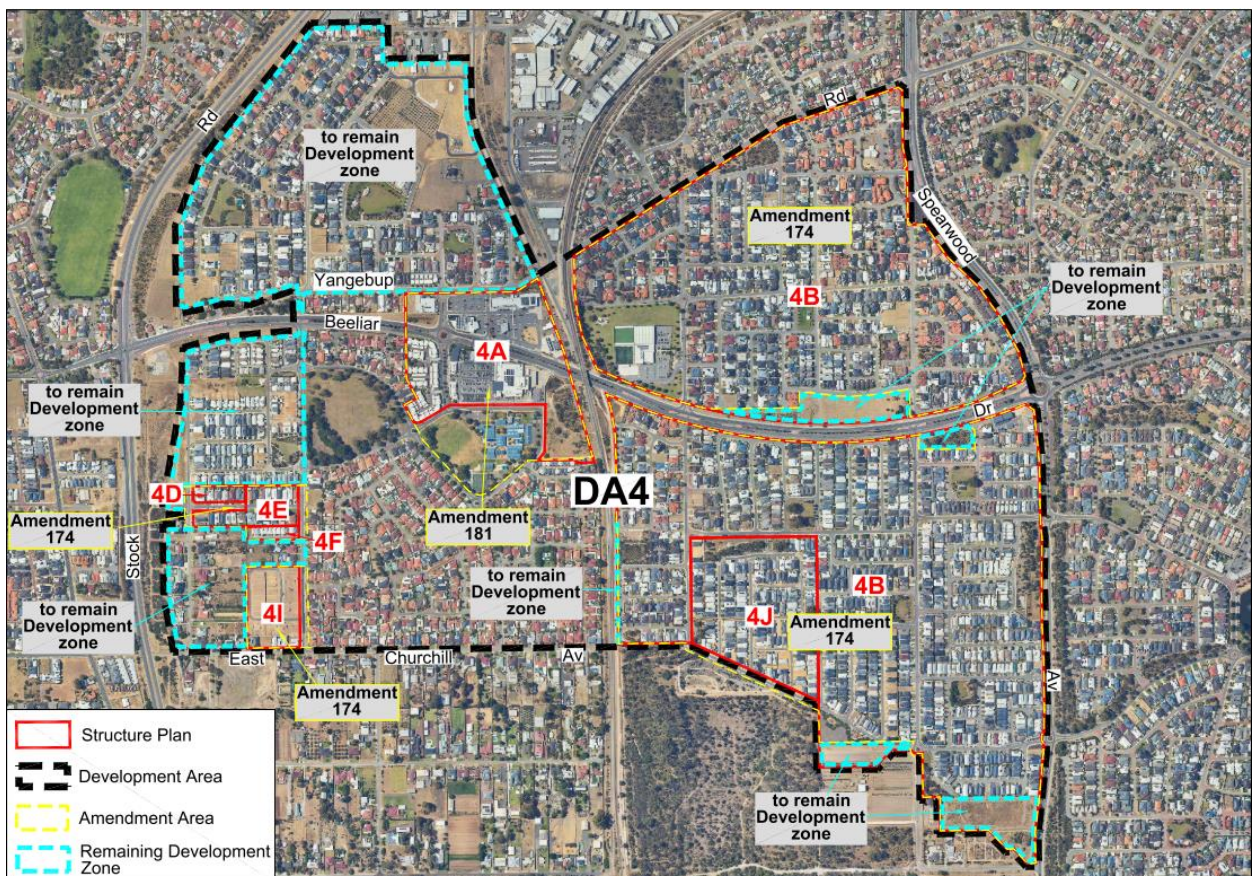


Figure 2 – Aerial Photograph showing extent of Completed Subdivision and Development

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 '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 it 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;*
- ca) *an amendment to the scheme to –*
 - i) *include a provision in the scheme that a specified planning code is to be read as part of the scheme; or*
 - ii) *provide for the modification of a planning code that is to be read as part of the scheme;*
- d) *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 area 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 to the local planning scheme map that involves zoning land consistent with the intent and subsequent built form outcomes of the 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 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 primarily 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.

The balance of the land affected (the Grouped Housing development at #1 Lomar Court), is zoned 'Residential (R40)'. It is also identified on the Scheme Map and in Table 6 of the Scheme Text as Additional Use site No.9 (AU9).

Despite anything contained in the Zoning Table of TPS3, Table 6 can be used to allow the consideration of specific additional uses on specified land, where necessary, subject to specific terms or conditions. For AU9, it includes the following:

TABLE 6 – ADDITIONAL USES			
No.	Description of Land	Additional Use	Conditions
AU 9	<p>Lot 618 on Plan 23619 Lomax Court, Beeliar</p> <p><i>(now #1 Lomar Court / Survey-Strata Plan 61588 on Lot 800 on DP 60800)</i></p>	<p>1. Additional Uses</p> <p>Aged or Dependent Persons Dwelling (P)</p> <p>Civic Building (P)</p> <p>Grouped Dwelling (P)</p> <p>Home Occupation (P)</p> <p>Multiple Dwelling (P)</p> <p>Consulting Rooms (P)</p> <p>Child Care Centre (P)</p> <p>Health Studio (P)</p> <p>Medical Centre (P)</p> <p>Museum (P)</p> <p>Office (P)</p> <p>Restaurant (P)</p> <p>Education Establishment (AA)</p> <p>Place of Public Worship (AA)</p> <p>2. Design Requirements</p> <p>Building Location: The buildings shall have a maximum front setback to “main street” of 3.0 metres. Nil side setbacks are permitted.</p> <p>Building Frontage: Buildings shall have frontage to the “main street”, with windows/doors comprising not less than 50% of the façade.</p> <p>Building Form: Buildings shall have pitched roofs of not less than 26 degrees.</p> <p>Carparking: No parking will be allowed in front of the building. Council will consider reciprocal parking arrangements with other “main street” developments.</p> <p>Service Areas: All service areas are to be concealed from public view and accessed from the rear lane.</p> <p>Vehicle Access: Vehicle access shall be from the rear lane, only crossovers indicated on the plan will be permitted on “main street”.</p> <p>Pedestrian Amenity: Buildings shall provide weather protection with verahdahs, awnings or colonnades at entries.</p>	Planning Approval

This land also forms the subject of Development Contribution Area 4 and 13 (DCA4 – Yangebup West 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 in this area have served their purpose and are no longer required.

In concert with Scheme Amendment #174, this amendment seeks to remove these areas from DA4 and transfer the structure plan identified zonings and reservations for the land into the Scheme, 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 further reduction to the extent of the special control area boundary to reflect the outcome of this proposal. A more significant refinement is proposed via Scheme Amendment #174.

Additional Use 9:

As the entirety of Lot 618 (now Lot 900) Lomax Court has now been developed for Residential (grouped housing) purposes, generally in accordance with the listed design criteria, the additional use rights are no longer required or appropriate and are therefore proposed to be removed.

Local Structure Plans (LSP):

Details of Structure Plan 4A (include the LSP map and a recent aerial of the area are provided in this section to demonstrate the reasoning for rationalisation. This includes discussion on the matters that led to these areas being separated out from Scheme Amendment #174.

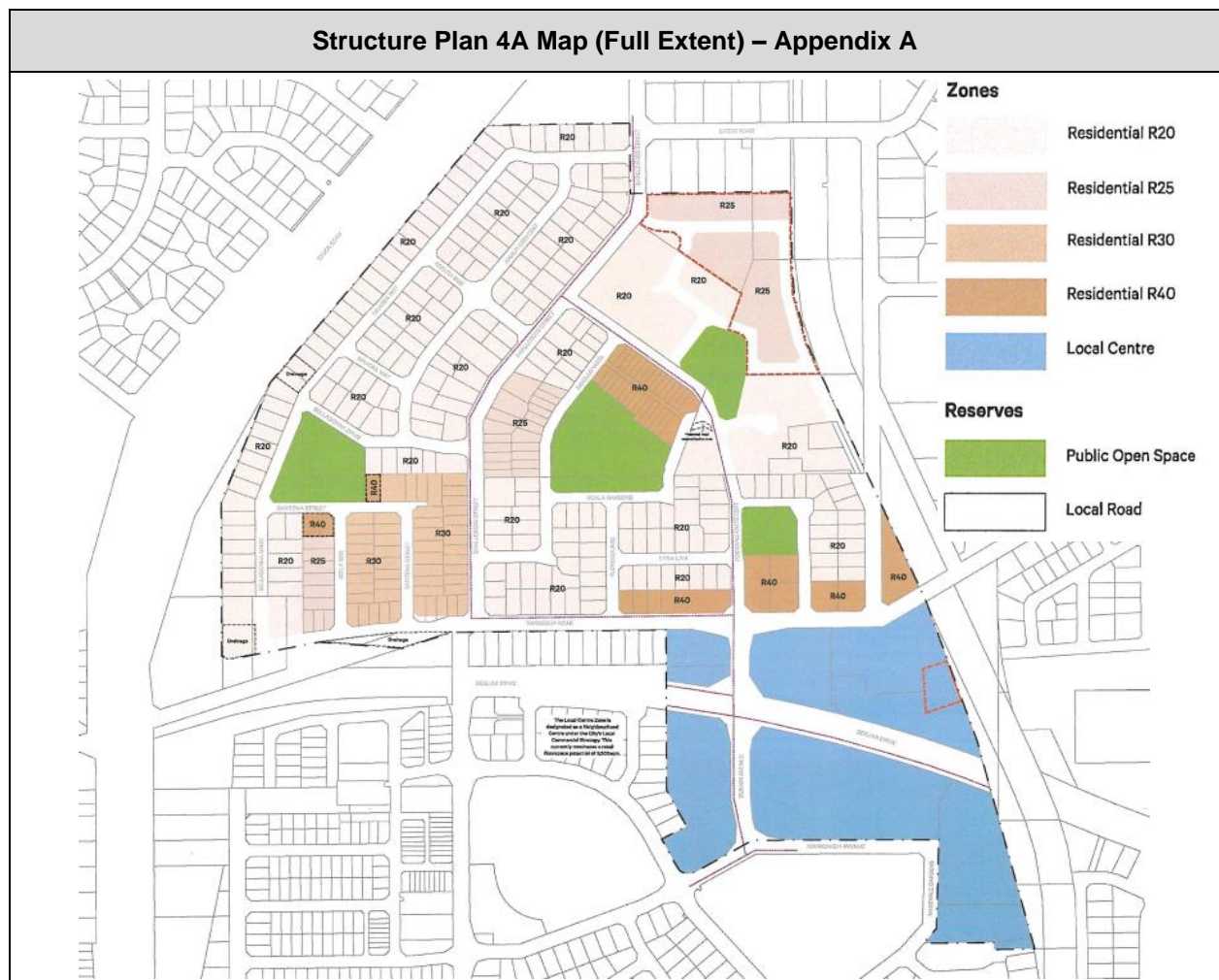
Cell 6 Beeliar / Yangebup – (4A)

Bounded by Stock Road to the west, the light industrial frame of the Bibra Lake Industrial area to the north, the existing freight railway line to the east, and Congdon Avenue, Merevale Gardens and Lomax Court to the south, this Structure Plan identifies a comprehensive network of local roads and POS, servicing primarily low (R20-R30) residential density housing.

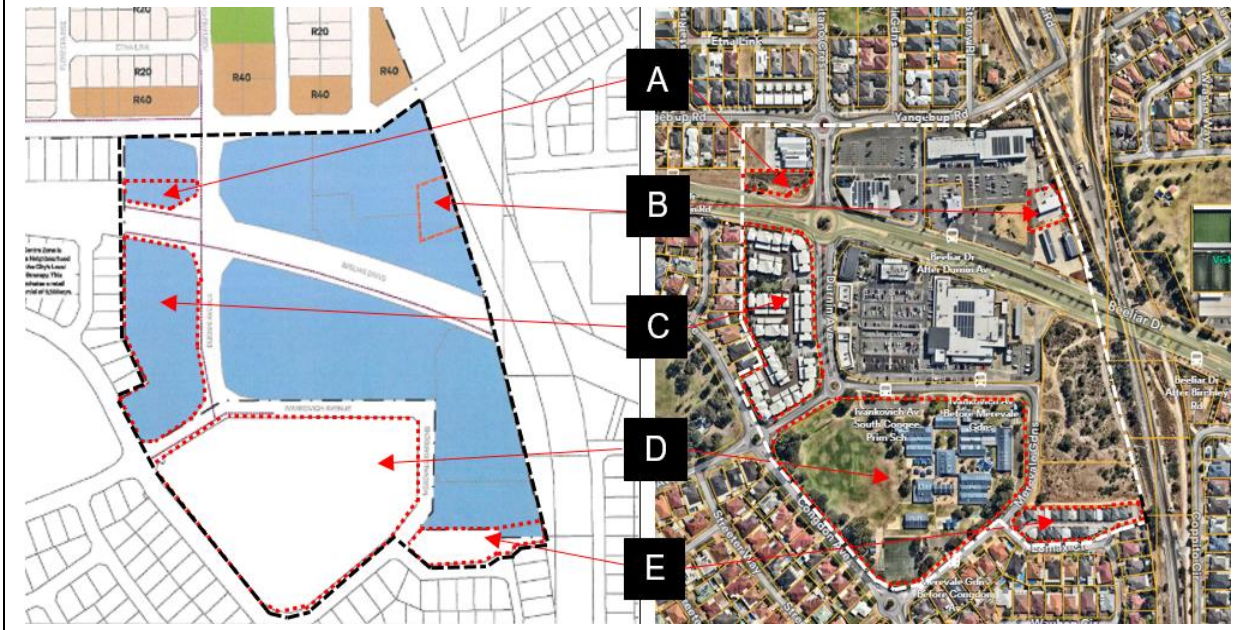
Pockets of higher density (R40) housing are located in higher-amenity locations that have a direct relationship to POS or close proximity to the established services located within the Neighbourhood Centre that straddles Beeliar Drive.

This proposal focuses on rationalising land in and around the established activity centre. Most of the land is proposed to be zoned 'Local Centre' consistent with its WAPC Approved Structure Plan designation (which includes both Local and Neighbourhood Centres as defined by the City's Commercial Strategy). The exceptions that have triggered the need to advertise and separately consider via the 'standard' scheme amendment stream, are discussed in the following table.

A full copy of the approved Structure Plan Map, relevant Deposited Plans and Development Approvals are attached as **Appendices A-D**.



Enlargement – Beeliar Neighbourhood Centre



AREA 'A'



Property Address:

Lot 806 Durnin Avenue, Yangebup

Structure Plan Land Use Designation:

Local Centre

Current TPS zoning:

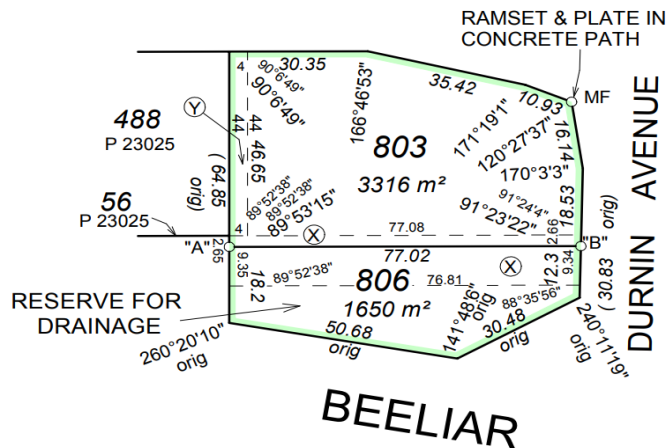
Development

Proposed TPS 3:

Local Reserve – 'Lakes and Drainage'

Reasoning:

To reflect WAPC approved subdivision #151639, the resultant City ownership and its substantial use as a 'Drainage' reserve (refer **Appendix B**, relevant extract below):



AREA 'B'**Property Address:**283 Beeliar Drive,
Beeliar**Structure Plan Land
Use Designation:**Local Centre &
Additional Use
(Motor Vehicle
Wash – 'D')**Current TPS zoning:**

Development

Proposed TPS 3:'Local Centre'
(only)**Reasoning:**

Amendment #6 to Structure Plan 4A introduced Additional Use rights to a then vacant portion of 283 Beeliar Drive in July 2022, specifically to accommodate a Motor Vehicle Wash proposal that has subsequently been approved and constructed on-site.

In recognition that this land use might be appropriate in similar zones, in December 2022 Council initiated Scheme Amendment #157 to make the use 'A' (discretionary, following a period of public advertisement), and to update its Local Planning Policy (LPP3.4 – Service Stations and Motor Vehicle Wash Facilities) to help guide the future layout and determination of appropriate sites.

Amendment #157 was gazetted in October 2023, with the updated LPP taking affect shortly after.

Whilst the default 'A' permissibility in TPS3 is slightly more onerous than its 'D' designation under Structure Plan 4A (which doesn't automatically trigger public advertisement), in practice this will have no impact on this specific site by virtue of its existing Development Approval (DA22/0476).

AREA 'C'**Property Address:**

7 Durnin Avenue, Beeliar

**Structure Plan Land
Use Designation:**

Local Centre

Current TPS zoning:

Development

Proposed TPS 3:

'Residential (R60)'

Reasoning:

In December 2013, the Metro South-West Joint Development Assessment Panel approved development of 7 Durnin Avenue for 100 Multiple Dwellings (DAP13/010 – refer key extracts below and **Appendix C**).

Acknowledging their proximity to on-street carparking and those ground floor dwellings being accessible from the street, Condition 30 of that approval permits the ground floor dwellings facing Durnin Avenue to be utilised for 'Office' without requiring a 'change of use' development application.

Insertion of more intensive commercial uses is unlikely to be appropriate and largely compromised by the use of 2.65m floor to ceiling heights for the ground floor units, below the 3.3m minimum suggested in *State Planning Policy 7.3 – Residential Design Codes – Vol 2* to accommodate the services necessary to support retail/commercial ground floor uses of Mixed Use buildings.

The objective of a 'Local Centre' zone in TPS3 is:

'To provide for convenience retailing, local offices, health, welfare and community facilities which serve the local community, consistent with the local – serving role of the centre'.

The developed outcome for this site is more consistent with the objective of the 'Residential' zone in TPS3, which is:

- *To provide for a range of housing and a choice of residential densities to meet the needs of the community.*
- *To facilitate and encourage high quality design, built form and streetscapes throughout residential areas.*
- *To provide for a range of non-residential uses, which are compatible with and complementary to residential development.*

An 'R60' density coding is proposed on the basis it matches the development approval, determined in accordance with *clause 4.8.3 b)* of TPS3, which in the absence of a prescribed R-Code outside the Residential or Regional Centre Zones, requires residential development to be in accordance with the R60 code.

A further benefit of this outcome is that it will also help to focus commercial activities within the core of the neighbourhood centre (east of Durnin Avenue).



AREA 'D'**Property Address:**Lot 2 (#40)
Ivankovich Avenue,
Beeliar**Structure Plan Land
Use Designation:**

N/A

Current TPS zoning:

Development

Proposed TPS 3:'Public Purpose –
Primary School'***Reasoning:***

Portions of Lot 2 (#40) Ivankovich Avenue, Beeliar were previously reserved 'Public Purpose – Primary School' under DZS2. Upon gazettal of TPS3, the land was transferred to the 'Development' zone and included within Development Area 4.

In line with the flexibility afforded by this zoning, the shape of the school site was subsequently adjusted by the Department of Education ahead of its 2002/03 construction. Whilst structure plans have subsequently been prepared and approved around the site, none have been prepared over it, nor is there any purpose in still requiring one to be prepared.

Reserving the land 'Public Purpose – Primary School' would better reflect its developed purpose and ongoing use as South Coogee Primary School.

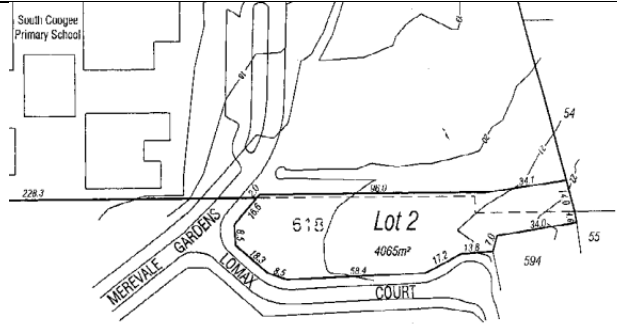
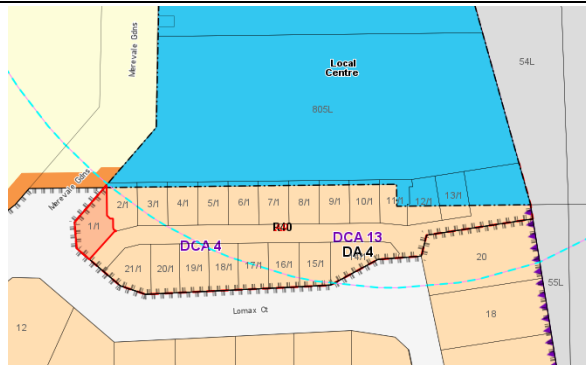
AREA 'E'**Property Address:**Lot 800 Lomax
Court, Beeliar**Structure Plan Land
Use Designation:**Local Centre
(partially only)**Current TPS zoning:**Residential (R40) &
Additional Use 9**Proposed TPS 3:**

'Residential (R40)'

Reasoning:**Zoning Boundary Adjustment**

Lot 800 Lomax Court, Beeliar is primarily zoned 'Residential (R40)' in TPS3, with small portions along its northern boundary and covering its northeast corner of the site zoned 'Development' in TPS3 and identified as 'Local Centre' within Structure Plan 4A.

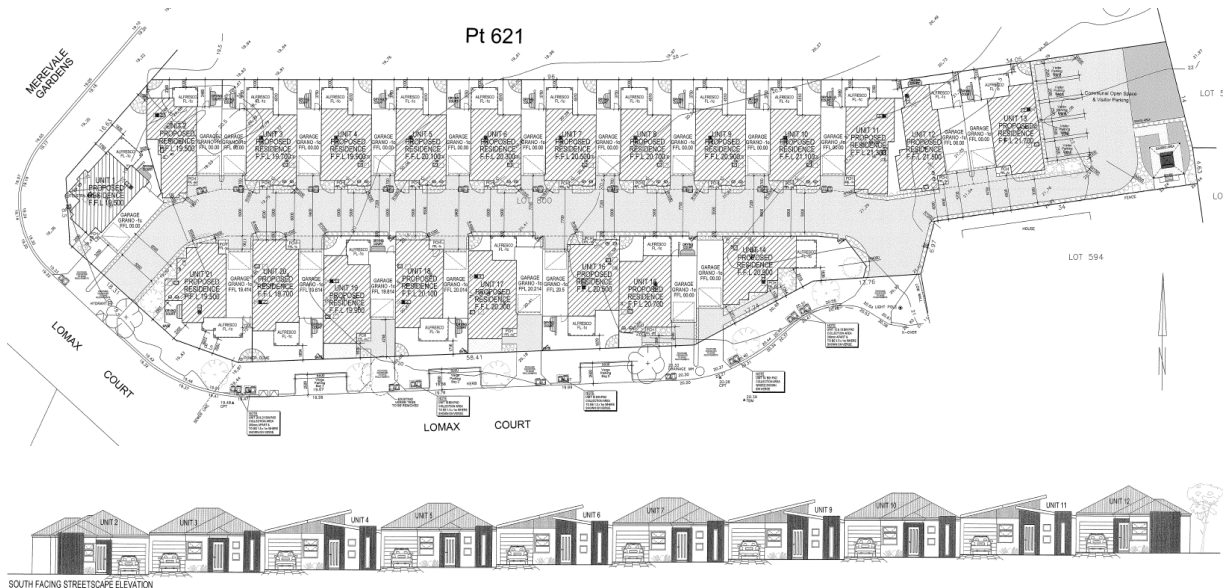
This unusual situation is the result of a boundary realignment which determined the current extent of Lot 800 Lomax Court and Lot 805 Merevale Gardens (WAPC Ref. #135270). The dashed line on the image below, best shows the previous lot boundary (that matches the current TPS3 zonings):



Given Lot 800 has subsequently been developed entirely for residential purposes, adjusting the TPS3 zonings (and residential density coding) to match the current cadastral boundaries is proposed by removing its partial 'Local Centre' zoning.

Removal of Additional Use 9

In 2010 the City issued Development Approval for 21 Grouped Dwellings (Single Bedroom Dwellings) on Lot 800 (DA10/0806 – refer key extracts below and at **Appendix D**). WAPC Approval was subsequently obtained to subdivide the land into 21 survey-strata lots in the same shape and size as the approved development (WAPC Ref. #17-12).



In the context of what has been constructed and how the land is now used, the wider range of commercial uses currently allowed by its Additional Use designation are no longer appropriate. Furthermore, the Design Requirements (which principally focus on commercial forms of development), are no longer applicable, with any future extension or redevelopment more comprehensively addressed via application of the Residential Design Codes.

On this basis it is proposed that Additional Use 9 be removed from TPS3 in its entirety. Of note, this outcome is consistent with its new draft scheme (Local Planning Scheme #13) adopted by Council for the purposes of seeking WAPC consent to advertise at the April 2024 OCM.

The remaining landholdings the subject of this amendment are proposed to be rationalised into TPS 3 directly in accordance with its Structure Plan 4A 'Local Centre' designation.

6.0 CONCLUSION

For the following key reasons, now is an appropriate time for the structure plan to be partially revoked and its zones and reserves rationalised into the Scheme:

- All public reserves have been suitably constructed/embellished and transferred into public ownership; and
- all zoned land on the endorsed structure plans have been substantially subdivided and/or developed for private commercial and/or residential purposes.

Recognising these zones and reserves within TPS 3 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.

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.181

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 (R60)' and 'Local Centre' as depicted on the Scheme Amendment Map.
2. Reclassifying land within 'Development Area 4' from the 'Development' zone to a local reserve for 'Lakes and Drainage', 'Local Road' or 'Public Purpose – Primary School', as depicted on the Scheme Amendment Map.
3. Modifying the Scheme Maps and 'Table 6 – Additional Uses' of the Scheme Text, to remove Additional Use No.9 (AU 9) and its related provisions.
4. Reducing the extent of the 'Development Area 4' special control area boundary, as depicted on the Scheme Amendment Map.

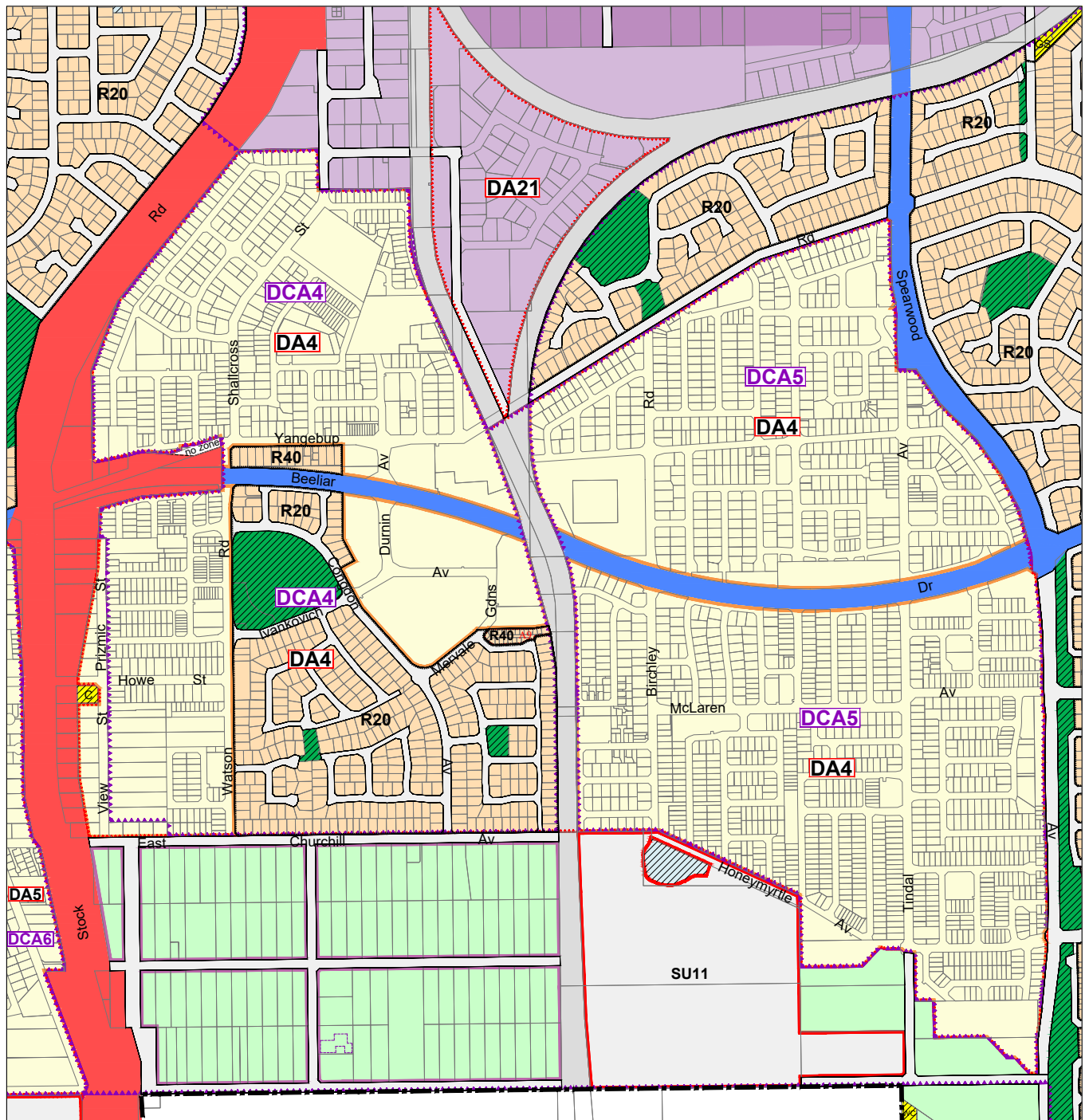
The Amendment is 'standard' under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reason(s):

- *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 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(s):

Structure Plan #	Address	Latest WAPC Endorsement	WAPC Reference
4A	Cell 6 Beeliar/Yangebup	15 March 2005	801/2/23/0005P 3V

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



Current Scheme Map

GENERAL

- Scheme Boundary
- Residential Density Codes
- Additional Uses
- Building Envelope

SPECIAL CONTROL AREAS:

- Development Areas
- Development Contribution Areas

REGION RESERVES

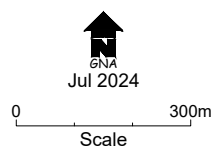
- Railways
- Primary Regional Roads
- Other Regional Roads

LOCAL RESERVES

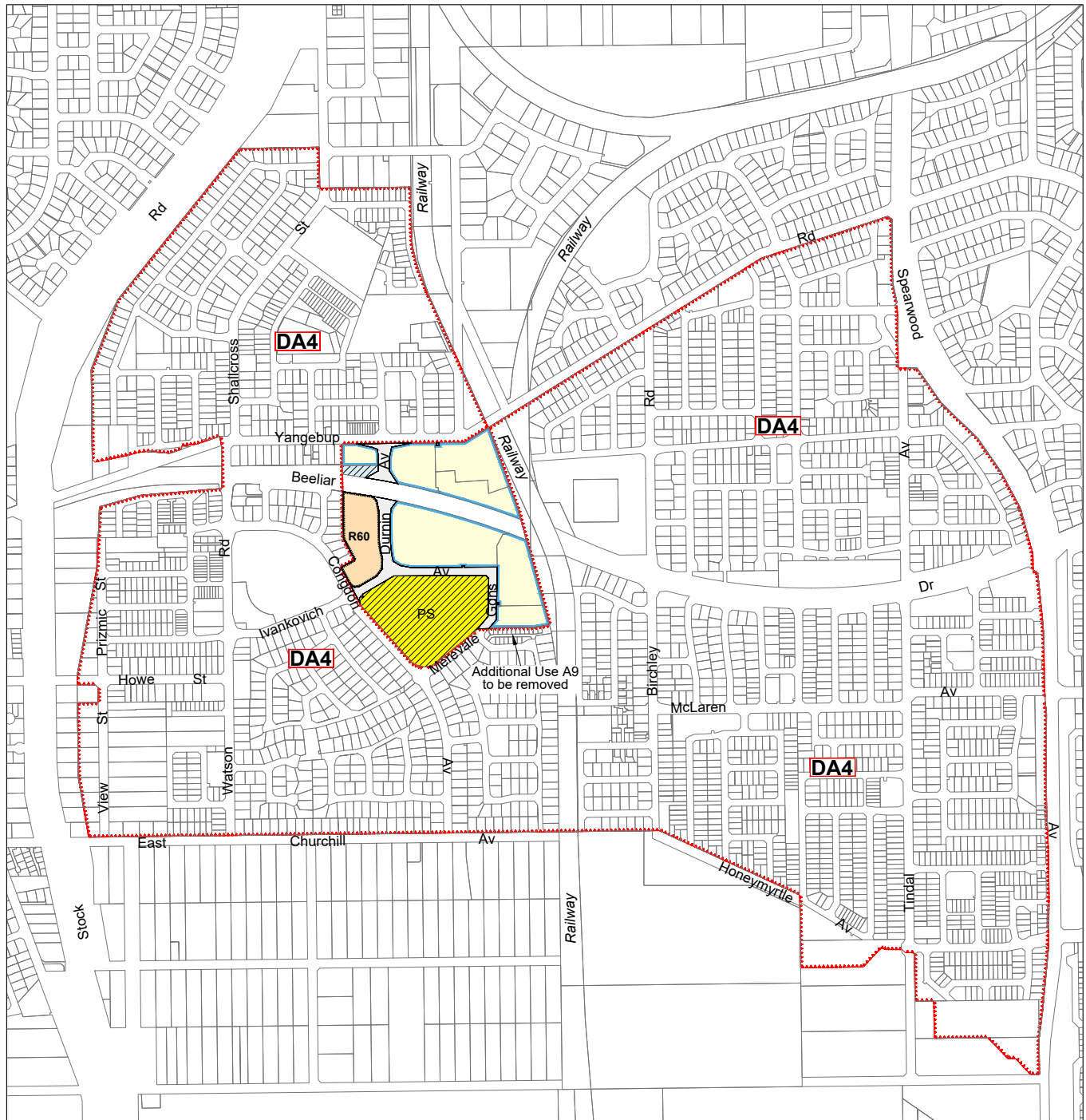
- Parks and Recreation
- Lakes and Drainage
- Local Road
- Public Purposes - Civic
- Public Purposes - Gas Pipeline
- Public Purposes - Water Corporation

ZONES

- Residential
- Industry
- Light and Service Industry
- Development
- Special Use
- Rural
- Rural Living



Amendment No.181 Town Planning Scheme No.3



Scheme Amendment Map

GENERAL

R20 Residential Density Codes

SPECIAL CONTROL AREAS:

DA1 Development Areas

REGION RESERVES

LOCAL RESERVES

Lakes and Drainage

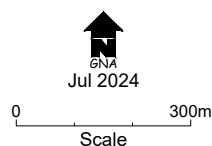
Local Road

Public Purposes
- Primary School

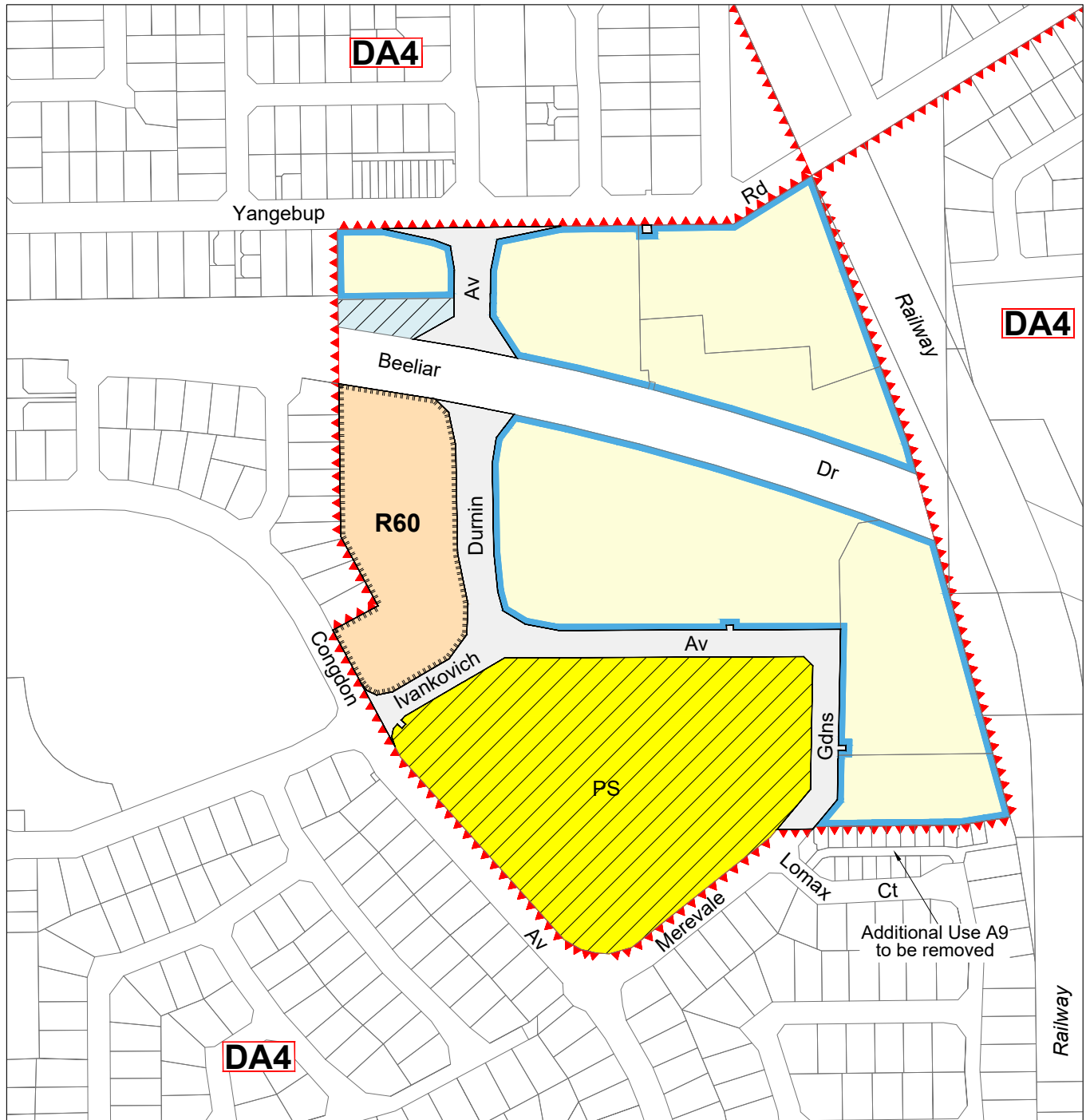
ZONES

Residential

Local Centre



Amendment No.181 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

Lakes and Drainage

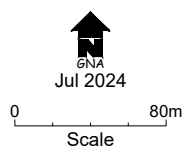
Local Road

PS Public Purposes - Primary School

ZONES

Residential

Local Centre



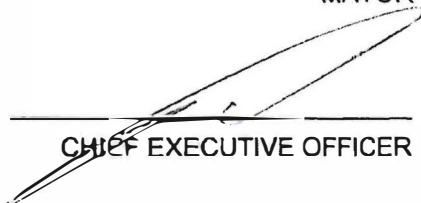
Amendment No.181 Town Planning Scheme No.3

ADOPTION

Adopted by resolution of the Council of City of Cockburn at the Meeting of the Council held on 10 day of Sept 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 11th day of Feb 2025, 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)

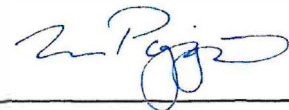


MAYOR



CHIEF EXECUTIVE OFFICER

RECOMMENDED/SUBMITTED FOR FINAL APPROVAL



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

22 April 2025

DATE _____

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 14/5/2025

MINISTER FOR PLANNING

Certified by AK DATE _____

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.

APPENDIX A

Current Approved Structure Plan





Structure Plan

Cell 6 - Yangebup / Beelihar

Date: 21 Jun 2022 Scale: 1:5000@ A3 1:2500 @ A1 File: 20-414-ST-1 Staff: JP GW Checked: JP

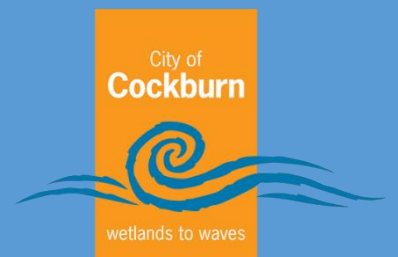


element.

Level 18, 191 St Georges Terrace, Perth Western Australia 6000.
PO Box 7375 Cloisters Square, Perth Western Australia 6850.
T: +61 8 9289 8300 | E: hello@elementwa.com.au elementwa.com.au

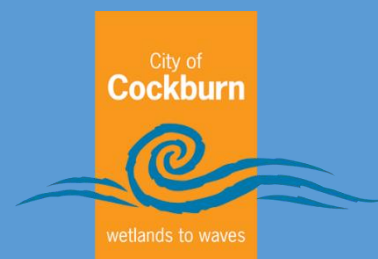
APPENDIX B

Deposited Plan 405761



APPENDIX C

7 Durnin Avenue – Apartment Complex (Approved Development Extracts)



COPY



LEGEND

EXISTING BOUNDARY LINE
PROPOSED BOUNDARY LINE
RED/BROWN BITUMEN
COURTYARD/ BALCONY PAVING
CONCRETE BLOCK PAVING
FEATURE CONCRETE FLOOR
PROPOSED GREEN SPACE
INDICATIVE TREE LOCATION
PROPOSED BUSHES AND VARIOUS PLANTING
PROPOSED LEVEL +47.630

AREA CALCULATIONS:
LANDSCAPING OF FRONT SETBACK AREAS:
HARD LANDSCAPING: 381.408 - 49.69%
SOFT LANDSCAPING: 366.02 - 50.31%
OPEN SPACE CALCULATION:
7124.24 SQM - 51.44%
PLOT RATIO:
0.50 - PLOT RATIO AREA 6892.86 SQM

SITE AREA VARIATION:
EXISTING AREA- 13673 SQM
PROPOSED AREA- 13850 SQM
DIFFERENCE IN AREA- 123 SQM

NOTE:
BINS PROVIDED:
24 BINS FOR STAGE 1- 32.95SQM OF BIN STORE AREA (WITH PROVISIONAL SPACE FOR UP TO 27 BINS)
44 BINS FOR STAGE 2- 70.25SQM OF BIN STORE AREA (WITH PROVISIONAL SPACE FOR UP TO 73 BINS)
68 BINS TOTAL- 103.18SQM OF TOTAL BIN STORE AREA (WITH PROVISIONAL SPACE FOR UP TO 100 BINS)
BINS ENCLOSURE: 1.8m HIGH WALLS WITH SELF CLOSING GATE.
BIKE RACKS PROVIDED:
10 BIKE RACKS FOR VISITORS
50 BIKE RACKS FOR RESIDENTS- 2 PER STAIR CORE
CAR BAYS PROVIDED:
138 RESIDENT BAYS
34 VISITOR BAYS INCLUDING 1 DISABLED BAY
LANDSCAPING LAYOUT:
PLEASE NOTE THAT WHERE POSSIBLE; EXISTING TREES AND VEGETATION WILL BE RETAINED. FURTHER INVESTIGATION BY A LANDSCAPE SPECIALIST WILL BE CARRIED OUT.

20-11-13	ISSUED FOR DAP MEETING
20-11-13	ISSUED FOR PLANNING APPLICATION ONLY
20-11-13	ISSUED FOR PLANNING APPLICATION ONLY

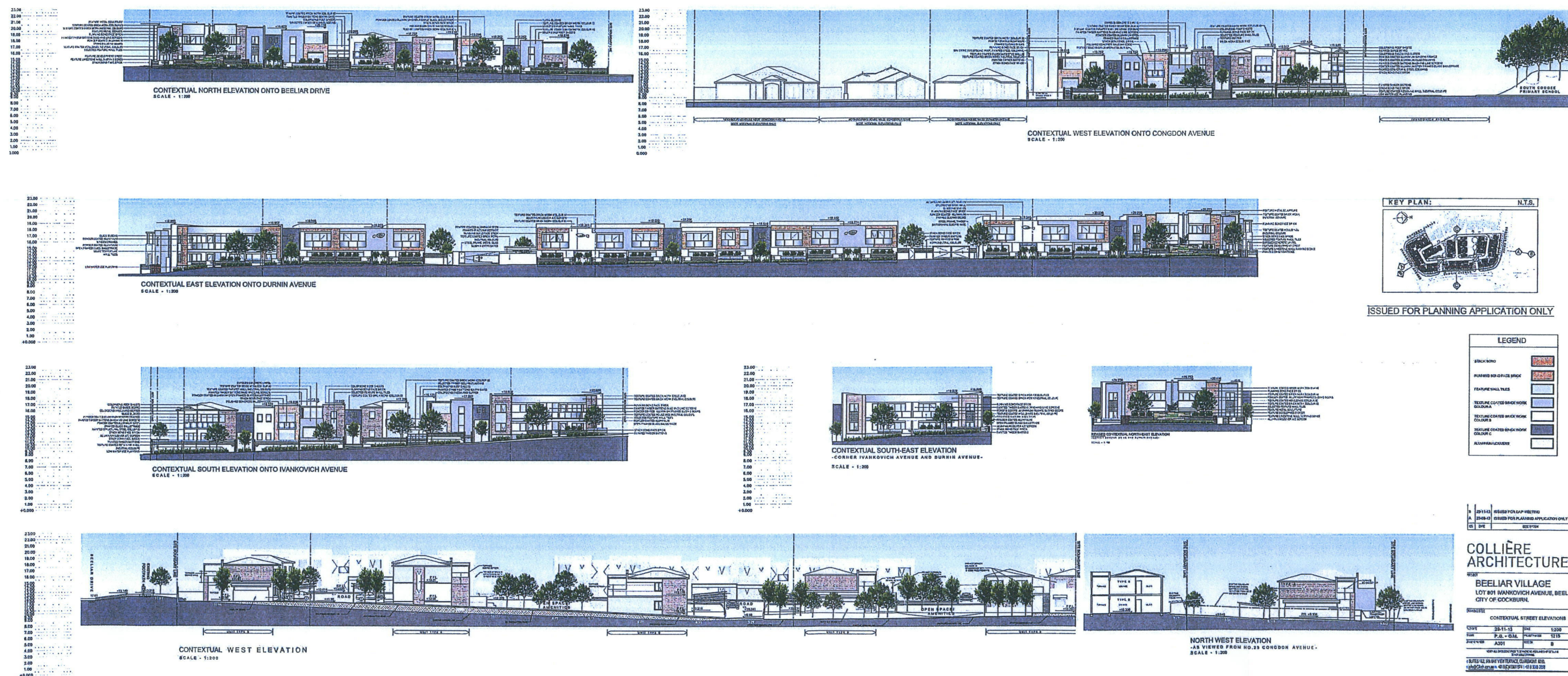
COLLIÈRE ARCHITECTURE

BEELIAR VILLAGE
LOT 801 IVANKOVICH AVENUE, BEELIAR,
CITY OF COCKBURN.

20-11-13	ISSUED FOR DAP MEETING
20-11-13	ISSUED FOR PLANNING APPLICATION ONLY
20-11-13	ISSUED FOR PLANNING APPLICATION ONLY

DEVELOPMENT ASSESSMENT
PANELS
18 DEC 2013
APPROVED

COPY



DEVELOPMENT ASSESSMENT
PANELS
18 DEC 2013
APPROVED

APPENDIX D

Lot 800 Lomax Court – Grouped Housing Complex (Approved Development Extracts)



The site plan for Pt 621 illustrates a residential development with 18 proposed units, numbered 1 through 18. Each unit is shown with its footprint, internal layout, and associated parking spaces. The units are arranged in a grid-like fashion, with some units having attached garages. The plan also shows various outdoor areas, including alfresco spaces, drying courts, and communal open space with visitor parking. Surrounding streets include Merevale Gardens to the north, Lomax Court to the west and south, and Lot 54 and Lot 55 to the east. The plan includes numerous dimensions, elevations, and notes regarding specific features like bin pads and existing trees.

Units and FFLs:

- UNIT 1: PROPOSED RESIDENCE F.F.L 19.500
- UNIT 2: PROPOSED RESIDENCE F.F.L 19.500
- UNIT 3: PROPOSED RESIDENCE F.F.L 19.700
- UNIT 4: PROPOSED RESIDENCE F.F.L 19.900
- UNIT 5: PROPOSED RESIDENCE F.F.L 20.100
- UNIT 6: PROPOSED RESIDENCE F.F.L 20.300
- UNIT 7: PROPOSED RESIDENCE F.F.L 20.500
- UNIT 8: PROPOSED RESIDENCE F.F.L 20.700
- UNIT 9: PROPOSED RESIDENCE F.F.L 20.900
- UNIT 10: PROPOSED RESIDENCE F.F.L 21.100
- UNIT 11: PROPOSED RESIDENCE F.F.L 21.300
- UNIT 12: PROPOSED RESIDENCE F.F.L 21.500
- UNIT 13: PROPOSED RESIDENCE F.F.L 21.700
- UNIT 14: PROPOSED RESIDENCE F.F.L 20.900
- UNIT 15: PROPOSED RESIDENCE F.F.L 20.700
- UNIT 16: PROPOSED RESIDENCE F.F.L 20.500
- UNIT 17: PROPOSED RESIDENCE F.F.L 20.300
- UNIT 18: PROPOSED RESIDENCE F.F.L 20.100
- UNIT 19: PROPOSED RESIDENCE F.F.L 19.900
- UNIT 20: PROPOSED RESIDENCE F.F.L 19.700
- UNIT 21: PROPOSED RESIDENCE F.F.L 19.500

Other Features:

- Parking:** Various parking spaces and bays are shown, including a communal open space with visitor parking.
- Alfresco:** Multiple alfresco areas are indicated for each unit.
- Drying Courts:** Several drying courts are shown throughout the development.
- Garages:** Attached garages are shown for many units.
- Notes:**
 - NOTE: UNIT 21 BIN PAD COLLECTION AREA TO BE 1.5 x 1m WHERE SHOWN ON VERGE
 - NOTE: UNIT 18 BIN PAD COLLECTION AREA TO BE 1.5 x 1m WHERE SHOWN ON VERGE
 - NOTE: UNIT 15 BIN PAD COLLECTION AREA TO BE 1.5 x 1m WHERE SHOWN ON VERGE
 - NOTE: UNIT 14 BIN PAD COLLECTION AREA TO BE 1.5 x 1m WHERE SHOWN ON VERGE
 - NOTE: UNIT 13 BIN PAD COLLECTION AREA TO BE 1.5 x 1m WHERE SHOWN ON VERGE
 - NOTE: UNIT 12 BIN PAD COLLECTION AREA TO BE 1.5 x 1m WHERE SHOWN ON VERGE
 - NOTE: UNIT 11 BIN PAD COLLECTION AREA TO BE 1.5 x 1m WHERE SHOWN ON VERGE
 - NOTE: UNIT 10 BIN PAD COLLECTION AREA TO BE 1.5 x 1m WHERE SHOWN ON VERGE
 - NOTE: UNIT 9 BIN PAD COLLECTION AREA TO BE 1.5 x 1m WHERE SHOWN ON VERGE
 - NOTE: UNIT 8 BIN PAD COLLECTION AREA TO BE 1.5 x 1m WHERE SHOWN ON VERGE
 - NOTE: UNIT 7 BIN PAD COLLECTION AREA TO BE 1.5 x 1m WHERE SHOWN ON VERGE
 - NOTE: UNIT 6 BIN PAD COLLECTION AREA TO BE 1.5 x 1m WHERE SHOWN ON VERGE
 - NOTE: UNIT 5 BIN PAD COLLECTION AREA TO BE 1.5 x 1m WHERE SHOWN ON VERGE
 - NOTE: UNIT 4 BIN PAD COLLECTION AREA TO BE 1.5 x 1m WHERE SHOWN ON VERGE
 - NOTE: UNIT 3 BIN PAD COLLECTION AREA TO BE 1.5 x 1m WHERE SHOWN ON VERGE
 - NOTE: UNIT 2 BIN PAD COLLECTION AREA TO BE 1.5 x 1m WHERE SHOWN ON VERGE
 - NOTE: UNIT 1 BIN PAD COLLECTION AREA TO BE 1.5 x 1m WHERE SHOWN ON VERGE

12330580
Date: 22/05/2025

NORTH FACING STREETSCAPE ELEVATION

