WAPC Western Australian Planning Commission
GOVERNMENT OF WESTERN AUSTRALIA

Our ref: TPS/3357
Enquiries: Local Planning Schemes
Email: localplanningschemes@dplh.wa.gov.au

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. 186

The Western Australian Planning Commission (Commission) has considered the amendment and submitted its recommendation to the Minister in accordance with section 87(1) of the *Planning and Development Act 2005* (the Act).

The Minister has approved the amendment in accordance with section 87(2)(a) of the Act.

In accordance with section 87(3) of the Act, the Commission will cause the approved amendment to be published in the *Government Gazette*.

The Commission has forwarded notice to the Department of Premier and Cabinet (attached) and it is the local governments' responsibility to make arrangements for the payment of any publication costs. The local government is required under section 87(4B) of the Act, and regulation 64 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, to publish the approved amendment, ensure that it is available to the public, and notify each person who made a submission.

For all payment and purchase order queries, please contact the Department of Premier and Cabinet on (08) 6552 6000. One signed set of the amending documents are returned for your records.

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

Yours sincerely

Sam Boucher.

Ms Sam Boucher
Secretary
Western Australian Planning Commission

4/11/2026

CITY OF COCKBURN
DOC No
06 NOV 2026
SUBJECT
109/186
RETENTION
124.2.1 AS
PROPERTY
APP
ACTION
003/010

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Planning and Development Act 2005

APPROVED LOCAL PLANNING SCHEME AMENDMENT

City of Cockburn
Town Planning Scheme No. 3 Amendment No. 186

File: TPS/3357

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 02 November 2026, for the purpose of:

1. Rezoning Lot 2 (No.46) Sciano Avenue, Success from 'Residential (R30)' to 'Development';

2. Modifying Column Two - Area of DA 14 in Table 9 - Development Areas to replace 'Beenyup Road' with 'Lot 2 (No.46) Sciano Avenue, Success'; and

3. Amending the Scheme Map accordingly.

L HOWLETT
MAYOR

D SIMMS
CHIEF EXECUTIVE OFFICER

City of Cockburn

wetlands to waves

Town Planning Scheme No.3

Amendment No.186
(Standard)

Rezoning of Lot 2 (No.46) Sciano Avenue, Success

from 'Residential (R30)' to 'Development'

AUGUST 2025

Planning and Development Act 2005

RESOLUTION TO AMEND A TOWN PLANNING SCHEME

City of Cockburn
Town Planning Scheme No.3
Amendment No.186

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 Lot 2 (No.46) Sciano Avenue, Success from 'Residential (R30)' to 'Development'; and
2. Amending the Scheme map accordingly

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

It is an amendment to the local planning scheme that:

- an amendment to the scheme so that it is consistent with a region planning scheme that applies to the scheme area, other than an amendment that is a basic amendment;
- an amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment; and
- an amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area.

Dated this 12th day of AUGUST 2025

CHIEF EXECUTIVE OFFICER

AMENDMENT REPORT

1.0 INTRODUCTION

This Amendment has been requested by Planning Solutions on behalf of the landowner, Phoenix Ridge Pty Ltd, to rezone Lot 2 (No.46) Sciano Avenue, Success from its current 'Residential (R30)' to the 'Development' zone.

The site was zoned 'Residential (R30)' upon gazettal of TPS 3 in December 2002, reflective of the predominant zoning in the wider Success locality at that time. Prior to this, the site had been zoned 'Rural' under the City's then District Zoning Scheme No.2.

In April 2024, the City initiated a new local planning scheme, draft Local Planning Scheme No.13 (draft LPS 13). Amongst the changes, draft LPS 13 proposes to rezone Lot 2 to the 'Urban Development' (reflective of the model zone name) and retain a Special Control Area to specify the requirement for subdivision and development to be guided by a structure plan.

Although the changes contemplated by this Amendment to TPS 3 are foreshadowed in draft LPS 13, the timing for gazettal of the new scheme is unknown. At the time of writing, consent to advertise draft LPS 13 has not been granted by the Western Australian Planning Commission and Minister for Planning.

A 'Development' zoning, prior to approval of draft LPS 13, will support the preparation of a structure plan which provides for greater flexibility in residential density currently afforded to the site through its R30 density coding, cognisant of the site's proximity to the Cockburn Central Secondary Centre and major transport infrastructure.

2.0 SITE OVERVIEW

The subject site is located in the suburb of Success, located approximately 20km south of the Perth Central Business District and 400m southwest of the Cockburn Gateway Shopping Centre. The site is surrounded by primarily low-density residential development, with instances of higher-density R60 lots to the east, and R160 townhouse dwellings to the northeast.

The site has frontage to three roads, being Deptford Street (Access Street), Sciano Avenue (Access Street) and Wentworth Parade (a local distributor road). The site is located adjacent to three other roads (Lewisham Vista, Wakehurst Loop and Benmore Rise), all of which are likely to be extended through Lot 2, upon future subdivision occurring.

The site features an existing single dwelling with associated shed, landscaping and two crossovers from Sciano Avenue exists on the northern portion of the site. A track along

the perimeter of the site has cleared for use as a managed firebreak.

The southern half of the site is currently occupied by a large portion of vegetation, which may contain Banksia Woodland, a Threatened Ecological Community (TEC) under the *Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)*.

3.0 AMENDMENT TYPE

Part 5, Division 1, Regulation 34 of the *Planning and Development (Local Planning Schemes) Regulations 2015,* identifies different amendment types: basic, standard and complex. Regulation 35(2) requires the local government to specify in their resolutions to prepare or adopt an amendment what type of amendment it is, as well as the explanation for forming that opinion.

This amendment is considered to be a 'standard' amendment, which Regulation 34 describes as:

a) *an amendment relating to a zone or reserve that is consistent with the objectives identified in the scheme for that zone or reserve;*

b) *an amendment that is consistent with a local planning strategy for the scheme that has been endorsed by the Commission;*

c) *an amendment to the scheme so that it is consistent with a region planning scheme that applies to the scheme area, other than an amendment that is a basic amendment;*

d) *an amendment to the scheme map that is consistent with a structure plan or local development plan that has been approved under the scheme for the land to which the amendment relates if the scheme does not currently include zones of all the types that are outlined in the plan;*

e) *an amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment;*

f) *an amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area;*

g) *any other amendment that is not a complex or basic amendment*

This proposed amendment satisfies pates (c), (e), and (f) of the above criteria.

4.0 LEGAL DESCRIPTION AND OWNERSHIP

The subject site is owned by Phoenix Ridge Pty Ltd. The details of the lot are provided in the table below:

Lot	Diagram	Volume	Folio	Area (m^2)
2	21743	1256	694	41,076

4.0 PRELIMINARY ENGAGEMENT

The City of Cockburn and Planning Solutions have engaged with the Department of Planning, Lands and Heritage to discuss the merits of this Amendment, ahead of the zoning changes to the site foreshadowed by draft LPS 13.

5.0 PLANNING FRAMEWORK

5.1 State Planning Framework

Metropolitan Region Scheme

The subject site is zoned 'Urban' under the Metropolitan Region Scheme (MRS).

The purpose of the 'Urban' zone under the MRS is:

to provide for residential development and associated local employment, recreation and open space, shopping, schools and other community facilities.

The site is not located adjacent to any reserve or subject to any additional resolutions under the MRS.

Perth and Peel @ 3.5 Million

Perth and Peel at 3.5 Million is the overarching spatial planning framework applicable to the Perth and Peel regions. The document provides guidance on where development should occur to ensure sustainable urban growth, protect the environment and heritage and make the most effective use of existing infrastructure. *Perth and Peel @ 3.5 million* sets the context for four draft sub-regional planning frameworks, including the South Metropolitan Peel sub-regional Framework relevant to the subject site (refer below).

Section 4 of the framework provides the strategy and targets for infill residential development, with the aim to deliver a compact and connected city. Specifically, the strategy provides a South Metropolitan Peel sub-region target infill of 44,230 additional dwellings by 2031 and 75,510 dwellings by 2050.

The proposed Amendment will facilitate the preparation of a structure plan, ensuring the proper and orderly development of the subject site for primarily residential purposes, consistent with the long-term infill goals of *Perth and Peel at 3.5 million.*

State Planning Policy 3.7 – Bushfire

The subject site is located within a designated Bushfire Prone Area, pursuant to Section 18P of the *Fire and Emergency Services Act 1999*. By virtue of this designation, compliance with *State Planning Policy 3.7 – Bushfire* (SPP 3.7) and the associated *Planning for Bushfire Guidelines* (Guidelines) is necessary.

The current and proposed scheme provisions require preparation of a comprehensive structure plan to be prepared for the site, prior to further subdivision and development being undertaken. Assessment against the provisions of SPP 3.7 and the Guidelines will be undertaken at the structure planning stage once a greater level of detail is provided in respect of matters such as the specific location of residential lots, road, public open space and any retained classifiable vegetation.

State Planning Policy 4.2 – Activity Centres

State Planning Policy 4.2 - Activity Centres (SPP 4.2) outlines the planning and development of activity centres across Perth and Peel, emphasising the redevelopment and renewal of existing centres.

Cockburn Central, which for the purposes of the policy includes the Cockburn Gateways Shopping Centre and adjacent commercial development within the locality of Success, is classified as a 'Secondary Centre'. The subject site is located approximately 300m from the Cockburn Central Secondary Centre.

5.2 City of Cockburn Local Planning Framework

City of Cockburn Town Planning Scheme No.3

The subject site is zoned 'Residential (R30)' under the City of Cockburn Town Planning Scheme No.3. The site is also subject to the Development Area 14 (DA 14) Special Control Area and two Development Contribution Areas (DCAs), being DCA 1 and DCA 13.

The objectives of the 'Residential' zone are:

i) To provide for a range of housing and a choice of residential densities to meet the needs of the community.

ii) To facilitate and encourage high quality design, built form and streetscapes throughout residential areas.

iii) To provide for a range of non-residential uses, which are compatible with and complementary to residential development.

The objective of the 'Development' zone is:

To provide for future residential, industrial or commercial development to be guided by a comprehensive Structure Plan prepared under the Scheme.

Since TPS 3 was gazetted in 2002, changes in typical practice have seen growth areas which require preparation of local structure plans zoned as 'Development', in lieu of 'Residential'. Such an approach affords greater flexibility to the local structure planning process, without the need to seek approval of a scheme amendment for any changes to residential density codings.

City of Cockburn Local Planning Strategy

The City of Cockburn Local Planning Strategy (LPS) was approved by the WAPC in October 2024.

The LPS sets out the planning direction for the City to investigate the opportunity for the Cockburn Central Activity Centre to be reclassified as a 'Strategic Metropolitan Centre', based on the function of the centre. Facilitating residential development opportunities within proximity to the Cockburn Central Activity Centre will assist in providing additional population to support a potential elevation of this centre.

6.0 PROPOSAL

This amendment to TPS3 proposes to rezone the subject from the 'Residential (R30)' to 'Development'.

The amendment seeks to retain the existing Development Area 14 (Beenyup Road) Special Control Area, to ensure that there remains a head of power under TPS 3 for a local structure plan to be prepared and approved prior to subdivision and development of the site being undertaken.

The rezoning to the 'Development' zone will ensure that there is a flexible approach to future structure planning, without being hindered by a fixed residential coding.

7.0 CONCLUSION

The proposed Amendment has been prepared to support greater flexibility, responding to the site's proximity to major infrastructure and the Cockburn Central Secondary Centre. The Amendment will ensure that future residential subdivision remains capable of being coordinated by a comprehensive local structure plan, without a fixed density coding, ahead of approval of the City's draft LPS 13.

POSTSCRIPT: Inclusion of Minister's modifications

Modifications required by the Minister for Planning were outlined in correspondence dated 23 September 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 text 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:

- Inserting point 2 as:

  Modifying Column Two – Area of DA 14 in Table 9 to replace 'Beenyup Road' with 'Lot 2 (No.46) Sciano Avenue, Success

  The addition of point 2 reflects Council's endorsed recommendation upon adoption of the scheme amendment, reflecting Lot 2 being the only undeveloped lot within the former Beenyup Road Deveopment Area.

- Renumbering the existing point 2 to point 3.

Planning and Development Act 2005

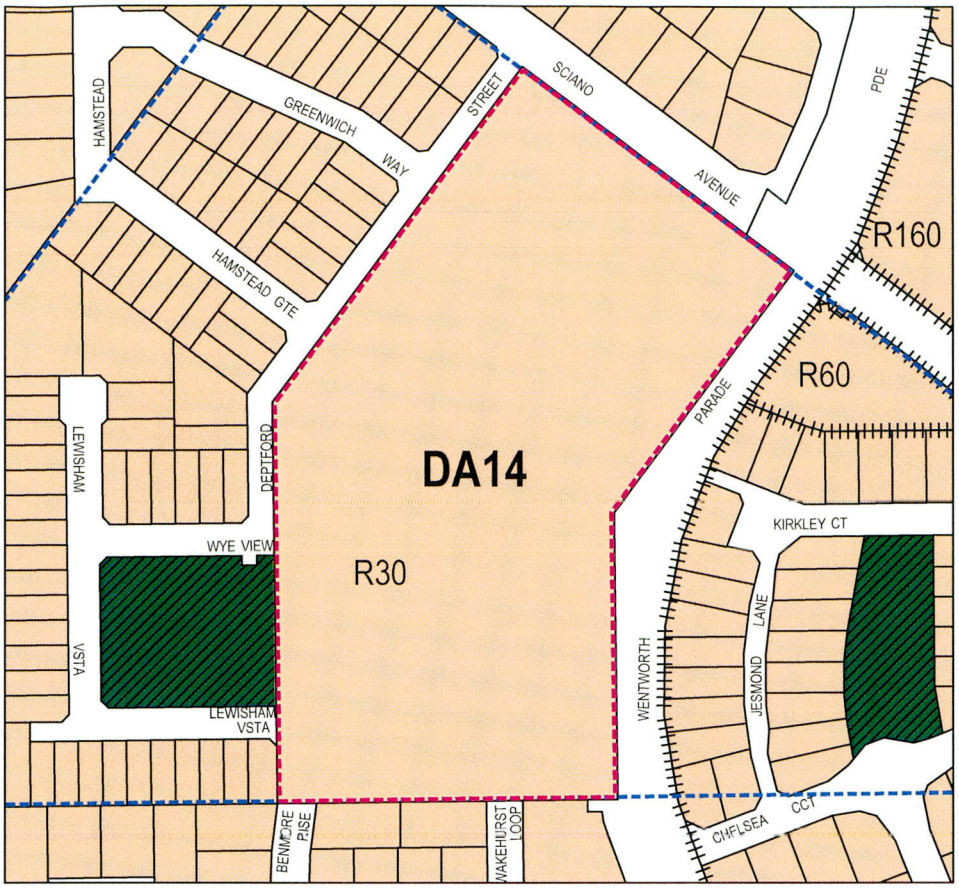
CITY OF COCKBURN
TOWN PLANNING SCHEME NO.3
AMENDMENT NO.186

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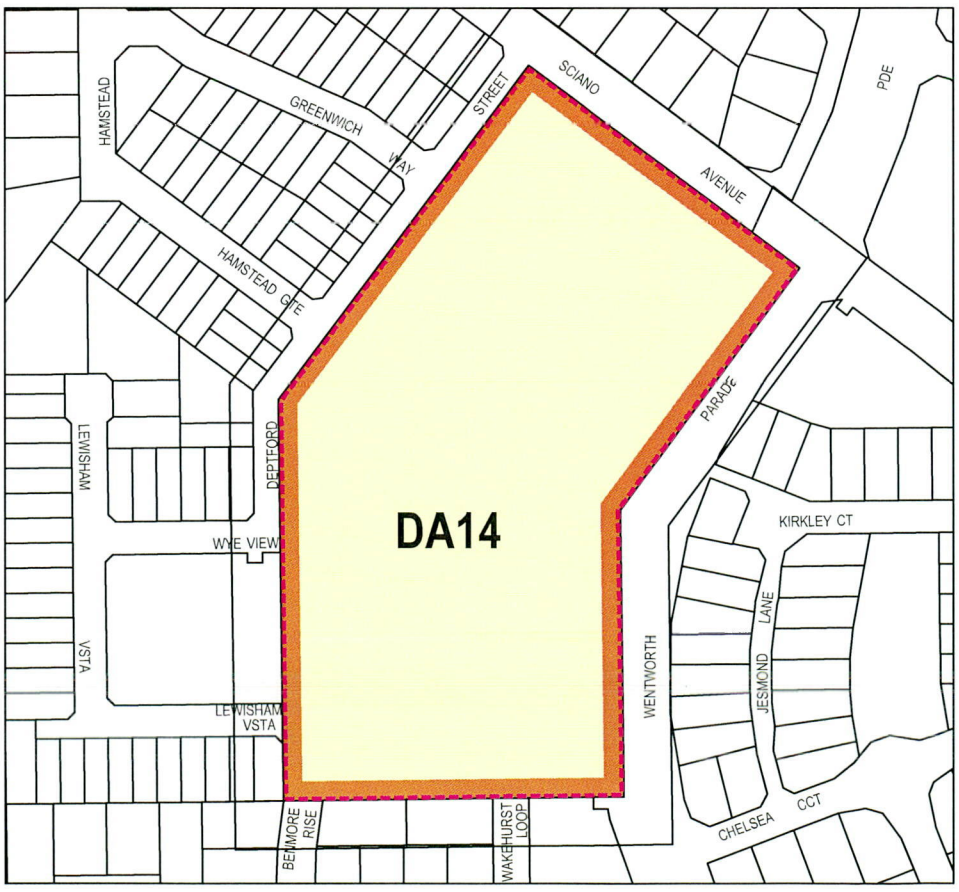
EXISTING ZONING

LEGEND

LOCAL SCHEME RESERVES
- Parks and Recreation
- Local Road

LOCAL SCHEME ZONES
- Residential

OTHER
- R20 R Codes
- **DA1** Development Area
- Development Contribution Area



PROPOSED ZONING

LEGEND

LOCAL SCHEME ZONES
- Development

OTHER
- **DA1** Development Area

PLANNING SOLUTIONS | PS
URBAN & REGIONAL PLANNING

SCALE	1:3 000 @ A4
DATE	26 May 2025
FILE	250619 8841 Scheme Amendment.dwg
REVISION	1/DR/First Draft/26.05.2025
	2/DR/19.06.2025

0 75

SCHEME AMENDMENT MAP - CITY OF COCKBURN LOCAL PLANNING SCHEME NO.3

Lot 3 SCIANO AVENUE, SUCCESS, WESTERN AUSTRALIA

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ADOPTION

Adopted by resolution of the Council of the City of Cockburn at the Meeting of the Council held on 12th day of AUGUST 2025.

CITY OF COCKBURN COMMON SEAL VIAS • TUTAS • CUPIMUS

MAYOR

CHIEF EXECUTIVE OFFICER

FINAL APPROVAL

Adopted for final approval by resolution of the City of Cockburn at the Meeting of the Council held on the 10th day of February 2026, and the Common Seal of the City of Cockburn was hereunto affixed by the authority of a resolution of the Council in the presence of:

MAYOR

(Seal)

CHIEF EXECUTIVE OFFICER

Recommended/Submitted for Final Approval

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

DATE 5/10/2026

Final Approval Granted

It is hereby certified that this is a true copy of the ~~Scheme~~/Amendment, final approval to which was endorsed by the Minister for Planning on 2/11/2026

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 _____