

Our Ref: TPS/1484
Your Ref: 110/019
Enquiries: Heather Brooks (655 19436)

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

Dear Sir

**TOWN PLANNING SCHEME No 3
AMENDMENT No 105**

CITY OF COCKBURN	
DOC No	
3 1 AUG 2015	
SUBJECT	109/041
RETENTION	124.2.3A5
PROPERTY	
APP	
ACTION	Rachel Pleasant

I refer to your letter of 5 March 2015 and advise that the Minister for Planning has granted final approval to the above amendment on 20 August 2015.

In accordance with section 87(3) of the *Planning and Development Act 2005* (the PD Act), the Western Australian Planning Commission (Commission) will cause the amendment to be published in the *Government Gazette*. The Commission has forwarded the notice to State Law Publisher and it is now the Council's responsibility to make arrangements with State Law Publisher for the payment of any costs involved in its publication in accordance with regulation 23(3) of the *Town Planning Regulations 1967 (as amended)*.

Council is also reminded of its obligations under section 87(4B) of the PD Act, that the amendment be advertised in accordance with the regulations and ensure that copies are available to the public.

If you require a purchase order number for payment for the publication of the notice in the *Government Gazette*, please contact State Law Publisher immediately to make arrangements for this, alternatively, if you don't require one you still need to contact State Law Publisher on 655 26012 or fax 9321 7536 to let them know and to go ahead and publish the notice.

State Law Publisher will not publish the notice until you contact them.

One signed set of the amending documents is returned herewith.

Yours faithfully



Tim Hillyard
Secretary
Western Australian Planning Commission

Attach

21 August 2015



PLANNING AND DEVELOPMENT ACT 2005

APPROVED TOWN PLANNING SCHEME AMENDMENT

CITY OF COCKBURN

TOWN PLANNING SCHEME No. 3 - AMENDMENT No. 105

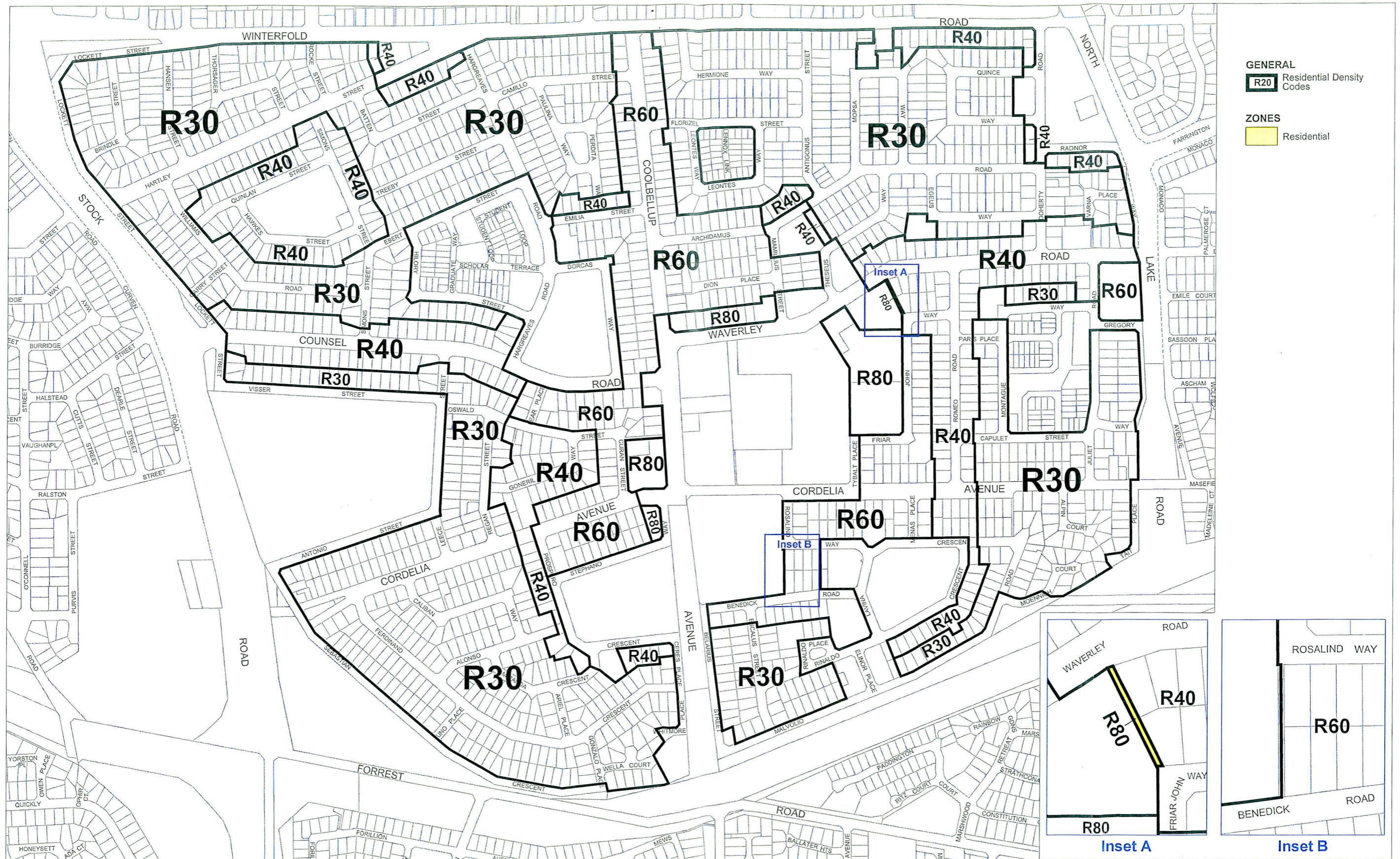
Ref: TPS/1484

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 City of Cockburn local planning scheme amendment on 20 August 2015 for the purpose of:

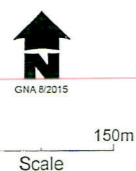
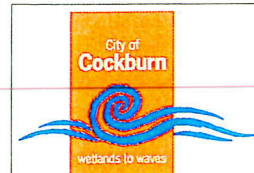
1. Recoding various properties within parts of Coolbellup to R30, R40, R60 and R80 in accordance with the adopted Coolbellup Revitalisation Strategy as shown on Attachment 1.
2. Recoding lots fronting Romeo Road between Cordella Avenue and Paris Place and Lots 121, 123, 125, 127, 129 Cordella Avenue, Coolbellup from R20 to R40.
3. Recoding portion of Lot 4613 (No. 219) Winterfold Road (Reserve 32581), and portion of Lot 4612 (No. 30) Mopsa Way (Reserve 35431) from R25 to R30.
4. Recoding eastern portion of PAW between Benedict Road/Rosalind Way from R20 to R60.
5. Reclassify portion of Lot 8 (No. 37) Waverley Road former PAW on north-east corner of lot from 'Local Road' local reserve to 'Residential' zone with designated R80 density code.
6. Amending the Scheme map accordingly.

L HOWLETT, JP
MAYOR

S G CAIN
CHIEF EXECUTIVE OFFICER



PROPOSED ZONING
 TOWN PLANNING SCHEME No.3
 AMENDMENT No.105





TOWN PLANNING SCHEME NO. 3

AMENDMENT NO. 105

March 2015

**PLANNING AND DEVELOPMENT ACT, 2005
RESOLUTION TO AMEND A TOWN PLANNING SCHEME**

**CITY OF COCKBURN
TOWN PLANNING SCHEME NO 3
AMENDMENT NO. 105**

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 properties within parts of Coolbellup to 'Residential R30', 'Residential R40', 'Residential R60', and 'Residential R80' in accordance with the adopted Coolbellup Revitalisation Strategy as shown on Attachment 1 – Residential Density and Zoning Plan.
2. Amending the Scheme map accordingly.

Dated this 11 day of September 2014


Acting CHIEF EXECUTIVE OFFICER

REPORT

1. LOCAL AUTHORITY City of Cockburn
2. DESCRIPTION OF TOWN PLANNING SCHEME: Town Planning Scheme No. 3
3. TYPE OF SCHEME: District Zoning Scheme
4. SERIAL NO. OF AMENDMENT: Amendment No. 105
5. PROPOSAL: Amendment to Town Planning Scheme No.3 to implement the Coolbellup Revitalisation Strategy and to make 3 further minor modifications relating to:
 - A change of coding from R25 to R30 for portions of 219 Winterfold Road (Reserve 32581), and portions of 30 Mopsa Way (Reserve 35431);
 - Eastern portion of PAW between Benedick Road / Rosalind Way). Rezone from "Local Reserve-Local Road" to "Residential R60 zone", and;
 - Portion of 37 Waverley Road (Lot 8) – former PAW on NE corner of lot. Rezone from "Local Reserve – Local Road" to "Residential R80 zone".

AMENDMENT REPORT

1.0 Introduction

In August 2014 the City of Cockburn Council resolved to adopt the Coolbellup Revitalisation Strategy. The proposed Amendment to the City of Cockburn's Town Planning Scheme No. 3 ("Scheme") implements the zoning changes recommended for Coolbellup outlined in the Coolbellup Revitalisation Strategy.

The Coolbellup Revitalisation Strategy is the latest of the City's revitalisation projects and is intended to guide how future urban infill can be delivered within the suburb and to identify improvements and infrastructure required to support this growth. The Strategy is largely directed towards identifying appropriate increased residential densities and strategies to encourage housing choice. A key focus of the Strategy is to ensure Coolbellup is an attractive place to live and visit into the future.

The aims of the Coolbellup Revitalisation Strategy are to:

- Provide opportunities for further housing growth, meeting the needs of existing and future Coolbellup households;
- Contribute towards the State Government urban infill aspirations of Directions 2031 and Beyond;
- Ensure adequate services and infrastructure including promoting pedestrian orientated streetscapes and appropriate levels of car parking;
- Allow for a variety of housing type and designs to encourage flexibility and affordability; and
- Preserve the natural environment and identify opportunities to enhance the character of the suburb.

2.0 Background:

The Western Australian Planning Commission's strategic document, *Directions 2031 and beyond: Metropolitan planning beyond the horizon* ("Directions 2031"), sets a target that 47% of the additional dwellings required by 2031 in the Perth and Peel Metropolitan area will be delivered through urban infill. Coolbellup, as a well-connected inner ring suburb, is well situated to contribute to the delivery of these infill targets.

The Amendment will implement the various zoning changes recommended by the Coolbellup Revitalisation Strategy. The rationale underpinning the zoning changes is to create opportunities for urban consolidation in appropriate areas, in accordance with Directions 2031. Urban consolidation is a pivotal element to creating a more sustainable Perth by contributing to a reduced overall need for travel and reduction in native vegetation clearing on the urban fringe.

The Coolbellup Revitalisation Strategy and resulting Amendment also reflects an in-depth community consultation and visioning process which underpinned the production of the Strategy. Resident and landowner consultation took place in three forms:

- A resident and property owner's survey;
- Two community visioning forums; and
- Formal public advertising of the Strategy.

The effectiveness of the community consultation process and its role in the preparation of the Strategy is demonstrated by the overwhelming support for the Strategy including the proposed zoning changes. Of the 134 responses submitted to the City during the community advertising period, 84% of responses supported the Strategy. Of this 84% support, 35% also suggested various modifications. 11% of submissions opposed the Strategy and 6% did not state a position.

3.0 Town Planning Context:

3.1 Metropolitan Region Scheme

The land subject to the proposed Amendment is zoned 'Urban' under the Metropolitan Region Scheme.

3.2 City of Cockburn Town Planning Scheme No. 3

The land subject to the proposed Amendment is generally zoned 'Residential R20' under the Scheme in addition to a limited number of lots zoned between R30 and R80.

3.3 State Planning Strategy

The State Planning Strategy (SPS) adopted in June 2014 provides the basis for long-term State and regional land use planning within Western Australia. It sets out the key principles, strategies and actions relating to the environment, community, economy, infrastructure and regional development, of which should guide all future planning decisions.

The SPS identifies planning considerations and approaches that directly relate to the formulation of the Coolbellup Revitalisation Strategy and set the agenda for urban infill and urban regeneration projects throughout Perth, those being:

- Place based approaches - that plan for the local economy, enhance and protect the identity of places, and provide for diverse, accessible and liveable communities;
- Affordable Living – Identifying opportunities for housing diversity, infill development opportunities in appropriate locations and sustainable developments;
- Health and well-being – Identifying opportunities for the built environment to encourage the well-being of communities such as through the design of environments; and
- Land availability – Providing diverse and affordable housing options.

3.4 Directions 2031 and beyond: Metropolitan planning beyond the horizon

“Directions 2031 and Beyond” is a high level strategic plan that establishes a vision for future growth of the Perth metropolitan and Peel regions, and provides a framework to guide the detailed planning and delivery of housing, infrastructure and services necessary to accommodate growth.

One of the key objectives of Directions 2031 and Beyond is to improve the relationship between where people live and work, to reduce commuting time and cost, and the associated impact on transport systems and the environment.

Further, the connected city scenario identifies the need to achieve an urban infill target of 47%, meaning that 154,000 of the 328,000 dwellings required by 2031 will be delivered through urban infill.

The ‘connected city’ model relies upon projects like the Coolbellup Revitalisation Strategy to deliver its objectives for the Perth metropolitan area and sets a target for 10 dwellings per hectare within existing urban areas.

3.5 Draft Outer Metropolitan Perth and Peel Sub-Regional Strategy

As an implementation mechanism of Directions 2031 and Beyond, draft sub regional strategies have been prepared including the draft Outer Metropolitan Perth and Peel Sub-regional Strategy which focuses on providing an adequate supply of suitable urban land to support the strategic and sustainable growth of the City to 2031 and beyond.

Under the connected city scenario, the City of Cockburn is identified as requiring an estimated dwelling supply (infill developments) of approximately 11,100 dwellings by 2031.

The draft Strategy identifies a declining trend in the average household occupancy in the South-West subregion and an aging population. This suggests it may be timely and appropriate to investigate opportunities to encourage diverse housing types when regenerating residential areas such as Coolbellup, particularly given the aging housing stock current located within the suburb.

3.6 State Planning Policy No. 3 – Urban Growth and Settlement

This Policy sets out the principles and considerations which apply to planning for sustainable urban growth and settlement patterns in Western Australia. The Policy is based on the premise that the spread of urban development intensifies pressures on valuable land and water resources, imposes costs in the provision of infrastructure and services, increases dependence on private cars and creates potential inequities for those living in the outer suburbs where job opportunities and services are not so readily available.

The objectives of the policy demonstrate the need for projects like the Coolbellup Revitalisation Strategy and identify the objectives to guide such Strategies, including;

- Building on existing communities within established local and regional economies;

- Promotion of the development of a sustainable and liveable neighbourhood form which reduces energy, water and travel demand while ensuring safe and convenient access to employment and services by all modes, and
- Provides choice and affordability of housing and creates an identifiable sense of place for each community.

3.7 City of Cockburn Planning Strategy

The City of Cockburn's Local Planning Strategy (LPS) sets out the long-term planning directions for Cockburn and provides the rationale for the zones and other provisions of the Town Planning Scheme 3. The LPS sets out the City's general aims and intentions for future long-term growth and change.

The following strategies from the LPS directly relate to the formulation of the Coolbellup Revitalisation Strategy:

- Promote development near public transport routes and minimise trip lengths in order to maximise local convenience and minimise the environmental impacts of private car users.
- Encourage cycling by defining and implementing cycle networks and promoting the provision of end-of-trip facilities.
- Provide a range of housing opportunities for a diverse mix of people.
- Promote mixed uses of land in communities, especially through the location of housing in commercial centres.
- Ensure neighbourhoods include appropriate amounts of local open space.
- Enhance local identity and character by preserving buildings and places with historic, architectural, scientific or scenic value.

3.8 Hamilton Hill Revitalisation Strategy and the Phoenix Revitalisation Strategy

The Hamilton Hill Revitalisation Strategy was finalised in 2012 and the Phoenix Revitalisation Strategy was completed in 2009. Both strategies provide a comprehensive plan to guide future development including guidance as to how future urban infill will be delivered and works required to facilitate improvements in the urban environment.

The Phoenix Revitalisation Strategy was a precursor to the Hamilton Hill Revitalisation Strategy and was finalised in May 2009. The Phoenix Strategy lies immediately to the south of the Hamilton Hill Strategy area. It provides a comprehensive plan to guide future development within the established suburb of Spearwood and a portion of Hamilton Hill.

Both Strategies resulted in an amendment to the Scheme (scheme amendments 76 and 100) which rezoned the majority of land to a higher medium density coding.

4.0 Proposal

The proposed Amendment to the Scheme implements the various zoning change recommendations by the Coolbellup Revitalisation Strategy.

Attachment 1 outlines the proposed changes to the Scheme.

Attachment 2 illustrates the existing zoning under the Scheme.

Attachment 3 provides a location plan for the land subject to the proposed Amendment.

The details of these zoning changes are described in the following sections of the report.

4.1 Coolbellup Revitalisation Strategy Zoning Amendments

4.1.1 Residential density changes

The Amendment proposes a change in density for the majority of 'Residential' zoned land in Coolbellup (See Attachment 1). The proposed residential density changes are based on the Coolbellup Revitalisation Strategy and the following principles:

R30 base code - An R30 code is proposed so as to meet the two core aims of the Strategy – protect the existing character of Coolbellup and provide opportunities for increased housing. A base code of R30 is considered an appropriate base coding for the majority of the suburb in order to retain the character of the area, while providing for infill development potential for most lots. The R30 will allow most people to at least subdivide their properties.

R40 code - Land adjacent to POS, in proximity to Counsel Road and Waverley Road and transition areas between high and low density zones is proposed to be rezoned to a density of R40. This is as a result of recognising it appropriate that R40 codes (and upwards) be located fronting a good provision of services such as POS, public transport and in close proximity to the Coolbellup Town Centre.

R60 code - Land fronting and in proximity to Coolbellup Avenue is proposed to be rezoned to a density of R60. The intent of this zone is to create a stronger, more enclosed streetscape along Coolbellup Avenue and to act as a transition between the proposed R80 zone surrounding parts of the Coolbellup town centre and the lower scale R30 and R40 zones.

It is also considered the walkable catchment of the Coolbellup shops is appropriate for the provision of increased densities given proximity to services. Further, the main street and town centre core provides direct access to high frequency buses.

R80 code - Certain lots fronting the Coolbellup town centre and Len Packham Reserve are proposed to be rezoned to a density of R80. The R80 zone proposed over these lots is informed by the following considerations:

- Immediate proximity to the Coolbellup town centre;
- An R80 coding is consistent with densities proposed on the town centre and tavern site;
- Several of these lots are larger than the average residential lot and have the ability to deliver good design outcomes.

Overarching the approaches discussed above, a key outcome is to consider the streetscape and therefore a guiding principle is to ensure consistency and the amenity of streets. As a result decisions that relate to the stopping and commencing of a new zone/density are commonly made when:

- A street terminates;
- A change in direction of a road/street alignment.

As a result careful decisions have been made regarding where a change in coding should take place, and these decisions were made regarding the abovementioned principles.

5.0 Outcomes of Community Consultation

Amendment No. 105 was advertised for public comment from 28 October 2014 – 12 December 2014. Letters were sent to all affected landowners and residents explaining Amendment No. 105. This included maps showing the proposed zoning changes.

A total of 139 submissions were received regarding Amendment No. 105, with 102 of support, 24 objections (1 of these inclusive of a petition with 21 signatures), 10 submissions of conditional support, and 3 submissions making other comments.

One of the key concerns raised in the objections relates to the perception that higher densities will attract poor development outcomes, which may attract a lower socio economic segment of the community. Such may also impact negatively on the character of Coolbellup through the loss of trees, and not be supported by sufficient infrastructure to support the proposed growth. These concerns were addressed within the Revitalisation Strategy and the response to submissions within the 14 August OCM report. These submissions are not supported. The provision of a mix of housing types is one of the key objectives of the Strategy and it is not supported that medium density development will reduce the quality of the housing in Coolbellup. There are many examples of high quality medium and high density housing throughout Cockburn and wider Perth.

Furthermore, the concentration of low socio economic households in Coolbellup is changing towards a more diverse range of households and therefore the issues experienced in the past are unlikely to occur again. The resident population and the housing market in Coolbellup are now very different. Suggesting higher densities attracting lower socio economic segments of the community is not correct, and seems to be a stigma associated with a past era that resulted in very poor approaches to housing provision (particularly social housing) taking place. This will not occur within Coolbellup.

A petition of 21 signatures was received requesting a reduction of the proposed 'Residential R60' code to 'Residential R30' along Dion Place and the western end of Archidamus Road. The submission is not supported for the following reasons:

- The submission does not provide any planning justification as to why the proposal should not be supported.
- The R60 coding is proposed to act as a transition between the proposed R80 zone surrounding parts of the Coolbellup Town Centre and the lower scale R30 and R40 zones.
- The R60 coding is considered the walkable catchment of the Coolbellup shops, and is appropriate for the provision of increased densities given proximity to services.
- Finally, the Main Street and town centre core provide direct access to high frequency buses.

It is also highlighted that planning policy including the R-Codes and the City's Local Planning Policy APD58 are in place to guide development and promote quality design outcomes. The Revitalisation Strategy identifies the need to prepare a "medium density good development guide" which is hoped will assist in promoting high quality designs in Coolbellup and across the City.

5.1 Other Modifications Subsequent to Advertising

The proposal includes 1 additional zoning change which has evolved from the community consultation as part of the amendment. This modification represents a logical rationalisation of the existing zonings in Coolbellup. The modification relates to Lots fronting Romeo Road between Cordelia Avenue and Paris Place and Lots 121, 123, 125, 127, 129 Cordelia Avenue being changed from the proposed 'Residential R30' zone to 'Residential R40' zone.

Following the adoption of the Coolbellup Revitalisation Strategy, a new bus route (512) was introduced, providing frequent services extending to Fremantle and Murdoch Station. This has resulted in an opportunity to provide additional R40 coded lots fronting this frequent route, for lots that are not already proposed for R40 or above. Specifically, those fronting Romeo Road and 5 lots fronting Cordelia Avenue.

Providing higher densities along streets provided with frequent public transport, and in close proximity to the town centre, is consistent with the approach undertaken within the Revitalisation Strategy, of which informed the scheme amendment.

Proposed minor modifications

Reference is also made to 3 further modifications of which were not included within Councils resolution and therefore are now requested to be included within Scheme Amendment 105. These were an administrative oversight resulting in part from Scheme Amendment 99 of which was undertaken concurrently with different timeframes to the Coolbellup Revitalisation Strategy and Scheme Amendment 105. These changes are listed below and are shown in attachment 1.

Additional amendment	Reason
A change of coding from R25 to R30 for portions of 219 Winterfold Road (Reserve 32581), and portions of 30 Mopsa Way (Reserve 35431).	<p>At the commencement of the Coolbellup Revitalisation Strategy these lots were not included within the study area as a result of being included within Scheme Amendment 99. Scheme amendment 99 resulted in the subject lots being changed from an R20 zone to an R25 zone.</p> <p>It is now proposed that these lots are recoded from R25 to R30. This will achieve consistency with adjacent residential lots and the objectives of the Coolbellup Revitalisation Strategy.</p>
Eastern portion of PAW between Benedick Road / Rosalind Way). Rezone from "Local Reserve-Local Road" to "Residential R60 zone".	As a result of the closure of the PAW between Benedick Road / Rosalind Way, Scheme Amendment 99 included a change to the western portion of the PAW to 'Development zone' and 'Development Area No.34'. The eastern half the closed PAW was rezoned to 'Residential R20 zone'. In the likelihood the eastern portion will be consolidated in the future with the adjacent R60 lot, it is proposed the eastern portion of the PAW now be recoded to R60.
Portion of 37 Waverley Road (Lot 8) – former PAW on NE corner of lot. Rezone from "Local Reserve – Local Road" to "Residential R80 zone".	Following the closure of the subject PAW, a boundary realignment resulted in the PAW being consolidated within 37 Waverley Road. As a result, it is now proposed this portion of land be rezoned from "Local Reserve – Local Road" to "Residential R80 zone".

It is requested the WAPC consider these amendments in addition to the amendments listed within the Scheme Amendment Report, including Council's resolution of 12th February 2015.

Conclusion

The proposed Amendment constitutes orderly and proper planning for the area of Coolbellup. The Amendment to the City of Cockburn's Scheme implements the zoning changes recommended for area outlined in the Coolbellup Revitalisation Strategy. The rationale underpinning the zoning changes is to create opportunities for urban consolidation which are a pivotal element to creating a more sustainable, compact Perth.

In addition the Amendment includes two further zoning changes which were not identified in the Coolbellup Revitalisation Strategy, but represent logical rationalisations of the existing zonings in Coolbellup.

PLANNING AND DEVELOPMENT ACT, 2005

**CITY OF COCKBURN
TOWN PLANNING SCHEME NO 3
AMENDMENT NO. 105**

The City of Cockburn under and by virtue of the powers conferred upon it by the Planning and Development Act 2005, hereby amend the above Town Planning Scheme by:

1. Recoding various properties within parts of Coolbellup to R30, R40, R60 and R80 in accordance with the adopted Coolbellup Revitalisation Strategy as shown on Attachment 1.
2. Recoding lots fronting Romeo Road between Cordelia Avenue and Paris Place and Lots 121, 123, 125, 127, 129 Cordelia Avenue, Coolbellup from R20 to R40.
3. Recoding portion of Lot 4613 (No. 219) Winterfold Road (Reserve 32581), and portion of Lot 4612 (No. 30) Mopsa Way (Reserve 35431) from R25 to R30.
4. Recoding eastern portion of PAW between Benedict Road / Rosalind Way from R20 to R60.
5. Reclassify portion of Lot 8 (No. 37) Waverley Road former PAW on north-east corner of lot from 'Local Road' local reserve to 'Residential' zone with designated R80 density code.
6. Amending the Scheme map accordingly.

ADOPTION

Adopted by resolution of the Council of the City of Cockburn at the ordinary meeting of the Council held on 11th day of September 2014.



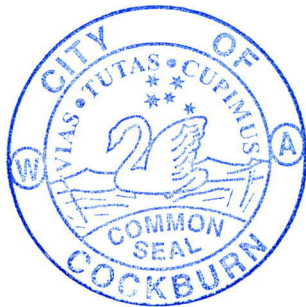
Logan Howlett

MAYOR

Anna Green
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 12th day of February 2015, 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)

Logan Howlett

MAYOR

Anna Green
CHIEF EXECUTIVE OFFICER

Recommended/Submitted for Final Approval

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 20/8/15.

Certified by *A Brooks*

Officer of the Commission Duty authorised pursuant to Section 24 of the Planning and Development Act 2005 and Regulation 22(3) of the Town Planning Regulations 1967.

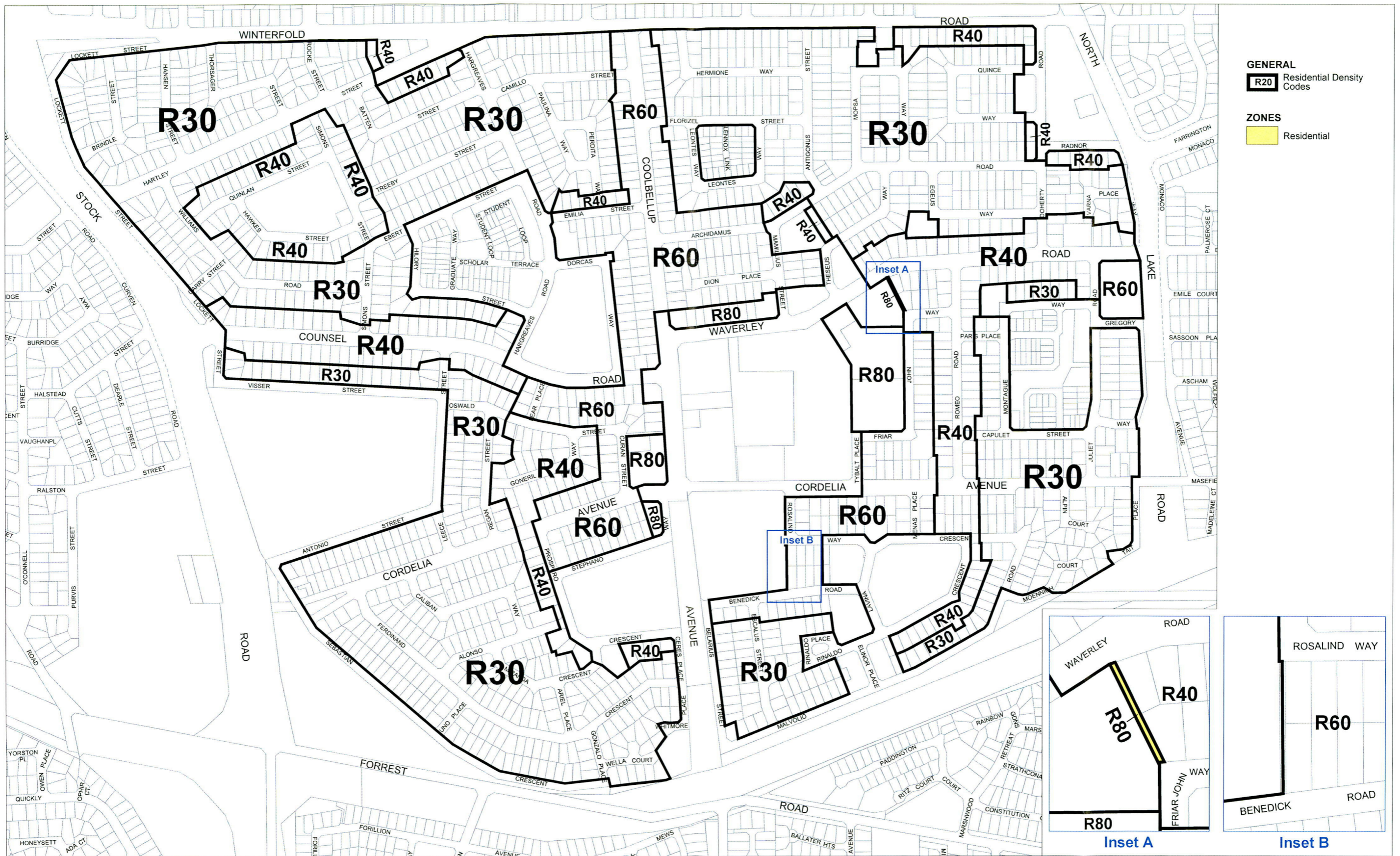
Final Approval Granted

DELEGATED UNDER S.16 PLANNING AND DEVELOPMENT ACT 2005

DATE.....

MINISTER FOR PLANNING

DATE.....

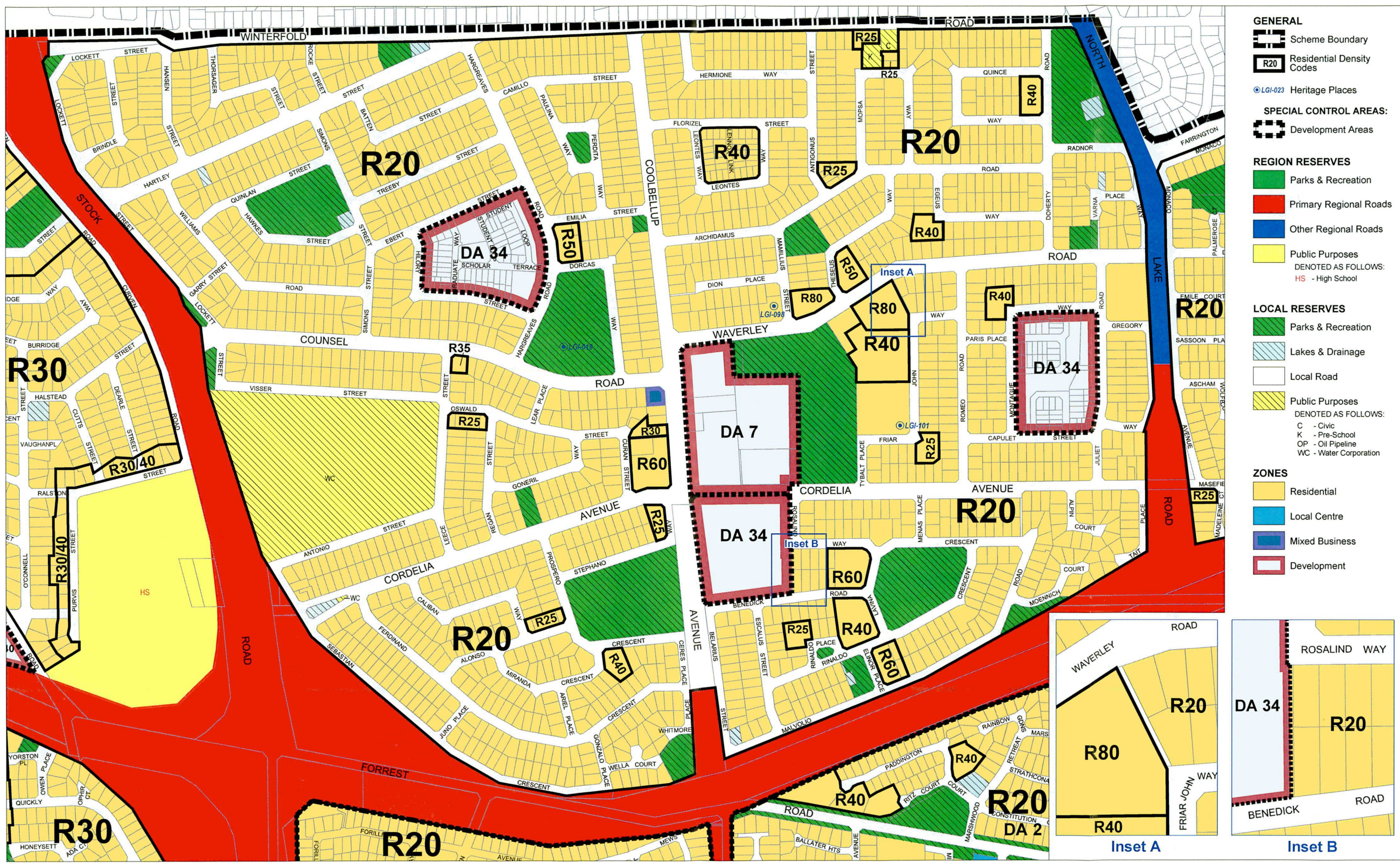


City of Cockburn
 wetlands to waves

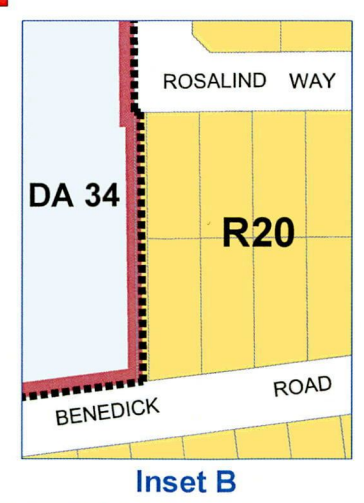
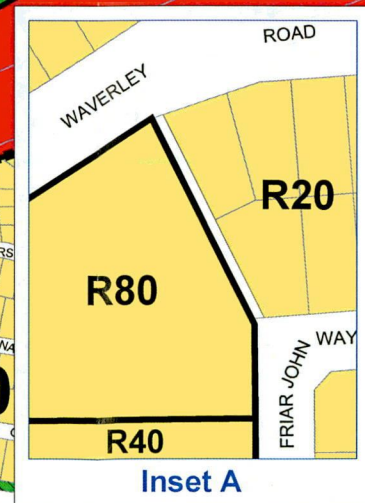
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PROPOSED ZONING
 TOWN PLANNING SCHEME No.3
 AMENDMENT No.105



- GENERAL**
- Scheme Boundary
 - Residential Density Codes
 - LGI-023 Heritage Places
- SPECIAL CONTROL AREAS:**
- Development Areas
- REGION RESERVES**
- Parks & Recreation
 - Primary Regional Roads
 - Other Regional Roads
 - Public Purposes
DENOTED AS FOLLOWS:
HS - High School
- LOCAL RESERVES**
- Parks & Recreation
 - Lakes & Drainage
 - Local Road
 - Public Purposes
DENOTED AS FOLLOWS:
C - Civic
K - Pre-School
OP - Oil Pipeline
WC - Water Corporation
- ZONES**
- Residential
 - Local Centre
 - Mixed Business
 - Development

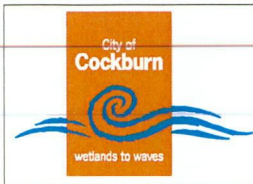
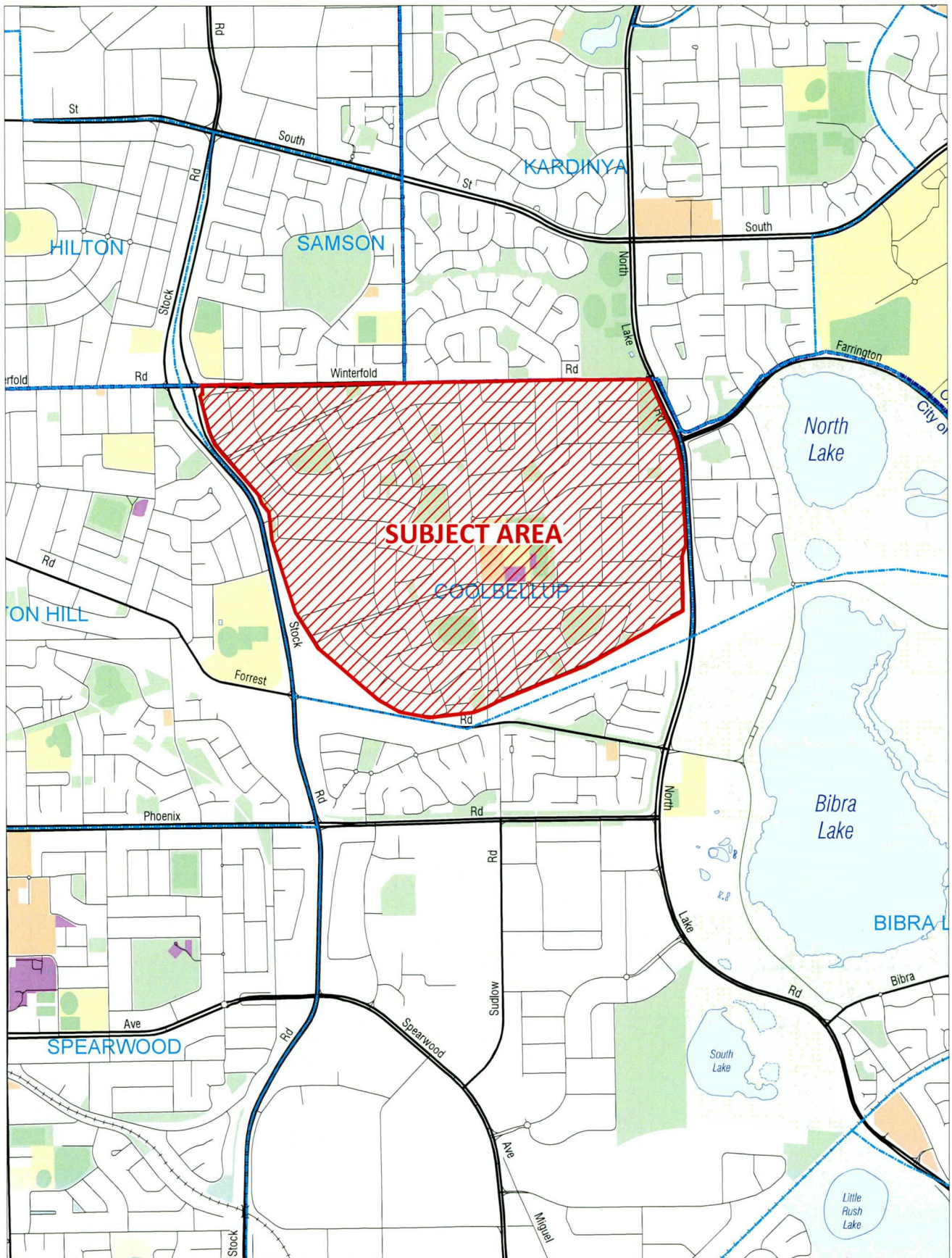


City of
Cockburn

Wetlands to Waves

Scale 0 150m

EXISTING ZONING
TOWN PLANNING SCHEME No.3
AMENDMENT No.105



0 0.5km
Scale

LOCATION MAP
TOWN PLANNING SCHEME NO.3
AMENDMENT No.105