



# WAPC

Western  
Australian  
Planning  
Commission

OFFICIAL

Your ref: 109/184  
Our ref: TPS/3244  
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Chief Executive Officer  
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Transmission via electronic mail to: [stratplanning@cockburn.wa.gov.au](mailto:stratplanning@cockburn.wa.gov.au)

Dear Sir/Madam

## CITY OF COCKBURN TOWN PLANNING SCHEME NO. 3 AMENDMENT NO. 184

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](mailto:localplanningschemes@dplh.wa.gov.au)

Yours sincerely

*Sam Boucher*

Ms Sam Boucher  
Secretary  
Western Australian Planning Commission

11/12/2025

<b>CITY OF COCKBURN</b>
DOC No
17 DEC 2025
SUBJECT 109/184
RETENTION 124-2-1A5
PROPERTY
APP
ACTION 001/001

***Planning and Development Act 2005***

**APPROVED TOWN PLANNING SCHEME AMENDMENT**

City of Cockburn  
Town Planning Scheme No. 3 Amendment No. 184

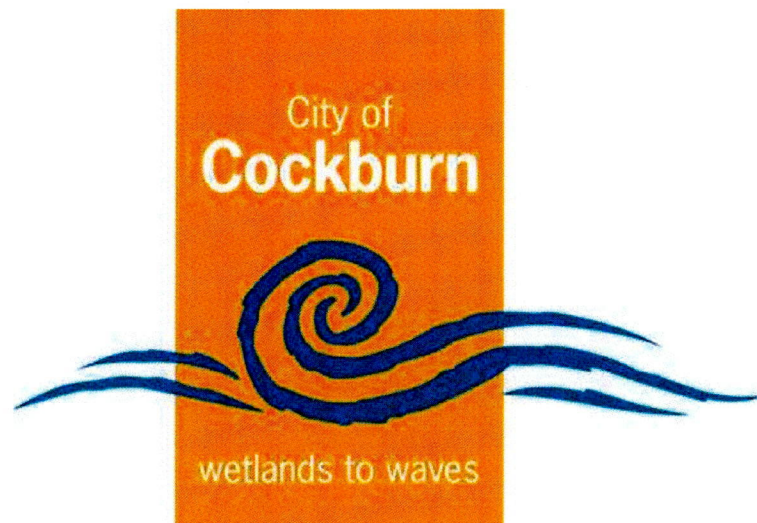
File: TPS/3244

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 8 December 2025 for the purpose of:

1. Modifying Table 10 – Development Contribution Plans of the Scheme Text by extending the ‘Period of Operation’ for Development Contribution Plans 9 and 10 to ‘30 June 2031’.

L HOWLETT  
MAYOR

D SIMMS  
CHIEF EXECUTIVE OFFICER



## Town Planning Scheme No.3

### Amendment No.184 (Complex)

*Modifications to Table 10 – Development Contribution Plans*

**MARCH 2025**



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

***City of Cockburn***  
***Town Planning Scheme No.3***  
***Amendment No.184***

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. Modifying Table 10 – Development Contribution Plans of the Scheme Text by extending the 'Period of Operation' for Development Contribution Plans 9 and 10 to '30 June 2031'.
2. Modifying the extent of 'Development Contribution Area 13' as depicted on the Scheme Amendment Maps including Sheet 26.

The Amendment is 'complex' under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* as it proposes to amend development contribution areas and associated plans.

Dated this 10<sup>th</sup> day of DECEMBER 2024.

  
CHIEF EXECUTIVE OFFICER

## **FOREWARD: Inclusion of Minister's Modifications**

*Subsequent to Council initiation, on 6 March 2025 the West Australian Planning Commission (WAPC) wrote to the City requiring in accordance with section 83A(2)(b) of the Planning and Development Act 2005, the proposal to be modified in the following tracked changes manner, prior to advertising.*

*This modification has been proposed on the basis that the contemplated MRS amendment to change the zoning of Lot 70 (340) Wattleup Road, Wattleup is yet to be gazetted (noting that an MRS amendment is yet to be formally lodged) and it would be premature to extend the DCA to include land that is not currently zoned Urban.*


### **City of Cockburn Town Planning Scheme No.3 Amendment No.184**

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. Modifying Table 10 – Development Contribution Plans of the Scheme Text by extending the 'Period of Operation' for Development Contribution Plans 9 and 10 to '30 June 2031'.
- ~~2. Modifying the extent of 'Development Contribution Area 13' as depicted on the Scheme Amendment Maps including Sheet 26.~~

The Amendment is 'complex' under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* as it proposes to amend development contribution ~~areas and associated~~ plans.

Dated this .....19..... day of .....August..... 20.....25

  
A/ CHIEF EXECUTIVE OFFICER

# AMENDMENT REPORT

## 1.0 INTRODUCTION

Amendment No.184 to Town Planning Scheme No.3 (TPS3) seeks to extend the 'period of operation' of infrastructure delivery for two Development Contribution Areas (DCAs).

## 2.0 BACKGROUND

There are currently 12 DCAs and associated Development Contribution Plans (DCPs) operating under TPS3, collecting contributions towards infrastructure through the subdivision and development process.

The establishment and operation of a DCA is guided by State Planning Policy, and more recently the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations).

State Planning Policy 3.6 – Infrastructure Contributions (SPP 3.6) specifies that a scheme amendment is required to extend the 'period of operation' or adjust a DCA boundary.

The following DCAs require an extension of time, to take account of delays associated with the overall timeframe of development and infrastructure delivery:

- DCA 9 – Hammond Park
- DCA 10 – Wattleup

The adjusted provisions are based on guidance provided within SPP 3.6.

## 3.0 AMENDMENT TYPE

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

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

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

- a) an amendment that is not consistent with a local planning strategy for the scheme that has been endorsed by the Commission;
- b) an amendment that is not addressed by any local planning strategy;



- c) *an amendment relating to development that is of a scale, or will have an impact, that is significant relative to development in the locality;*
- d) *an amendment made to comply with an order made by the Minister under section 76 or 77A of the Act;*
- e) *an amendment to identify or amend a development contribution area or to prepare or amend a development contribution plan;*

The proposed amendment satisfies e) of the above criteria on the basis that it proposes to amend the timeframes of two development contribution areas and their associated development contribution plans.

## **4.0 TOWN PLANNING CONTEXT**

### **4.2 State Planning Policy 3.6 – Infrastructure Contributions**

SPP 3.6 sets out the principles and requirement that apply to the establishment and collection of infrastructure contributions in new and established areas.

Of relevance to this proposal, SPP 3.6 recognises that flexibility is required when estimating the timing and delivery of infrastructure, which should align with the local government's long term strategic planning. It also encourages periodic review of DCA's to respond to changes to the state and local planning frameworks.

### **4.1 City of Cockburn Town Planning Scheme No. 3**

The DCAs the subject of this amendment are identified within Table 10 of TPS 3 and on the face of the Scheme Maps, including Sheet 26, which specifically focuses on the spatial layout and hierarchy of DCA's across the total local government area.

DCAs constitute a Special Control Area pursuant to Part 5 of TPS3 and operate in accordance with provisions of clause 5.3.

## **5.0 PROPOSAL**

A summary of the proposed amendment is provided below, with discussion on the key considerations.

<b>DCA #</b>	<b>Summary of Proposed Amendment</b>
<b>DCA 9 &amp; 10</b>	Extend 'Period of Operation' by 4 years until 30 June 2031

### DCA 9 and DCA 10 – Period of Operation

A DCA and associated DCP is intended to operate for a limited time, or until the redevelopment process is complete, and the funded infrastructure has been delivered. The Regulations and SPP 3.6 require the timeframe for a DCA to be specified in the local planning scheme, and should the period of operation need to be extended, specify that a scheme amendment is required.

SPP 3.6 recommends a maximum of 10 years, however, notes that the selected timeframe should correspond with any related strategic, infrastructure and financial planning. It should also reflect the anticipated growth rates and there should be some certainty that the infrastructure items can be delivered within the specified timeframe.

DCA 9 and 10 currently have an expiry date of 30 June 2027. DCA 9 and 10 are characterised by fragmented landownership and land constraints, that have slowed the rate of development and led to payment of contributions over an extended period.

This Amendment proposes to extend their period of operation to 30 June 2031, representing an additional period of four years from its current expiry date. This timeframe has been proposed based on the following circumstances:

- The duplication of Hammond Road between Gaebler Road and Rowley Road presents a complex project with significant logistical challenges, making short-term delivery unlikely, in part due to competing infrastructure priorities across the City.
- A feasibility study undertaken as part of the strategic planning framework aims to fulfill the commitments outlined in the Southern Suburbs District Structure Plan and Development Contribution Plans 9 and 10, as well as to unlock access to development sites and the broader transport network.
- The City is actively pursuing resources to progress design and obtain the necessary approvals for project delivery and expects to complete its delivery within the modest period of extension being sought.
- At present, 18 percent of contributions for DCP 9 and 44 percent of DCP 10 remain uncollected. Whilst development in the area is steadily progressing, it is unlikely that the final contributions will be paid within the current remaining 2-3 year period of operation, due to various constraints and landowners' willingness and/or capacity to develop.

The current wording of the relevant DCAs and proposed adjustment, are highlighted in the table below:



<b>Ref No:</b>	<b>DCA 9</b>
<b>Area:</b>	<b>Hammond Park</b>
Relationship to other planning instruments:	<p>The development contribution plan generally conforms to the following endorsed plans:</p> <ul style="list-style-type: none"> <li>• Southern Suburbs District Structure Plan 3</li> <li>• Strategic Community Plan</li> </ul>
Infrastructure and administrative items to be funded:	<p>Contributions shall be made toward the following items:</p> <ul style="list-style-type: none"> <li>• Proportional (61.6%) cost of widening and upgrading of Hammond Road between Gaebler Road and Rowley Road including: <ul style="list-style-type: none"> <li>○ Construction of one carriage way comprised of two lanes for Hammond Road and where the reserve width is less than 40 metres wide, kerbing to the verge side of the carriageway shall be provided;</li> <li>○ The purchase of land reserved for Hammond Road under the Metropolitan Region Scheme;</li> <li>○ Full earthworks;</li> <li>○ Dual use path (one side only);</li> <li>○ Pedestrian crossings (where appropriate at the discretion of the local government);</li> <li>○ Land and infrastructure associated with the drainage of Hammond Road;</li> <li>○ Costs associated with the relocation of servicing infrastructure resulting from the implementation of this scheme, where appropriate</li> <li>○ Traffic management devices (traffic lights to the intersection of Hammond Rd and the realigned Wattleup Road to facilitate traffic and pedestrian/cyclist movement).</li> </ul> </li> <li>• Costs associated with the provision of regional drainage infrastructure;</li> <li>• Costs to administer cost sharing arrangements – preliminary engineering design and costings, valuations, annual reviews and audits and administration costs.</li> </ul>
Method for calculating contributions:	<p>All landowners within DCA 9 shall make a proportional contribution to 61.6% of the cost of widening and upgrading of Hammond Road between Gaebler Road and Rowley Road.</p> <p>All landowners except Lot 51 Rowley Road and Lot 301 Barfield Road within DCA 9 shall make a proportional contribution to the cost of regional drainage infrastructure.</p> <p>The proportional contribution is to be determined in accordance with the provisions of clause 5.3 and contained on the Development Contribution Plan.</p>

	Contributions shall be calculated on a per hectare basis.
Period of Operation	<del>Until 30 June 2027. However the DCP may also be extended for further periods with or without modification by subsequent Scheme Amendments.</del> 30 June 2031
Priority and Timing:	In accordance with the City of Cockburn DCA 9 and DCA 10 Capital Expenditure Plan.
Review Process:	<p>The plan will be reviewed when considered appropriate, though not exceeding a period of five years duration, having regard to the rate of subsequent development in the development contribution area since the last review and the degree of development potential still existing.</p> <p>The estimated infrastructure costs contained in the Hammond Park Cost Contribution Schedule will be reviewed at least annually to reflect changes in funding and revenue sources and indexed based on the Building Cost Index or other appropriate index as approved by an appropriately qualified independent person.</p>
Participants and Contributions	In accordance with the Cost Contribution Schedule adopted by the local government for DCA 9.

<b>Ref No:</b>	<b>DCA 10</b>
<b>Area:</b>	<b>Wattleup</b>
Relationship to other planning instruments:	<p>The development contribution plan generally conforms to the following endorsed plans:</p> <ul style="list-style-type: none"> <li>• Southern Suburbs District Structure Plan 3</li> <li>• Strategic Community Plan</li> </ul>
Infrastructure and administrative items to be funded:	<p>Contributions shall be made toward the following items:</p> <ul style="list-style-type: none"> <li>• Proportional (38.4%) cost of widening and upgrading of Hammond Road between Gaebler Road and Rowley Road including: <ul style="list-style-type: none"> <li>○ Construction of one carriage way comprised of two lanes for Hammond Road and where the reserve width is less than 40 metres wide, kerbing to the verge side of the carriageway shall be provided;</li> <li>○ The purchase of land reserved for Hammond Road under the Metropolitan Region Scheme;</li> <li>○ Full earthworks.</li> <li>○ Dual use path (one side only);</li> <li>○ Pedestrian crossings (where appropriate at the discretion of the local government);</li> </ul> </li> </ul>



	<ul style="list-style-type: none"> <li>○ Land and infrastructure associated with the drainage of Hammond Road;</li> <li>○ Costs associated with the relocation of servicing infrastructure resulting from the implementation of this scheme, where appropriate;</li> <li>○ Traffic management devices (traffic lights to the intersection of Hammond Rd and the realigned Wattleup Road to facilitate traffic and pedestrian/cyclist movement).</li> <li>● Costs associated with the provision of regional drainage infrastructure;</li> <li>● Costs to administer cost sharing arrangements – preliminary engineering design and costings, valuations, annual reviews and audits and administration costs.</li> </ul>
Method for calculating contributions:	<p>All landowners within DCA 10 shall make a proportional contribution to 38.4% of the cost of widening and upgrading of Hammond Road between Gaebler Road and Rowley Road.</p> <p>The landowners of Lots 1, 2, 110 and 111 Wattleup Road shall make a proportional contribution towards regional drainage infrastructure.</p> <p>The proportional contribution is to be determined in accordance with the provisions of clause 5.3 and contained on the Development Contribution Plan.</p> <p>Contributions shall be calculated on a per hectare basis.</p>
Period of operation	<p><del>Until 30 June 2027. However the DCP may also be extended for further periods with or without modification by subsequent Scheme Amendments.</del></p> <p>30 June 2031</p>
Priority and Timing:	In accordance with the City of Cockburn DCA 9 and DCA 10 Capital Expenditure Plan.
Review Process:	<p>The plan will be reviewed when considered appropriate, though not exceeding a period of five years duration, having regard to the rate of subsequent development in the development contribution area since the last review and the degree of development potential still existing.</p> <p>The estimated infrastructure costs contained in the Hammond Park Cost Contribution Schedule will be reviewed at least annually to reflect changes in funding and revenue sources and indexed based on the Building Cost Index or other appropriate index as approved by an appropriately qualified independent person.</p>
Participants and Contributions	In accordance with the Cost Contribution Schedule adopted by the local government for DCA 10.



## **6.0 CONCLUSION**

Amendment No.184 proposes relatively minor adjustments to two operating Development Contribution Areas (and associated Development Contribution Plans) to maintain compliance with State Planning Policy 3.6.

Adjustment to the 'period of operation' of DCA 9 and 10 is necessary to reflect the expected timeframes for the delivery of infrastructure and the payment of contributions.

# ***Planning and Development Act 2005***

## ***City of Cockburn Town Planning Scheme No.3 Amendment No.184***

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:

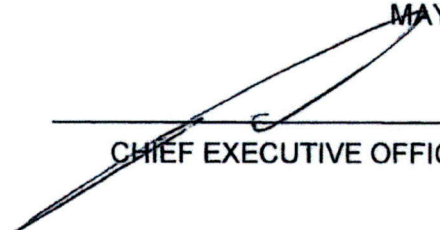
1. Modifying Table 10 – Development Contribution Plans of the Scheme Text by extending the 'Period of Operation' for Development Contribution Plans 9 and 10 to '30 June 2031'.

The Amendment is 'complex' under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* as it proposes to amend development contribution plans.

## ADOPTION


Adopted by resolution of the Council of the City of Cockburn at the Meeting of the Council held on 10<sup>th</sup> day of DECEMBER 2024.

  
\_\_\_\_\_  
MAYOR

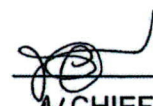
  
\_\_\_\_\_  
CHIEF EXECUTIVE OFFICER

## FINAL APPROVAL

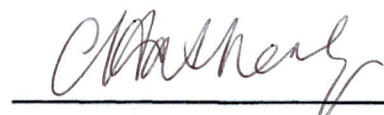
Adopted for final approval by resolution of the City of Cockburn at the Meeting of the Council held on the 12 day of AUGUST 2025, and the Common Seal of the City of Cockburn was hereunto affixed by the authority of a resolution of the Council in the presence of:

  
\_\_\_\_\_  
MAYOR



  
\_\_\_\_\_  
A/CHIEF EXECUTIVE OFFICER

Recommended/Submitted for Final Approval

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

DATE 6/11/25

## 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 8/12/2025

Certified by   
.....

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 \_\_\_\_\_