

OFFICIAL



Your ref: 109/187
Our ref: TPS/3394
Enquiries: Local Planning Schemes
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Chief Executive Officer
City of Cockburn
PO Box 1215
BIBRA LAKE WA 6965

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

Dear Sir/Madam

CITY OF COCKBURN TOWN PLANNING SCHEME NO. 3 AMENDMENT NO. 187

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

A handwritten signature in black ink that reads 'Sam Boucher'.

Ms Sam Boucher
Secretary
Western Australian Planning Commission

4/05/2026

Planning and Development Act 2005

APPROVED TOWN PLANNING SCHEME AMENDMENT

City of Cockburn

Town Planning Scheme No. 3 Amendment No. 187

File: TPS/3394

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 29 April 2026 for the purpose of:

1. Rezoning various lots within 'Development Areas 4, 5, 26, 27, 31 & 41' from 'Development' to 'Residential (R20)', 'Residential (R25)', 'Residential (R30)', 'Residential (R35)', 'Residential (R40)', 'Residential (R50)', 'Residential (R60)', 'Residential (R80)' and 'Local Centre', as depicted on the Scheme Amendment Maps.
2. Reclassifying land within 'Development Areas 4, 5, 26, 27, 31 & 41' from the 'Development' zone to a local reserve for 'Parks and Recreation', 'Public Purpose – Primary School' or 'Local Road', as depicted on the Scheme Amendment Map.
3. Reducing the extent of the 'Development Areas 4 (DA4), 5 (DA5), 26 (DA26), 27 (DA27), & 31 (DA31)' special control area boundaries, as depicted on the Scheme Amendment Map.
4. Deleting 'Development Area 41' (DA41) entirely, from within Table 9 – Development Areas of the Scheme Text and the face of the Scheme Map.
5. Updating the 'Region Scheme Reserves' on the Scheme Map Legend by:
 - a) Deleting 'Parks and Recreation' and replacing it with 'Regional Open Space'
 - b) Deleting 'Parks and Recreation – Restricted' and replacing it with 'Regional Open Space – Restricted Public Access'
 - c) Deleting both 'Public Purposes - University (U)' and 'Public Purposes - Technical School (TS)' and replacing them with 'Public Purposes - Tertiary Education (TE)'
 - d) Deleting both 'Public Purposes – State Electricity Commission (SEC)' and 'Public Purposes – Water Corporation of WA (WSD)' and replacing them with 'Public Purposes – Public Utilities (PU)'; and
6. Replacing the 'SEC' and 'WSD' symbols with 'PU', and the 'U' symbol with 'TE' where they currently appear on the face of the Scheme Maps.

L HOWLETT
MAYOR

D SIMMS
CHIEF EXECUTIVE OFFICER



Town Planning Scheme No.3
Amendment No. 187
(Basic)

2025 Local Structure Plan Rationalisations

NOVEMBER 2025

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

City of Cockburn
Town Planning Scheme No.3
Amendment No.187

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 Areas 4, 5, 26, 27, 31 & 41' from 'Development' to 'Residential (R20)', 'Residential (R25)', 'Residential (R30)', 'Residential (R35)', 'Residential (R40)', 'Residential (R50)', 'Residential (R60)', 'Residential (R80)' and 'Local Centre', as depicted on the Scheme Amendment Maps.
2. Reclassifying land within 'Development Areas 4, 5, 26, 27, 31 & 41' from the 'Development' zone to a local reserve for 'Parks and Recreation', 'Public Purpose – Primary School' or 'Local Road', as depicted on the Scheme Amendment Map.
3. Reducing the extent of the 'Development Areas 4 (DA4), 5 (DA5), 26 (DA26), 27 (DA27), & 31 (DA31)' special control area boundaries, as depicted on the Scheme Amendment Map.
4. Deleting 'Development Area 41' (DA41) entirely, from within Table 9 – Development Areas of the Scheme Text and the face of the Scheme Map.
5. Updating the 'Region Scheme Reserves' on the Scheme Map Legend by:
 - a) Deleting 'Parks and Recreation' and replacing it with 'Regional Open Space'
 - b) Deleting 'Parks and Recreation – Restricted' and replacing it with 'Regional Open Space – Restricted Public Access'.
 - c) Deleting both 'Public Purposes - University (U)' and 'Public Purposes - Technical School (TS)' and replacing them with 'Public Purposes - Tertiary Education (TE)';
 - d) Deleting both 'Public Purposes – State Electricity Commission (SEC)' and 'Public Purposes – Water Corporation of WA (WSD)' and replacing them with 'Public Purposes – Public Utilities (PU)'; and
6. Replacing the 'SEC' and 'WSD' symbols with 'PU', and the 'U' symbol with 'TE' where they currently appear on the face of the Scheme Maps.

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

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

- It is an amendment that brings the local scheme into greater alignment with the region scheme; and/or is
- It is an amendment that corrects minor anomalies/administrative errors.

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
5R	Lot 5 Rockingham Road, Munster (Lake Coogee)	1 November 2017	SPN/2098
26P	Lot 9008 Frankland Ave, Hammond Park	16 September 2021	SPN/2191
26Q	Lot 50 Barfield Road, Hammond Park	10 February 2022	SPN/2298
27D	Lots 109-110 Wattleup Road, Hammond Park	11 March 2015 (Extended: 20 June 2024)	SPN/0729
31F	Lots 1, 9 & 10 Hamilton Road, Spearwood	4 May 2015 (Extended: 2 Dec. 2024)	SPN/0709
31L	Lot 34 Ocean Road, Coogee	8 July 2022	SPN/2299
41A	Lot 703 Ghostgum Avenue, Treeby	28 October 2021	SPN/2253M-1

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

Structure Plan #	Address	Latest WAPC Endorsement	WAPC Reference
4C	Lots 1001 & 83 Watson Road & 82 View Street, Beeliar	8 August 2011 (Extended: 13 May 2025)	SPN/0283
4H	Lots 75-81 Prizmic Street & 84-90 Watson Road, Beeliar	28 July 2017	SPN/2064
5A	Munster Phase 1	11 January 2006 (Extended: 13 Sept. 2023)	801/02/23/0038P
5C	Munster Phase 3	2 May 2010 (Extended: 5 April 2024)	SPN/0821M-1
27E	Hammond Park West – Lots 71, 74-76 & 303-305 Wattleup Road, Hammond Park	28 September 2017 (Mods: 28 Sept. 2022)	SPN/2082M-2

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

Dated this 11th day of November 2025


CHIEF EXECUTIVE OFFICER

AMENDMENT REPORT

1.0 INTRODUCTION

Structure Plan No.'s 5R, 26P, 26Q, 27D, 31F, 31L and 41A have all been fully implemented.

Structure Plan No.'s 4C, 4H, 5A, 5C and 27E have been substantially complete for some time, but reflective of their 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 (TPS 3), to ensure the City maintains appropriate development control.

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

Also included are administrative changes required to address the outcome of the *Planning and Development Amendment (Metropolitan Region Scheme) Bill 2024*, specifically clause 73 of the modernised Metropolitan Region Scheme (MRS) and MRS Amendment No.1431, which in combination have consolidated and renamed several Regional Reserves that need to be reflected in the local scheme.

2.0 BACKGROUND

Development Area 4

Development Area 4 (DA4) has formed the subject of several amendments over the past 30 years, including three separate 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 TPS3 the boundary of DA4 remained unchanged, however all undeveloped land was transferred into the newly created 'Development' zone.

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, TPS3 Amendment No.110 then rezoned the portion located outside the Kwinana Environmental Protection Policy (EPP) Air Quality Buffer to 'Development', to enable its sale and development for residential purposes.

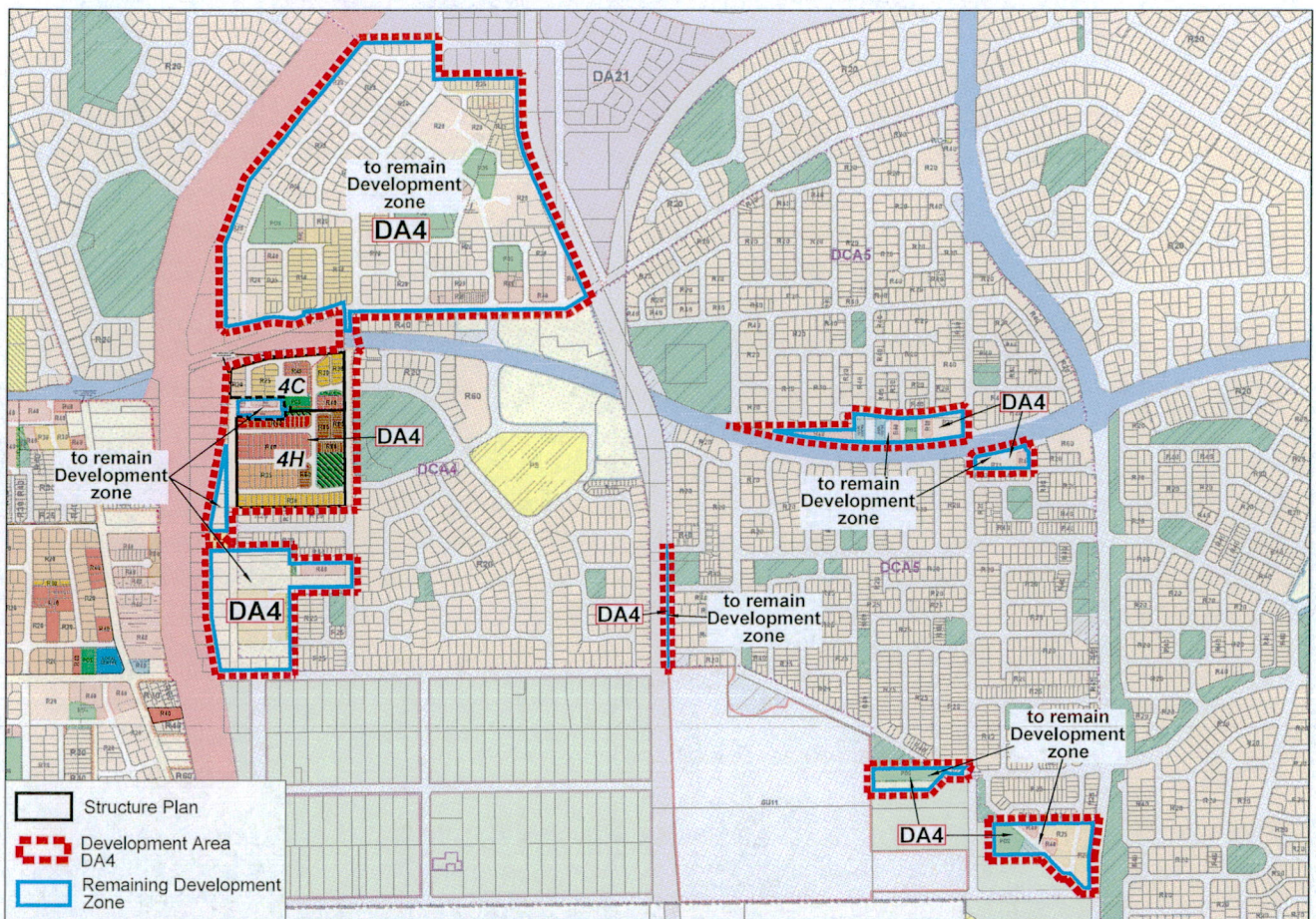


Figure 1 - DA4, Amendment Extent and Development Zone extent



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

DA4 was amended to its current extent as a result of the rationalisations completed via TPS3 Amendment No.174 (gazetted 14 February 2025).

As detailed in the following table, DA4 currently includes six (6) operative structure plans, two (2) of which are proposed to be partially rationalised by this proposal:

Structure Plan #	Address	Latest Approval (& Expiration Dates)	Proposed Action
4A	Cell 6 – Yangebup / Beeliar	WAPC Mods: 18/7/2022 (Expires: 19/10/2035)	Recent Extension Approved by WAPC
4B	Cell 9 (Yangebup) & Cell 10 (Beeliar)	WAPC Mods: 19/1/2018 (Expires: 19/10/2035)	Recent Extension Approved by WAPC
4C	Lots 1001 & 83 Watson Road and 82 View Street, Beeliar	WAPC: 21/3/2012 (Expires: 19/10/2030)	Partially Included in this Amendment
4G	Lot 95 Watson Road, Beeliar	WAPC: 15/3/2016 (Expires: 15/3/2036)	Recent Extension Approved by WAPC
4H	Lots 75-81 Prizmic Street & 84-90 Watson Road, Beeliar	WAPC: 28/7/2017 (Expires: 28/7/2027)	Partially 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)

The extent of DA4 (thick red dotted line), this scheme amendment proposal (black solid line), and the relevant Structure Plans are depicted on **Figures 1 and 2**.

As the balance of 4C, 4H and Structure Plans 4A, B, G and K are either yet to commence or are still undergoing further subdivision and development, they are not being rationalised by this proposal and will retain their existing 'Development' zoning.

Development Area 5

Development Area 5 (DA5) formed the subject of MRS Amendment 939/33A, which was approved by the Minister for Planning on 17 January 1997. The Amendment rezoned land within the subject area from 'Rural' to 'Urban', except land within 750 metres of the Woodman Point Wastewater Treatment Plant (WPWTP) and the Kwinana EPP buffer, which were zoned 'Urban Deferred' under the MRS.

DA5 was created via Amendment No.192 to former DZS2, which covered 13 lots on the western side of Rockingham Road between Mayor Road and West Churchill Avenue.

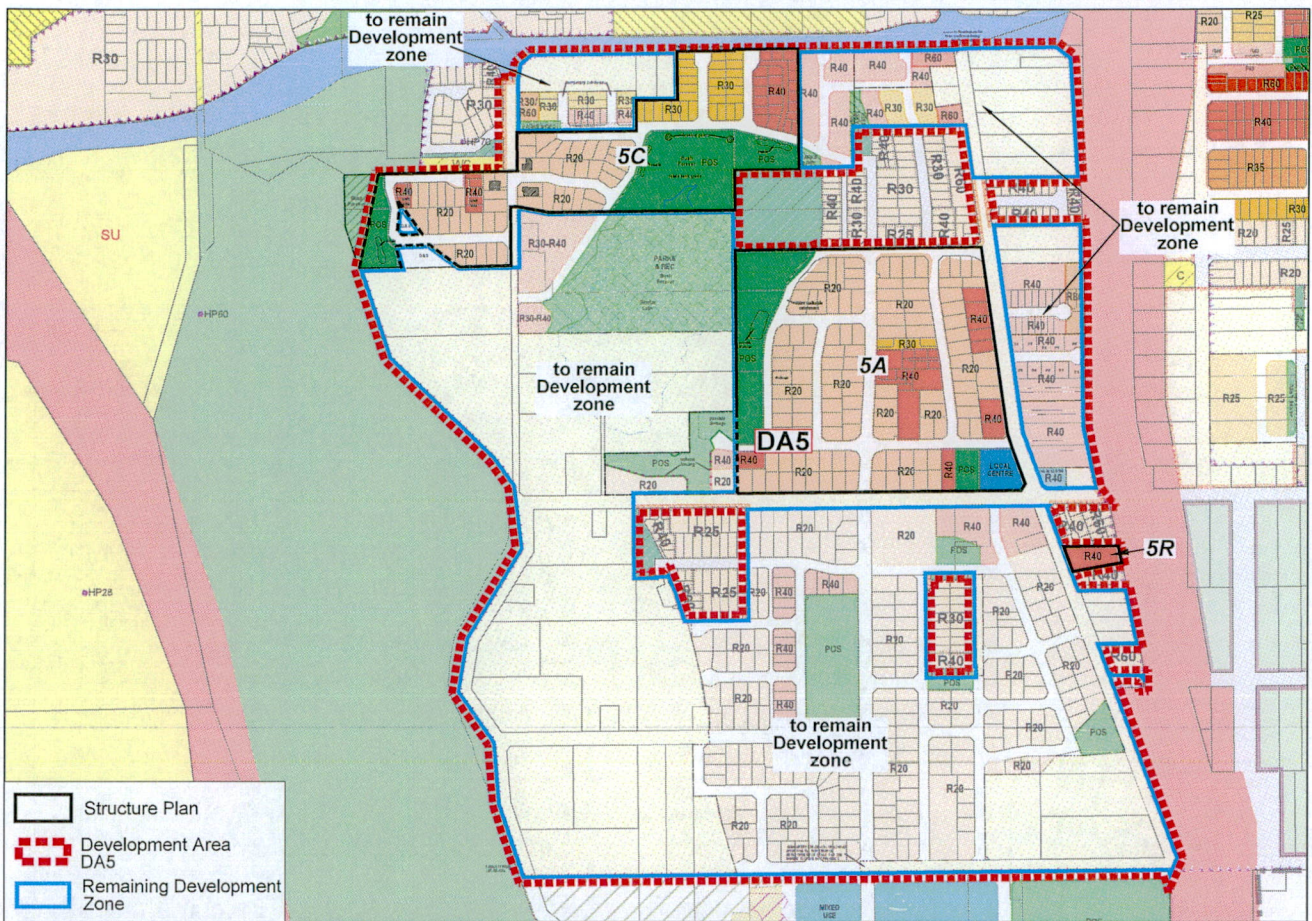


Figure 3 - DA5, Amendment Extent and Development Zone extent

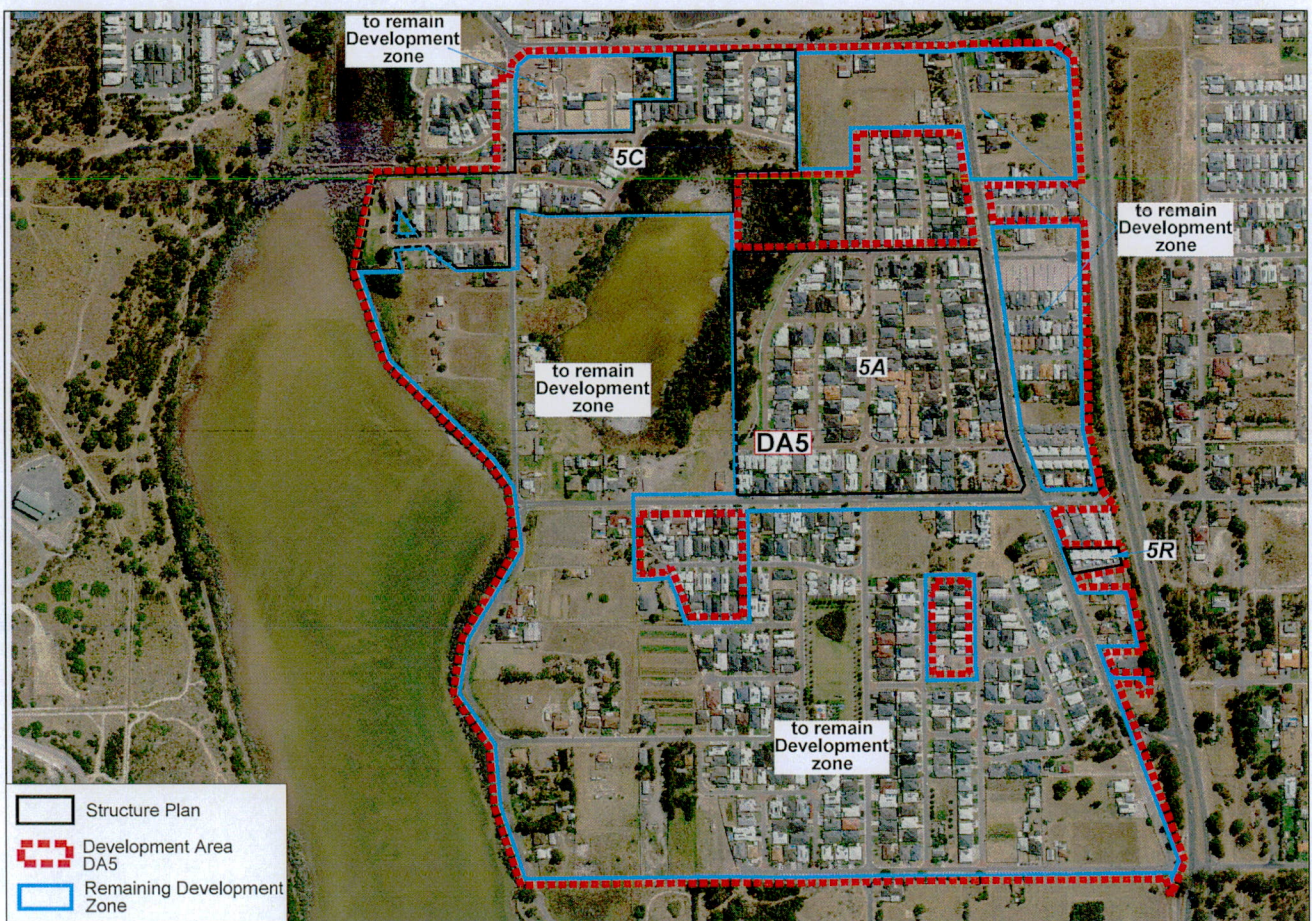


Figure 4 - Aerial Photograph showing extent of Completed Subdivision and Development

DA5 was amended to its current extent as a result of the rationalisations completed via TPS3 Amendment No.173 (gazetted 29 January 2025).

As summarised in the following table, DA5 currently includes 12 operative structure plans, of which two (2) are proposed to be partially rationalised by this proposal:

Structure Plan #	Address	Latest Approval (& Expiration Dates)	Proposed Action
5A	Munster Phase 1	WAPC: 31/10/2006 (Expires: 19/10/2030)	Partially Included in this Amendment
5B	Munster Phase 2	WAPC: 10/12/2007 (Expires: 19/10/2035)	Recent Extension Approved by WAPC
5C	Munster Phase 3	WAPC: 7/8/2014 (Expires: 19/10/2035)	Partially Included in this Amendment
5E	Lots 1, 24-26 Rockingham Road, Munster (Lake Coogee)	City Modified: 5/9/2014 (Expires: 19/10/2035)	Recent Extension Approved by WAPC
5F	Lots 27-29 Rockingham Road, Munster (Lake Coogee)	City Modified: 5/9/2014 (Expires: 19/10/2035)	Recent Extension Approved by WAPC
5J	Lots 30, 31 and 32 Rockingham Road, Munster (Lake Coogee)	WAPC: 6/5/2014 (Expires: 19/10/2035)	Recent Extension Approved by WAPC
5P	Lot 21 Rockingham Road, Munster (Lake Coogee)	WAPC: 22/3/2017 (Expires: 22/3/2027)	No Current Action (valid until 2027)
5R	Lot 5 Rockingham Road, Munster (Lake Coogee)	WAPC: 1/11/2017 (Expires: 1/11/2027)	No Current Action (valid until 2027)
5T	Lot 51 Mayor Road, Munster (Lake Coogee)	WAPC: 27/5/2019 (Expires: 27/5/2029)	No Current Action (valid until 2029)
5V	Lot 22 Mayor Road, Lake Coogee	WAPC: 21/6/2021 (Expires: 14/4/2031)	No Current Action (valid until 2031)
5W	Lot 2 Fawcett Road, Lake Coogee	WAPC: 21/6/2021 (Expires: 21/6/2031)	No Current Action (valid until 2031)
5X	Lots 71-73 & 500 Fawcett Road, Lake Coogee	WAPC: 28/9/2022 (Expires: 28/9/2032)	No Current Action (valid until 2032)

The extent of DA5 (thick red dotted line), this scheme amendment proposal (black solid line), and the relevant Structure Plans are depicted on **Figures 3 and 4**.

As the balance of 5A, 5C and Structure Plans 5B, E, F, J, P, R, T, V, W and X are either yet to commence or are still undergoing further subdivision and development, they are not being rationalised by this proposal and will retain their existing 'Development' zoning.

Development Area 26 & 27

Development Area 26 previously formed part of Development Area 9 (DA9 – Gaebler Road) which was expanded to cover this area when TPS3 was first gazetted in December 2002. At the same time a new (unnamed) Development zone was also created west of the future Hammond Road Other Regional Road extension.

In 2005 the City adopted the Southern Suburbs Stage 3 District Structure Plan (DSP) over the land south of Gaebler Road. The DSP informed lifting of the land's Urban Deferred status under the MRS in 2008, and TPS3 Amendment 28, which adjusted the extent of DA9 back to its original configuration (north of Gaebler Road) and introduced two new Special Control Areas to the south (DA 26 – Rowley Road and DA 27 – Wattleup Road), either side of Hammond Road.

The DSP was updated in 2012 to reflect the outcome of State Government strategic decisions in and around the area and remains the key planning instrument that guides the local planning framework.

The DA26 and 27 boundaries were amended to their current extent as a result of the rationalisations completed via TPS3 Amendment No.170 (gazetted 1 October 2024).

As summarised in the following table, DA26 currently includes seven (7) operative structure plans, of which two (2) are ready to be completely rationalised by this proposal:

Structure Plan #	Address	Latest Approval (& Expiration Dates)	Proposed Action
26G	Lots 114, 123-125 Wattleup Road, Hammond Park	WAPC Mods: 3/8/2023 (Expires: 19/10/2035)	Recent Extension Approved by WAPC
26I	Barfield Road / Frankland Avenue, Hammond Park	WAPC Mods: 6/5/2022 (Expires: 19/10/2035)	Recent Extension Approved by WAPC
26M	Lot 32 Barfield Road, Hammond Park	WAPC: 7/2/2017 (Expires: 7/2/2027)	No Current Action (valid until 2029)
26P	Lot 9008 Frankland Ave, Hammond Park	WAPC: 16/9/2021 (Expires: 16/9/2021)	Included in this Amendment
26Q	Lot 50 Barfield Road, Hammond Park	WAPC: 10/2/2022 (Expires: 10/2/2032)	Included in this Amendment
26R	Lot 28 Barfield Road, Hammond Park	WAPC: 23/1/2024 (Expires: 23/1/2034)	No Current Action (valid until 2034)
26S	Lot 301 Barfield Road, Hammond Park	WAPC: 6/2/2024 (Expires: 13/2/2034)	No Current Action (valid until 2034)

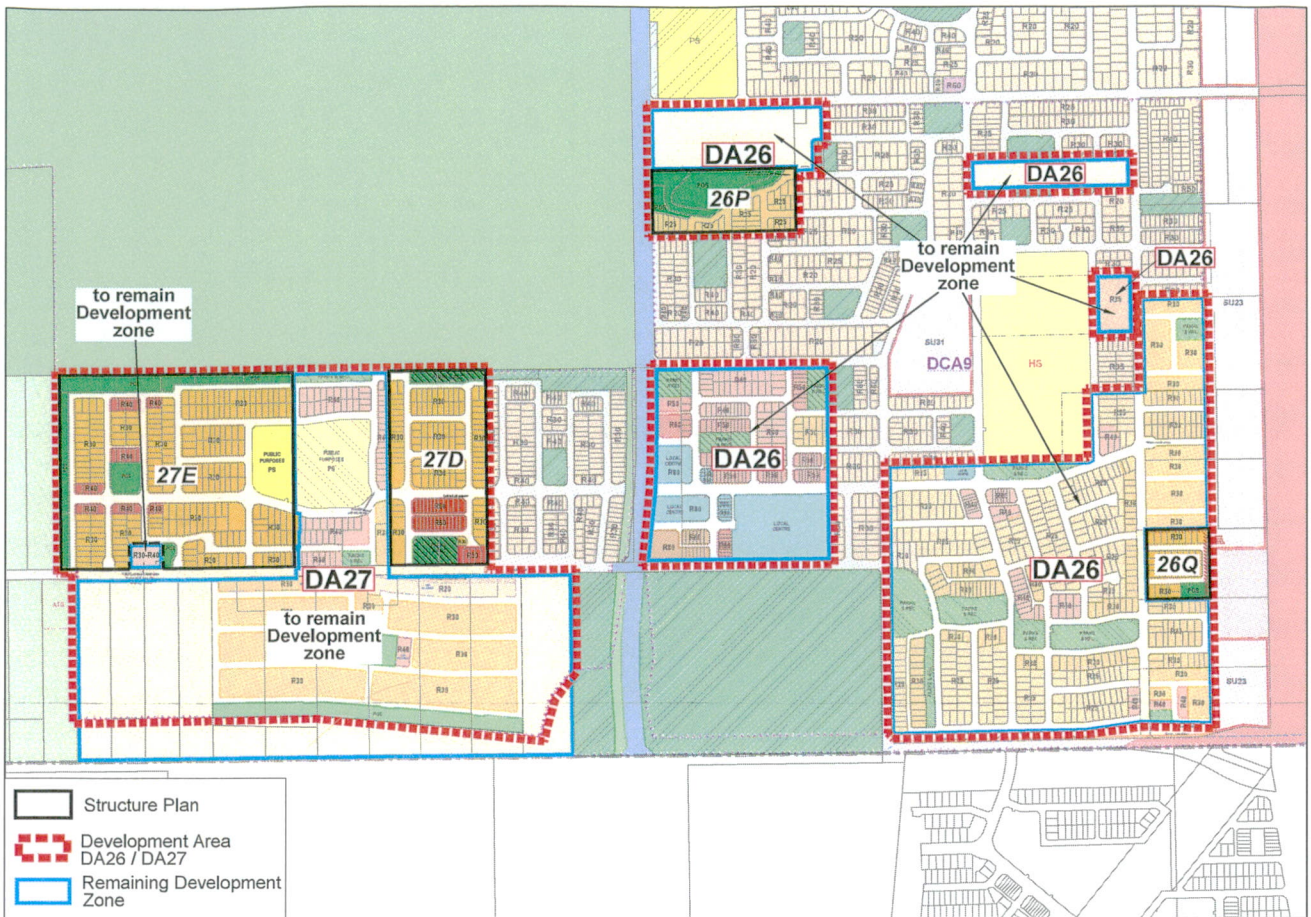


Figure 5 - DA26 & DA27, Amendment Extent and Development Zone extent

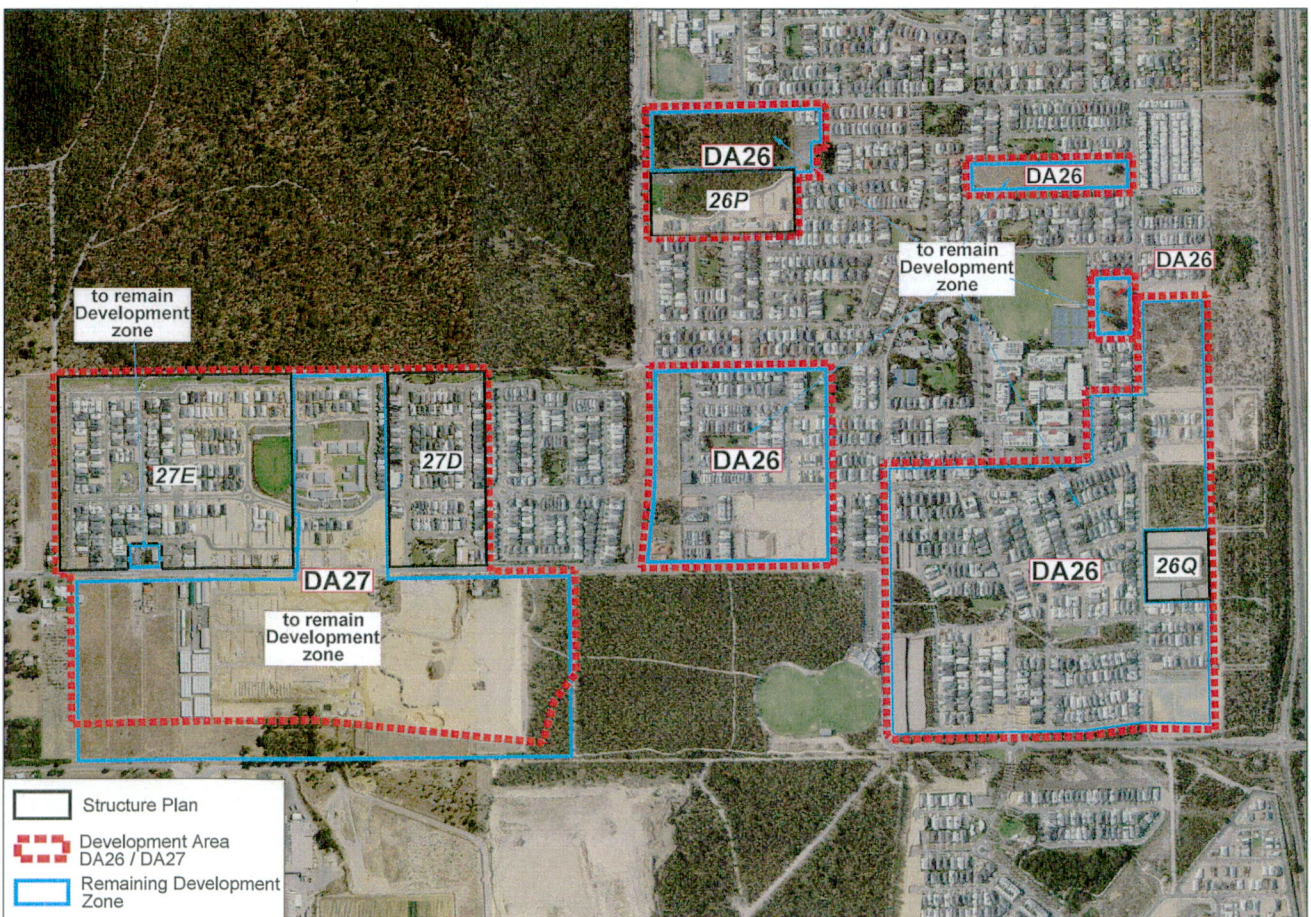


Figure 6 - Aerial Photograph showing extent of Completed Subdivision and Development

DA27 currently includes four (4) operative structure plans, of which one (1) is ready for complete rationalisation, and one (1) is proposed to be partially rationalised by this proposal:

Structure Plan #	Address	Latest Approval (& Expiration Dates)	Proposed Action
27D	Lots 109-110 Wattleup Road, Hammond Park	WAPC: 3/11/2015 (Expires: 3/11/2027)	Included in this Amendment
27E	Hammond Park West – Lots 71, 74-76 and 303-305 Wattleup Road, Hammond Park	WAPC Mods: 28/9/2022 (Expires: 28/9/2027)	Partially Included in this Amendment
27F	Lots 107, 150, 9159 Wattleup Road, Hammond Park	WAPC: 11/6/2019 (Expires: 11/6/2029)	No Current Action (valid until 2029)
27G	Hammond Quarter – Lots 816, 1000, 803, 805, 200, 9001, 817, 1001 & 9002 Wattleup Road, Hammond Park	WAPC: 14/2/2024 (Expires: 14/2/2034)	No Current Action (valid until 2034)

The extent of DA 26 and 27 (thick red dotted line), this scheme amendment proposal (black solid line), and the relevant Structure Plans are depicted on **Figures 5 and 6**.

As the balance of 27E and Structure Plans 26G, I, M, R, S and 27F and G are still undergoing development they are not being rationalised by this proposal and will retain their existing 'Development' zoning.

Development Area 31

Development Area 31 (DA31) was created via TPS3 Amendment No.70 (gazetted November 2010). The Packham North District Structure Plan (DSP) was then adopted by Council in 2011 to provide a broad land use framework, including the major road network, neighbourhood structure, commercial, and significant Public Open Space (POS) areas to coordinate and guide the preparation of LSPs.

DA31 was amended to its current extent as a result of the rationalisations completed via TPS3 Amendment No.175 (gazetted 3 December 2024).

As summarised in the following table, DA31 currently includes eight (8) operative structure plans, of which two (2) are ready to be completely rationalised by this proposal:

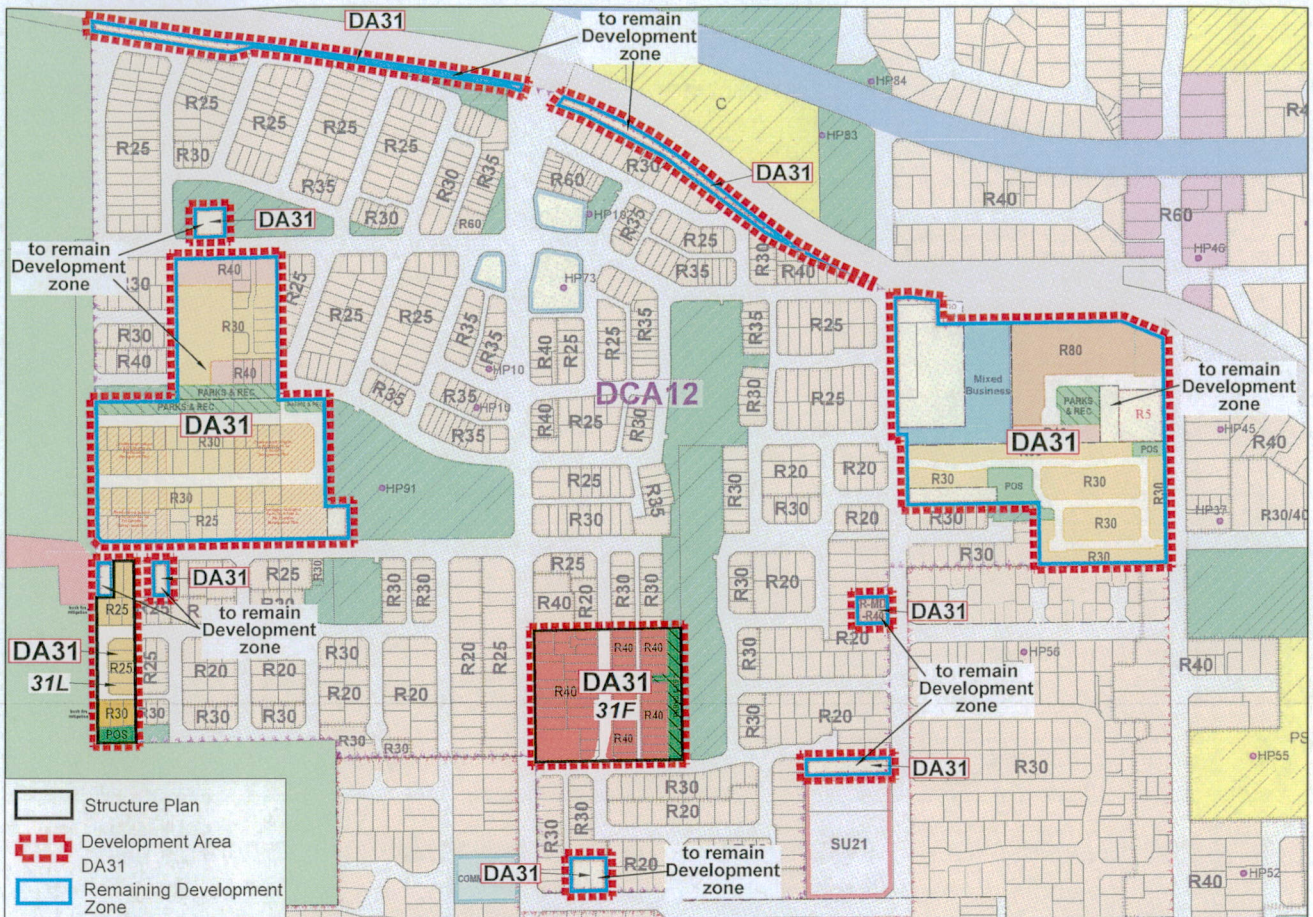


Figure 7 - DA31, Amendment Extent and Development Zone extent



Figure 8 - Aerial Photograph showing extent of Completed Subdivision and Development

Structure Plan #	Address	Latest Approval (& Expiration Dates)	Proposed Action
31C	Lots 480 & 483 Rockingham Road, Spearwood	City Modified: 6/11/2014 (Expires: 19/10/2035)	No Current Action (valid until 2035)
31D	Lots 14-18, 41 & 500 Ocean Road, Coogee	WAPC: 23/4/2013 (Expires: 19/10/2035)	No Current Action (valid until 2035)
31E	Lot 18 Mell Road, Spearwood	Council Approval Only: 11/12/14 (Expires: 19/10/2025)	Being Rationalised via Scheme Amendment 185
31F	Lots 1, 9 & 10 Hamilton Road, Spearwood	WAPC: 15/4/2015 (Expires: 19/10/2027)	Included in this Amendment
31H	Lots 1, 2 & 20 Entrance Road, Coogee	WAPC: 11/1/2016 (Expires: 11/1/2036)	No Current Action (valid until 2037)
31I	Lot 14 Rockingham Road, Spearwood	WAPC: 9/5/2017 (Expires: 5/5/2027)	No Current Action (valid until 2027)
31J	Lot 600 (No. 66) Mell Road, Spearwood	WAPC: 6/12/2017 (Expires: 6/12/2027)	No Current Action (valid until 2027)
31L	Lot 34 Ocean Road, Coogee	WAPC: 8/7/2022 (Expires: 8/7/2032)	Included in this Amendment

The extent of DA 31 (thick red dotted line), this scheme amendment proposal (black solid line), and the relevant Structure Plans are depicted on **Figures 7 and 8**.

As Structure Plans 31C, D, E, H, I and J are still undergoing development they are not being rationalised by this proposal and will retain their existing 'Development' zoning.

Development Area 41

Development Area 41 was created via TPS3 Amendment No.117 (gazetted June 2017). As summarised in the following table, DA41 currently includes one (1) operative structure plan that is ready to be completely rationalised by this proposal:

Structure Plan #	Address	Latest Approval (& Expiration Dates)	Proposed Action
41A	Lot 703 Ghostgum Avenue, Treeby	WAPC Modified 28/10/2021 (Expires: 14/09/2030)	Included in this Amendment

The extent of DA 41 (thick red dotted line), this scheme amendment proposal (black solid line), and the relevant Structure Plans are depicted on **Figures 9 and 10**.

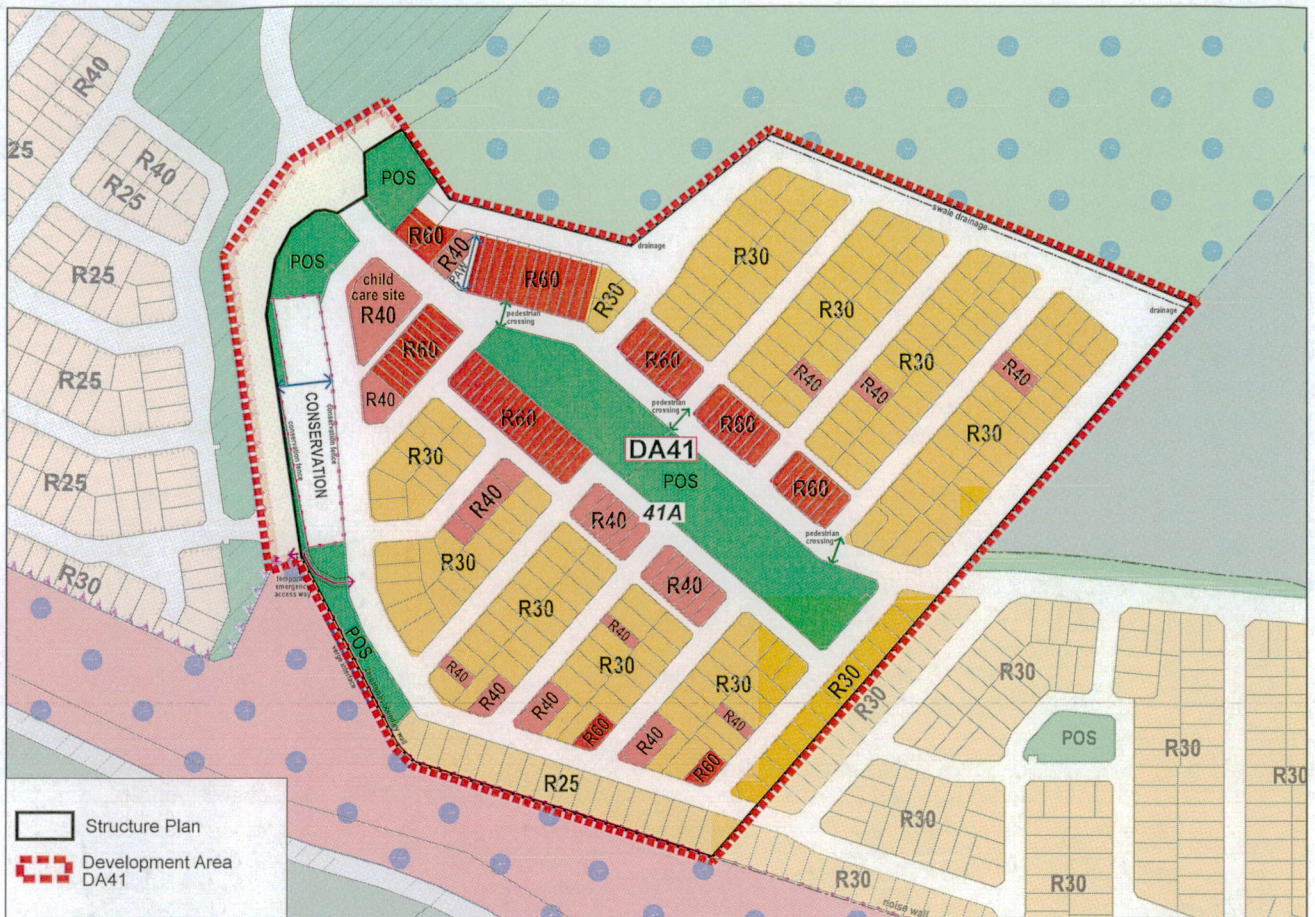


Figure 9 - DA41, Amendment Extent and Development Zone extent



Figure 10 - Aerial Photograph showing extent of Completed Subdivision and Development

3.0 AMENDMENT TYPE

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

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

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

- (i) *an amendment to correct an administrative error;*
- (ii) *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;*
- (iii) *an amendment to the scheme text to delete provisions that have been superseded by the deemed provisions in Schedule 2;*
- (iv) *an amendment to the scheme so that it is consistent with any other Act that applies to the scheme or the scheme area;*
- (v) *an amendment to the scheme so that it is consistent with a State planning policy;*
- (vi) *an amendment to the scheme map to include a boundary to show the land covered by an improvement scheme or a planning control area;*
- (vii) *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;*
- (viii) *an amendment that results from a consolidation of the scheme in accordance with section 92(1) of the Act;*
- (ix) *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.*

The proposed amendment satisfies (i), (vii) and (ix) 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), or administrative changes to bring the local scheme closer into alignment with the Metropolitan Region Scheme.

4.0 TOWN PLANNING CONTEXT

4.1 State Planning Framework

The majority of DA4 and DA5 and the entirety of DA26, 27, 31 and 41 are identified in the *South Metropolitan Peel Sub-Regional Planning Framework* and zoned 'Urban' under the Metropolitan Region Scheme

4.2 City of Cockburn Town Planning Scheme No. 3

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', 'Development Area 5', 'Development Area 26', 'Development Area 27', 'Development Area 31' and 'Development Area 41'.

The purpose of the 'Development' zone is to trigger the requirements 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 process. For the relevant Development Areas, 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.
DA 5	Munster (Development Zone)	1. An approved Structure Plan together with all approved amendments shall be given due regard in the assessment of applications for subdivision, land use and development in accordance with clause 27(1) of the Deemed Provisions. 2. To provide for residential development except within the buffers to the Woodman Point WWTP, Munster Pump Station and Cockburn Central. 3. The local government will not recommend subdivision approval or approved land use and development for residential purposes contrary to the West Australian Planning Commission and Environmental Protection Authority Policy on land within the Cockburn Cement buffer zone.
DA 26	Rowley Road (Development Zone)	1. An approved Structure Plan together with all approved amendments shall be given due regard in the assessment of applications for subdivision, land use and development in accordance with clause 27(1) of the Deemed Provisions. 2. To provide for residential development and compatible land uses.

DA 27	Wattleup Road (Development Zone)	<ol style="list-style-type: none"> 1. An approved Structure Plan together with all approved amendments shall be given due regard in the assessment of applications for subdivision, land use and development in accordance with clause 27(1) of the Deemed Provisions. 2. To provide for residential development and compatible land uses.
DA 31	Packham North (Development Zone)	<ol style="list-style-type: none"> 1. An approved Structure Plan together with all approved amendments shall be given due regard in the assessment of applications for subdivision, land use and development in accordance with clause 27(1) of the Deemed Provisions. 2. To provide for residential development and compatible land uses. 3. Each subdivision and development application in the Development Area shall achieve at least 85% of the potential number of dwellings achievable under the R Code designated for the application area in the endorsed Structure Plan.
DA 41	Ghostgum Avenue (Development Zone)	<ol style="list-style-type: none"> 1. An approved Structure Plan together with all approved amendments shall be given due regard in the assessment of applications for subdivision, land use and development in accordance with clause 27(1) of the Deemed Provisions. 2. To provide for residential development and compatible land uses. 3. The Structure Plan is to be provided to the Office of Environmental Protection Agency (OEPA) for consultation and comment as part of the advertising period.

The affected land is also included within various Development Contribution Areas (DCA) identified in Table 10, as summarised below. This amendment has no impact on the operation of those DCA's.

TABLE 10 – DEVELOPMENT CONTRIBUTION AREAS			
DEVELOPMENT AREA		ENABLING INFRASTRUCTURE	COMMUNITY INFRASTRUCTURE
DA 4	Yangebup	DCA4 – Yangebup West	DCA13 – City Wide
DA 5	Munster	DCA6 – Munster	DCA13 – City Wide
DA 26	Rowley Road	DCA 9 – Hammond Park	DCA13 – City Wide
DA 27	Wattleup Road	DCA10 - Wattleup	DCA13 – City Wide
DA 31	Packham North	DCA12 – Packham North	DCA13 – City Wide
DA 41	Ghostgum Avenue	N/A	DCA13 – City Wide DCA15 – Treeby/Jandakot

5.0 PROPOSAL

Subdivision and development of substantial portions of the Development Areas is now complete, meaning that many structure plans have served their purpose and are no longer required.

The amendment therefore seeks to remove these areas from DA 4, 5, 26, 27, 31 and 41 and transfer the structure plan identified zonings and reservations for the land into the Scheme.

Development Areas 4, 5, 26, 27, 31 and 41

As there remain portions of DA 4, 5, 26, 27 and 31 yet to be structure planned, or that involve structure plans in various stages of physical completion, deletion of the abovementioned Development Areas and its special provisions are not proposed at this time, rather just a reduction to the extent of the special control area boundary to reflect the outcomes of this proposal.

Subdivision and development of DA41 however is complete, meaning that both the Structure Plan and its enabling Scheme provisions have served their purpose and are no longer required. This proposal therefore includes the deletion of Development Area 41 in its entirety in addition to transferring the relevant Structure Plan identified zonings and reservations into the Scheme, ahead of their expiry.

Local Structure Plans (LSP)

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

Identification of the Residential Medium Density (R-MD) referenced in a Structure Plan (4H, 26P, 27D, 27E and 41A) reflects an outdated practice, corrected via Planning Bulletin 112/2024.

Unless otherwise stated, all the approved structure plan designations directly correlate to zonings and reserves pursuant to TPS 3. All the public roads have been constructed and ceded, and all the other public reserves embellished to the required standard and transferred into either public or utility operator ownership, in accordance with the applicable subdivision approvals.

Local Development Plans (LDPs)

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

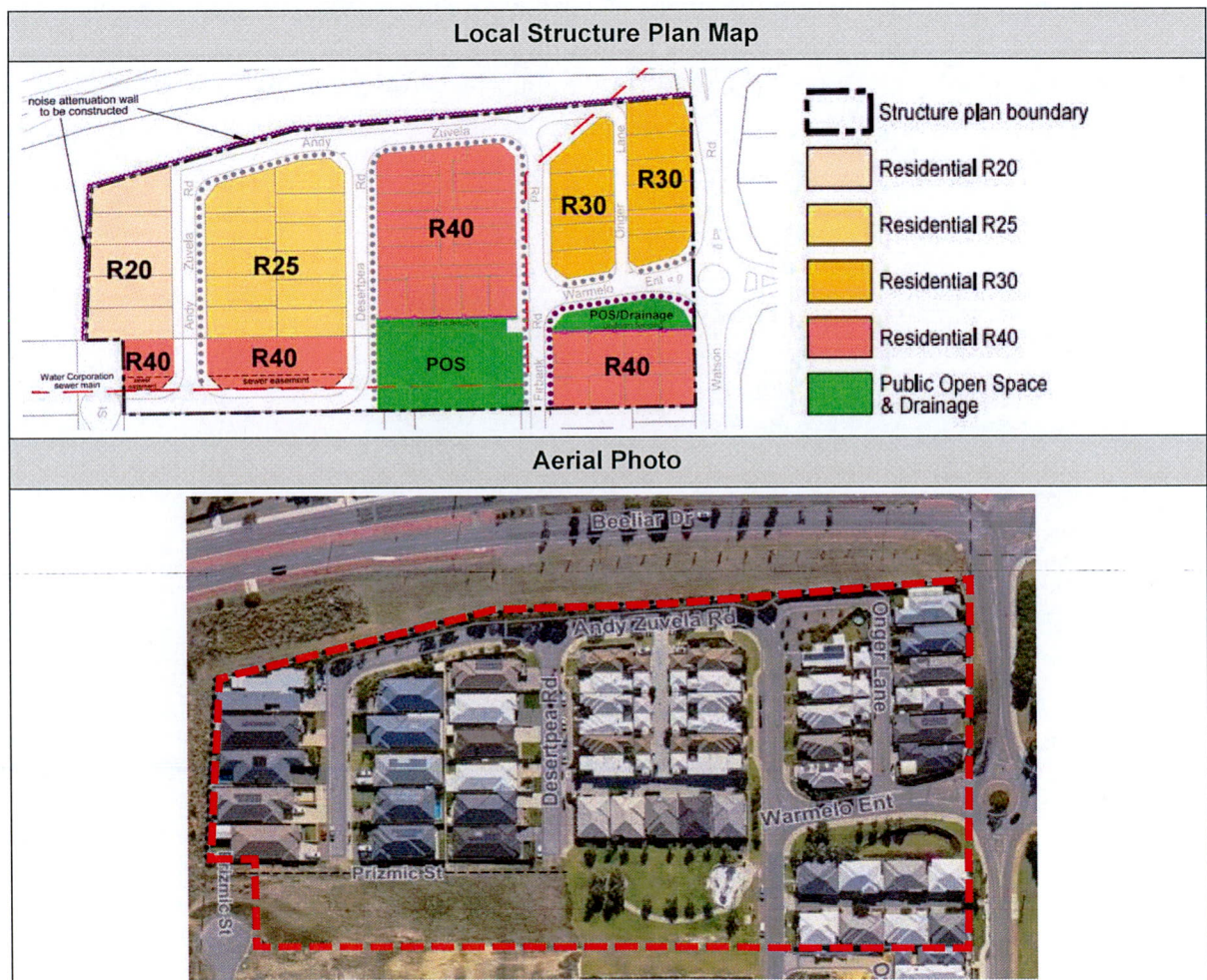
Lots 1001 & 83 Watson Road & Lot 82 View Street, Beeliar – (4C)

Located on the western half of DA4, the LSP is bound by the Stock Road primary regional road reservation to the west, Beeliar Road to the north, Watson Road to the east and similar residential development to the south. The LSP identifies an interconnected local road and POS network, servicing a range of low-to-medium (R20 to R40) density single and grouped residential housing.

Pockets of R30 and R40 are scattered throughout the area, typically involving laneway lot precincts, or similar lots with a direct interface to high amenity locations like POS (Dessertpea & Warmelo Parks) or along the Watson Road public bus route.

An area of Residential R40, including road connection to Prizmic Street and small portion of POS in the southwest corner are yet to be developed and have been excluded from this proposal. They will remain zoned 'Development' and within DA5 of TPS3.

Otherwise, all land within this LSP is proposed to be rezoned and/or reclassified from the 'Development' zone to the correlating zone, residential density coding and/or reserve identified on the current approved LSP Map. A copy of the current and proposed resultant LSP Maps are included at **Appendix A**.



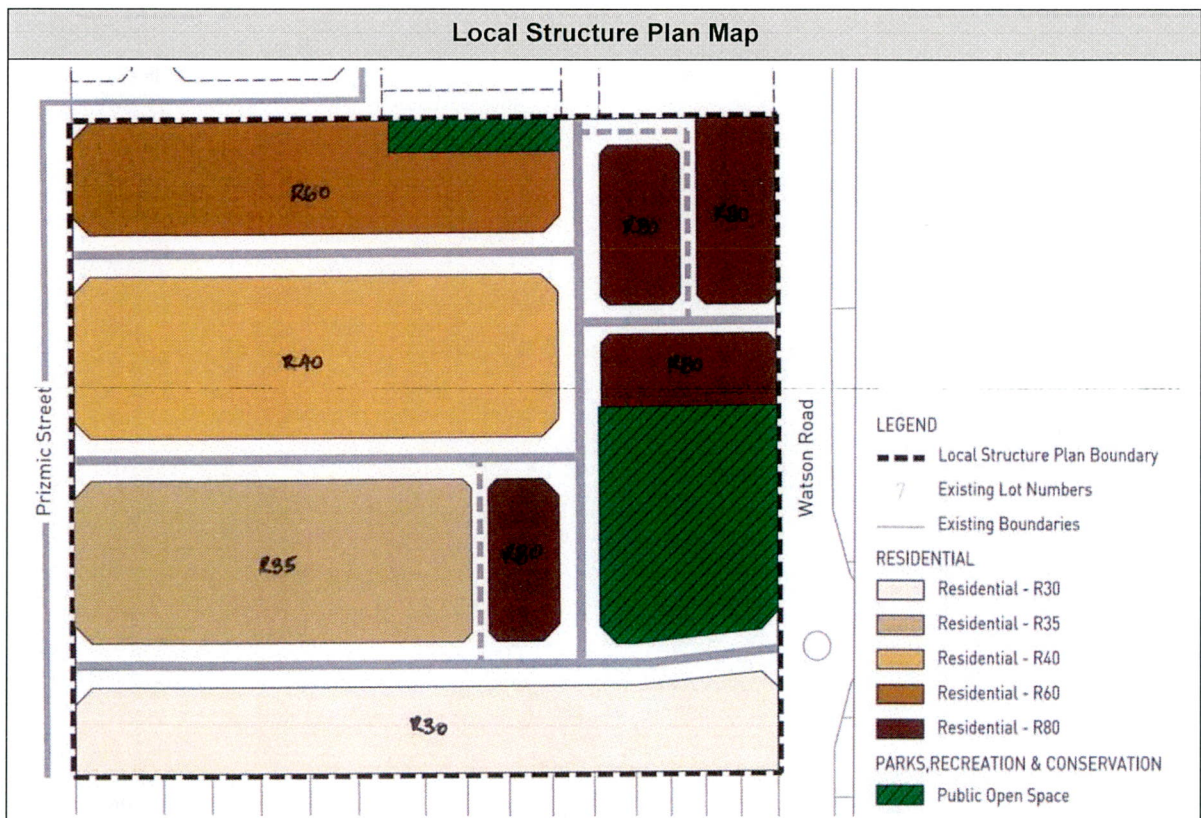
Lots 75 - 81 Prizmic Street & Lots 84 - 90 Watson Road, Beeliar - (4H)

Located between Stock and Watson Roads immediately south of Structure Plan 4C, this LPS identifies an interconnected local road network primarily servicing a range of low-to-medium (R30, R35 and R40) density single residential housing, with a roundabout (Caliza Way) and a secondary east-west 10m wide road reserve (Numana Lane) providing access from Watson Road.

Higher density (R60 and R80) coded single houses are situated within pockets that have a direct relationship to areas of high amenity such as POS (Dessertpea and Firbank Parks) and/or the Watson Road public bus route.

A pocket of as-yet undeveloped R60 coded land in the northwest corner adjacent to the southern boundary of Structure Plan 4C, has been excluded from this proposal due to its development being reliant upon subdivision of land to the north, including completion of the local road network (extension of Prizmic Street through to Andy Zuvella Road and Dessertpea Roads).

Besides the above, three vacant R80 coded and one R40 coded single house lots, subdivision and development of the structure plan is complete. Other than the R60 pocket remaining 'Development' zone, all land within this LSP is proposed to be rezoned and/or reclassified from the 'Development' zone to the correlating zone, residential density coding and/or reserve identified on the current approved LSP Map. Copies of the current and proposed resultant LSP Maps are included at **Appendix B**.



Aerial Photo

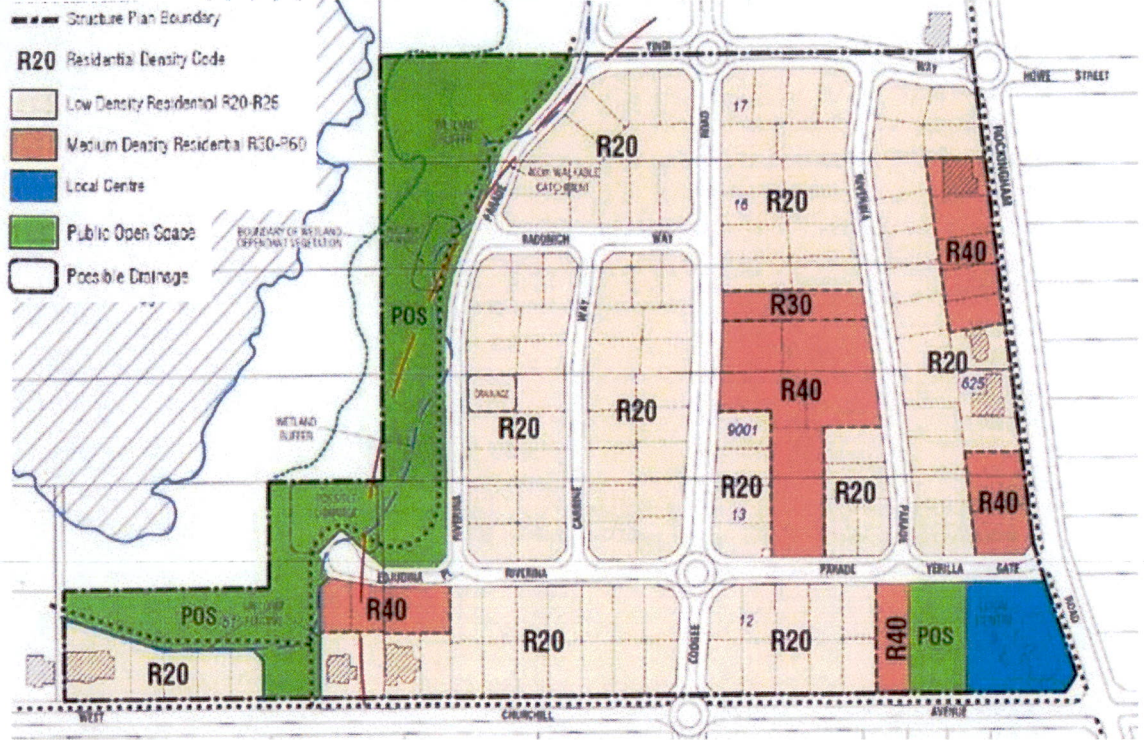


Lots 3, 13, 9001, 625, 15, 16, 17 Rockingham Road & Lots 12, 51 West Churchill Avenue, Munster – (5A)

Centrally located within DA5, this LSP identifies a local road and POS network, inclusive of a large section of Bindjar Reserve, servicing a range of low-to-medium (R20 and R40) density single housing. A Local Centre containing existing commercial businesses is located in the southeast corner at the intersection of Rockingham Road and West Churchill Avenue, abutting Salta Park.

The undeveloped southwest corner, including a portion of POS, the future cul-de-sac head for Edjudina Place, and a small portion of Residential land are excluded from this proposal. Otherwise, aside from two R20 coded single residential lots, all the land is proposed to be rezoned and/or reclassified from the 'Development' zone to the correlating zone and/or reserved identified on the approved LSP Map. Copies of the current and proposed resultant LSP Maps are included at **Appendix C**.

Local Structure Plan Map



Aerial Photo



Lots 2, 4, 201, 202, 704, 9000 Fawcett Road & Lots 50, 802 Mayor Road, Munster – (5C)

Located in the northwest corner of DA5, the LSP identifies an elongated, integrated local road network servicing low-to-medium (R20 and R40) residential housing. Included are two large POS reserves, both incorporating important environmental attributes recognised under the MRS as Bush Forever Sites (#261 Lake Coogee and #429 Bindjar Lake), with fringing land suitable for drainage and passive recreational use.

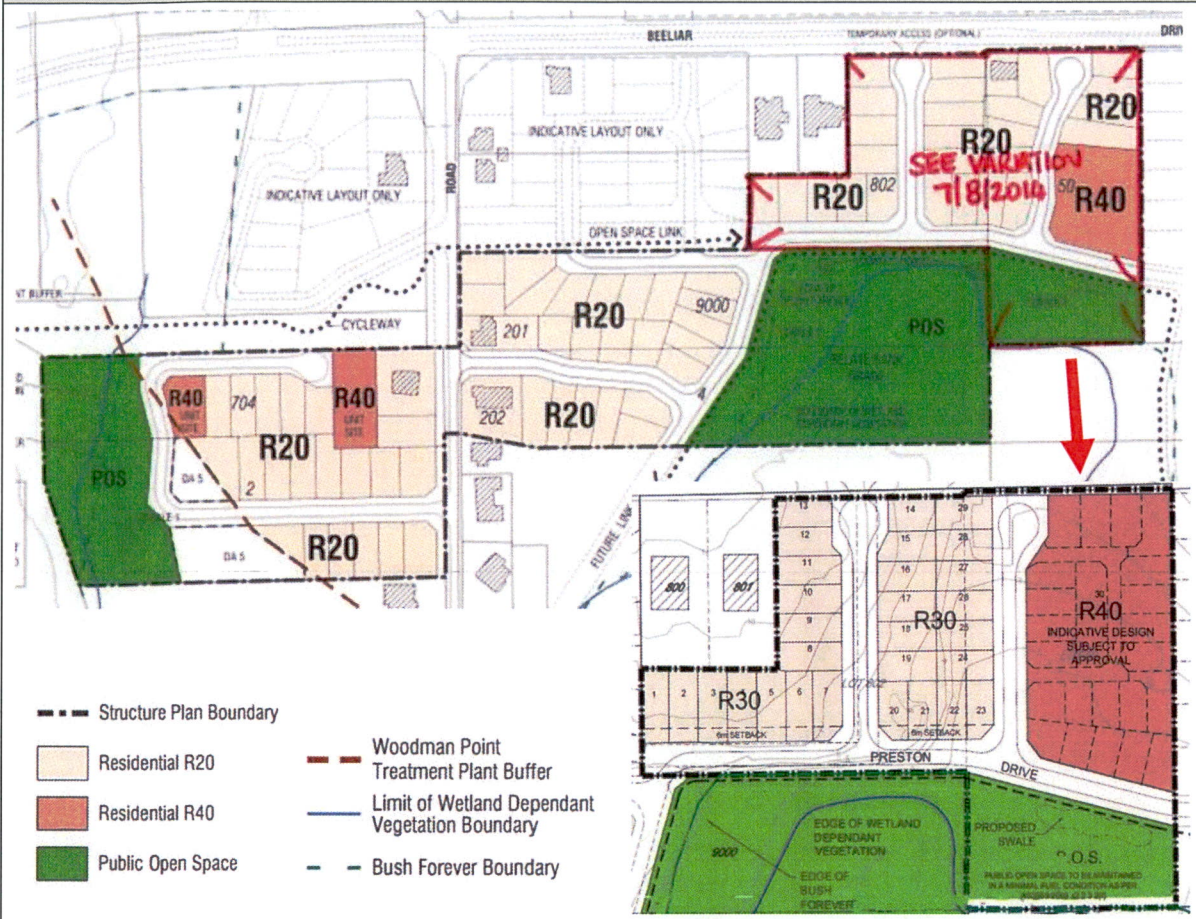
The southwest corner also lies within a notional 750m buffer to the Woodman Point Wastewater Treatment Plant (WWTP). Despite being included within the LSP and subsequently developed, this land remains zoned 'Urban Deferred' under the MRS. Most of this land is now POS or road reserve, however portions remain within privately owned land being used for residential purposes including (from north to south):

Affected Lots	Aerial Photo
<ul style="list-style-type: none"> • S/Lot 2 / #20 Ingrilli Court – an outdoor living area and covered patio servicing a small R40 coded grouped dwelling 	
<ul style="list-style-type: none"> • Lot 237 / #16 Ingrilli Court – an uncovered outdoor living area and large grassed area servicing a single house 	
<ul style="list-style-type: none"> • Lot 250 / #11 Ingrilli Court – an expansive area including an enclosed garage, multiple outbuildings, covered patio, outdoor living area, storage yard and large grassed area. 	
<ul style="list-style-type: none"> • Lot 249 / #9 Ingrilli Court – an uncovered portion of outdoor living area servicing a single house. 	

To avoid inadvertently creating the potential for further subdivision contrary to the intention of the land's Urban Deferred MRS zoning and/or the creation of additional habitable structures within the LSP recognised WWTP buffer, it is proposed that the privately owned land remain zoned 'Development' and within DA5 under TPS3.

Otherwise, all land within this LSP is proposed to be rezoned and/or reclassified from the 'Development' zone to the correlating zone and/or reserve identified on the approved LSP Map. Copies of the current and resultant LSP Maps are included at **Appendix D**.

Local Structure Plan Map



Aerial Photo

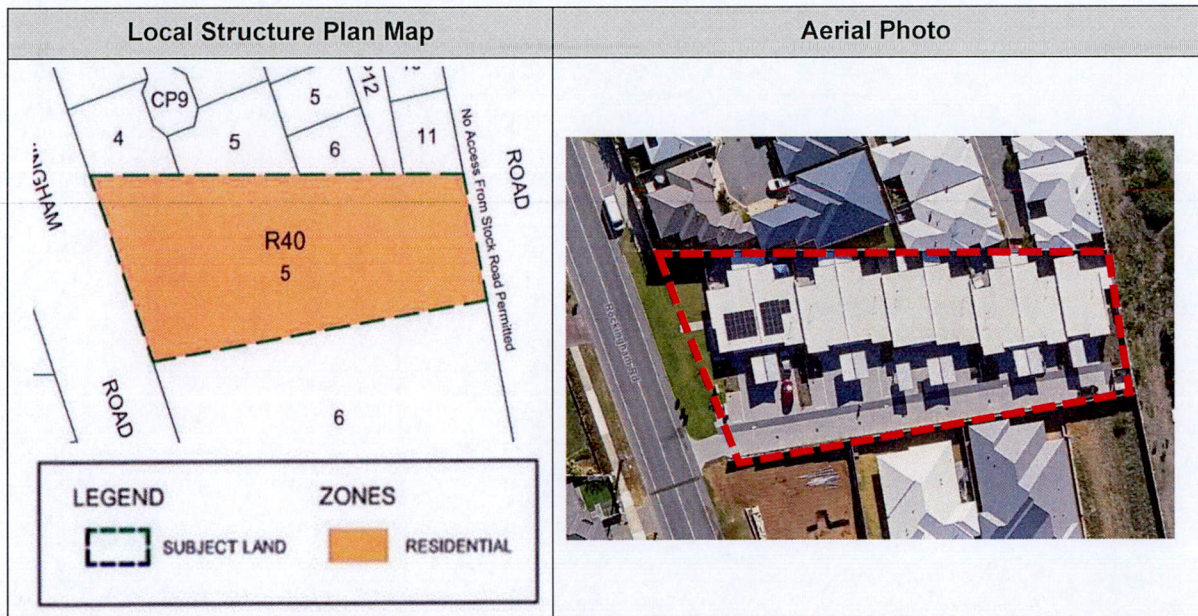


Lot 5 Rockingham Road, Lake Coogee – (5R)

Located mid-way along the eastern edge of DA5, this LSP identifies the entire site for medium (R40) density housing that takes advantage of the public transport route running along the abutting portions of both Rockingham and Stock Roads.

The site has been completely developed and strata subdivided for grouped housing.

The land is therefore proposed to be rezoned from 'Development' to the directly correlating zone (and density coding) identified on the current approved LSP Map shown at **Appendix E**.



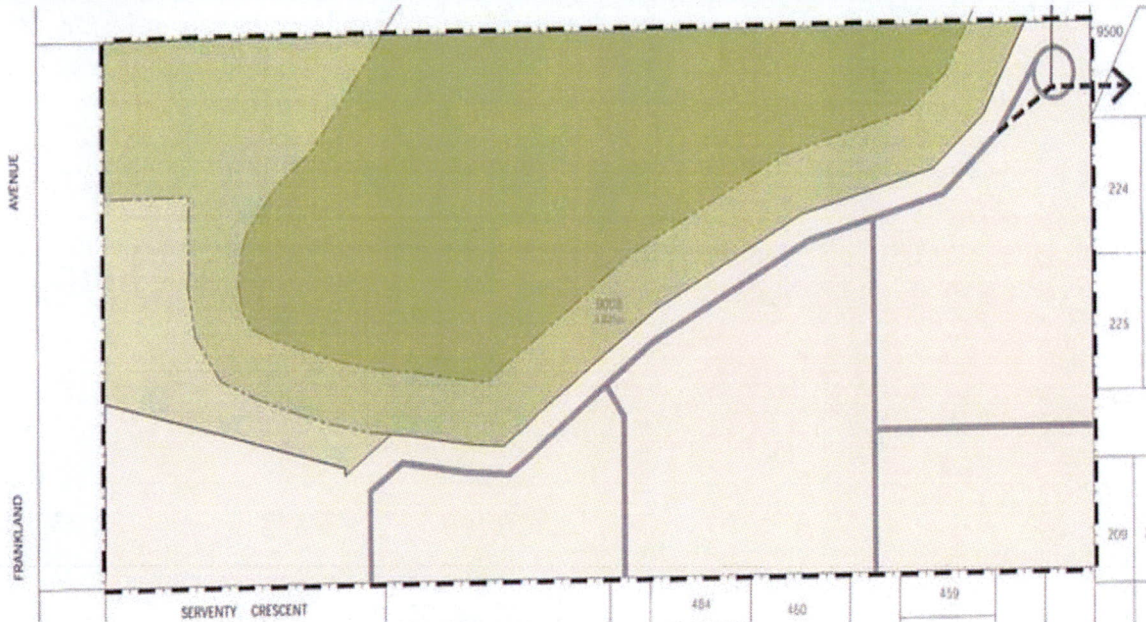
Lot 9008 Frankland Avenue, Hammond Park – (26P)

Located in the northwest corner of Development Area 26 towards the western end of Gaebler Road and adjacent Hammond Road on the western side, this LSP identifies an interconnected local road network radiating out from a large area of POS to the north (encompassing a conservation category wetland), servicing low (R25) density single residential housing.










Whilst approximately ten lots are yet to have a dwelling constructed on them, the land has been subdivided into its ultimate configuration with development and ceding of all the proposed public reserves now complete.

The LSP has therefore served its purpose with all land proposed to be rezoned and/or reclassified from the 'Development' zone to the correlating zone and/or reserve identified on the current approved LSP Map shown at **Appendix F**.

Local Structure Plan Map



LEGEND

-  SUBJECT SITE
-  EXISTING BOUNDARIES
-  EXISTING LOT NUMBERS
-  PROPOSED LOT NUMBERS
-  MAPPED WETLAND
-  MAPPED WETLAND BUFFER
-  PUBLIC OPEN SPACE
-  RESIDENTIAL - R25
-  ACCESS STREET - LOCAL ROAD (CENTRELINE)

Aerial Photo

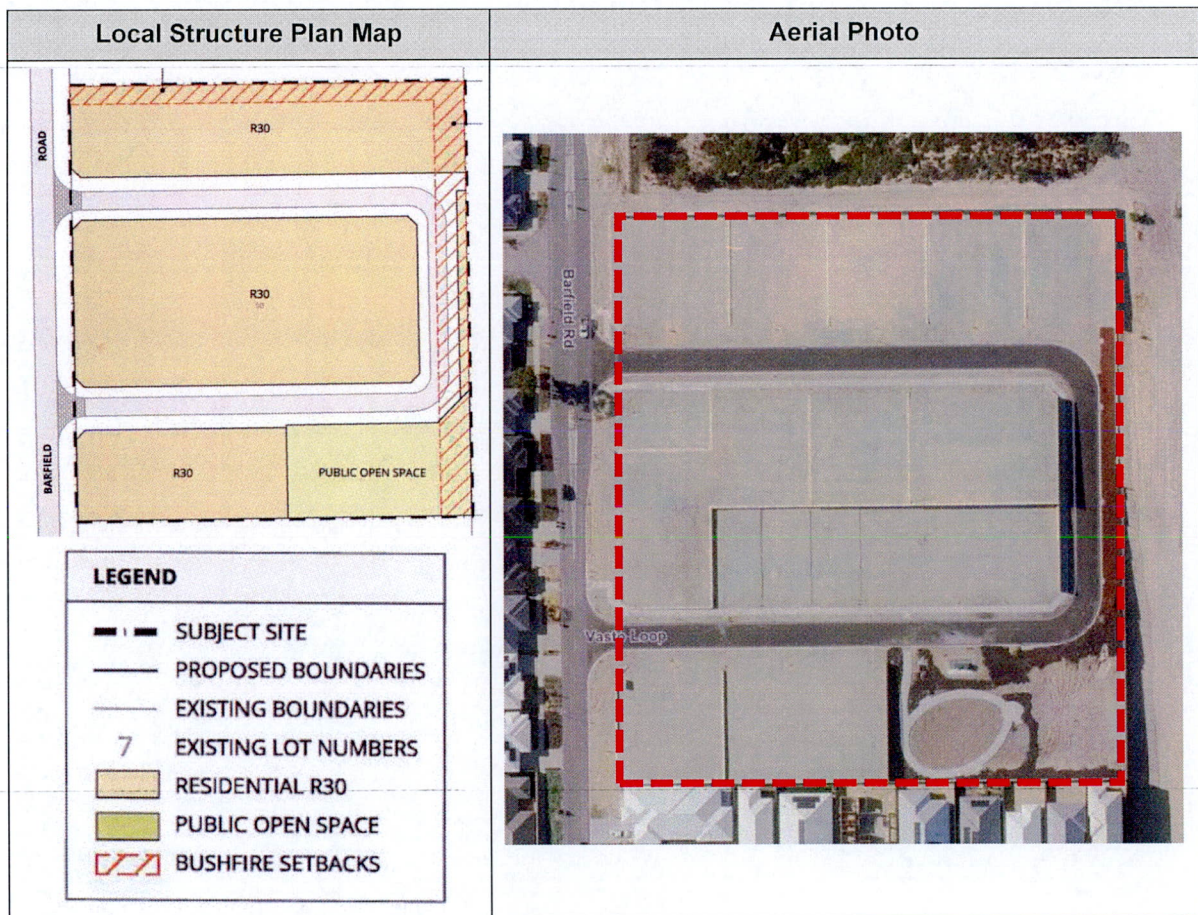


Lot 50 Barfield Road, Hammond Park – 26Q

Located mid-way along the eastern boundary of DA26, east of Barfield Road, this LSP identifies a simple loop road with a POS reserve in the southeast corner servicing low (R30) density single residential housing.

Whilst none of the lots are yet to have a dwelling constructed on them, the land has been subdivided into its ultimate configuration. Development of the POS reserve is currently underway, with the City holding a bond to cover any works not yet completed by the developer.

The LSP has therefore served its purpose with all land proposed to be rezoned and/or reclassified from the 'Development' zone to the correlating zone and/or reserve identified on the current approved LSP Map shown at **Appendix H**.



Lot 109 & 110 Wattleup Road, Hammond Park – 27D

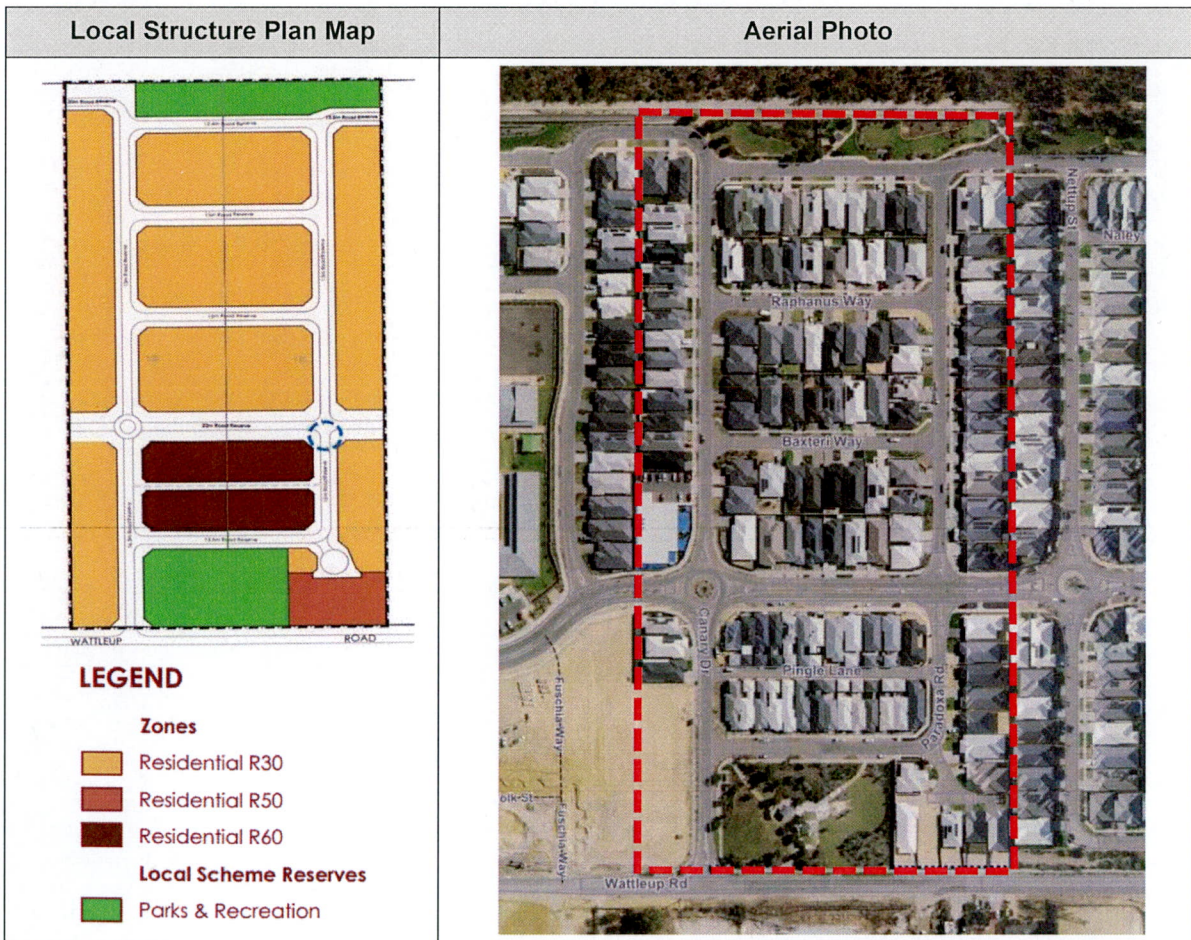
Located centrally within Development Area 27 on the northern side of Wattleup Road, this LSP identifies an interconnected local road network primarily servicing low (R30) density single residential housing.

A linear POS reserve (McPhee Park) acts as a managed landscape interface to Harry Waring Regional Reserve to the north, with pockets of medium (R50 and R60) density laneway and smaller lot housing located in high amenity locations within immediate proximity to the southern POS reserve (Canary Park).

A childcare centre is located on the northwest corner of the intersection of Whadjuk and Canary Drive, within proximity to Jilbup Primary School.

Aside from an approved strip of R30 lots in the southwest corner (currently under construction) all the land has been subdivided to its ultimate configuration, including development and ceding of all the public reserves.

The LSP has therefore served its purpose with all land proposed to be rezoned and/or reclassified from the 'Development' zone to the correlating zone and/or reserve identified on the current approved LSP Map shown at **Appendix I**.



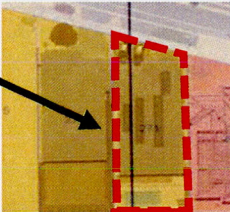
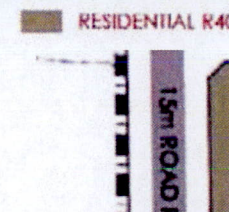
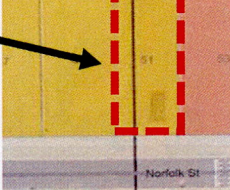
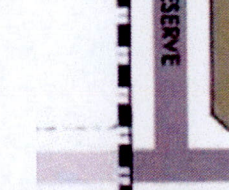
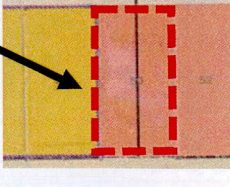
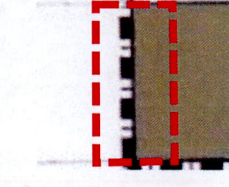
Lots 71, 74-76 & 303-305 Wattleup Road, Hammond Park – 27E

Encompassing the northwest corner of DA27, this LSP identifies an interconnected local road network radiating out around a centralised POS reserve (Chittick Park), servicing a range of low-to-medium (R30-40) density single residential housing.

A linear POS reserve (Hibiscus Park) acts as a managed landscape interface to Harry Waring Regional Reserve to the north and MRS zoned Rural land to the west, with a small reserve encompassing a wastewater pump station and drainage basin located along the southern boundary adjacent Wattleup Road. The western-most portion of Jilbup School is identified mid-way along its eastern boundary.

Density plans approved as part of the subdivision process code most of the lots as R30, with pockets of R40 density laneway and squat lot product located in high amenity locations with a direct interface to POS or the future Whadjuk Drive public bus route.

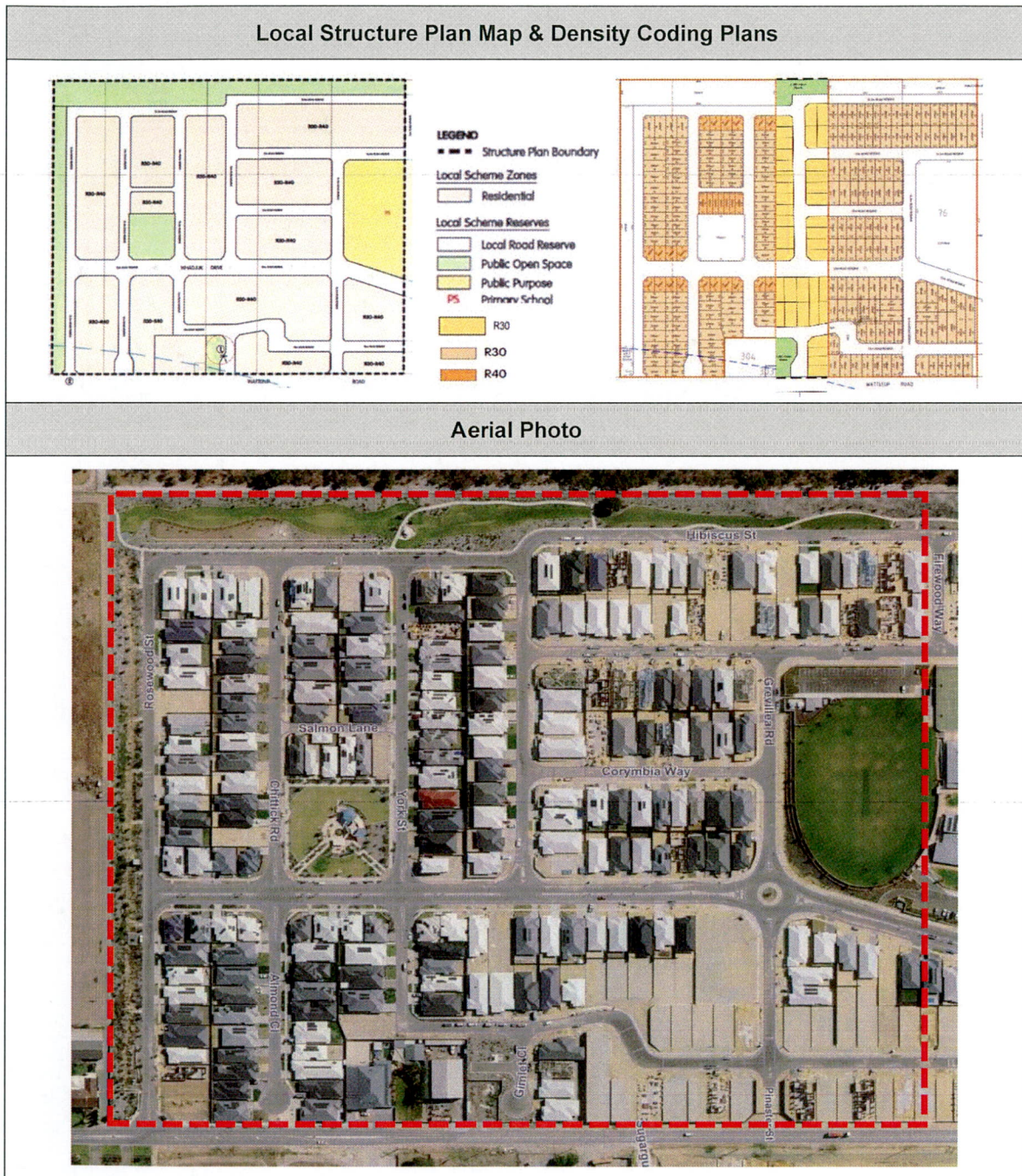
The LSP boundary runs through the middle of three lots that overlap into LSP 27F (Lots 107, 150 & 9150 Wattleup Road). Whilst 27F is not being rationalised as part of this proposal (due to the southeast corner including two roads and a POS reserve not yet being constructed), the full extent of the overlap lots have been included, with their density codings determined on the following basis:

Affected Lots	Aerial Photo (with LSP overlay)	LSP 27F Extract
<ul style="list-style-type: none"> • Lot 534 / #271 Whadjuk Drive – Zoning Certificate issued for the site states R30 / Building Permit for the single dwelling was assessed at R30 		
<ul style="list-style-type: none"> • Lot 548 / #51 Norfolk Street – Zoning Certificate issued for the site states R30 / Building Permit for the single dwelling was assessed at R30 		
<ul style="list-style-type: none"> • Lot 563 / #50 Norfolk Street – LSP 27F identifies the eastern half of the lot as R40 / Building Permit for the single dwelling was assessed at R40 		

Lots 303 and 304 Wattleup Road, incorporating a large homestead lot and an associated business, have been excluded from this proposal as further subdivision and development (including provision of a site-specific density coding plan) is yet to occur. These lots will remain zoned 'Development' and within DA27.

Approximately 20 lots, mainly in the southeast corner remain undeveloped but have effectively been subdivided into their final configuration. Aside from construction of the connection of Pinaster Street to Wattleup Road (which forms the subject of an agreement between the City and the developer), all public reserves have been developed and ceded to the Crown.

Otherwise, all land within this LSP is proposed to be rezoned and/or reclassified from the 'Development' zone to the correlating zone and/or reserve identified on the approved LSP Map. Copies of the current and resultant LSP Maps (and associated coding plans) are included at **Appendix J**.

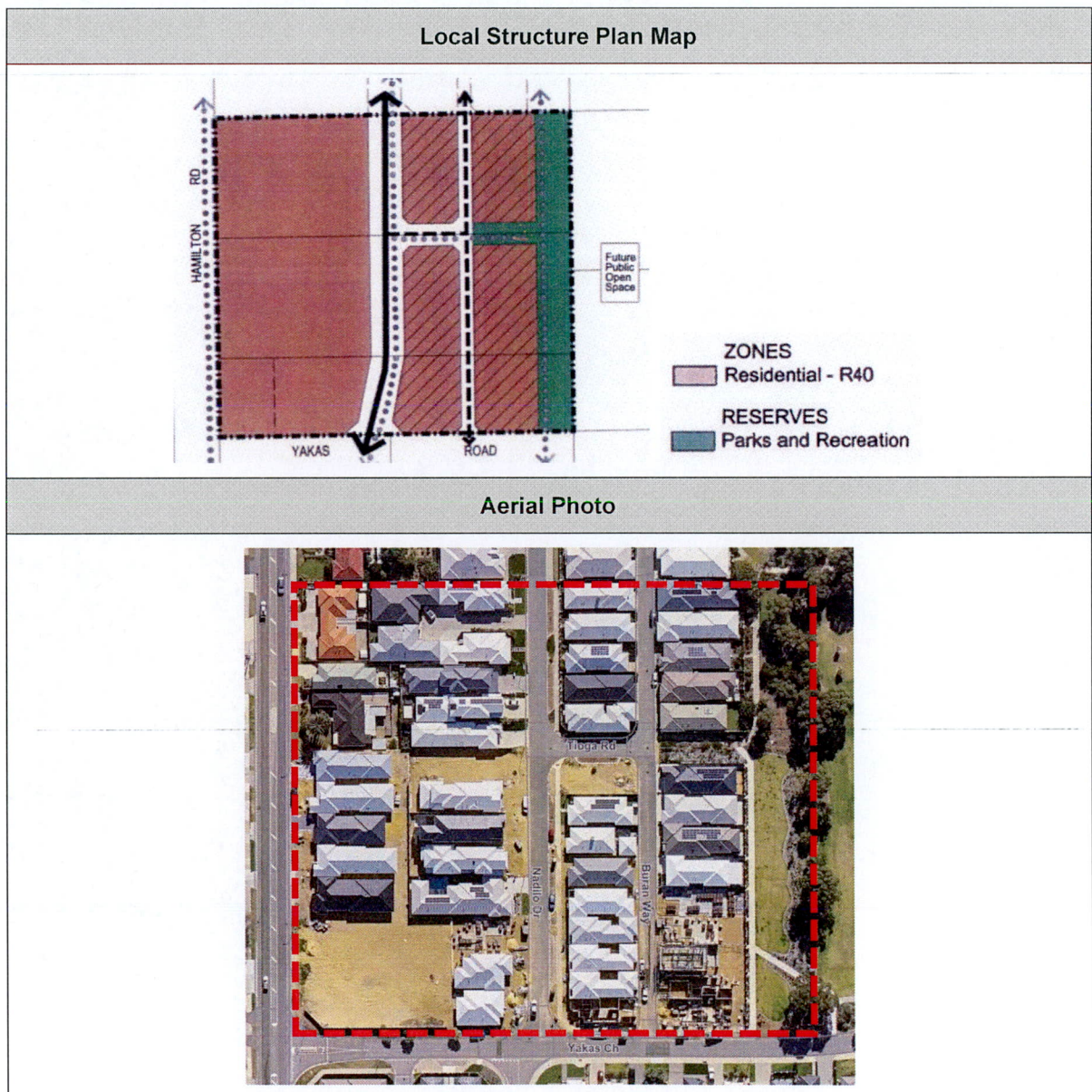


Lots 1, 9 & 10 Hamilton Road, Spearwood – 31F

Located centrally within DA31, this LPS identifies the extension/connection of two local roads and a linear POS reserve (Kitj Park) primarily serving medium (R40) density single residential housing.

Aside from two vacant R40 coded single house lots, and the former homestead lot located on the northeast corner of the intersection of Hamilton and Yakas Road, subdivision and development of the structure plan is complete, including the development and ceding of all public reserves.

The LSP has therefore served its purpose with all land proposed to be rezoned and/or reclassified from the 'Development' zone to the correlating zone and/or reserve identified on the current approved LSP Map shown at **Appendix K**.

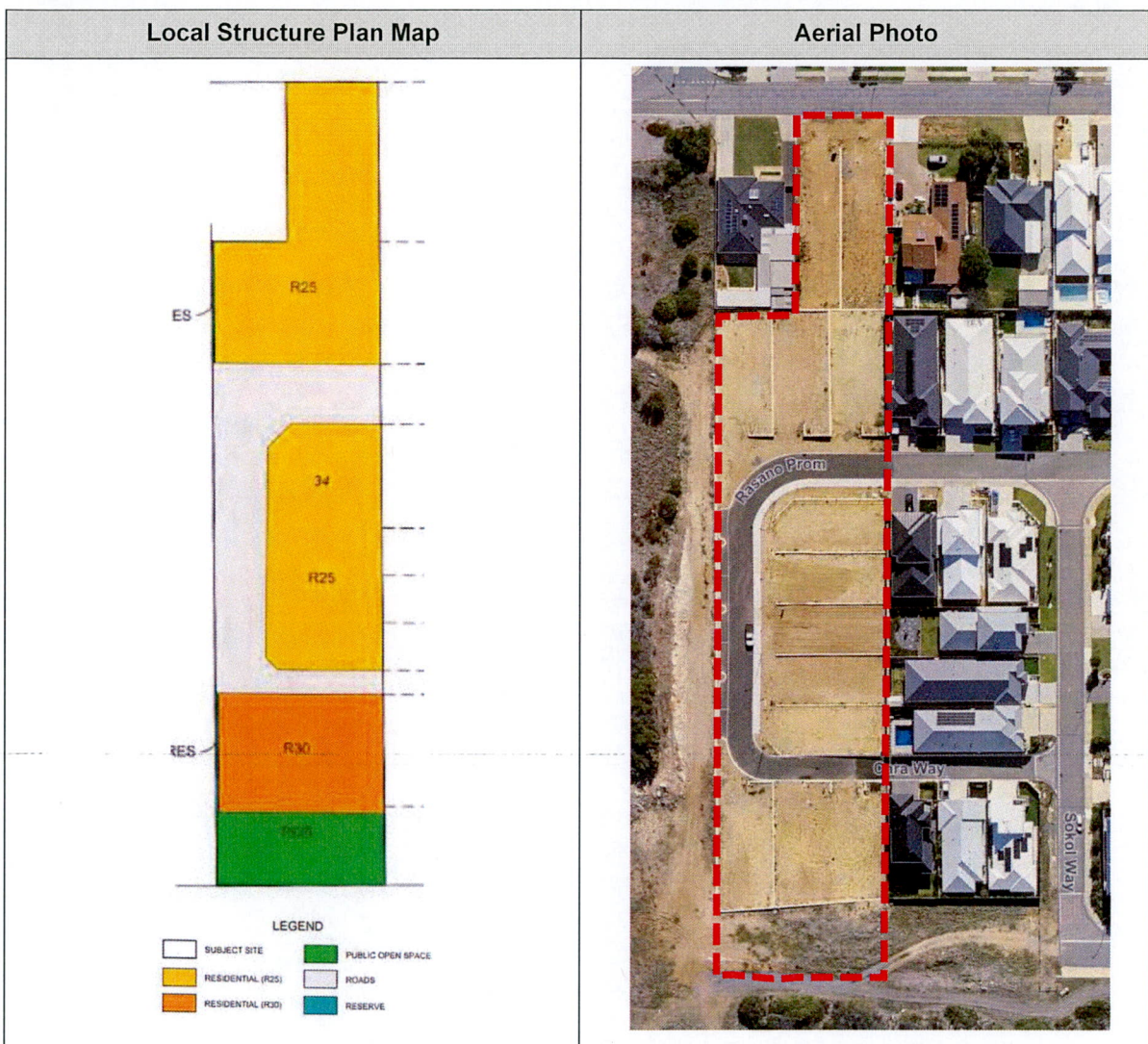


Lots 1, 9 & 10 Hamilton Road, Spearwood – 31L

Located towards the southwest corner of DA31, adjacent Regional POS south of Ocean Road, this LSP identifies a western extension of the local road and POS network to service low (R25 and R30) density single residential housing.

The POS reserve is yet to be developed, but the City has taken a bond to cover works not completed by the developer in coordination with an adjoining reserve (created by the same developer on an adjoining lot). Whilst most lots are yet to be developed with housing, they have been subdivided into their ultimate configuration

The LSP has therefore served its purpose with all land proposed to be rezoned and/or reclassified from the 'Development' zone to the correlating zone and/or reserve identified on the current approved LSP Map shown at **Appendix L**.



Lot 703 Ghostgum Avenue, Treeby – 41A

Encompassing the entirety of Development Area 41, north of Armadale Road and east of Ghostgum Avenue, this LSP identifies an interconnected local road network radiating out from a large, centralised area of POS (Kara Park), primarily servicing a range of low (R30) density single residential housing.

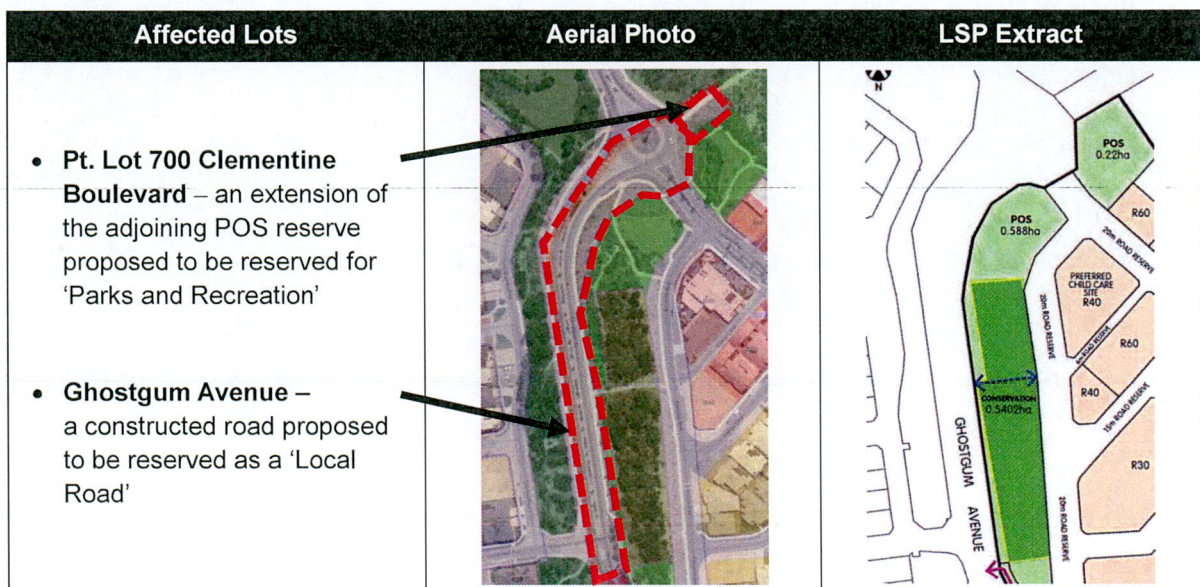
Another long linear strip of POS adjacent Ghostgum Avenue (Encyclia and Filigree Parks) connect a protected area of declared rare flora to a regional Bush Forever (Site #390) to the north.

A strip of R25 coded land acts as a transitional area to Armadale Road, with pockets of medium (R40 and R60) density scattered throughout the site, primarily laneway product in high amenity locations with a direct relationship to POS.

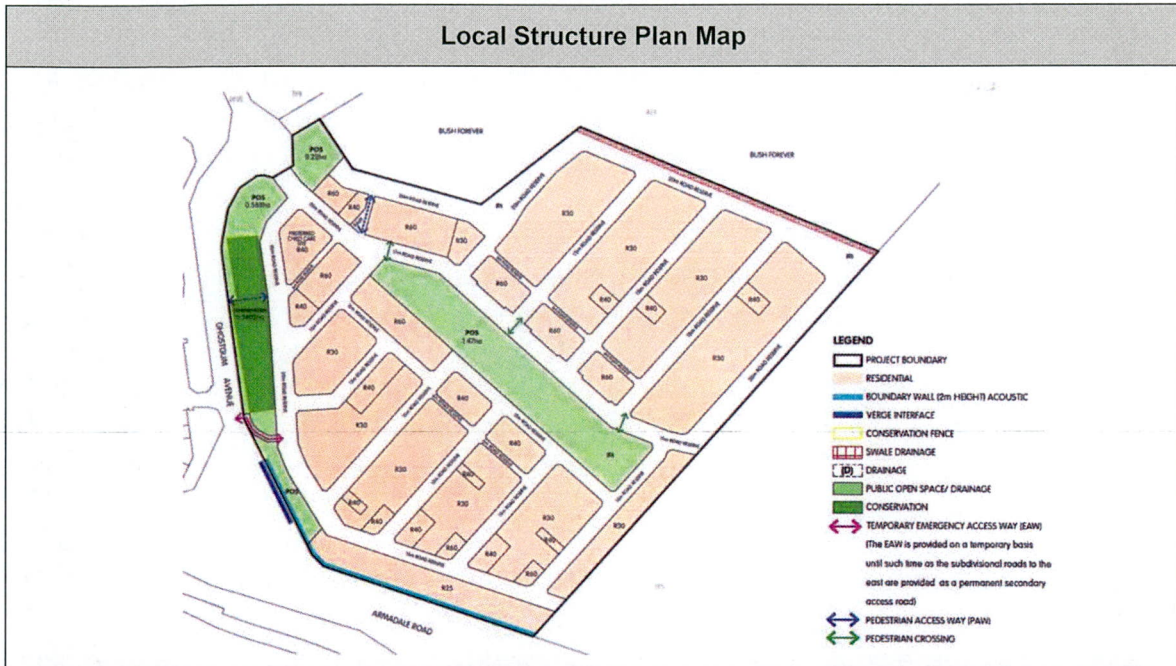
A childcare centre has been developed at the western entrance to the area on R40 coded land located on the southern corner of the intersection of Lycaste Parade and Encyclia Boulevard. Aside from 15 lots which have yet to be built on, the area is completely subdivided and developed.

Along the northern edge a slight change has occurred whereby Filigree Grove has been extended through to connect with Lycaste Parade, which in combination with a constructed PAW ensure adequate separation (and a line of defence) between residential lots and the bushfire threat from the Bush Forever site to the north. This proposal involves adjusting the zonings to reflect the WAPC approved subdivision layout and physical works that have since taken place on the ground.

Despite lying outside the approved LSP boundary, the following Development Zoned land is also included within this proposal to reflect the physical works and ceding of land that has previously occurred:



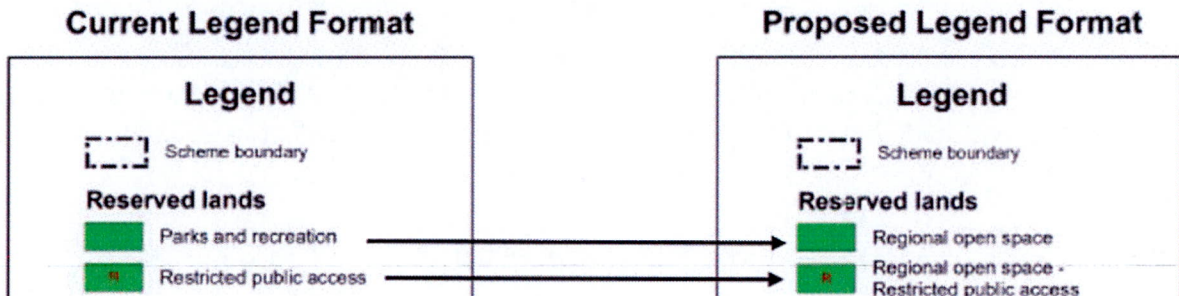
Other than the adjustments discussed above (including refinements to the approved residential density code boundaries), all the land within the LSP is proposed to be rezoned and/or reclassified from the 'Development' zone to the correlating zone and/or reserve identified on the current approved Structure Plan Map shown at **Appendix M**.



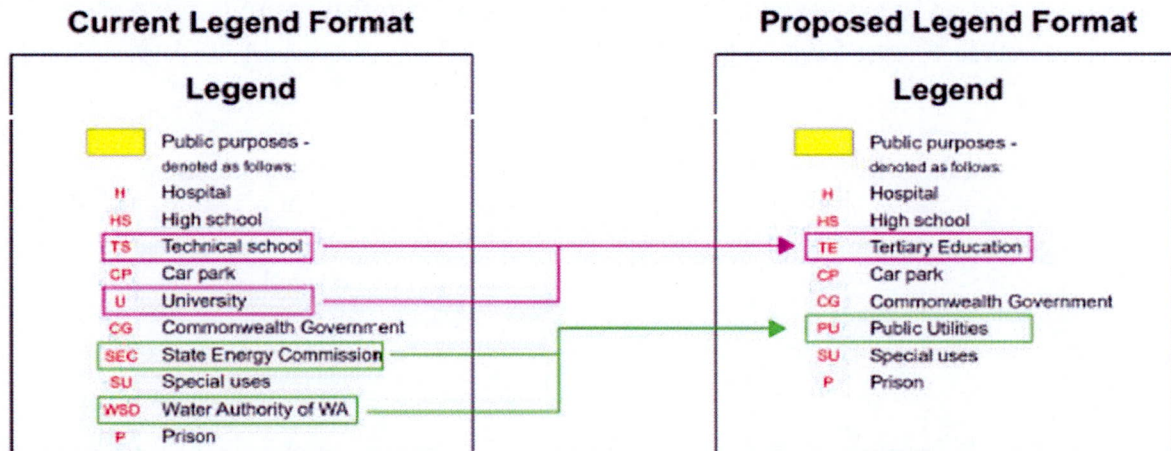
Administrative Changes

This proposal also includes updating several outdated 1963 regional reservations with contemporary naming protocols recently inserted into the Metropolitan Region Scheme.

On 31 March 2025 the *Planning and Development Amendment (Metropolitan Region Scheme) Bill 2024* came into effect. Included within the changes that modernised the MRS, was updating the references to regional open space, to better differentiate them from local schemes. The changes of relevance to TPS3 are summarised below:



On 6 June 2025 *MRS Amendment No.1431* was gazetted. In part, the amendment consolidated the names of Regional 'Public Purpose' Reserves to better reflect the way in which land is used and allow for the transition of ownership between similar service providers and agencies without triggering the prior need for an MRS Amendment.



As these changes are not covered under Section 26 of the *Planning and Development Act* they do not automatically read through to a local scheme, meaning they can only be reflected via inclusion and approval of a local scheme amendment.

This proposal also includes updating the references to these same reserves on the face of the scheme maps. The table beside recognises which Maps require updating and in what way:

Map No.	Symbol Reference	
	Existing	Proposed
1	SEC & WSD	PU
3	WSD & U	PU & TE
4-8	SEC	PU
10-11	WSD	PU
13	SEC	PU
14-18	WSD	PU

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, public open space and public purpose) 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.
- Where further subdivision and/or development is still to occur on private landholdings, the proposed zoning is consistent with the designation that would have applied under the applicable structure plan.

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 are purely administrative, required to ensure consistency between the local and region schemes, reflect good contemporary planning practice and do not pose any adverse impact on surrounding development.

POSTSCRIPT: Inclusion of Minister's Modification

Modifications required by the Minister of Planning were outlined in correspondence dated 8 April 2026 sent to the City of Cockburn and are set out further below.

In carrying out these modifications, the Council resolution dates are not modified, although in this case there are changes to the proposed scheme maps and the reference to fully revoke Structure Plan 27E from what was set out originally in those Council decisions.

In the interests of posterity and to provide some clarity to persons who may compare the original recommendation and/or Council minutes to these documents and/or the amended version of Town Planning Scheme No. 3, below are the Minister modifications:

1. *Modify the amendment mapping as follows:*
 - a. *Amend Lot 564, 563 and 562 Filigree Grove, Treeby from 'Residential' R20 to R30*
 - b. *Amend Lot 304 and 303 Wattleup Road, Hammond Park from 'Development area 26' to 'Residential' R30.*
2. *Amend the Regulation 35A statement so that Structure Plan 27E: Hammond Park West – Lots 71, 74-76 & 303 – 305 Wattleup Road, Hammond Park is revoked.*

Planning and Development Act 2005

City of Cockburn Town Planning Scheme No.3 Amendment No.187

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 Areas 4, 5, 26, 27, 31 & 41' from 'Development' to 'Residential (R20)', 'Residential (R25)', 'Residential (R30)', 'Residential (R35)', 'Residential (R40)', 'Residential (R50)', 'Residential (R60)', 'Residential (R80)' and 'Local Centre', as depicted on the Scheme Amendment Maps.
2. Reclassifying land within 'Development Areas 4, 5, 26, 27, 31 & 41' from the 'Development' zone to a local reserve for 'Parks and Recreation', 'Public Purpose – Primary School' or 'Local Road', as depicted on the Scheme Amendment Map.
3. Reducing the extent of the 'Development Areas 4 (DA4), 5 (DA5), 26 (DA26), 27 (DA27), & 31 (DA31)' special control area boundaries, as depicted on the Scheme Amendment Map.
4. Deleting 'Development Area 41' (DA41) entirely, from within Table 9 – Development Areas of the Scheme Text and the face of the Scheme Map.
5. Updating the 'Region Scheme Reserves' on the Scheme Map Legend by:
 - a) Deleting 'Parks and Recreation' and replacing it with 'Regional Open Space'
 - b) Deleting 'Parks and Recreation – Restricted' and replacing it with 'Regional Open Space – Restricted Public Access'
 - c) Deleting both 'Public Purposes - University (U)' and 'Public Purposes - Technical School (TS)' and replacing them with 'Public Purposes - Tertiary Education (TE)'
 - d) Deleting both 'Public Purposes – State Electricity Commission (SEC)' and 'Public Purposes – Water Corporation of WA (WSD)' and replacing them with 'Public Purposes – Public Utilities (PU)'; and
6. Replacing the 'SEC' and 'WSD' symbols with 'PU', and the 'U' symbol with 'TE' where they currently appear on the face of the Scheme Maps.

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

- It is an amendment the local planning scheme that involves zoning land consistent with an approved structure plan for the same land;
- It is an amendment that brings the local scheme into greater alignment with the region scheme; and/or is
- It is an amendment that corrects minor anomalies/administrative errors.

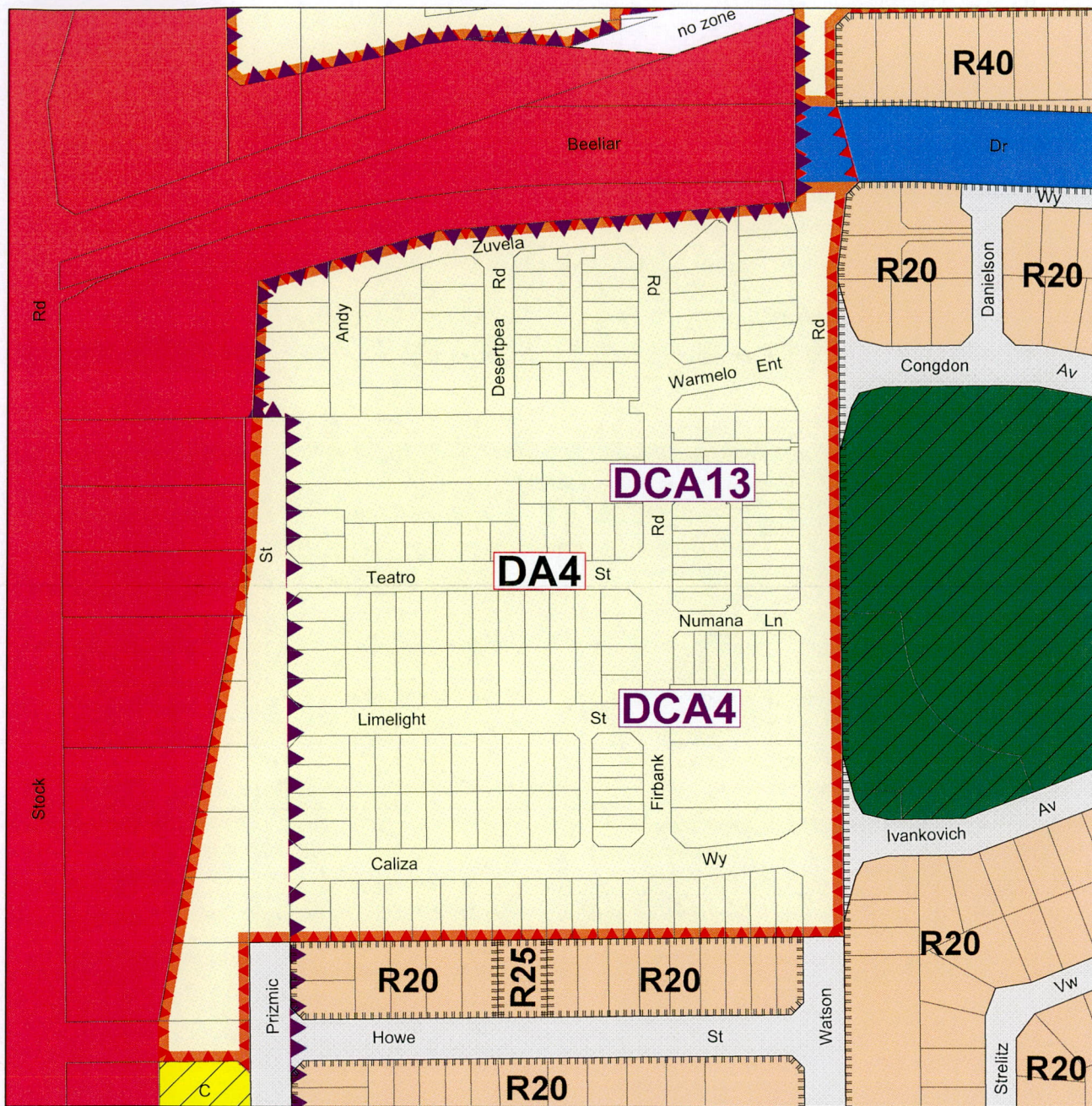
Pursuant to Regulation 35A of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the amendment to the above Local Planning Scheme affects the following structure plan(s):

Structure Plan #	Address	Latest WAPC Endorsement	WAPC Reference
5R	Lot 5 Rockingham Road, Munster (Lake Coogee)	1 November 2017	SPN/2098
26P	Lot 9008 Frankland Ave, Hammond Park	16 September 2021	SPN/2191
26Q	Lot 50 Barfield Road, Hammond Park	10 February 2022	SPN/2298
27D	Lots 109-110 Wattleup Road, Hammond Park	11 March 2015 (Extended: 20 June 2024)	SPN/0729
31F	Lots 1, 9 & 10 Hamilton Road, Spearwood	4 May 2015 (Extended: 2 December 2024)	SPN/0709
31L	Lot 34 Ocean Road, Coogee	8 July 2022	SPN/2299
41A	Lot 703 Ghostgum Avenue, Treeby	28 October 2021	SPN/2253M-1
27E	Hammond Park West – Lots 71, 74-76 & 303-305 Wattleup Road, Hammond Park	28 September 2017 (Mods: 28 September 2022)	SPN/2082M-2

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

Structure Plan #	Address	Latest WAPC Endorsement	WAPC Reference
4C	Lots 1001 & 83 Watson Road & 82 View Street, Beeliar	8 August 2011 (Extended: 13 May 2025)	SPN/0283
4H	Lots 75-81 Prizmic Street & 84-90 Watson Road, Beeliar	28 July 2017	SPN/2064
5A	Munster Phase 1	11 January 2006 (Extended: 13 September 2023)	801/02/23/0038P
5C	Munster Phase 3	2 May 2010 (Extended: 5 April 2024)	SPN/0821M-1

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



Current Scheme Map

Map 1
(Partial rationalisation of 4C & 4H)

GENERAL

Residential Density Codes

SPECIAL CONTROL AREAS:

Development Areas

Development Contribution Areas

REGION RESERVES

Primary Regional Roads

Other Regional Roads

LOCAL RESERVES

Parks and Recreation

Local Road

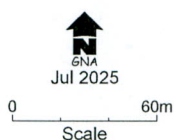
Public Purposes - Civic

ZONES

Residential

Development

No zone



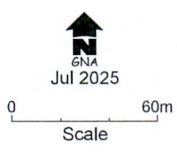
Amendment No.187
Town Planning Scheme No.3



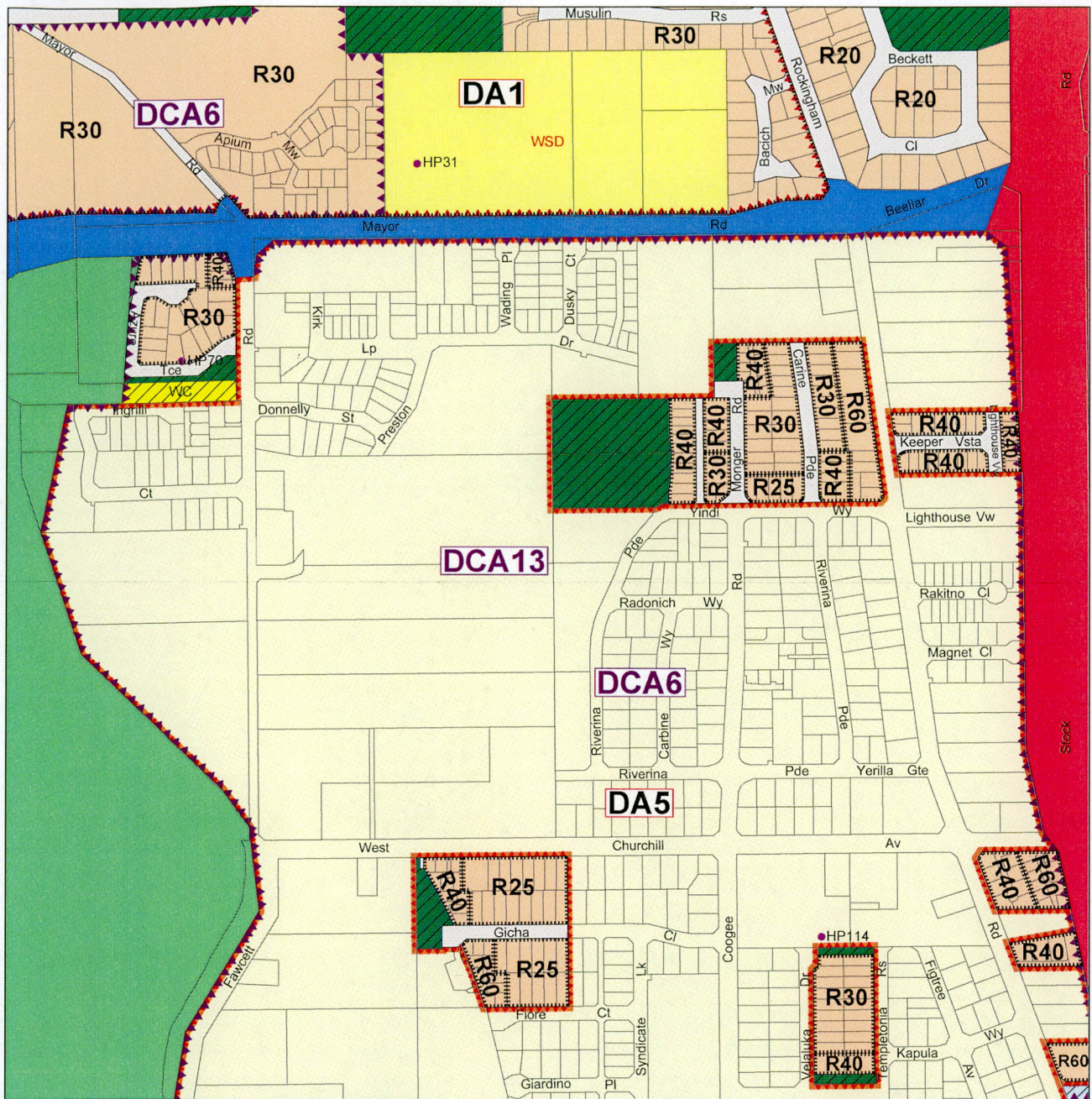
Scheme Amendment Map

Map 1
(Partial rationalisation of 4C & 4H)

- | | | | |
|-------------------------------|------------------------|-----------------------|--------------|
| GENERAL | REGION RESERVES | LOCAL RESERVES | ZONES |
| Residential Density Codes | | Parks and Recreation | Residential |
| SPECIAL CONTROL AREAS: | | Local Road | |
| Development Areas | | | |



Amendment No.187 Town Planning Scheme No.3



Map 2
(Rationalisation of 5R & partial rationalisation of 5A,5C)

Current Scheme Map

GENERAL

Residential Density Codes

• HP1 Heritage Place

SPECIAL CONTROL AREAS:

Development Areas

Development Contribution Areas

REGION RESERVES

Parks and Recreation

Primary Regional Roads

Other Regional Roads

Public Purposes - Water Authority of WA

LOCAL RESERVES

Parks and Recreation

Lakes and Drainage

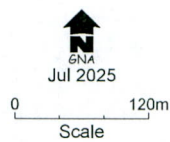
Local Road

Public Purposes - Water Corporation

ZONES

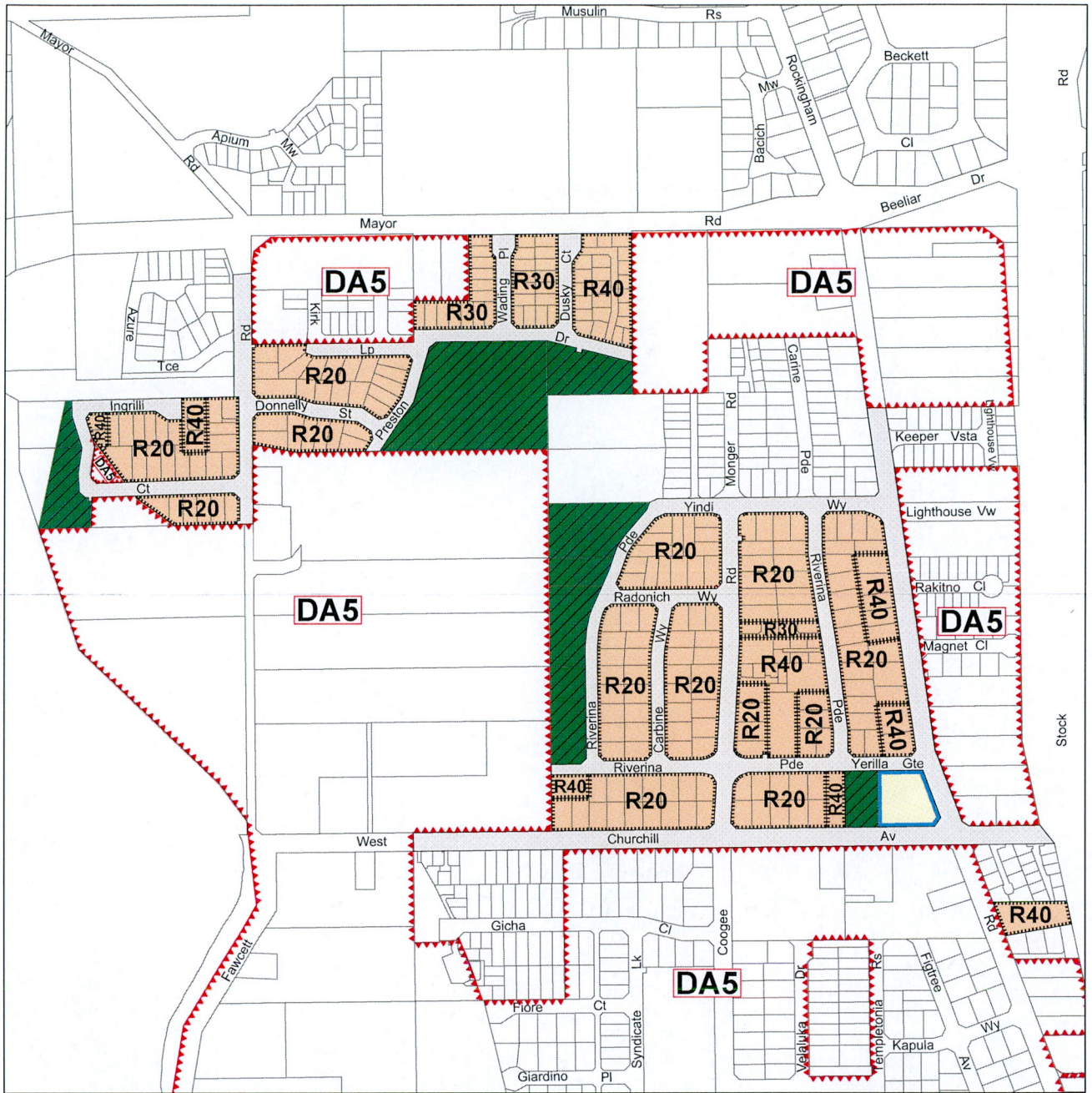
Residential

Development



Amendment No.187

Town Planning Scheme No.3



Scheme Amendment Map

Map 2
(Rationalisation of 5R & partial rationalisation of 5A,5C)

GENERAL

R20 Residential Density Codes

SPECIAL CONTROL AREAS:

DA5 Development Areas

REGION RESERVES

LOCAL RESERVES

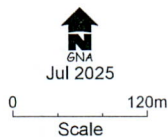
Parks and Recreation

Local Road

ZONES

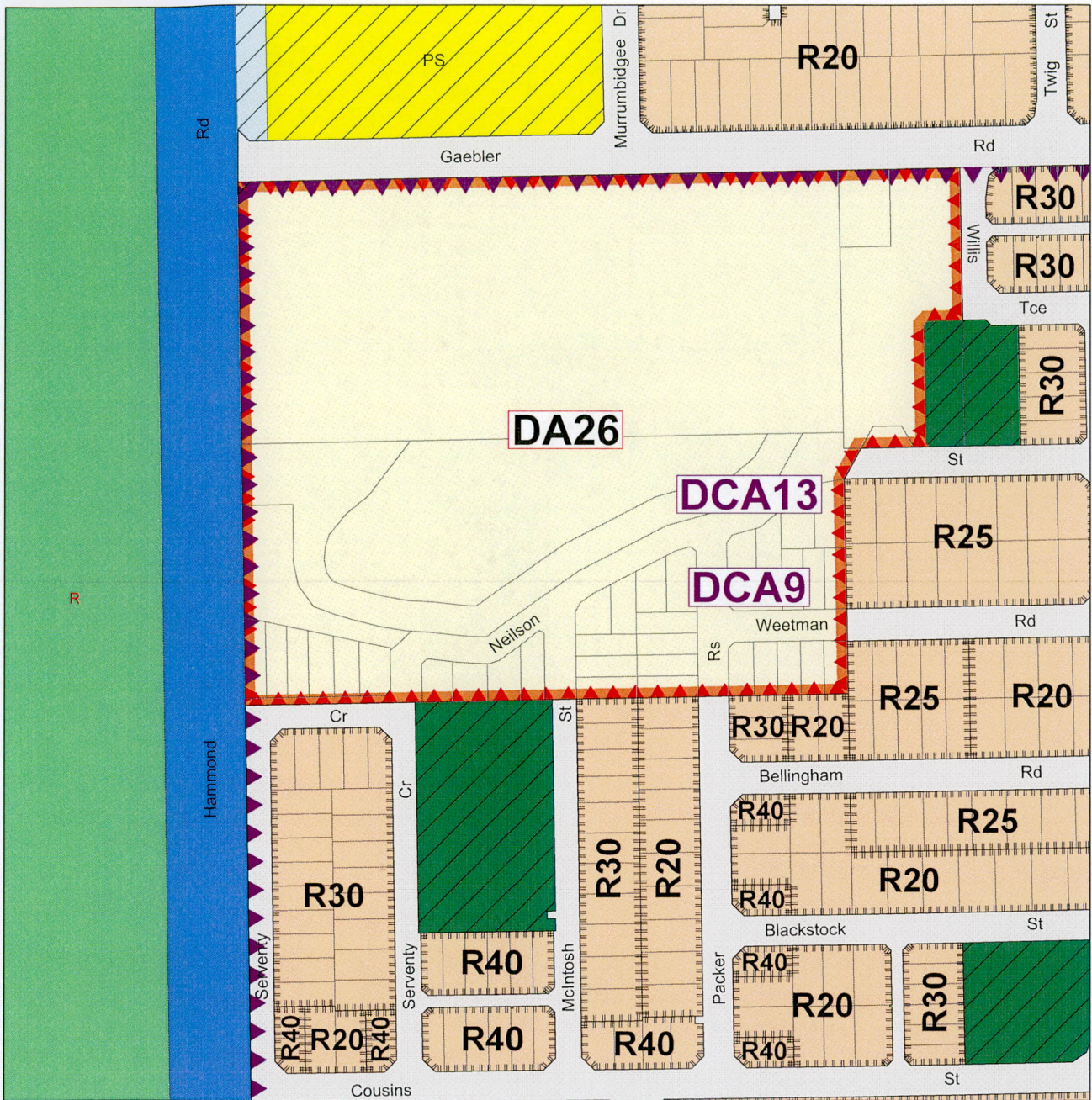
Residential

Local Centre



Amendment No.187

Town Planning Scheme No.3



Current Scheme Map

Map 3
(Rationalisation of 26P)

GENERAL

Residential Density Codes

SPECIAL CONTROL AREAS:

Development Areas

Development Contribution Areas

REGION RESERVES

Restricted Public Access

Primary Regional Roads

Other Regional Roads

LOCAL RESERVES

Parks and Recreation

Lakes and Drainage

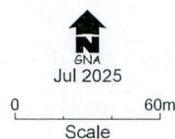
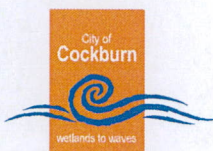
Local Road

Public Purposes - Primary School

ZONES

Residential

Development



Amendment No.187 Town Planning Scheme No.3



Scheme Amendment Map

Map 3
(Rationalisation of 26P)

GENERAL

Residential Density Codes

SPECIAL CONTROL AREAS:

Development Areas

REGION RESERVES

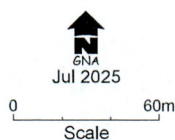
LOCAL RESERVES

Parks and Recreation

Local Road

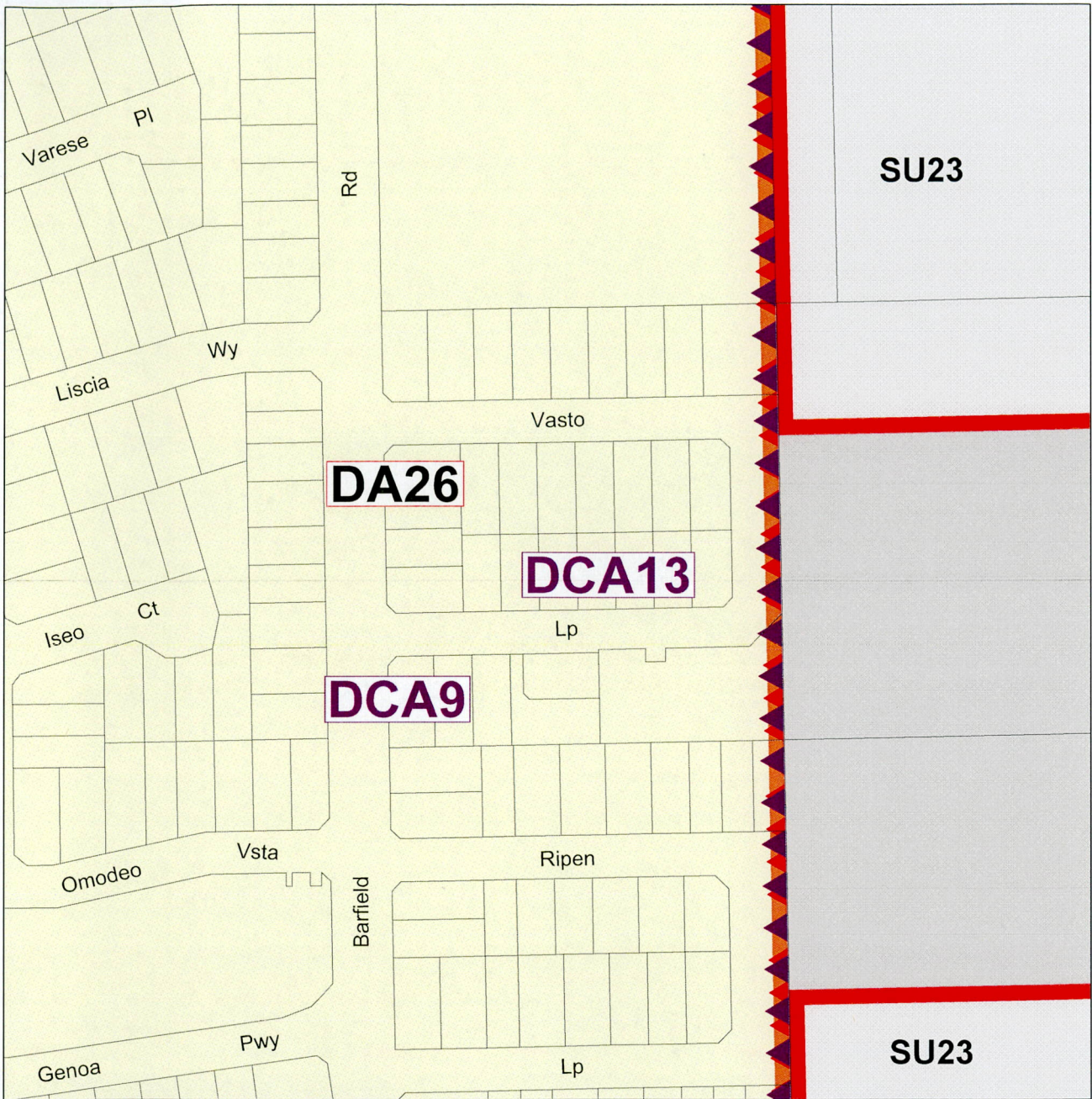
ZONES

Residential



Amendment No.187

Town Planning Scheme No.3



Current Scheme Map

Map 4
(Rationalisation of 26Q)

GENERAL

SPECIAL CONTROL AREAS:

DA1 Development Areas

DCA1 Development Contribution Areas

REGION RESERVES

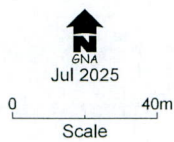
Railways

LOCAL RESERVES

ZONES

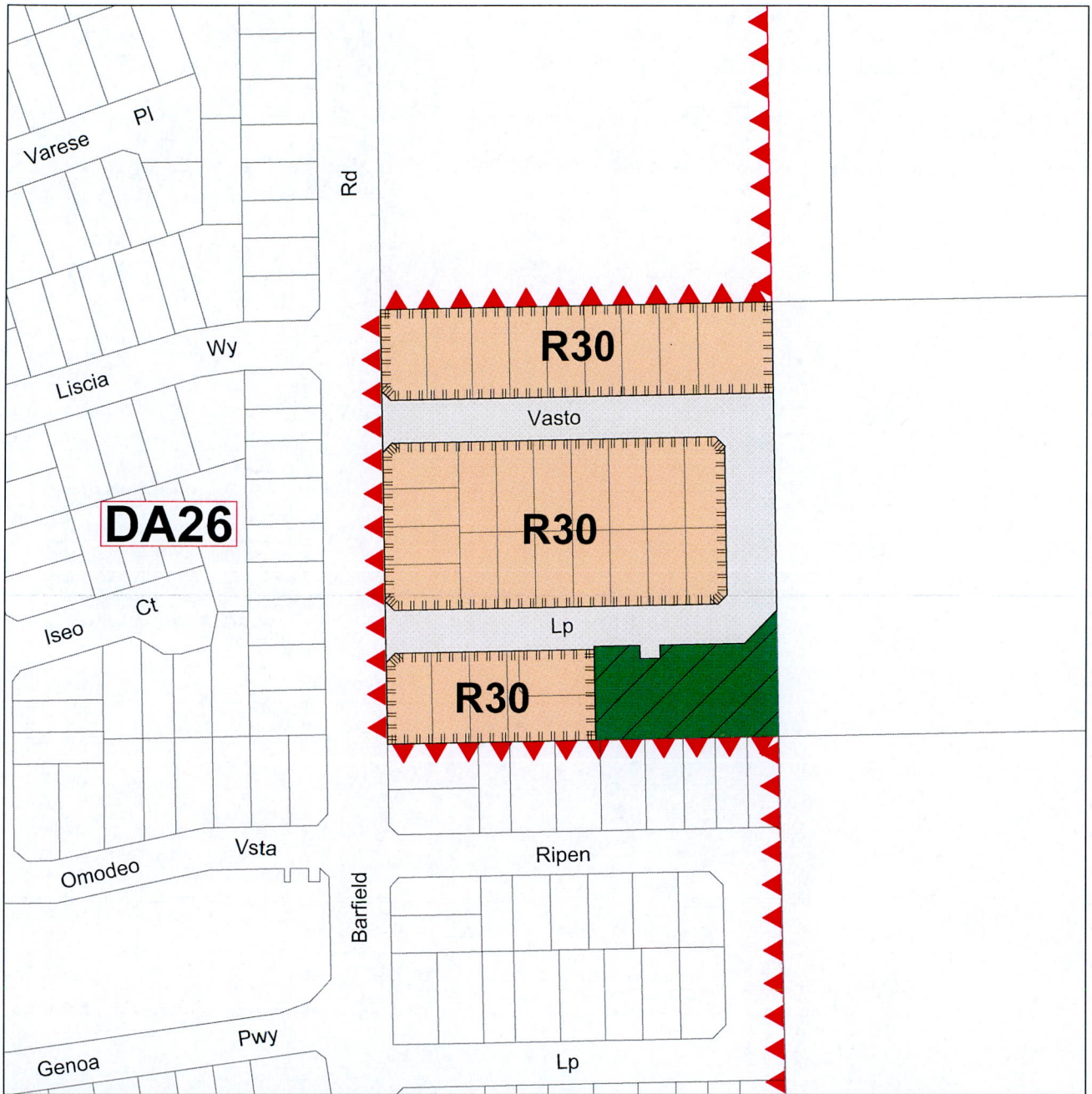
Development

SU1 Special Use



Amendment No.187

Town Planning Scheme No.3



Scheme Amendment Map

Map 4
(Rationalisation of 26Q)

GENERAL

Residential Density Codes

SPECIAL CONTROL AREAS:

Development Areas

REGION RESERVES

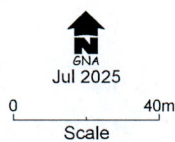
LOCAL RESERVES

Parks and Recreation

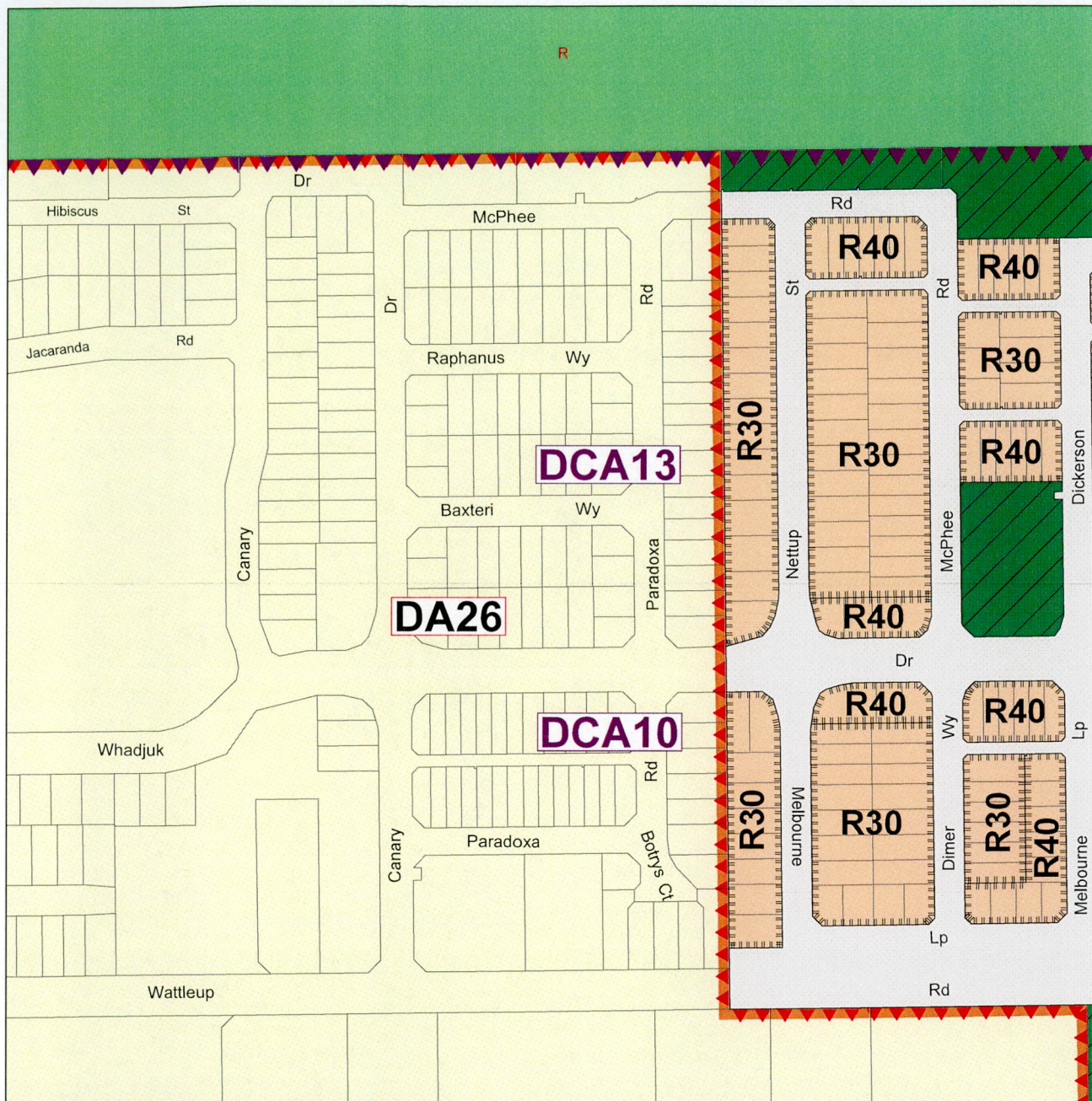
Local Road

ZONES

Residential




Amendment No.187
Town Planning Scheme No.3




Current Scheme Map


Map 5
(Rationalisation of 27D)

GENERAL


 Residential Density Codes

SPECIAL CONTROL AREAS:


 Development Areas

 Development Contribution Areas

REGION RESERVES

 Restricted Public Access

LOCAL RESERVES

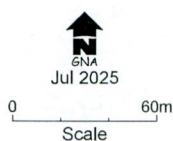
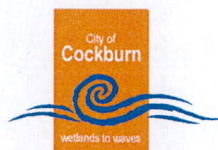
 Parks and Recreation

 Local Road

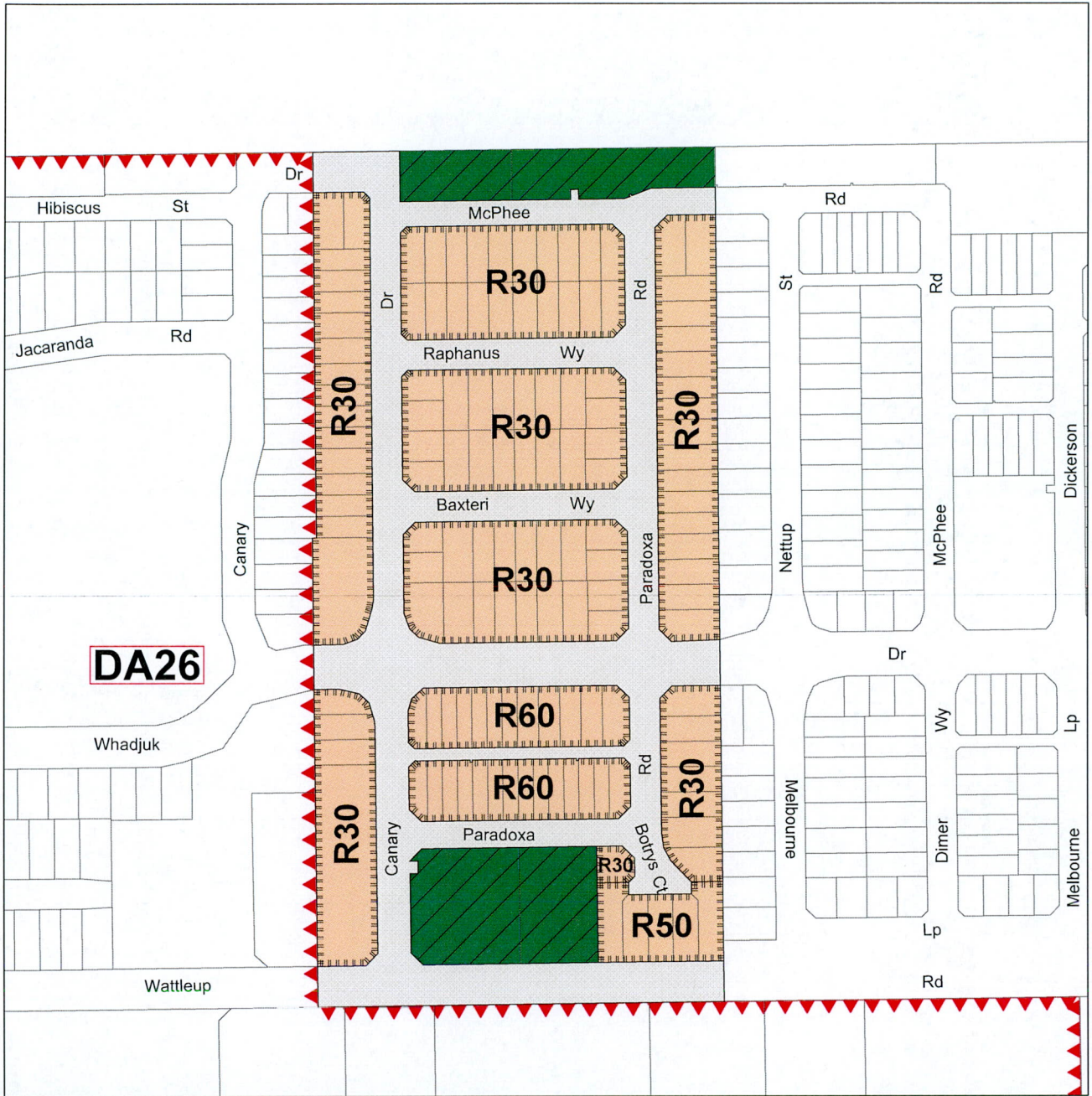
ZONES

 Residential

 Development



Amendment No.187 Town Planning Scheme No.3



Scheme Amendment Map

Map 5
(Rationalisation of 27D)

GENERAL

Residential Density Codes

SPECIAL CONTROL AREAS:

Development Areas

REGION RESERVES

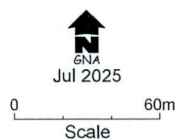
LOCAL RESERVES

Parks and Recreation

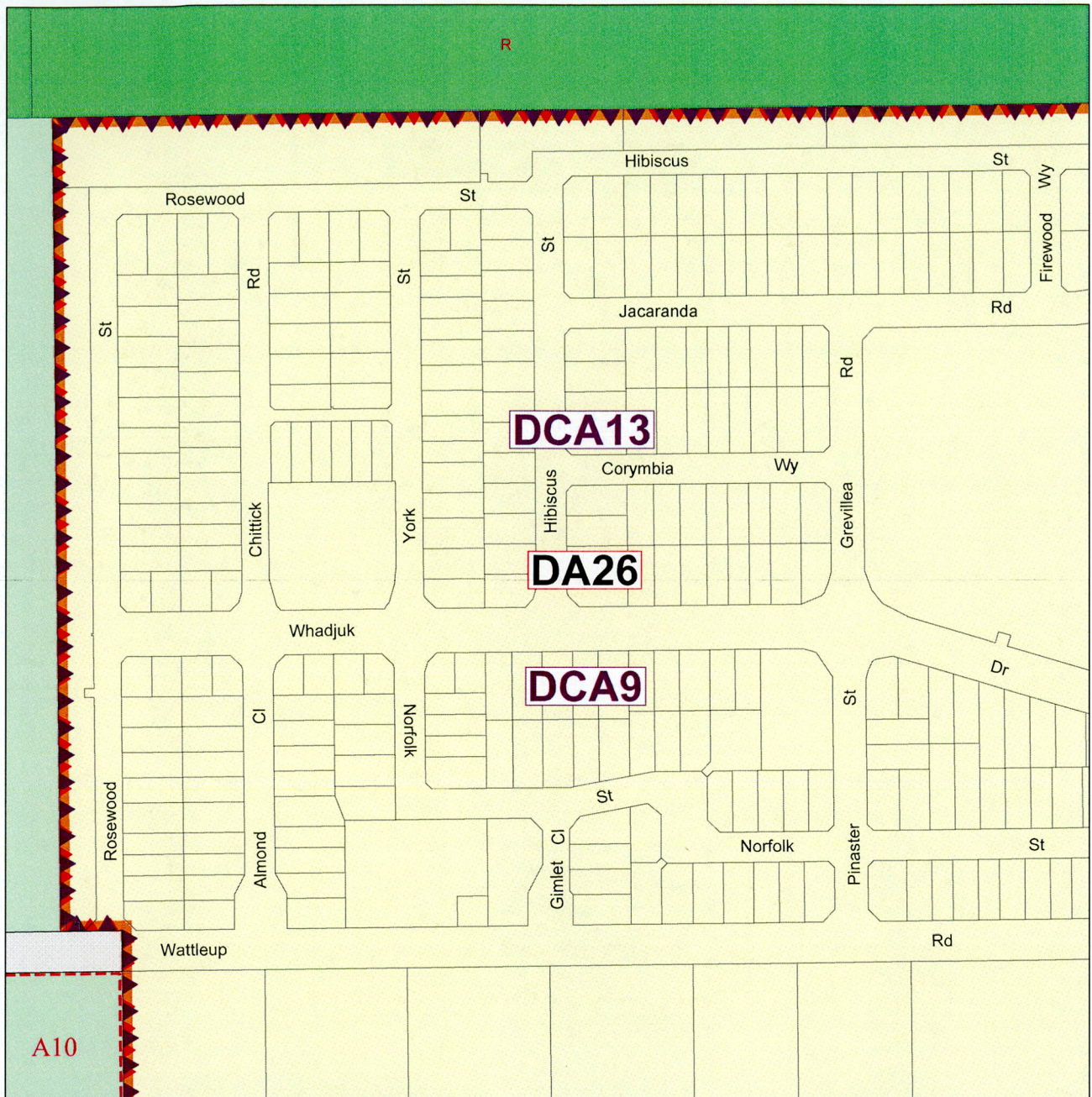
Local Road

ZONES

Residential



Amendment No.187
Town Planning Scheme No.3



Current Scheme Map

Map 6
(Rationalisation of 27E)

GENERAL

- AI Additional Uses
- SPECIAL CONTROL AREAS:**
- DA1 Development Areas
- DCA1 Development Contribution Areas

REGION RESERVES

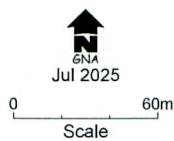
- R Parks and Recreation - Restricted Public Access

LOCAL RESERVES

- Local Road

ZONES

- Development
- Rural



Amendment No.187 Town Planning Scheme No.3



Scheme Amendment Map

Map 6
(Rationalisation of 27E)

GENERAL

Residential Density Codes

SPECIAL CONTROL AREAS:

Development Areas

REGION RESERVES

LOCAL RESERVES

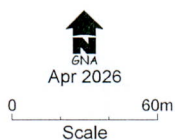
Parks and Recreation

Local Road

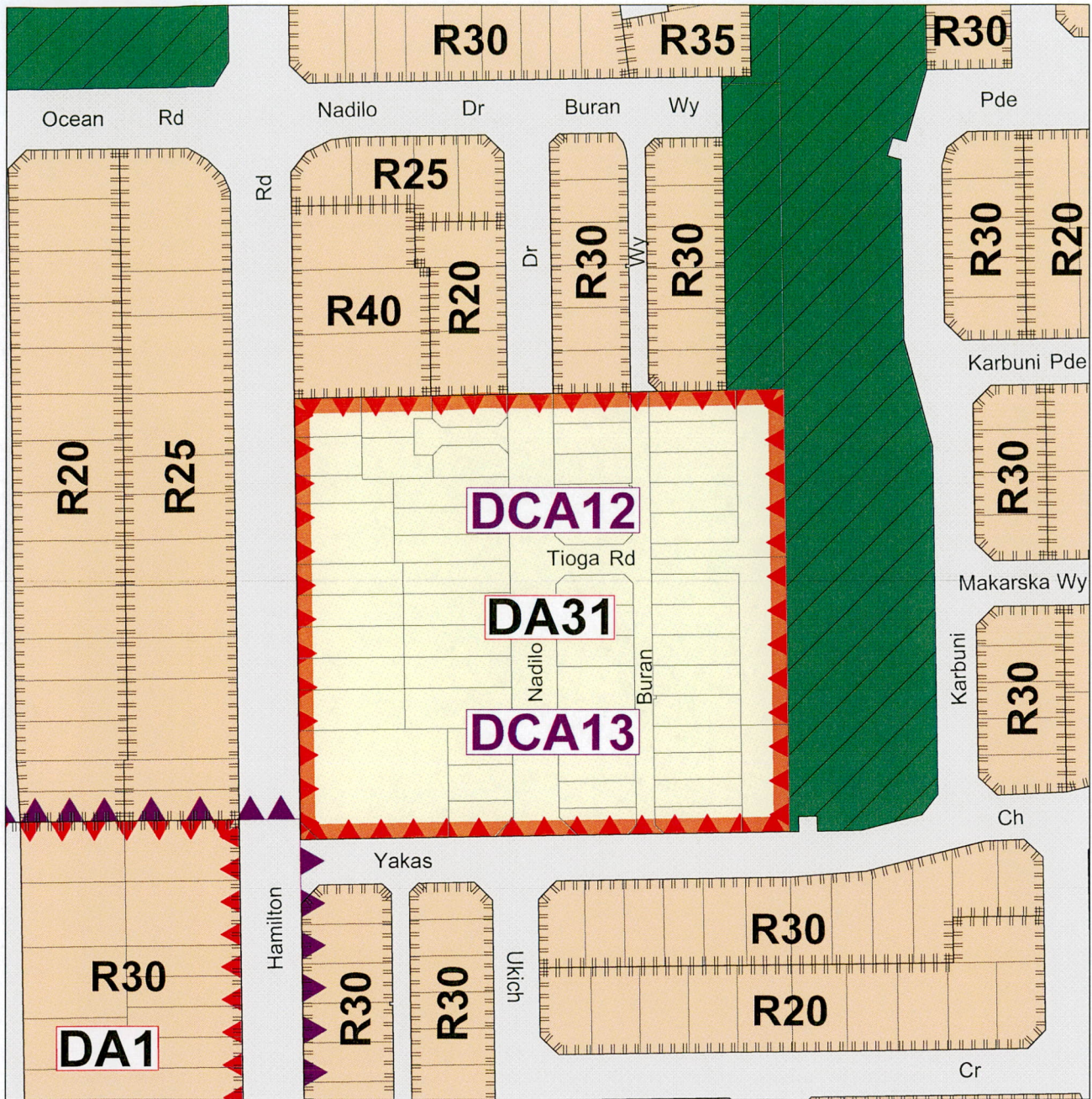
Public Purposes - Primary School

ZONES

Residential



Amendment No.187 Town Planning Scheme No.3



Current Scheme Map

Map 7
(Rationalisation of 31F)

GENERAL

Residential Density Codes

SPECIAL CONTROL AREAS:

Development Areas

Development Contribution Areas

REGION RESERVES

LOCAL RESERVES

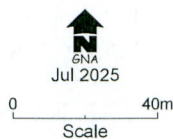
Parks and Recreation

Local Road

ZONES

Residential

Development



Amendment No.187
Town Planning Scheme No.3



Scheme Amendment Map

Map 7
(Rationalisation of 31F)

GENERAL

R20 Residential Density Codes

REGION RESERVES

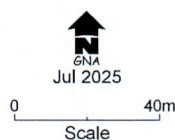
LOCAL RESERVES

Parks and Recreation

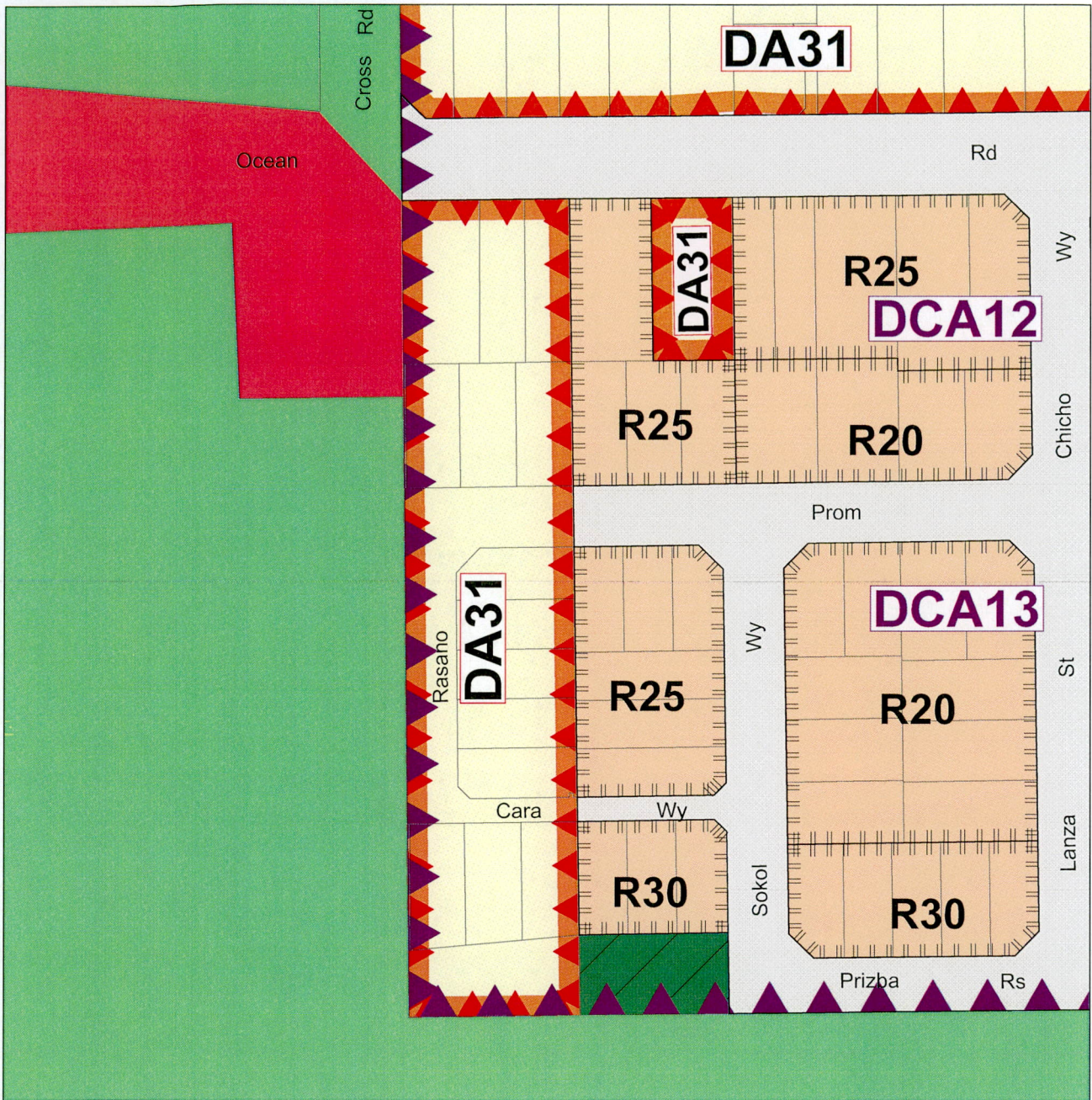
Local Road

ZONES

Residential



Amendment No.187
Town Planning Scheme No.3



Current Scheme Map

Map 8
(Rationalisation of 31L)

GENERAL

Residential Density Codes

SPECIAL CONTROL AREAS:

Development Areas

Development Contribution Areas

REGION RESERVES

Parks and Recreation

Primary Regional Roads

LOCAL RESERVES

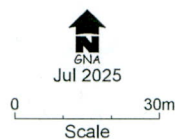
Parks and Recreation

Local Road

ZONES

Residential

Development



Amendment No.187 Town Planning Scheme No.3



Scheme Amendment Map

Map 8
(Rationalisation of 31L)

GENERAL

Residential Density Codes

SPECIAL CONTROL AREAS:

Development Areas

REGION RESERVES

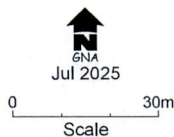
LOCAL RESERVES

Parks and Recreation

Local Road

ZONES

Residential







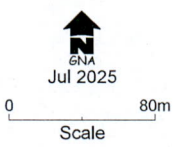
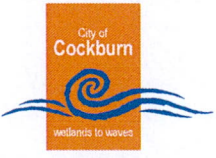
Amendment No.187
Town Planning Scheme No.3



Scheme Amendment Map

Map 9
(Rationalisation of 41A)

<p>GENERAL</p> <p> Residential Density Codes</p>	<p>REGION RESERVES</p>	<p>LOCAL RESERVES</p> <p> Parks and Recreation</p> <p> Local Road</p>	<p>ZONES</p> <p> Residential</p>
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Amendment No.187












Town Planning Scheme No.3

Current Scheme Map Legend

GENERAL

-  Scheme Boundary
-  Residential Density Codes
-  Additional Uses
-  Restricted Uses
-  Building Envelope
-  Heritage Place
-  Environmental Conditions
- SPECIAL CONTROL AREAS:**
-  Development Areas
-  Development Contribution Areas
-  Jandakot Airport
-  Peel-Harvey Coastal Plain Catchment Area

REGION RESERVES

-  Parks and Recreation
-  Restricted Public Access
-  Railways
-  Port Installation
-  State Forrests
-  Water Catchments
-  Civic and Cultural
-  Waterways
-  Primary Regional Roads
-  Other Regional Roads
-  Public Purposes

DENOTED AS FOLLOWS:

- H** Hospital
- HS** High School
- U** University
- CG** Commonwealth Government
- SEC** State Energy Commission
- SU** Special Uses
- WSD** Water Authority of WA

LOCAL RESERVES

-  Parks and Recreation
-  Lakes and Drainage
-  Local Road
-  Public Purposes

DENOTED AS FOLLOWS:

- AG** Dept of Agriculture
- C** Civic
- DOT** Dept of Transport
- FPA** Fremantle Port Authority
- FS** Fire Station
- GS** Gas Pipeline
- K** Pre-school
- OP** Oil Pipeline
- P** Police Station
- PO** Post Office
- PS** Primary School
- TE** Telstra
- TAB** Totalisator Agency Board
- WC** Water Corporation
- WP** Western Power

ZONES




-  Residential
-  Regional Centre
-  District Centre
-  Local Centre
-  Mixed Business
-  Mixed Use
-  Industry
-  Light and Service Industry
-  Strategic Industry
-  Development
-  Special Use
-  Rural
-  Rural Living
-  Resource

Scheme Amendment Map Legend

GENERAL

-  Regional Open Space
-  Regional Open Space - Restricted Public Access
-  Public Purposes

REGION RESERVES

-  Regional Open Space
-  Regional Open Space - Restricted Public Access
-  Public Purposes

DENOTED AS FOLLOWS:

- H** Hospital
- HS** High School
- TE** Tertiary Education
- CP** Car Park
- CG** Commonwealth Government
- PU** Public Utilities
- SU** Special Uses
- P** Prison

LOCAL RESERVES

-  Parks and Recreation
-  Lakes and Drainage
-  Local Road
-  Public Purposes

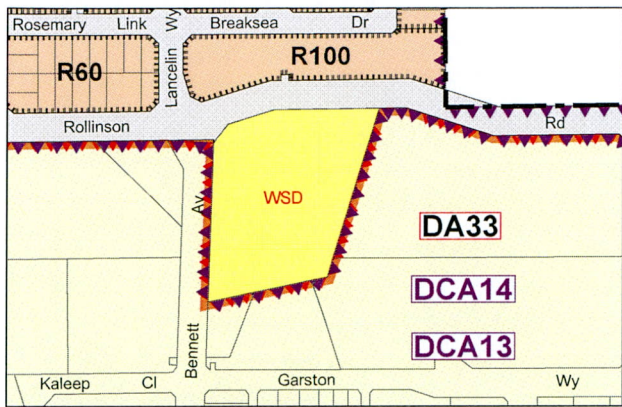
ZONES

-  Residential
-  Regional Centre
-  District Centre
-  Local Centre
-  Mixed Business
-  Mixed Use
-  Industry
-  Light and Service Industry
-  Strategic Industry
-  Development
-  Special Use
-  Rural
-  Rural Living
-  Resource

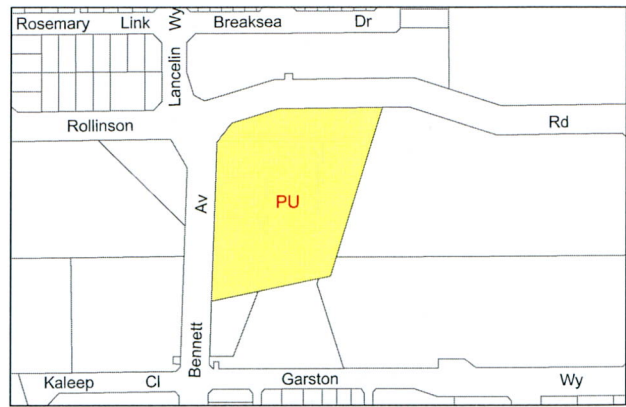
Map 10
(Map Legend)



Amendment No.187
Town Planning Scheme No.3

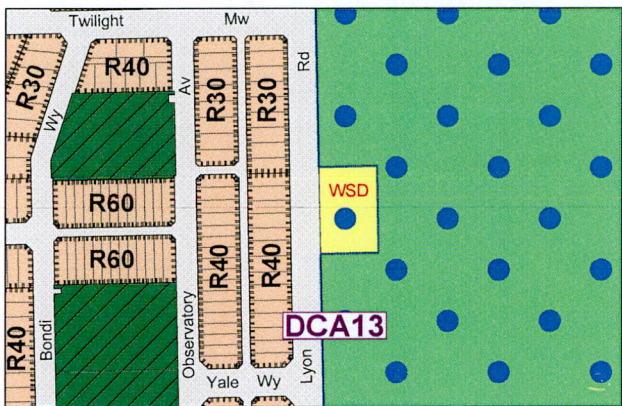


Current Scheme Map

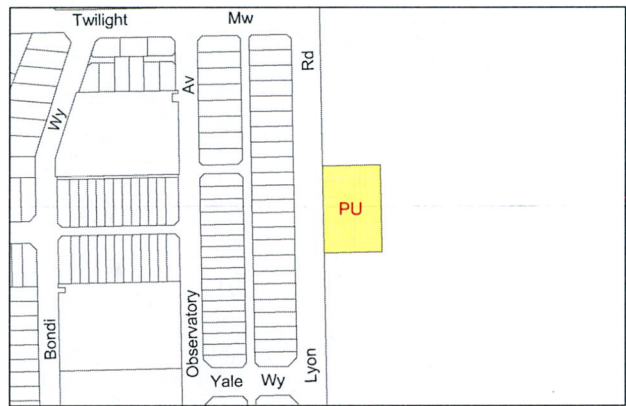
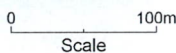


Scheme Amendment Map

Map 11



Current Scheme Map

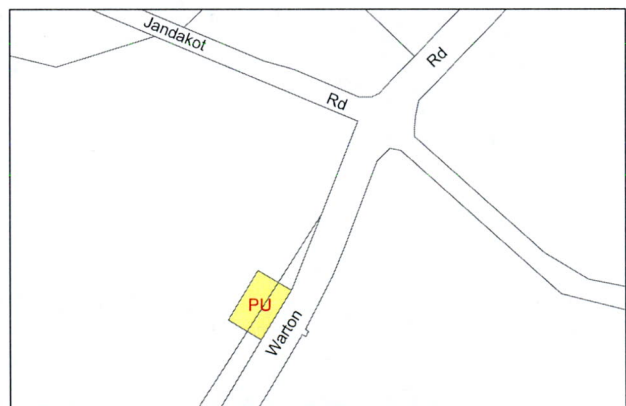
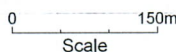


Scheme Amendment Map

Map 12



Current Scheme Map



Scheme Amendment Map

Map 13

GENERAL

- Scheme Boundary
- Residential Density Codes
- SPECIAL CONTROL AREAS:**
- Development Areas
- Development Contribution Areas

REGION RESERVES

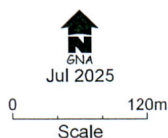
- Parks and Recreation
- Water Catchments
- Public Purposes - Water Authority of WA
- Public Purposes - Public Utilities

LOCAL RESERVES

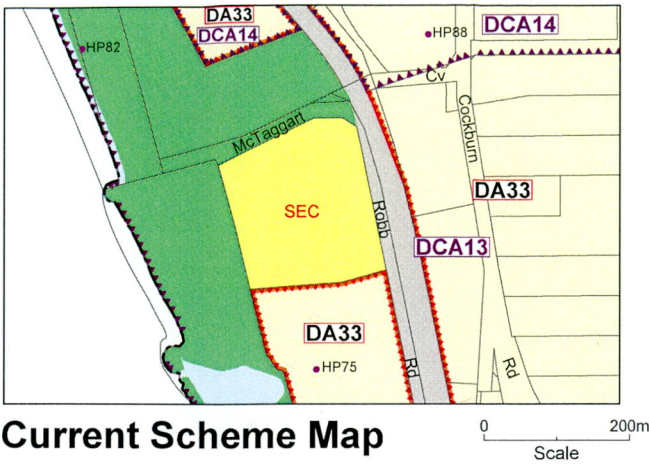
- Parks and Recreation
- Local Road

ZONES

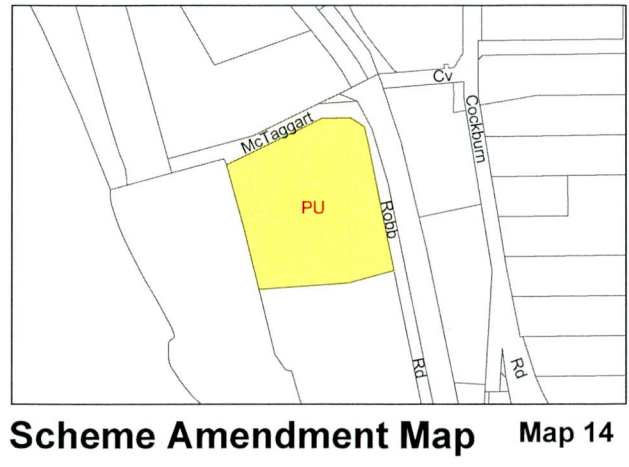
- Residential
- Development
- Resource



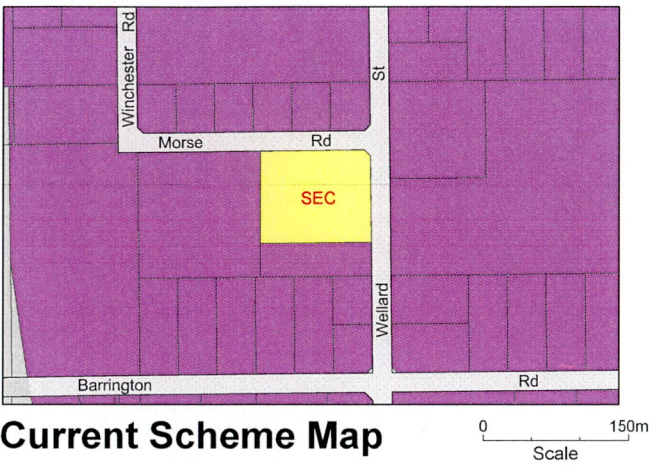
Amendment No.187
Town Planning Scheme No.3



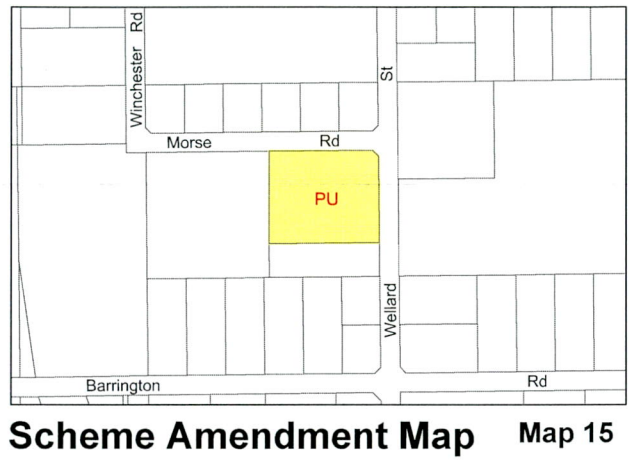
Current Scheme Map



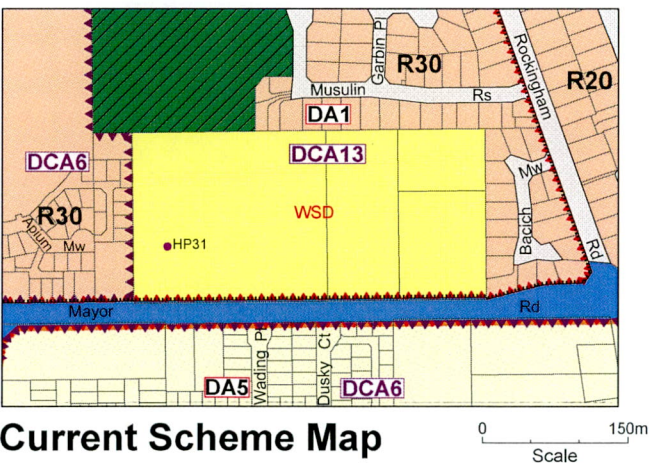
Scheme Amendment Map Map 14



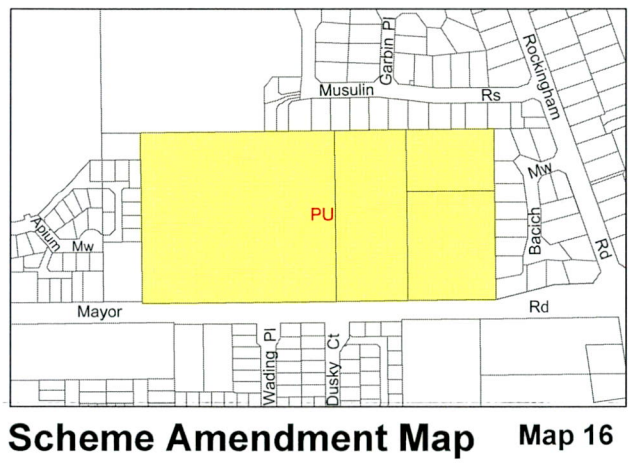
Current Scheme Map



Scheme Amendment Map Map 15



Current Scheme Map



Scheme Amendment Map Map 16

- GENERAL**
- Scheme Boundary
 - Residential Density Codes
 - HP1 Heritage Place
- SPECIAL CONTROL AREAS:**
- DA1 Development Areas
 - DCA1 Development Contribution Areas

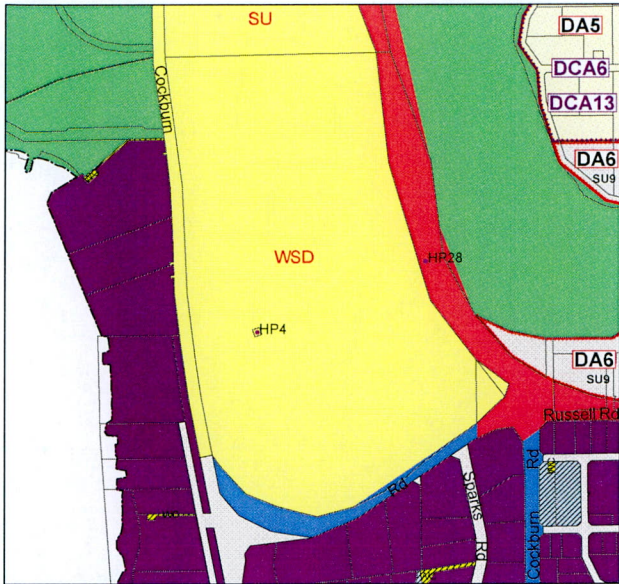
- REGION RESERVES**
- Parks and Recreation
 - Railways
 - Waterways
 - Other Regional Roads
 - SEC Public Purposes - State Energy Commission
 - WSD Public Purposes - Water Authority of WA
 - PU Public Purposes - Public Utilities

- LOCAL RESERVES**
- Parks and Recreation
 - Lakes and Drainage
 - Local Road
 - WC Public Purposes - Water Corporation

- ZONES**
- Residential
 - Development

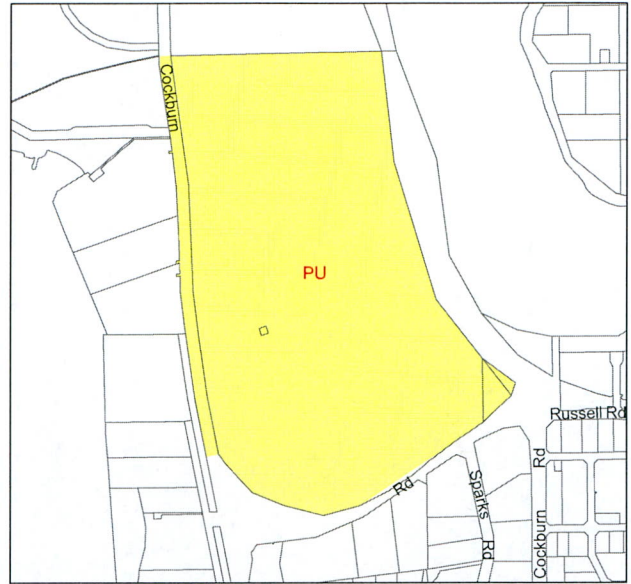


Amendment No.187
Town Planning Scheme No.3

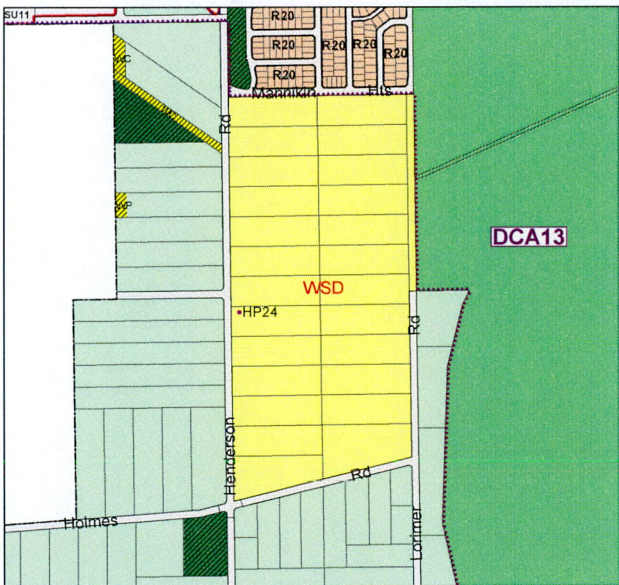


Current Scheme Map

0 400m
Scale

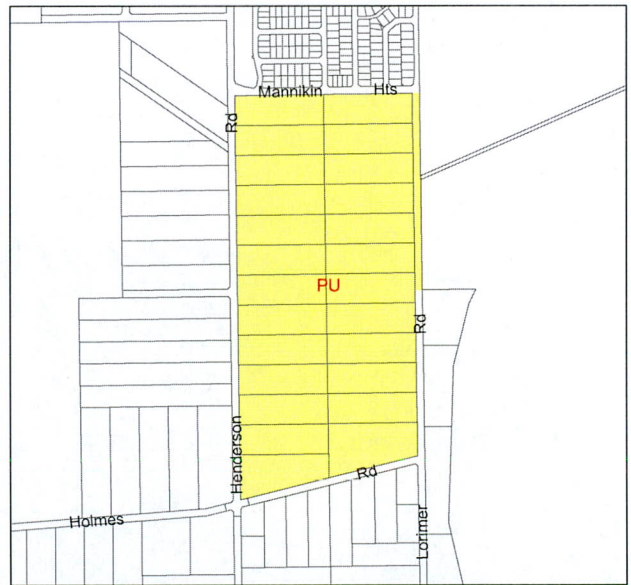


Scheme Amendment Map Map 17



Current Scheme Map

0 400m
Scale



Scheme Amendment Map Map 18

GENERAL

- Scheme Boundary
- Residential Density Codes
- Heritage Place
- SPECIAL CONTROL AREAS:
- Development Areas
- Development Contribution Areas

REGION RESERVES

- Parks and Recreation
- Primary Regional Roads
- Other Regional Roads
- Public Purposes - Special Uses
- Public Purposes - Water Authority of WA
- Public Purposes - Public Utilities

LOCAL RESERVES

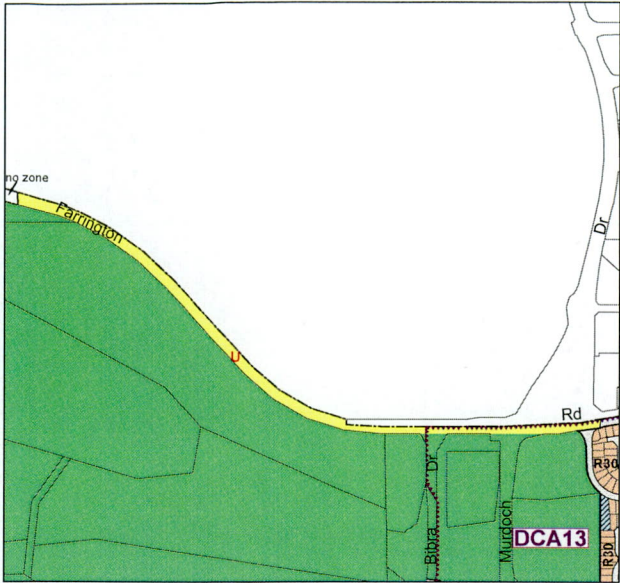
- Parks and Recreation
- Lakes and Drainage
- Local Road
- Public Purposes - Water Corporation
- Public Purposes - Western Power

ZONES

- Residential
- Strategic Industry
- Development
- Special Use
- Rural

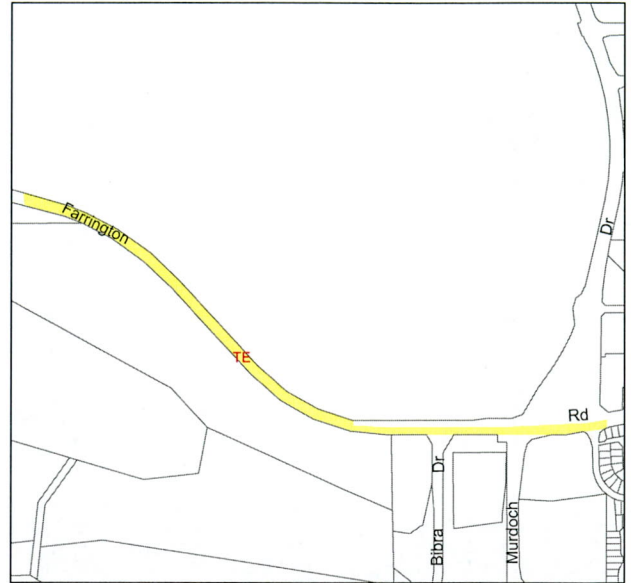


Amendment No.187
Town Planning Scheme No.3



Current Scheme Map

0 400m
Scale



Scheme Amendment Map Map 19



Current Scheme Map

0 75m
Scale



Scheme Amendment Map Map 20

GENERAL

- Scheme Boundary
- Residential Density Codes
- SPECIAL CONTROL AREAS:**
- Development Contribution Areas

REGION RESERVES

- Parks and Recreation
- Public Purposes - University
- Public Purposes - Water Authority of WA
- Public Purposes - Tertiary Education
- Public Purposes - Public Utilities

LOCAL RESERVES

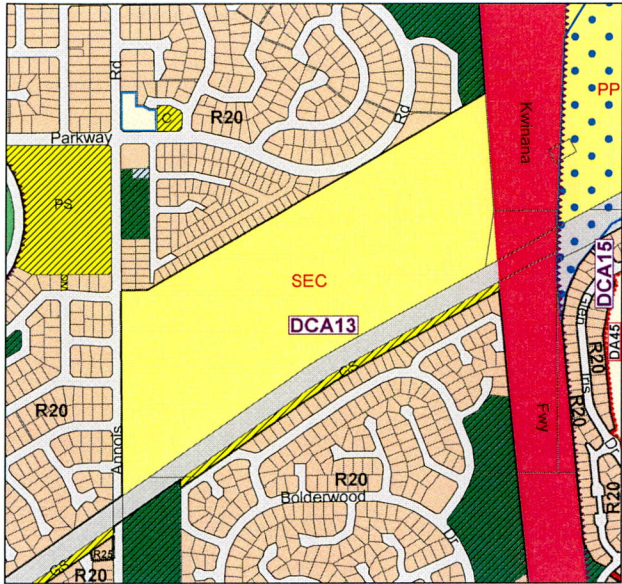
- Lakes and Drainage
- Local Road

ZONES

- Residential
- No zone

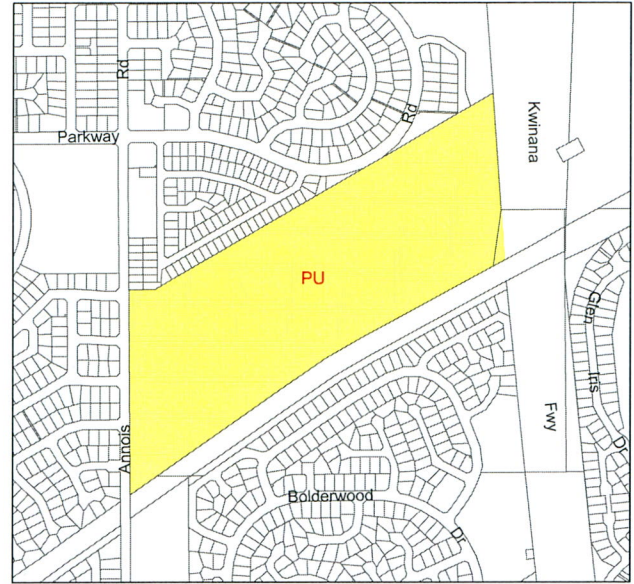


Amendment No.187
Town Planning Scheme No.3

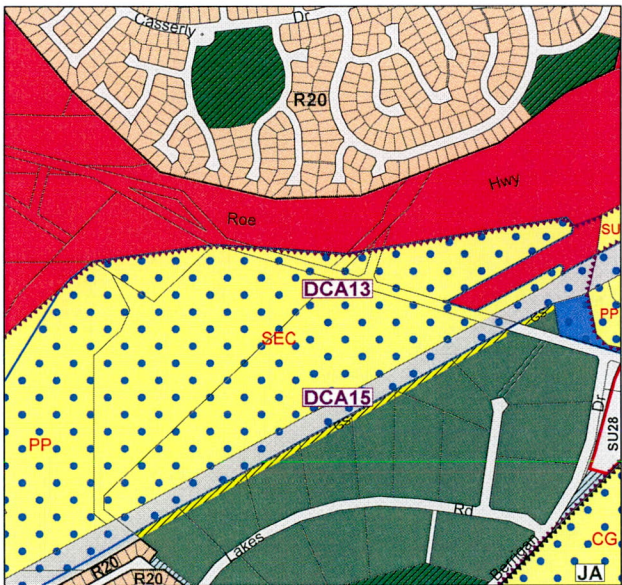


Current Scheme Map

0 300m
Scale

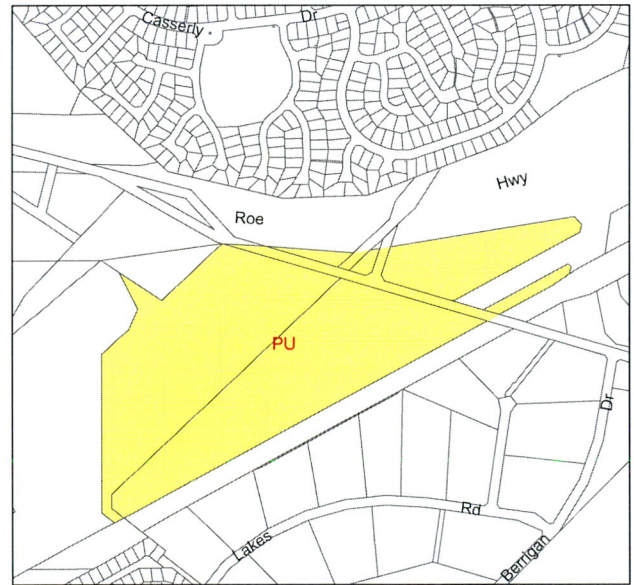


Scheme Amendment Map Map 21



Current Scheme Map

0 300m
Scale



Scheme Amendment Map Map 22

GENERAL

- Residential Density Codes
- SPECIAL CONTROL AREAS:**
- Development Areas
- Development Contribution Areas
- Jandakot Airport

REGION RESERVES

- Parks and Recreation
- Railways
- Water Catchments
- Primary Regional Roads
- Other Regional Roads
- Public Purposes
- Public Purposes - Commonwealth Government
- Public Purposes - State Energy Commission
- Public Purposes - Special Uses
- Public Purposes - Public Utilities

LOCAL RESERVES

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

ZONES

- Residential
- Local Centre
- Development
- Special Use
- Resource



Amendment No.187
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 Council held on the 11th day of NOVEMBER 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)



A handwritten signature in blue ink, appearing to read 'Joan Wood', written over a horizontal line.

MAYOR

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

CHIEF EXECUTIVE OFFICER

WAPC ENDORSEMENT (r.63)

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

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

DATE 21 April 2026

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 21/4/2026

Certified by

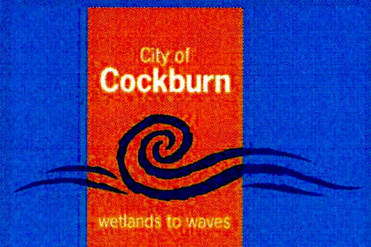
Officer of the Commission Duty authorised pursuant
to Section 24 of the Planning and Development Act
2005 and Regulation 32(3) Scheme and Regulation
63(3) (Amendment) of the Planning and Development
(Local Planning Scheme) Regulations 2015.

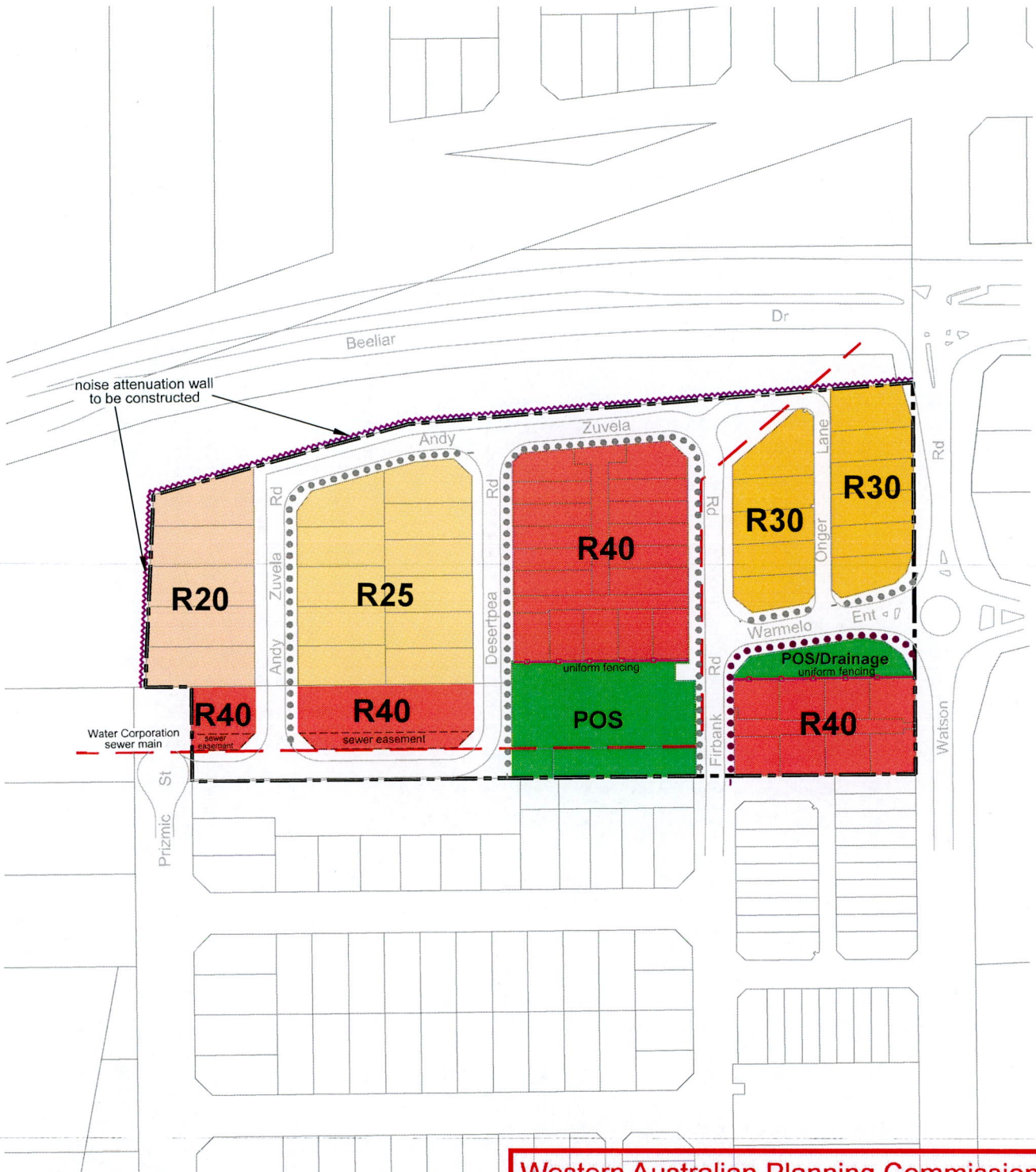
MINISTER FOR PLANNING

DATE _____

APPENDIX A

Lots 1001 & 83 Watson Road & 82 View Street, Beeliar
(4C)





noise attenuation wall to be constructed

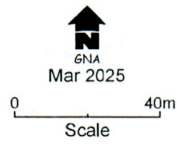
Water Corporation sewer main

Structure plan boundary	Sewer easement
Residential R20	Water Corporation sewer main
Residential R25	Footpath (1.5m)
Residential R30	Shared path (2.5m)
Residential R40	Uniform fencing required
Public Open Space & Drainage	Noise attenuation wall to be constructed

Western Australian Planning Commission approval: 8/08/2011

Structure Plan expires: 19/10/2030 (ECM Doc Set ID: 12322145)

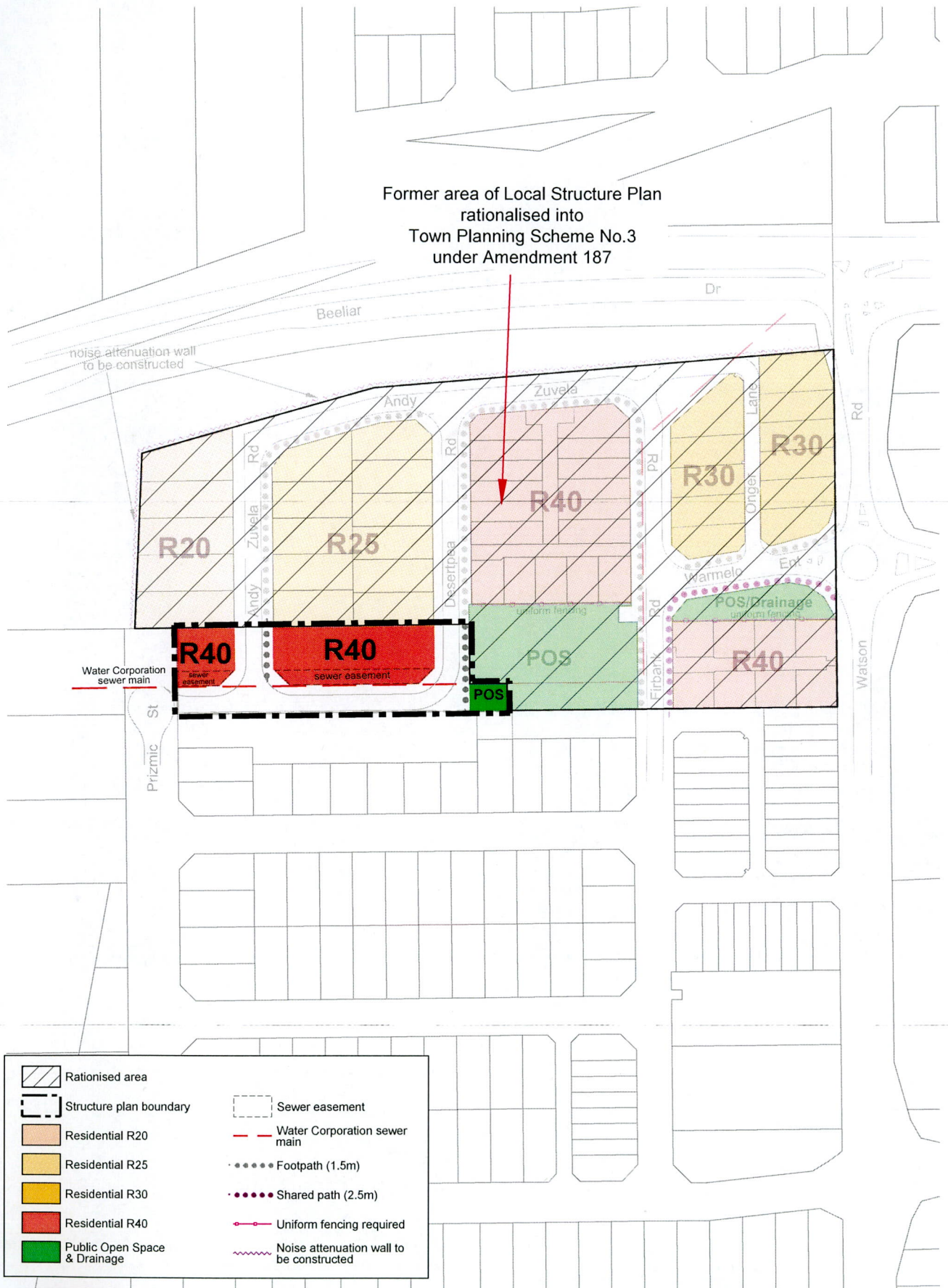
File No: SPN/0283 & 110/246 & SM/M/047



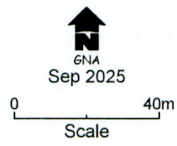
Consolidated Structure Plan

Lots 1001 & 83 Watson Road
Lot 82 View Street, Beeliar

Former area of Local Structure Plan
rationalised into
Town Planning Scheme No.3
under Amendment 187



	Rationalised area		Sewer easement
	Residential R20		Water Corporation sewer main
	Residential R25		Footpath (1.5m)
	Residential R30		Shared path (2.5m)
	Residential R40		Uniform fencing required
	Public Open Space & Drainage		Noise attenuation wall to be constructed

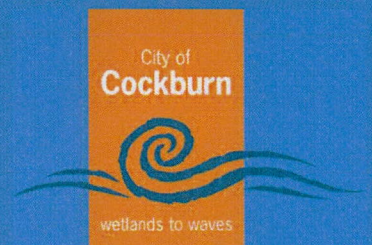


Consolidated Structure Plan

Lots 1001 & 83 Watson Road
Lot 82 View Street, Beeliar

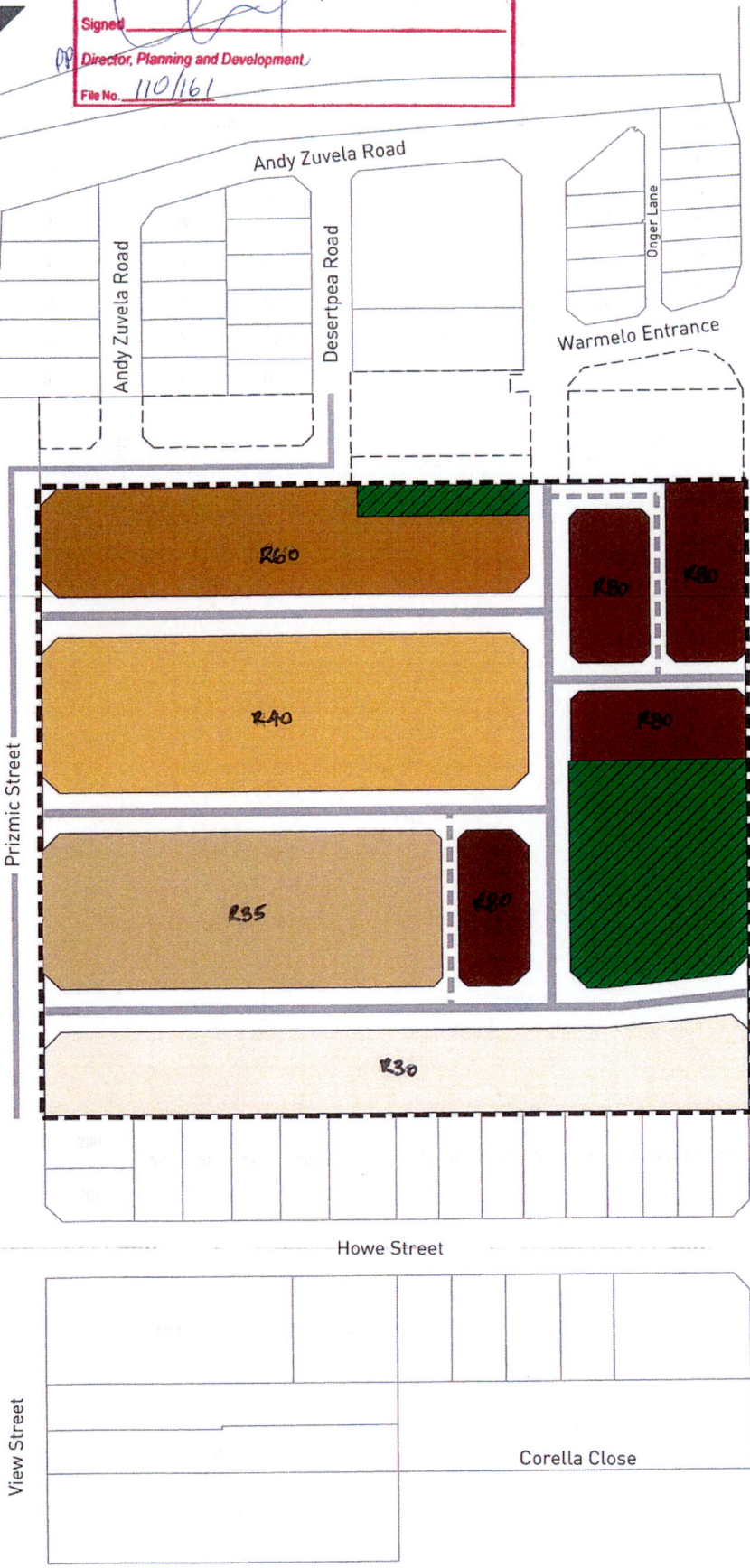
APPENDIX B

Lots 75-81 Prizmic Street & 84-90 Watson Road, Beeliar
(4H)



It is certified that this Structure Plan was approved by resolution of the Western Australian Planning Commission on 28/7/2017
 This Structure Plan expires on 28/7/2027
 Signed: _____
 Director, Planning and Development
 File No. 110/161

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Planning Design Delivery



- LEGEND**
- Local Structure Plan Boundary
 - 7 Existing Lot Numbers
 - Existing Boundaries
- RESIDENTIAL**
- Residential - R30
 - Residential - R35
 - Residential - R40
 - Residential - R60
 - Residential - R80
- PARKS, RECREATION & CONSERVATION**
- Public Open Space
- TRANSPORT**
- Access Street - Local Road
 - Access Street - Laneway
- OTHER**
- Local Structure 4C Plan

0 50 Metres

REVISIONS

Rev	Date	Drawn
A	2017.02.09	M. Sullivan



W: www.rowegroup.com.au
 E: info@rowegroup.com.au
 P: 08 9221 1991

Date Drawn: 2017.02.09
 Job Ref: 8350
 Scale: 1:2,000 @ A4
 Client: Aigle Royal Developments
 Designer: P. Caddy
 Drawn: M. Sullivan
 Projection: MGA50 GDA94
 Plan ID: 8350-LSP-04-A

Cadastre supplied by Water Corporation of WA

Local Structure Plan

Lots 75 to 81 Prizmic Street and
 Lots 84 to 90 Watson Road, Beelair

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Planning Design Delivery



LEGEND

- Local Structure Plan Boundary
- 7 Existing Lot Numbers
- Existing Boundaries
- RESIDENTIAL**
- Residential - R30
- Residential - R35
- Residential - R40
- Residential - R60
- Residential - R80
- PARKS, RECREATION & CONSERVATION**
- Public Open Space
- TRANSPORT**
- Access Street - Local Road
- Access Street - Laneway
- OTHER**
- Local Structure 4C Plan
- Rationalised area

Former area of Local Structure Plan rationalised into Town Planning Scheme No.3 under Amendment 187

0 50 Metres

REVISIONS

Rev	Date	Drawn
A.	2017.02.09	M. Sullivan



w: www.rowegroup.com.au
e: info@rowegroup.com.au
p: 08 9221 1991

Date Drawn: 2017.02.09
Job Ref: 8350
Scale: 1:2,000 @ A4
Client: Aigle Royal Developments
Designer: P. Caddy
Drawn: M. Sullivan
Projection: MGA50 GDA94
Plan ID: 8350-LSP-04-A
Cadastral supplied by Water Corporation of WA

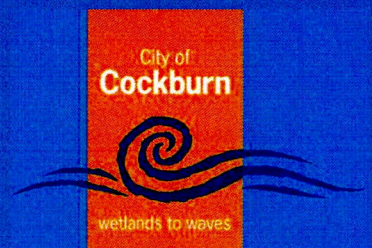
Local Structure Plan

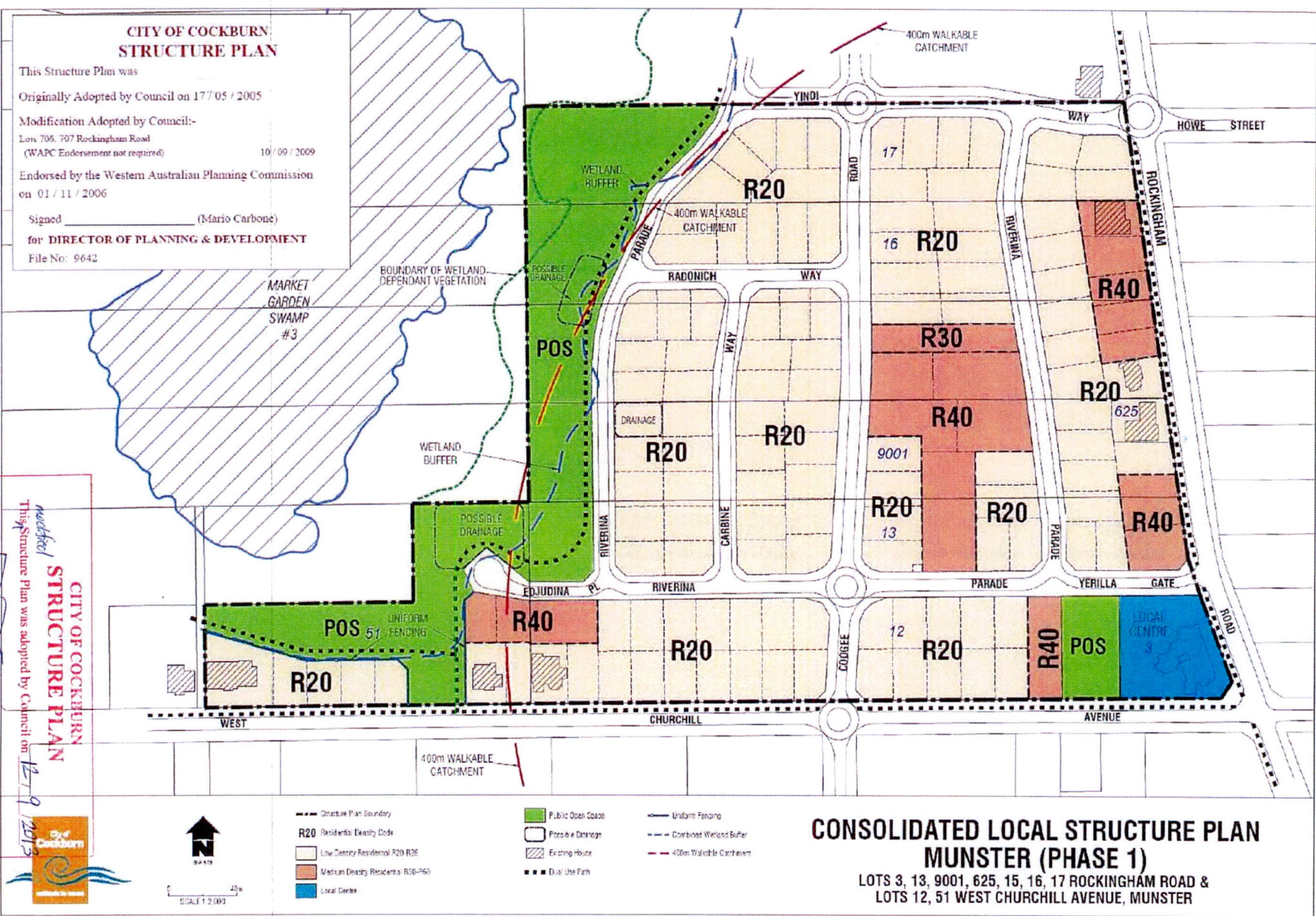
Document Set ID: 6536914
Version: 1, Version Date: 03/08/2017

Lots 75 to 81 Prizmic Street and Lots 84 to 90 Watson Road, Beeliear

APPENDIX C

Lots 3, 13, 9001, 625, 15, 16, 17 Rockingham Rd & Lots 12,
& 51 West Churchill Ave, Munster
(5A)





**CITY OF COCKBURN
STRUCTURE PLAN**

This Structure Plan was
Originally Adopted by Council on 17/05/2005

Modification Adopted by Council:-
Lots 705, 707 Rockingham Road
(WAPC Endorsement not required) 10/09/2009

Endorsed by the Western Australian Planning Commission
on 01/11/2006

Signed _____ (Mario Carbone)
for **DIRECTOR OF PLANNING & DEVELOPMENT**
File No: 9642

Proposed Modified Munster Phase 1 LSP

PLAN.IT

**CITY OF COCKBURN
STRUCTURE PLAN**

This Structure Plan was adopted by Council on 12/9/2013

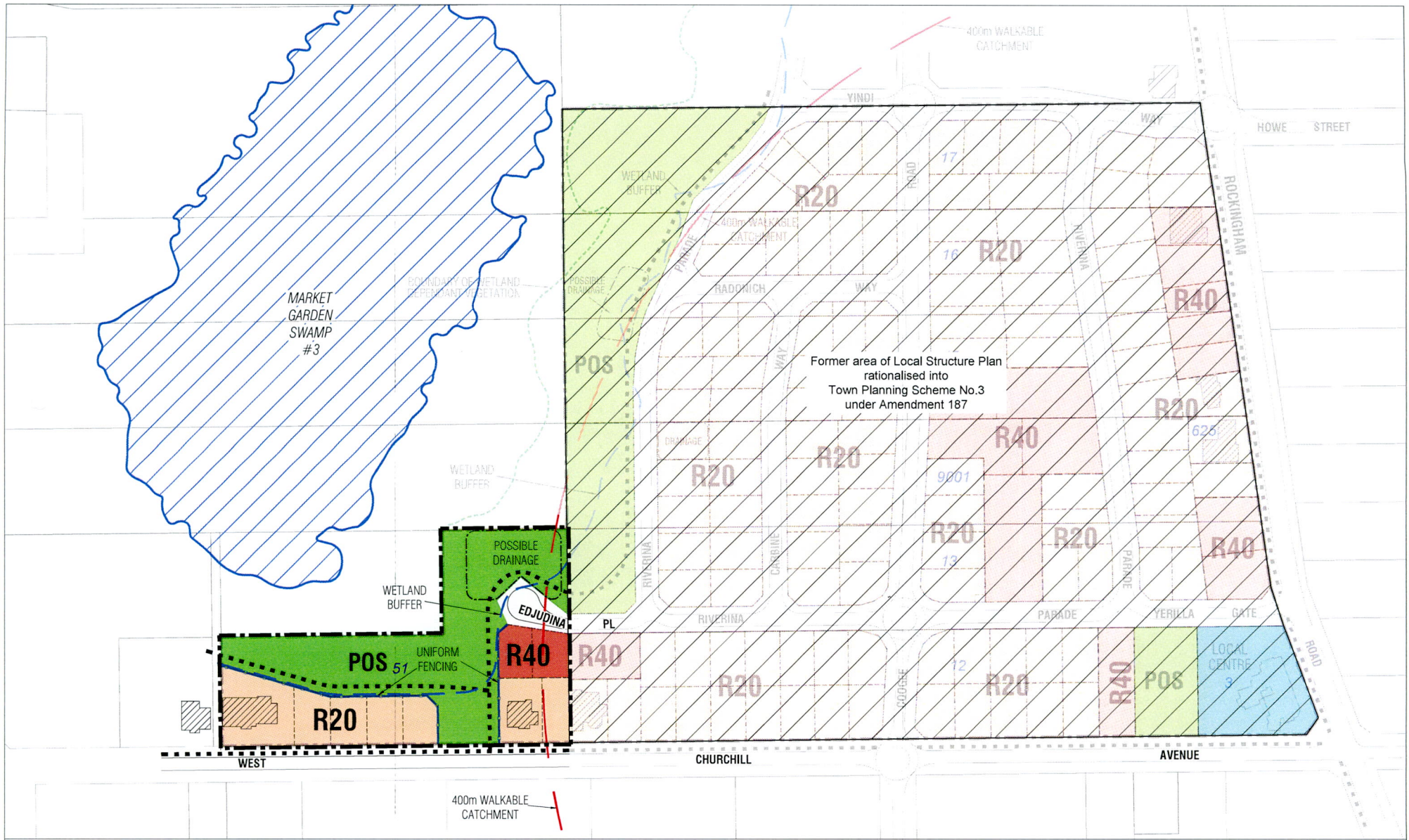
DIRECTOR OF PLANNING & DEVELOPMENT

File No: 110/086

This Structure Plan was endorsed by the Western Australian Planning Commission on 10/4/13

DIRECTOR OF PLANNING & DEVELOPMENT

**CONSOLIDATED LOCAL STRUCTURE PLAN
MUNSTER (PHASE 1)**
LOTS 3, 13, 9001, 625, 15, 16, 17 ROCKINGHAM ROAD &
LOTS 12, 51 WEST CHURCHILL AVENUE, MUNSTER

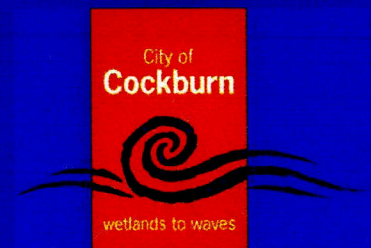


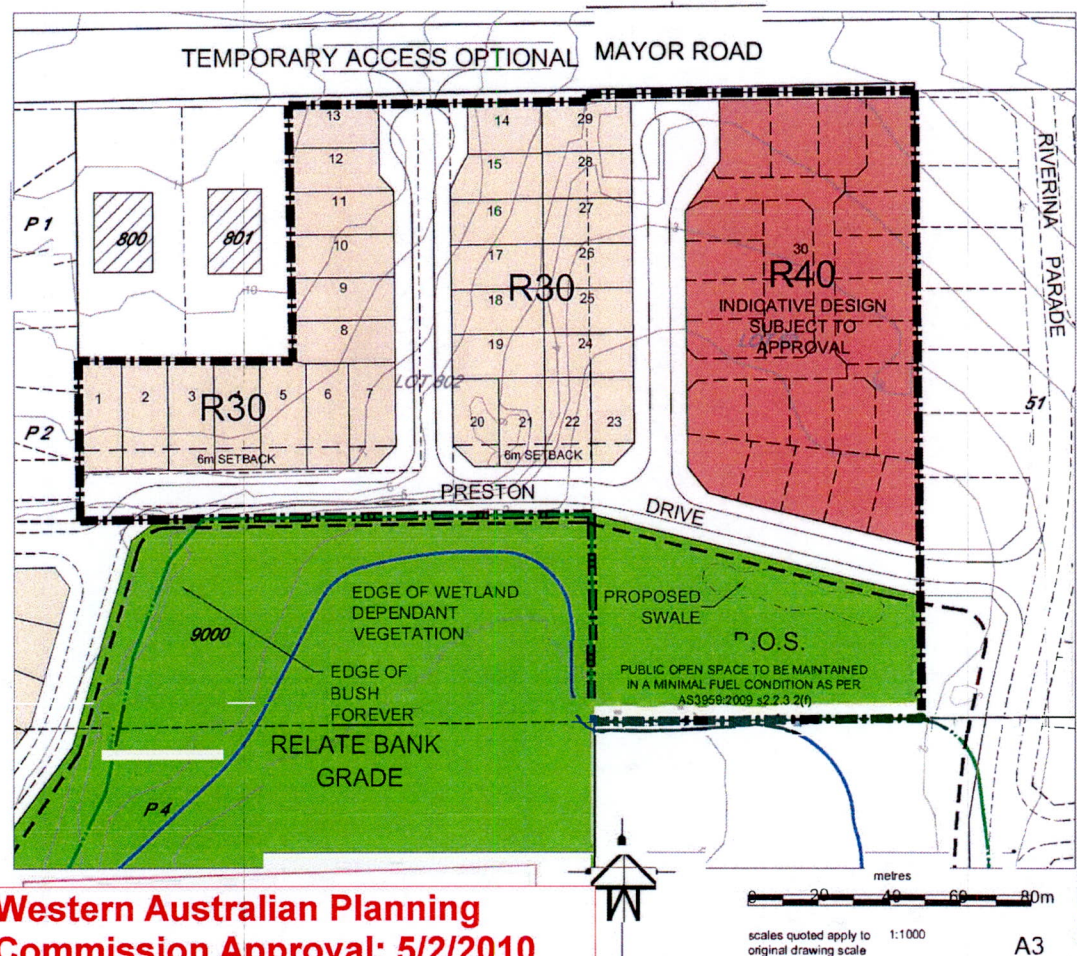
- Rationalised area
- Structure Plan Boundary
- Public Open Space
- Uniform Fencing
- Local Centre
- Residential Density Code
- Possible Drainage
- Combined Wetland Buffer
- Low Density Residential R20-R25
- Existing House
- 400m Walkable Catchment
- Medium Density Residential R30-R60
- Dual Use Path

**CONSOLIDATED LOCAL STRUCTURE PLAN
MUNSTER (PHASE 1)**
 LOTS 3, 13, 9001, 625, 15, 16, 17 ROCKINGHAM ROAD &
 LOTS 12, 51 WEST CHURCHILL AVENUE, MUNSTER

APPENDIX D

Lots 2, 4, 201, 202, 704, 9000 Fawcett Road & Lots 50, 802
Mayor Road, Munster
(5C)





- LEGEND:
- Boundary of Modified LSP
 - Residential R20/R30
 - Residential R40
 - Public Open Space
 - Pedestrian / Cycle Links
 - Limit of Wetland Dependant Vegetation
 - Bush Forever Boundary
 - 6m Setback for Fire Risk Minimisation

THIS PLAN FOR DISCUSSION PURPOSES ONLY.
SUBJECT TO APPROVALS AND SURVEY

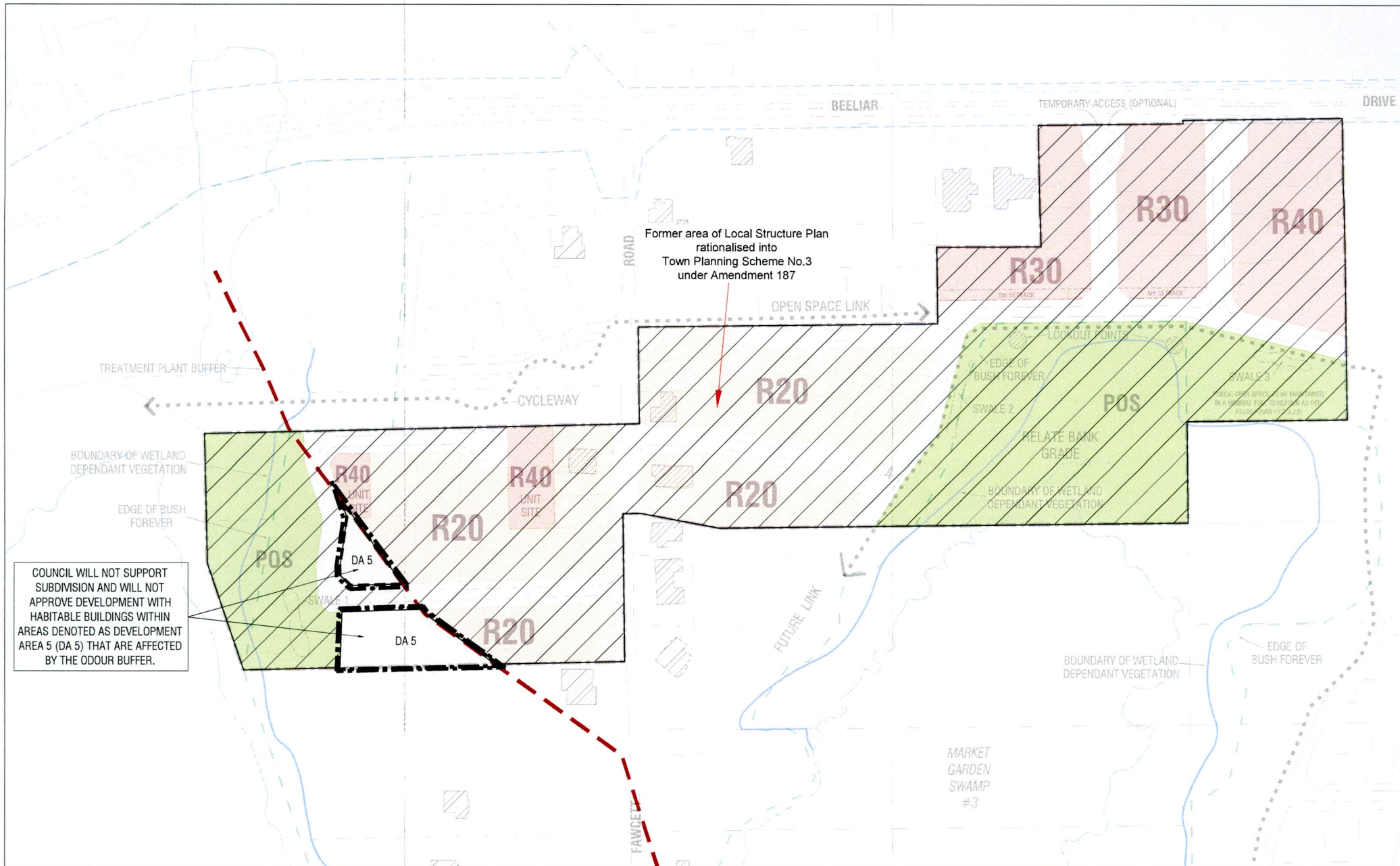
**MUNSTER -
SUBDIVISION PLAN**

LOTS 50 & 802 MAYOR ROAD, MUNSTER
DWG NAME: MUNSTER-BASE-A3-SUBD4
Date: 19/10/2014

**Western Australian Planning
Commission Approval: 5/2/2010**

**Structure Plan Expires: 19/10/2030
(Doc Set ID. 11861254)**

File No: 110/246



COUNCIL WILL NOT SUPPORT SUBDIVISION AND WILL NOT APPROVE DEVELOPMENT WITH HABITABLE BUILDINGS WITHIN AREAS DENOTED AS DEVELOPMENT AREA 5 (DA 5) THAT ARE AFFECTED BY THE ODOUR BUFFER.



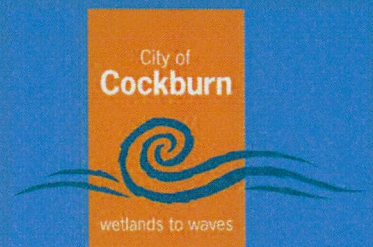
- Rationalised area
- Structure Plan Boundary
- Residential R20
- Residential R40
- Public Open Space
- Existing Dwelling
- Pedestrian/Cycle Links
- Woodman Point Treatment Plant Buffer
- Limit of Wetland Dependent Vegetation Boundary
- Bush Forever Boundary

LOCAL STRUCTURE PLAN MUNSTER - PHASE 3

**LOTS 2, 4, 201, 202, 704, 9000 FAWCETT ROAD
& LOTS 50, 802 MAYOR ROAD, MUNSTER**

APPENDIX E

Lot 5 Rockingham Road, Lake Coogee
(5R)



Ordinary Council Meeting: 13/04/2017

Western Australian Planning Commission Approval: 01/11/2015

Structure Plan Expires: 01/11/2035
(Doc Set ID: 11949790)

File No: 110/168



LEGEND		ZONES	
	SUBJECT LAND		RESIDENTIAL

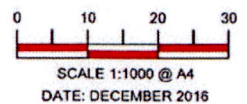
Client: Ray David Forrest
Job Ref: 16288



Ph 08 9349 2062
Fax 08 9349 2167
PO Box 556
Balcatta WA 6914
info@stspatial.com.au

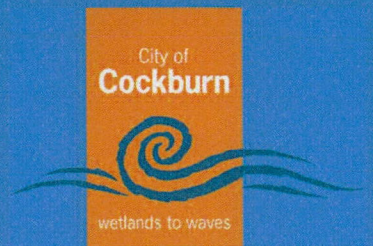


PLAN 1 - LOCAL STRUCTURE PLAN
LOT 5 (No. 626) ROCKINGHAM ROAD
MUNSTER



APPENDIX F

Lot 9008 Frankland Ave, Hammond Park
(26P)



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It is certified that this Structure Plan was approved by resolution of the Western Australian Planning Commission on 16 / 09 / 21

This Structure Plan expires on 16/09/2031

Signed L. D. T.

Director, Planning and Development (A/General)

File No. 110/186, SPN/2191

41

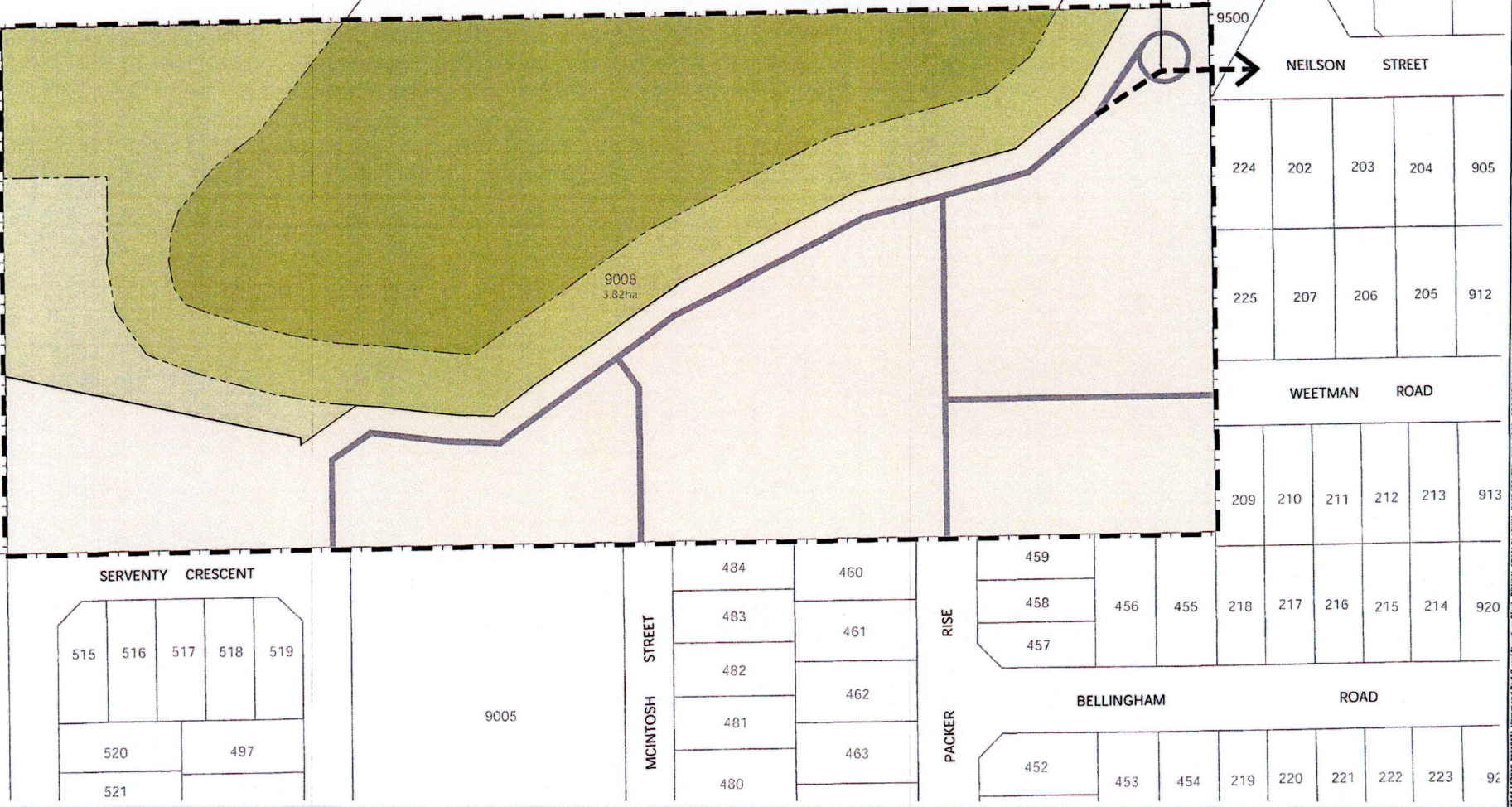
PROPOSED ROAD RESERVE TO BE EXTENDED IN FUTURE THROUGH ADJOINING LAND (LOT 9500 GAEBLER ROAD) TO CONNECT WITH NEILSON STREET (SUBJECT TO FUTURE DETAILED PLANNING)

LEGEND

- SUBJECT SITE
- EXISTING BOUNDARIES
- EXISTING LOT NUMBERS
- PROPOSED LOT NUMBERS
- MAPPED WETLAND
- MAPPED WETLAND BUFFER
- PUBLIC OPEN SPACE
- RESIDENTIAL - R25
- ACCESS STREET - LOCAL ROAD (CENTRELINE)

FRANKLAND AVENUE

FRANKLAND AVENUE



LOCAL STRUCTURE PLAN
 LOT 9008 FRANKLAND AVENUE
 HAMMOND PARK

NORTH

0 25 m

SCALE @ A3: 1:1000

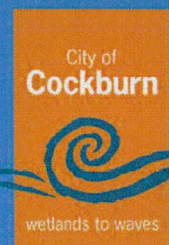
8544-LSP-02-C



8544-LSP-02-C (REV 10/21) - Hammond Park (Local Structure Plan) DRAWN: ADAM GLASSING DATE CREATED: 2021/04/21 PROJECTION: MGRS40GD84N

APPENDIX G

Lot 50 Barfield Road, Hammond Park
(26Q)



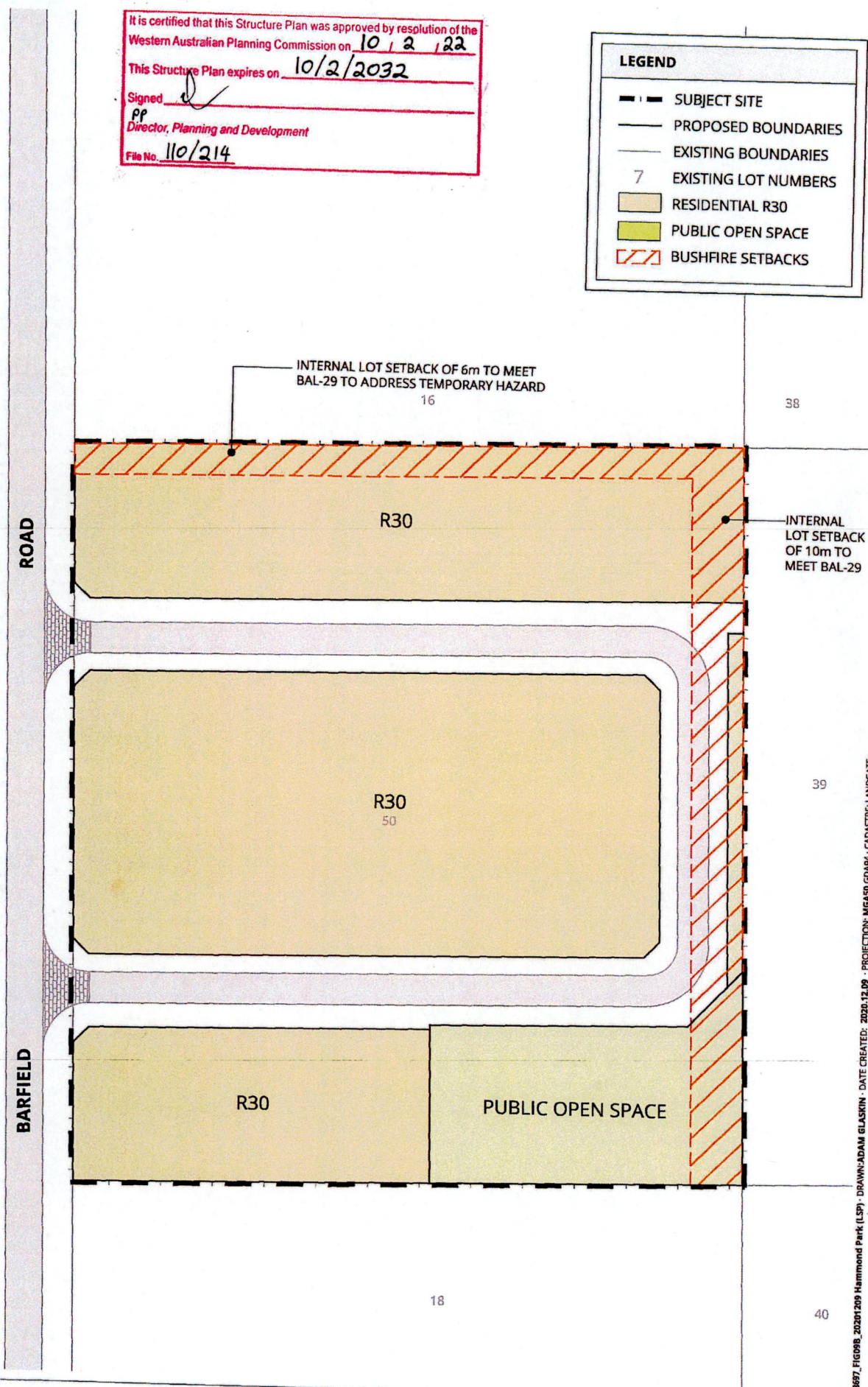
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It is certified that this Structure Plan was approved by resolution of the Western Australian Planning Commission on 10/2/22
This Structure Plan expires on 10/2/2032
Signed [Signature]
PP
Director, Planning and Development
File No. 110/214

LEGEND

- SUBJECT SITE
- PROPOSED BOUNDARIES
- EXISTING BOUNDARIES
- EXISTING LOT NUMBERS
- RESIDENTIAL R30
- PUBLIC OPEN SPACE
- BUSHFIRE SETBACKS

MITOWN PLANNING 899989570507AFCIA-CAD - ADAM GLASKIN - 2020.12.09



8697_FIG09B_20201209 Hammond Park (LSP) - DRAWN: ADAM GLASKIN - DATE CREATED: 2020.12.09 - PROJECTION: MGA50 GD494 - CADASTRE: LANDGATE.



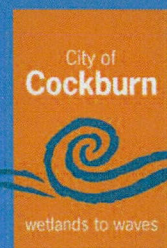
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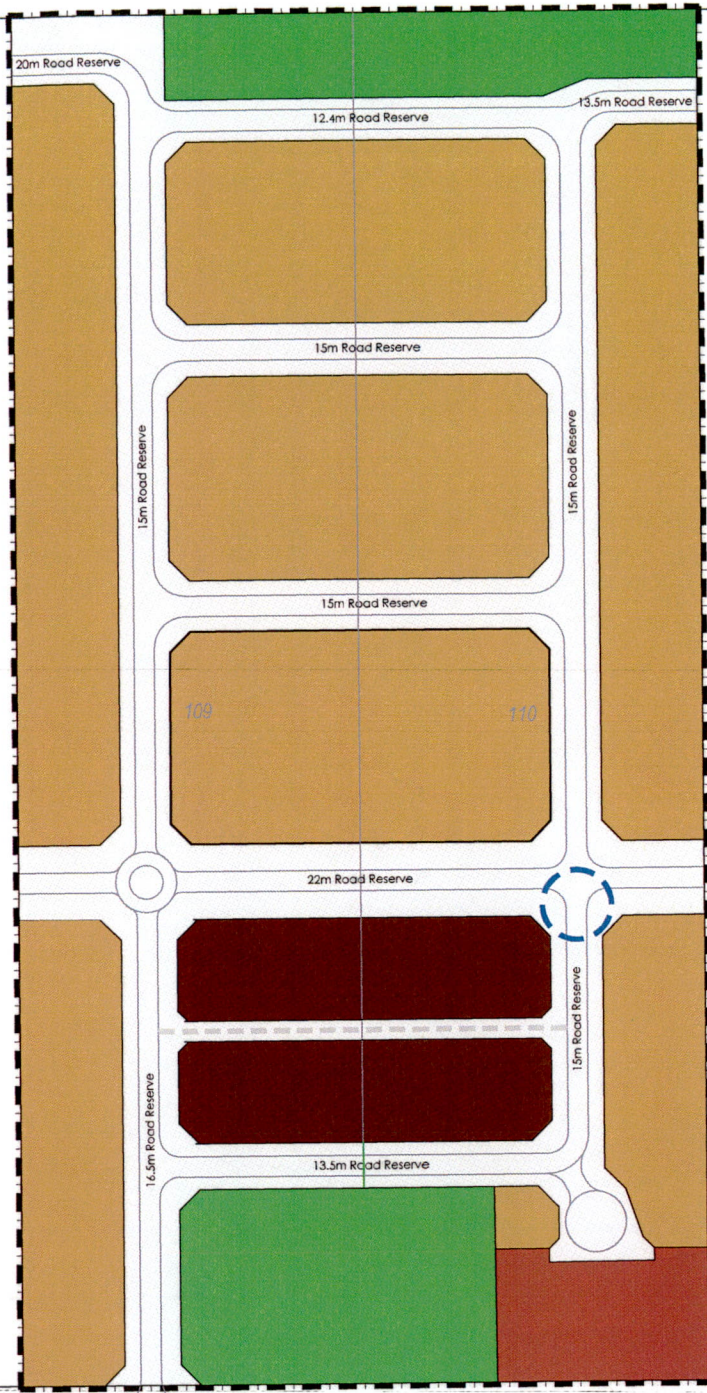


PLAN 1
LOCAL STRUCTURE PLAN

APPENDIX H

Lots 109-110 Wattleup Road, Hammond Park
(27D)





108

109

110

111

WATTLEUP

ROAD

Ordinary Council Meeting: 09/04/2015

Western Australian Planning Commission Approval:
03/11/2015

Structure Plan Expires: 07/12/2027 (Doc Set ID. 11949410)

LEGEND

Zones

- Residential R30
- Residential R50
- Residential R60

Local Scheme Reserves

- Parks & Recreation

Other

- Structure Plan Boundary
- Laneway
- Left in/Left out

All areas and dimensions are subject to survey, engineering and detailed design and may change without notice. © Copyright of Burgess Design Group.

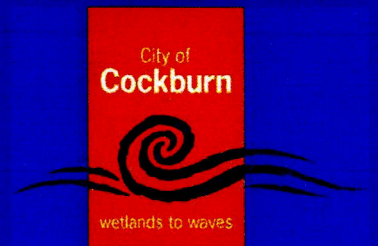
PLAN 1

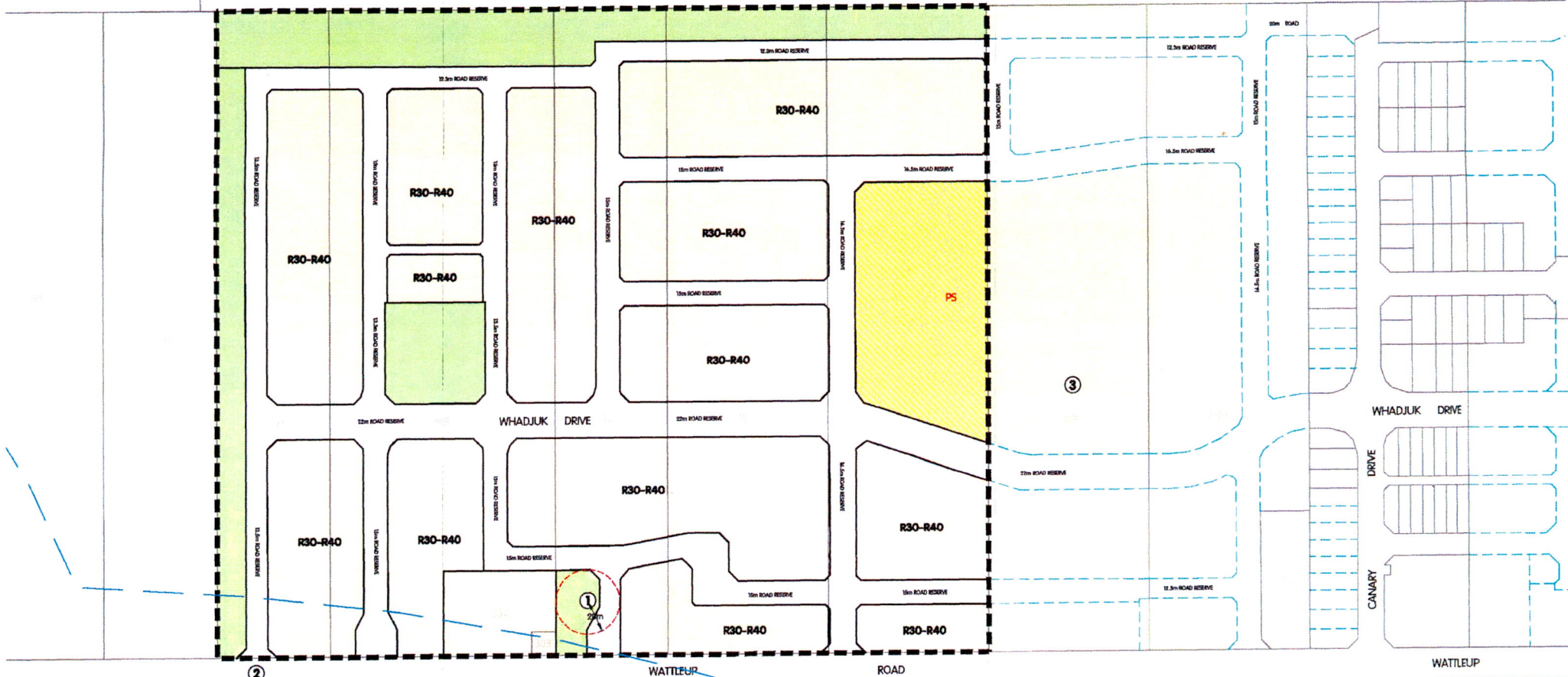


LOCAL STRUCTURE PLAN
LOTS 109 & 110 WATTLEUP ROAD
HAMMOND PARK
CITY OF COCKBURN

APPENDIX I

Hammond Park West – Lots 71, 74-76 & 303-305 Wattleup
Road, Hammond Park
(27E)





It is certified that this Structure Plan Amendment was approved by resolution of the Western Australian Planning Commission on 28/09/2022
 This Structure Plan expires on 28/09/2027
 Signed:
 Director, Planning and Development
 File No. 110/222 Amendment. 2

LEGEND

- Structure Plan Boundary
- Local Scheme Zones
 - Residential
- Local Scheme Reserves
 - Local Road Reserve
 - Public Open Space
 - Public Purpose
 - PS Primary School

Other

- ① Proposed WWPS & Buffer Subject to Further Discussion with Water Corporation.
- ② Potential Roundabout for Traffic Calming Purposes (Subject to Further Discussion with The City of Cockburn).
- ③ Lot 107 within QUBE ownership to be subdivided concurrent with Structure Plan area.

QUBE

CADASTRAL INFORMATION
 SOURCE: LANDGATE
 YYMADD: 201125
 DWG REF: 201125-cad.DWG
 PROJECTION: NA

HATCH | RobertsDay

AERIAL PHOTOGRAPHY
 SOURCE: NA
 YYMADD: NA

0 metres 1:1000

SIZE A3 1:2500
 175 1000

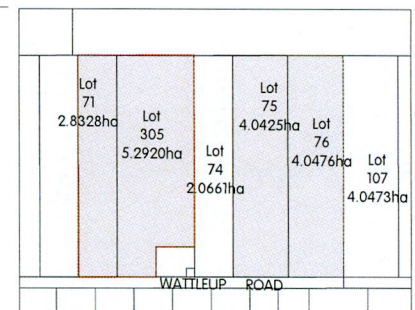
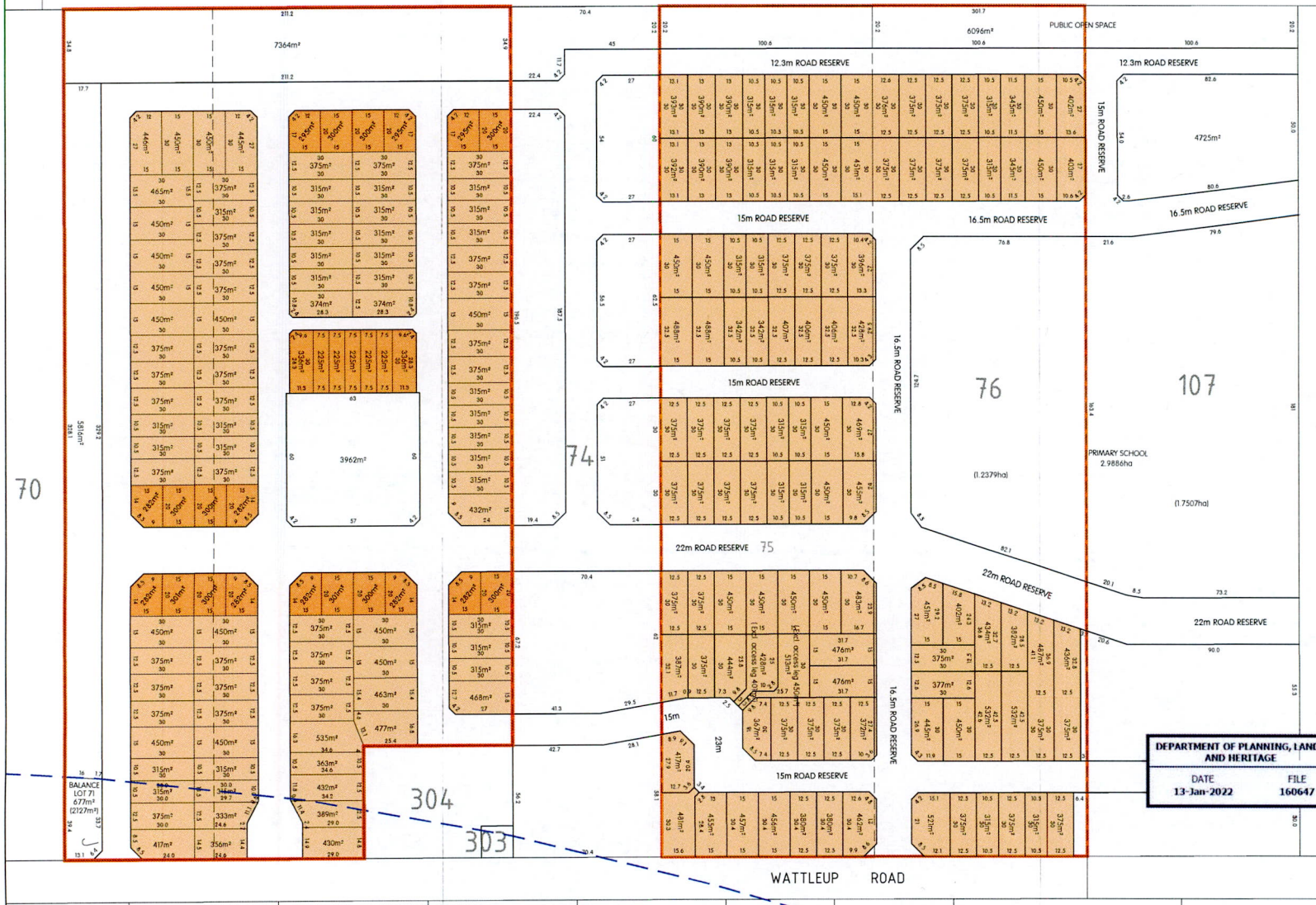
DRAFT

T	INCLUSION OF BUFFER	220908	TG	TP
S	MODIFY LOT & ROAD WIDTH	201222	TT	KV
REV	DESCRIPTION	YYMADD	DRAWN	APPRD

STRUCTURE PLAN
 Wattleup Road - Hammond Park
 City of Cockburn

JOB CODE DRAW NO. REV.
QUB HAMC RD1 003 T

300



LOCATION PLAN - EXISTING LOT

YIELD RESIDENTIAL DENSITY	
 R30	202 Lots
 R40	27 Lots
TOTAL	229 Lots

LEGEND	
	SUBJECT LOTS
	INDUSTRIAL AREA BUFFER

DEPARTMENT OF PLANNING, LANDS AND HERITAGE
DATE 13-Jan-2022 FILE 160647

QUBE

CADASTRAL INFORMATION
SOURCE: C&W & HATCH
YYMMDD: VARIOUS
DWG REF: VARIOUS
PROJECTION: MGAZONE50

HATCH | RobertsDay

DENSITY PLAN
Lot 71, 75, 76 and 305 Wattleup Road, Hammond Park
City of Cockburn

AERIAL PHOTOGRAPHY
SOURCE: NA
YYMMDD: NA

SIZE A3 1:2000



A FOR COMMENT
REV DESCRIPTION

220113 NR TP
YYMMDD DRAWN APPR'D

JOB CODE DRAW NO. REV.
QUB HAMC RD1 025 A

This plan has been prepared for general information purposes only and uses potentially uncontrolled data from external sources. CLE does not guarantee the accuracy of this plan and it should not be used for any detailed site design. This plan remains the property of CLE.

300

71

305

75

304



303

Public Open Space

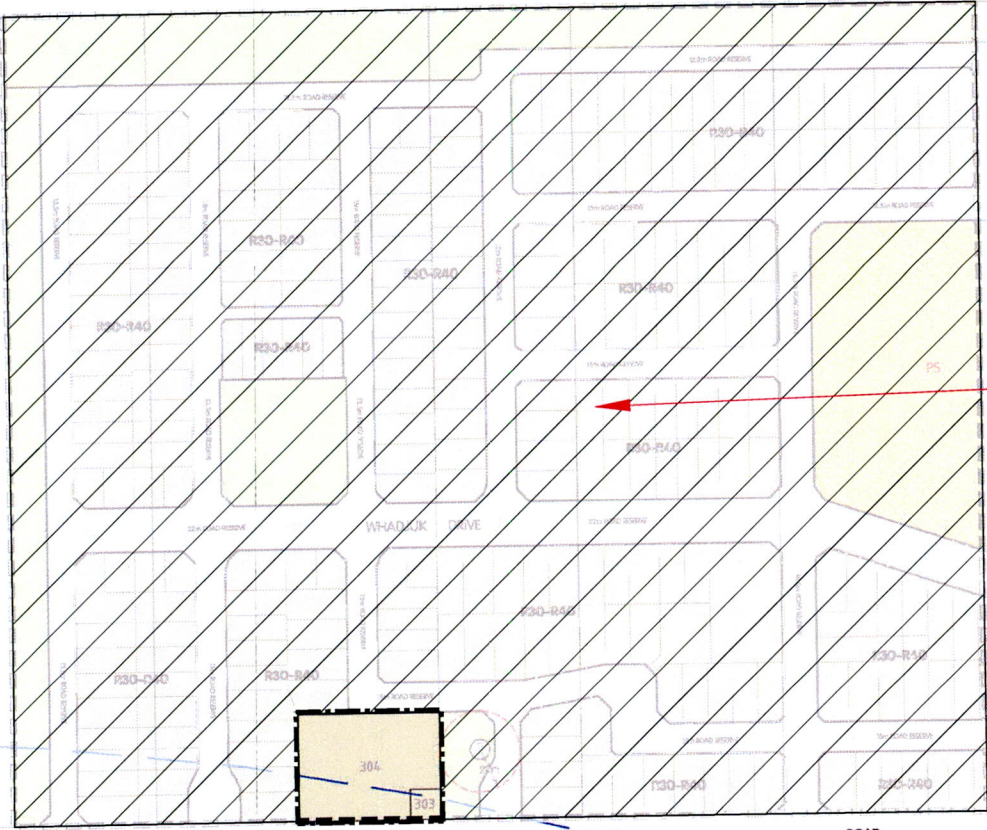
Public Open Space

WATTLEUP ROAD

LEGEND

-  Subject Area
-  R30





Former area of Local Structure Plan rationalised into Town Planning Scheme No.3 under Amendment 187

WATTLEUP ROAD
WAPC REVISED KWINNANA INDUSTRIAL INCLUDING AIR QUALITY BUFFER AS AT 21 SEPTEMBER 2010

LEGEND

- ■ ■ Structure Plan Boundary
- Local Scheme Zones**
- Residential
- Local Scheme Reserves**
- Local Road Reserve
- Public Open Space
- Public Purpose
- PS Primary School

▨ Rationalised area

Other

- ① Proposed WMPs & Buffer Subject to Further Discussion with Water Corporation.
- ② Potential Roundabout for Traffic Calming Purposes (Subject to Further Discussion with The City of Cockburn).
- ③ Lot 107 within QUBE ownership to be subdivided concurrent with Structure Plan area.

QUBE

CADASTRAL INFORMATION
SOURCE: LANDGATE
YYMDD: 201125
DWG REF: 201125-cad.DWG
PROJECTION: NA

AERIAL PHOTOGRAPHY
SOURCE: NA
YYMDD: NA

HATCH | RobertsDay

SIZE AS 1:2500
0 25 50 75 100 metres

DRAFT

T INCLUSION OF BUFFER 220908 TO TP
S MODIFY LOT & ROAD WIDTHS 201222 TT RV
REV DESCRIPTION YYMDD DRAWN APPRD

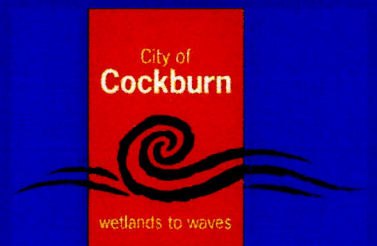
STRUCTURE PLAN
Wattleup Road - Hammond Park
City of Cockburn

JOB CODE DRAW NO. REV.
QUB HAMC RD1 003 T

NOT A FINAL DESIGN INTENT ONLY. ALL AREAS AND DIMENSIONS ARE SUBJECT TO FINAL DESIGN AND SURVEY

APPENDIX J

Lots 1, 9 & 10 Hamilton Road, Spearwood
(31F)



Ordinary Council Meeting: 12/2/2015

West Australian Planning Commission Approval: 15/4/2015

Structure Plan Expires: 19/10/2027
(Doc Set ID: 12158034)

File No.: 110/117 & 110/246

**CITY OF COCKBURN
STRUCTURE PLAN**

This Structure Plan was adopted by Council on 12/2/15

Signed

DIRECTOR OF PLANNING & DEVELOPMENT

File No:

This Structure Plan was endorsed by the Western Australian Planning Commission on 15/4/15

Signed

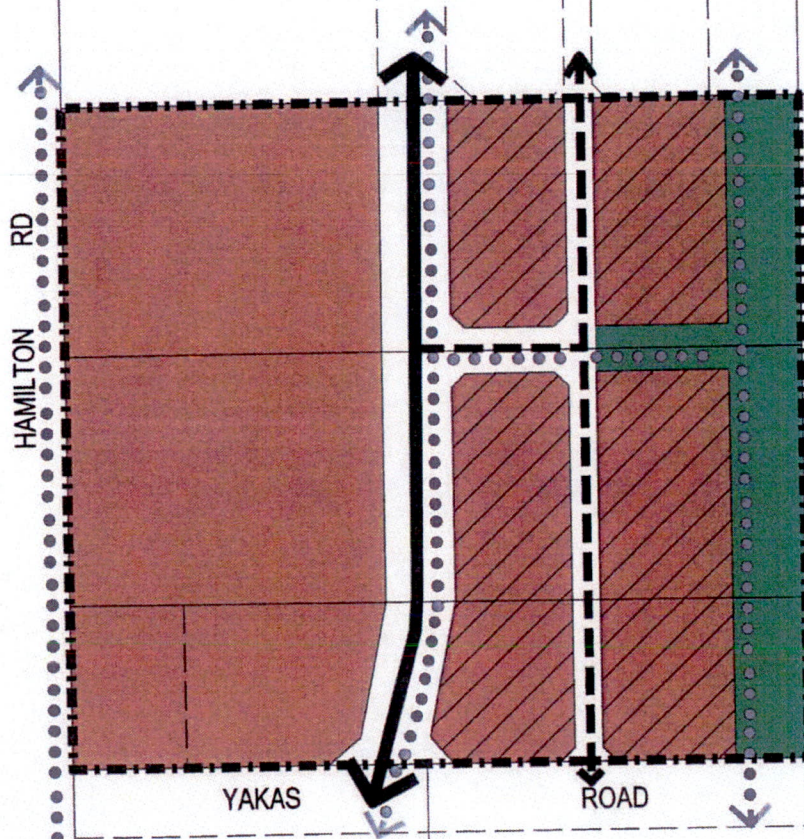
DIRECTOR OF PLANNING & DEVELOPMENT

NADILO

DRIVE

Future Public Open Space

Future Public Open Space



- LEGEND**
- Pedestrian Pathways
 - Lots that require Area Specific Plans (or DAPs)
 - Structure Plan Boundary
 - Local Access Road (indicative only subject to detailed design)
 - Laneway (indicative only subject to detailed design)
- ZONES**
- Residential - R40
- RESERVES**
- Parks and Recreation



Plan No. : 20370-2

Revision : REV.3

Scale : 1:1500@A4

0 15 30 45

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Member Practice Suite 4 First Floor 40 Hasler Road Osborne Park WA 6017 www.whelans.com.au

**LOCAL STRUCTURE PLAN
LOTS 1, 9 & 10 HAMILTON ROAD
SPEARWOOD**

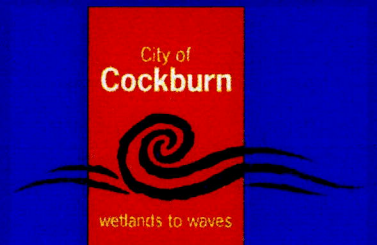
PLAN 1

DATE DRAWN: 21/04/2015 FILE: 140829 Subdivision Concept Plan.dgn
 DRAWN BY: CdeL V DATUM: AHD
 CHECKED BY: MM H DATUM: MGA94 (50)

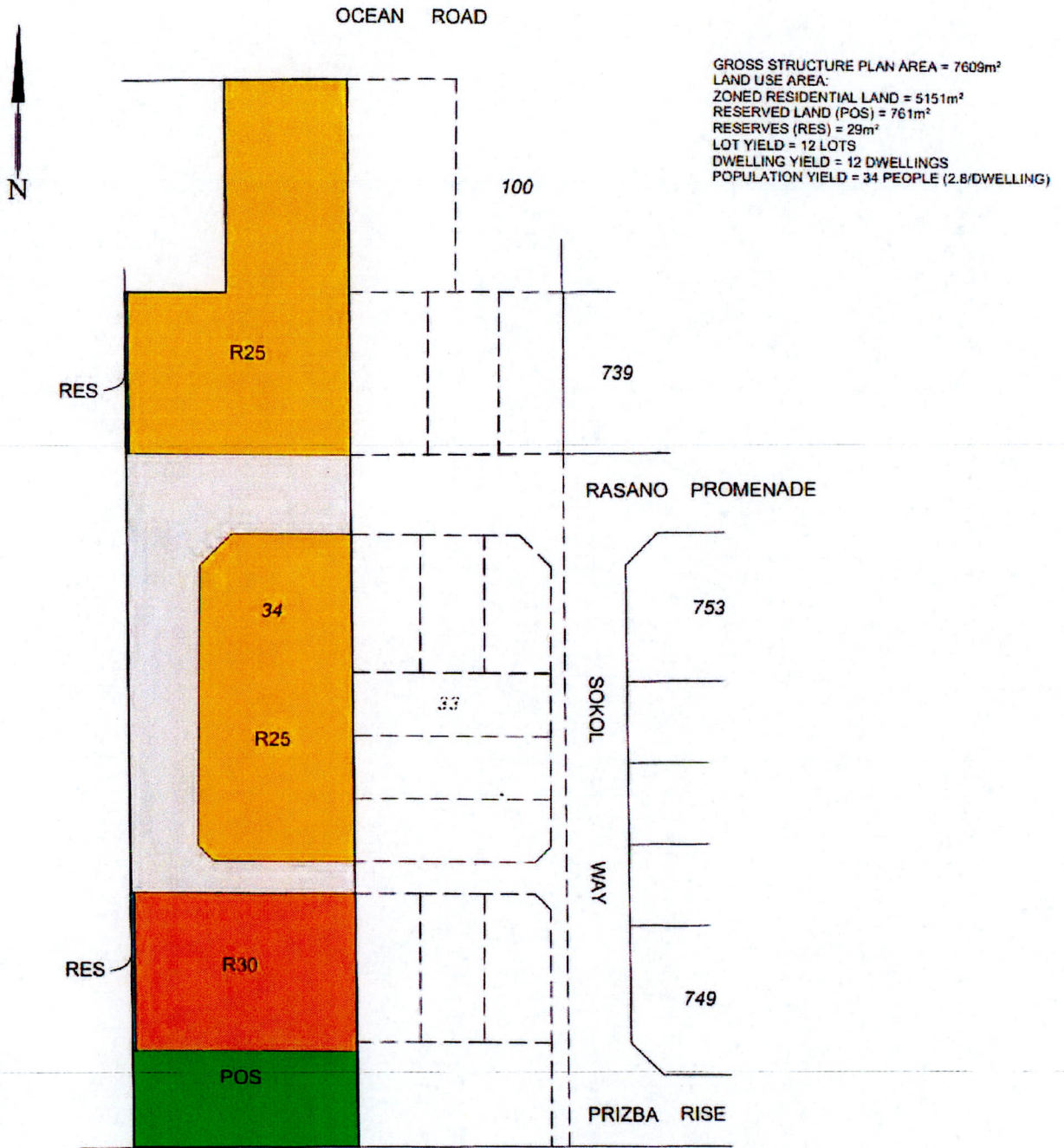


APPENDIX K

Lot 34 Ocean Road, Coogee
(31L)









Structure Plan




GROSS STRUCTURE PLAN AREA = 7609m²
 LAND USE AREA:
 ZONED RESIDENTIAL LAND = 5151m²
 RESERVED LAND (POS) = 761m²
 RESERVES (RES) = 29m²
 LOT YIELD = 12 LOTS
 DWELLING YIELD = 12 DWELLINGS
 POPULATION YIELD = 34 PEOPLE (2.8/DWELLING)

LEGEND

- | | | | |
|---|-------------------|---|-------------------|
|  | SUBJECT SITE |  | PUBLIC OPEN SPACE |
|  | RESIDENTIAL (R25) |  | ROADS |
|  | RESIDENTIAL (R30) |  | RESERVE |

It is certified that this Structure Plan was approved by resolution of the Western Australian Planning Commission on 8/7/2022

This Structure Plan expires on 8/7/2032

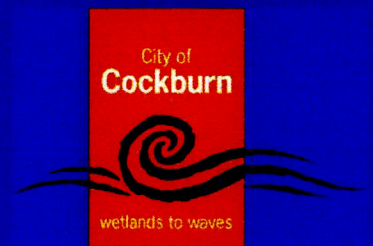
Signed 

Director, Planning and Development

File No. 110/215

APPENDIX L

Lot 703 Ghostgum Avenue, Treeby
(41A)



part one
implementation

It is certified that this Structure Plan Amendment was approved by resolution of the Western Australian Planning Commission on 28/10/2021
 This Structure Plan expires on 14/09/2030
 Signed [Signature]
 Director, Planning and Development
 File No. 110/203 Amendment 1

Plan 1: Treeby Local Structure Plan Map

