



Discussion Paper

City of Cockburn Ward Boundary Review

2026

Contents

Background	1
Review process	1
Factors to be considered	1
Features of the City – as assessed against the factors	3
Options to consider.....	4
Option 1 – Maintain current ward boundaries	5
Option 2 – Maintain the current ward boundaries but move Jandakot to Central Ward to correct Central/East Wards imbalance	9
Option 3 – Create two wards (East and West) with equal number of Councillors in each ward	13
Option 4 – Create two wards (East and West) with unequal number of Councillors in each ward	16
Option 5 – Create four wards (Growth, Southern Corridor, Wetlands, Coastal) with unequal number of Councillors in each ward	19
Option 6 – Create six wards (Gateway, Growth, Lakes, Enterprise, Coastal, Heritage) with equal number of Councillors in each ward	23
Option 7 – No wards	27
Other options	27
Number of Councillors – assessment and review	28
Impact of changes of Councillor terms and representation.....	30
Public submissions	31

Background

The City of Cockburn has resolved to undertake a review of its ward system under the Local Government Act 1995 (the Act).

Schedule 2.2 of the Act requires local governments with wards to carry out reviews of the ward boundaries, and the number of councillors for each ward, from time to time so that no more than 10 years elapse between successive reviews.

The last review of wards in the City of Cockburn was undertaken in February 2017 and it is now appropriate to carry out another review.

Review process

The review process involves a number of steps:

- The Council resolves to undertake the review.
- Information provided to the community for discussion.
- Public submission period The Council considers all submissions and relevant factors and makes a decision
- The Council submits a report to the Local Government Advisory Board (the Board) for its consideration.
- If a change is proposed, the Board submits a recommendation to the Minister for Local Government (the Minister), who considers the proposed changes.
- Any changes approved by the Minister will be in place for the next ordinary election, where possible.

Factors to be considered

When considering changes to wards and representation, there are five factors to be considered during the review process:

1. Community of interest
2. Physical and topographic features
3. Demographic trends
4. Economic factors
5. Ratio of Councillors to Electors in the various wards.

The Board offers the following explanation of these factors.

1. Community of interest

The term community of interest has a number of elements. These include a sense of community identity and belonging, similarities in the characteristics of the residents of a community and similarities in the economic activities. It can also include dependence on the shared facilities in a district as reflected in the catchment areas of local schools and sporting teams, or the circulation areas of local newspapers.

Neighbourhoods, suburbs and towns are important units in the physical, historical and social infrastructure and often generate a feeling of community and belonging.

2. Physical and topographic features

These may be natural or man-made features that will vary from area to area. Water features such as rivers and catchment boundaries may be relevant considerations. Coastal plain and foothills regions, parks and reserves may be relevant as may other man-made features such as railway lines and freeways.

3. Demographic trends

Several measurements of the characteristics of human populations, such as population size, and its distribution by age, gender, occupation and location provide important demographic information. Current and projected population characteristics will be relevant as well as similarities and differences between areas within the local government.

4. Economic factors

Economic factors can be broadly interpreted to include any factor that reflects the character of economic activities and resources in the area. This may include the industries that occur in a local government area (or the release of land for these) and the distribution of community assets and infrastructure such as road networks.

5. Ratio of councillors to electors in the various wards

It is expected that each local government will have similar ratios of electors to councillors across the wards of its district. A balanced representation would be reflected in the ratio deviation being within plus or minus 10% for all wards.

Features of the City – as assessed against the factors

Community of interest

The City of Cockburn contains a range of community types, including established residential suburbs, newer residential growth areas, coastal communities, industrial precincts and rural or semi-rural land.

Physical and topographic features

The City of Cockburn occupies approximately 168 square kilometres in Perth's southern metropolitan region and extends from the Indian Ocean and Cockburn Sound in the west to the municipality's eastern urban growth areas.

Several significant physical features traverse the municipality. The Beeliar Regional Park wetland system, including Bibra Lake, North Lake and Yangebup Lake, forms a major environmental feature through the central portion of the City. The coastline and Cockburn Sound define the western boundary of the municipality, while areas of rural and semi-rural land remain in parts of Banjup and Jandakot.

Major transport infrastructure, including the Kwinana Freeway and regional road network, provides connections between suburbs throughout the municipality. These transport links support movement across the City and can create separation between different areas of the City.

Demographic trends

Population growth within the City of Cockburn has occurred over a prolonged period and continues to be concentrated in newer residential communities. Historical population growth has been associated with the development of suburbs such as Atwell, Beeliar, Success, Aubin Grove and Hammond Park, while more recent growth has occurred in areas including Treeby and other developing residential estates.

At the same time, a number of suburbs including Hamilton Hill, Spearwood, Coolbellup, South Lake and North Lake represent more established urban communities that were largely developed during earlier stages of the City's growth.

These differing growth patterns indicate variation in the age and development stage of individual suburbs.

Economic factors

The City of Cockburn possesses a diverse economic base comprising residential, commercial, industrial, marine and service-related activities. Major employment precincts are distributed throughout the municipality.

Cockburn Central functions as the City's principal commercial, retail and transport hub. The Bibra Lake industrial area accommodates a significant concentration of industrial, manufacturing, warehousing and logistics activities. Henderson contains major marine,

defence, engineering and manufacturing industries, including activities associated with the Australian Marine Complex.

Ratio of councillors to electors

The current situation is as follows:

Table: City of Cockburn elector to councillor ratios - current situation

Ward	Number of Electors (Mar 26)	Number of Councillors	Councillor to Elector Ratio	% Ratio Deviation
West	28,704	3	1:9,568	-2.42%
Central	27,890	3	1:9,297	-5.19%
East	31,654	3	1:10,551	+7.61%
Total	88,248	9	1:9,805	

The % ratio deviation gives a clear indication of the % difference between the average councillor/elector ratio for the whole local government and the councillor/elector ratio for each ward.

There is an imbalance in representation across the City with the West and Central Wards under-represented, and the East Ward over-represented. In particular, the East Ward is close to being out of tolerance, which is defined as having a % ratio deviation greater than plus or minus 10%. Demographic trends indicate this disparity is set to grow.

Options to consider

The Council is considering the following options and the community may suggest others:

- **Option 1:** Maintain the current ward system with no changes
- **Option 2:** Maintain the current ward system with a change to the Central and East boundaries to correct the Central and East wards imbalance
- **Option 3:** Create two wards (East and West) with equal number of Councillors in each ward
- **Option 4:** Create two wards (East and West) with unequal number of Councillors in each ward
- **Option 5:** Create four wards with unequal number of Councillors in each ward
- **Option 6:** Create six wards with equal number of Councillors in each ward
- **Option 7:** No wards

Option 1 – Maintain current ward boundaries

This proposal maintains the current ward boundaries. The following is an assessment of this proposal against the factors.

Community of interest

This option clearly divides the City into East, Central and West Wards, with the ward boundaries largely following suburb boundaries, with suburbs themselves being a community of interest.

The East Ward comprises Atwell, Aubin Grove, Banjup, Hammond Park, Jandakot, Leeming, Success and Treeby. These suburbs share strong links through residential character, recent suburban growth, family-oriented demographics and reliance on major transport corridors such as the Kwinana Freeway. Many of these suburbs have experienced significant development over recent decades and continue to accommodate population growth, creating common interests in the provision of community infrastructure, schools, recreation facilities and transport services

The Central Ward comprises Beeliar, Bibra Lake, Cockburn Central, Coolbellup, North Lake, South Lake, Wattleup, Yangebup and Munster. The ward is connected by the Beeliar Regional Park wetland system, including Bibra Lake, North Lake and Yangebup Lake, which forms a significant environmental and recreational asset for local residents. The ward also contains Cockburn Central, the City's civic, retail and transport hub, providing a common focal point for community activity and service access. In addition, the ward includes Munster and Wattleup, which provide a transition between the City's residential communities, environmental assets and strategic industrial areas.

The West Ward comprises Coogee, Hamilton Hill, Henderson, Lake Coogee, North Coogee and Spearwood. These suburbs share a strong connection to the coastline, Cockburn Sound and maritime industries. The ward includes long-established residential communities as well as coastal redevelopment areas and strategic industrial land. Shared interests are often associated with coastal management, environmental protection, economic development and access to employment within nearby industrial precincts.

Physical and topographic features

The current ward boundaries reflect several significant physical and geographic features that help define distinct parts of the City.

The East Ward encompasses the inland and eastern portion of the municipality, including areas of rural and semi-rural land in Banjup and Jandakot. Major transport infrastructure, particularly the Kwinana Freeway, provides a strong organising feature throughout the ward.

The Central Ward is characterised by the chain of wetlands within the Beeliar Regional Park, including North Lake, Bibra Lake and Yangebup Lake. These wetlands are among the most prominent natural features within the City and contribute to the cohesion of the ward as a geographic area.

The West Ward is distinguished by its coastal frontage along the Indian Ocean and Cockburn Sound. The coastline, coastal reserves and waterfront industrial areas create a distinct geographic environment compared with the inland suburbs of the municipality

Demographic trends

The three wards exhibit differing demographic characteristics and patterns of urban development.

The East Ward contains many of the City's newest and fastest-growing suburbs. Ongoing residential development in suburbs such as Aubin Grove, Hammond Park, Success and Treeby continues to attract young families and new residents, resulting in sustained population growth and demand for community infrastructure.

The Central Ward contains a mixture of established residential areas and growth locations. Suburbs such as Coolbellup, Bibra Lake, South Lake and North Lake are comparatively mature communities, while areas around Cockburn Central and parts of Beeliar continue to experience redevelopment and increased residential density.

The West Ward includes some of the City's longest-established suburbs, including Hamilton Hill and Spearwood, together with areas experiencing urban renewal and redevelopment, particularly around Coogee and North Coogee. The ward therefore accommodates a diverse demographic profile that includes established households alongside newer coastal communities.

Economic factors

The current ward structure broadly reflects differing economic functions and employment characteristics across the municipality.

The East Ward is predominantly residential in nature. Economic activity is closely linked to residential growth, local commercial centres and the ongoing delivery of infrastructure required to support expanding communities. Many residents commute to employment centres elsewhere within metropolitan Perth, reflecting the ward's role as a significant residential growth area.

The Central Ward contains several of the City's most significant economic assets. Cockburn Central functions as the City's principal commercial, retail, administrative and public transport centre, serving both local residents and the broader southern metropolitan region. The ward also contains the Bibra Lake industrial area, which accommodates a significant concentration of industrial, manufacturing, warehousing, logistics and construction-related businesses and provides substantial local employment opportunities. The inclusion of Munster and Wattleup also contributes to the ward's economic profile through their proximity to strategic industrial and employment areas associated with the Western Trade Coast and the broader industrial corridor extending through the central part of the municipality. These features create an economic profile centred on commercial and industrial activity.

The West Ward contains major strategic industrial and employment lands associated with Henderson, Cockburn Sound and the Australian Marine Complex. These areas support marine industries, defence activities, manufacturing, engineering and logistics operations of regional and State significance. The ward therefore has a strong economic connection to industrial and maritime activities that is distinct from the commercial focus of the Central Ward and the residential growth focus of the East Ward.

Ratio of councillors to electors

The current situation is as follows:

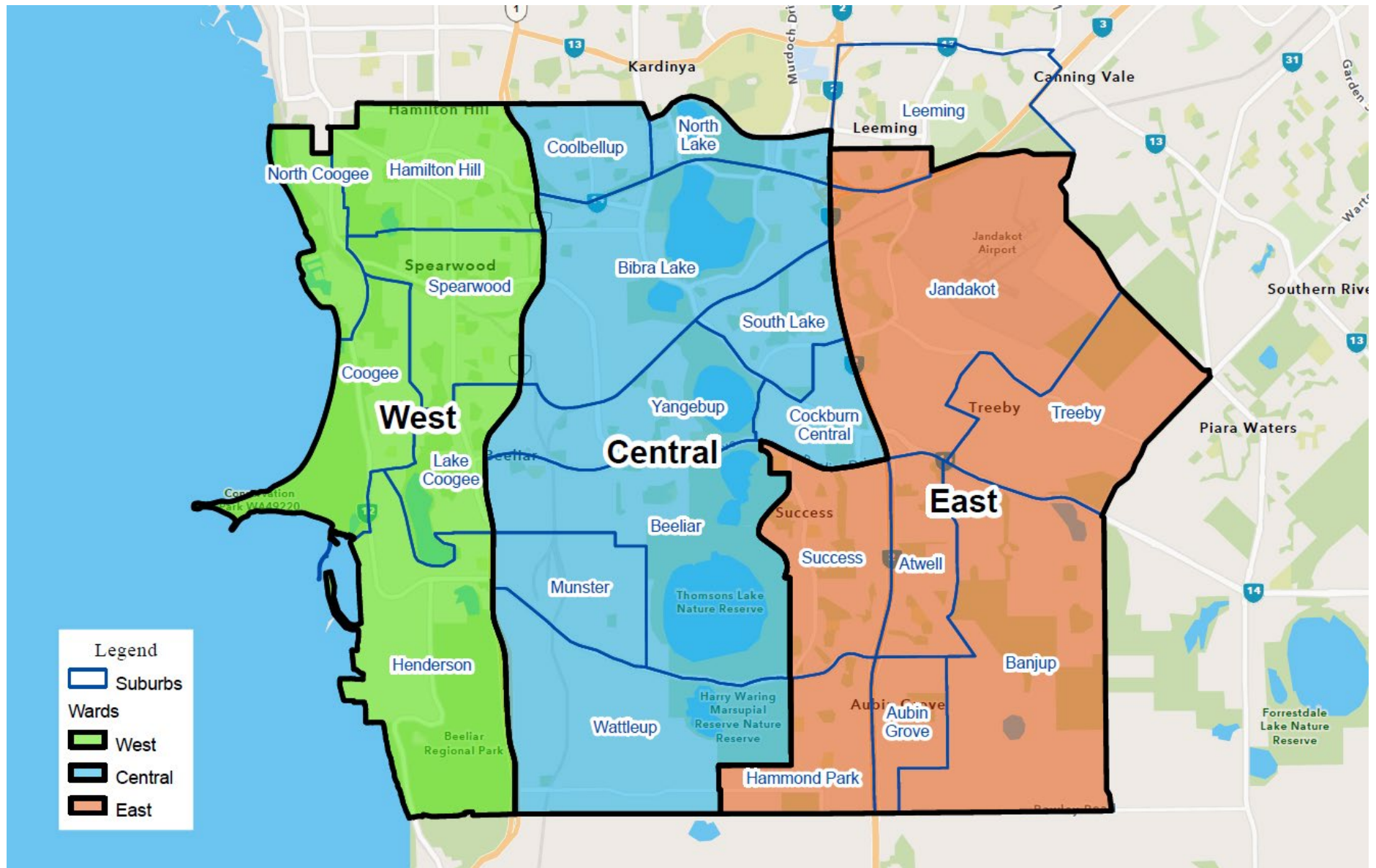
Table: City of Cockburn elector to councillor ratios - current situation

Ward	Number of Electors (Mar 26)	Number of Councillors	Councillor to Elector Ratio	% Ratio Deviation	Number of Electors (2031) ¹	Number of Councillors	Councillor to Elector Ratio	% Ratio Deviation
West	28,704	3	1:9,568	-2.42%	30,302	3	1:10,101	-3.82%
Central	27,890	3	1:9,297	-5.19%	28,915	3	1:9,638	-8.22%
East	31,654	3	1:10,551	+7.61%	35,297	3	1:11,766	+12.04%
Total	88,264	9	1:9,805		94,514	9	1:10,502	

The % ratio deviation gives a clear indication of the % difference between the average councillor/elector ratio for the whole local government and the councillor/elector ratio for each ward.

There is an imbalance in representation across the City with the West and Central Wards under-represented, and the East Ward over-represented. In particular, in 2026, the East Ward is close to being out of tolerance, which is defined as having a % ratio deviation greater than plus or minus 10%, and is outside of tolerance by 2031.

¹ Forecast elector numbers have been calculated by applying forecast population growth for residents aged 18 years and over at the suburb level to the number of enrolled electors as at March 2026 (based on Western Australian Electoral Commission data). Population growth projections have been derived using 2021 Census data and are intended to provide an indicative estimate of future elector numbers. As population forecasts and demographic assumptions may change following the release of updated Census and other population data, these figures should be treated as indicative only and are subject to revision.



Option 2 – Maintain the current ward boundaries but move Jandakot to Central Ward to correct Central/East Wards imbalance

This proposal largely maintains the current ward boundaries, with the exception of moving Jandakot from the East to Central ward. The following is an assessment of this proposal against the factors.

Community of interest

Following the transfer of Jandakot, the East Ward would comprise Atwell, Aubin Grove, Banjup, Hammond Park, Leeming, Success and Treeby. These suburbs are predominantly residential in character and contain many of the City's newer urban growth areas. The City identifies the East Ward as containing some of Cockburn's newest and fastest-growing suburbs.

The retention of Banjup within the East Ward maintains a connection between the rural and semi-rural areas of the municipality and adjoining residential growth suburbs. While Banjup differs in land use from surrounding residential suburbs, it shares a geographic relationship with the eastern portion of the municipality.

The transfer of Jandakot would remove a locality containing significant aviation, commercial and industrial land uses from the East Ward. As a result, the ward would comprise a more consistent grouping of predominantly residential suburbs and residential growth areas, together with the rural locality of Banjup.

The Central Ward would comprise Beeliar, Bibra Lake, Cockburn Central, Coolbellup, Jandakot, Munster, North Lake, South Lake, Wattleup and Yangebup. The ward contains several strategic non-residential land uses, including major environmental assets, industrial areas and transport-related infrastructure. Jandakot shares land use and economic characteristics with Bibra Lake and other employment precincts in the central part of the municipality rather than the predominantly residential suburbs of the East Ward.

The ward would also contain Munster and Wattleup, which provide a link between the City's residential areas, industrial precincts and strategic redevelopment areas.

The inclusion of Jandakot would strengthen the concentration of commercial, industrial and employment-focused land uses within the Central Ward.

No change is proposed to the West Ward. The ward would continue to comprise Coogee, Hamilton Hill, Henderson, Lake Coogee, North Coogee and Spearwood. These suburbs continue to be linked by their coastal location, proximity to Cockburn Sound and relationship with strategic industrial and maritime activities.

Physical and topographic features

The revised boundaries would continue to reflect identifiable geographic areas within the municipality.

The East Ward would remain focused on the eastern residential growth corridor and the rural locality of Banjup.

The Central Ward would continue to contain the wetlands of the Beeliar Regional Park, including Bibra Lake, North Lake and Yangebup Lake, together with Cockburn Central and adjacent employment areas. Jandakot directly adjoins Bibra Lake and Cockburn Central and forms part of the central portion of the municipality.

The West Ward would remain defined by the coastline, Cockburn Sound and the Henderson industrial area.

Demographic trends

The East Ward would continue to contain many of the City's primary residential growth areas, including Treeby, Hammond Park, Aubin Grove and Success, which have experienced significant population growth in recent decades.

Jandakot differs from many suburbs within the East Ward because a substantial proportion of the locality is occupied by airport, commercial and industrial land uses rather than conventional residential development.

The Central Ward already contains a mix of established residential communities, commercial areas, industrial land and strategic activity centres. The addition of Jandakot would be consistent with this existing mix of land uses.

The demographic profile of the West Ward would remain unchanged and would continue to comprise established suburbs together with areas undergoing coastal redevelopment and urban renewal.

Economic factors

Following the transfer of Jandakot, the East Ward would be characterised predominantly by residential suburbs and associated local commercial activity. The ward would contain most of the City's major residential growth areas.

The Central Ward would contain Cockburn Central, the Bibra Lake industrial area, Jandakot Airport and associated commercial and industrial activities, together with Munster and Wattleup, which are located adjacent to significant strategic industrial and employment land.

These areas contain substantial concentrations of employment, logistics, commercial, aviation, industrial and service-related activities. The grouping of Bibra Lake and Jandakot would bring together two major employment precincts with similar economic functions.

The inclusion of Jandakot would further strengthen the concentration of commercial, industrial and employment-generating land uses within the Central Ward.

The West Ward would continue to contain Henderson and the Australian Marine Complex, which support marine, defence, engineering and manufacturing industries of State significance

Ratio of councillors to electors

This option results in the following:

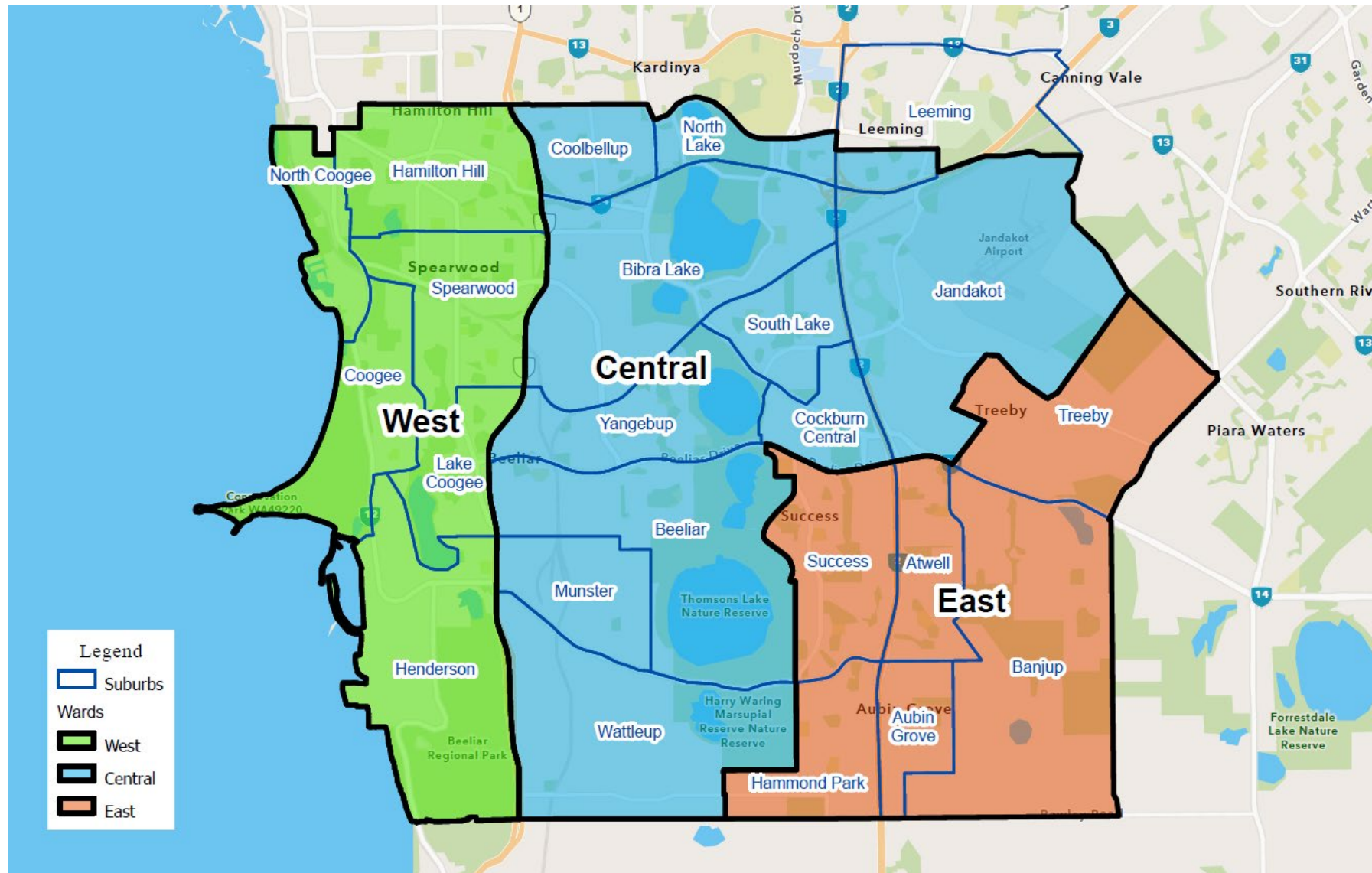
Table: City of Cockburn elector to councillor ratios – moving Jandakot to Central ward from East ward

Ward	Number of Electors (Mar 26)	Number of Councillors	Councillor to Elector Ratio	% Ratio Deviation	Number of Electors (2031) ²	Number of Councillors	Councillor to Elector Ratio	% Ratio Deviation
West	28,704	3	1:9,568	-2.42%	30,302	3	1:10,101	-3.82%
Central	29,849	3	1:9,950	+1.4%	31,558	3	1:10,519	+0.17%
East	29,695	3	1:9,898	+0.95%	32,654	3	1:10,885	+3.65%
Total	88,264	9	1:9,805		94,514	9	1:10,502	

The % ratio deviation gives a clear indication of the % difference between the average councillor/elector ratio for the whole local government and the councillor/elector ratio for each ward.

This proposal corrects some of the imbalance between the Central and East Wards now and into 2031. It is projected to keep the councillor-elector ratio within tolerance, which is defined as having a % ratio deviation within plus or minus 10%.

² See footnote 1.



Option 3 – Create two wards (East and West) with equal number of Councillors in each ward

This proposal would create two wards with five councillors in each ward. The following is an assessment of this proposal against the factors.

Community of interest

The East Ward would contain many of the City's newer residential growth communities, including Treeby, Hammond Park, Aubin Grove, Success and Atwell. It would also contain Cockburn Central, the City's principal activity centre, Jandakot and Banjup. The inclusion of Beeliar and Yangebup would result in the East Ward containing suburbs on both sides of the Kwinana Freeway, extending from the municipality's eastern growth areas through to established residential communities located closer to the western portion of the City.

The ward would contain a mix of residential growth areas, commercial centres, airport-related land uses and rural land. While these areas are different in character, they generally occupy the eastern and central portions of the municipality.

The West Ward would contain established residential suburbs, coastal communities, environmental assets and major industrial areas. The inclusion of North Lake, South Lake, Bibra Lake, Munster and Wattleup groups together suburbs associated with the Beeliar Regional Park wetland system and adjoining strategic industrial areas. The ward would also contain Henderson and the Australian Marine Complex, together with the established communities of Hamilton Hill, Coolbellup and Spearwood.

The inclusion of Munster and Wattleup strengthens connections between the western coastal suburbs, the wetland corridor and the municipality's industrial and employment areas.

Physical and topographic features

The East Ward would extend from Leeming and Jandakot in the north-east through Cockburn Central and Beeliar to the southern growth areas of Hammond Park, Aubin Grove and Treeby.

The West Ward would encompass the coastal corridor, western residential suburbs, the Henderson industrial area, the Bibra Lake, North Lake and South Lake precincts, and the strategic industrial and redevelopment areas of Munster and Wattleup.

Demographic trends

The East Ward would contain most of the City's major residential growth suburbs, including Treeby, Hammond Park, Aubin Grove, Success and Atwell. These suburbs have experienced substantial population growth and continue to accommodate residential development.

The West Ward would contain a greater proportion of established suburbs, including Hamilton Hill, Spearwood, Coolbellup, North Lake and South Lake. It would also contain

areas undergoing redevelopment and transition, including North Coogee, Munster and Wattleup.

Economic factors

The East Ward would contain Cockburn Central, Jandakot Airport and the City's principal residential growth corridor. The ward would therefore include the City's major activity centre, airport-related employment land and significant areas of ongoing residential development.

The West Ward would contain the Bibra Lake industrial precinct, Henderson, the Australian Marine Complex and the strategic industrial and redevelopment areas of Munster and Wattleup. These areas contain major concentrations of manufacturing, logistics, industrial, marine and defence-related employment.

Ratio of councillors to electors

This option results in the following:

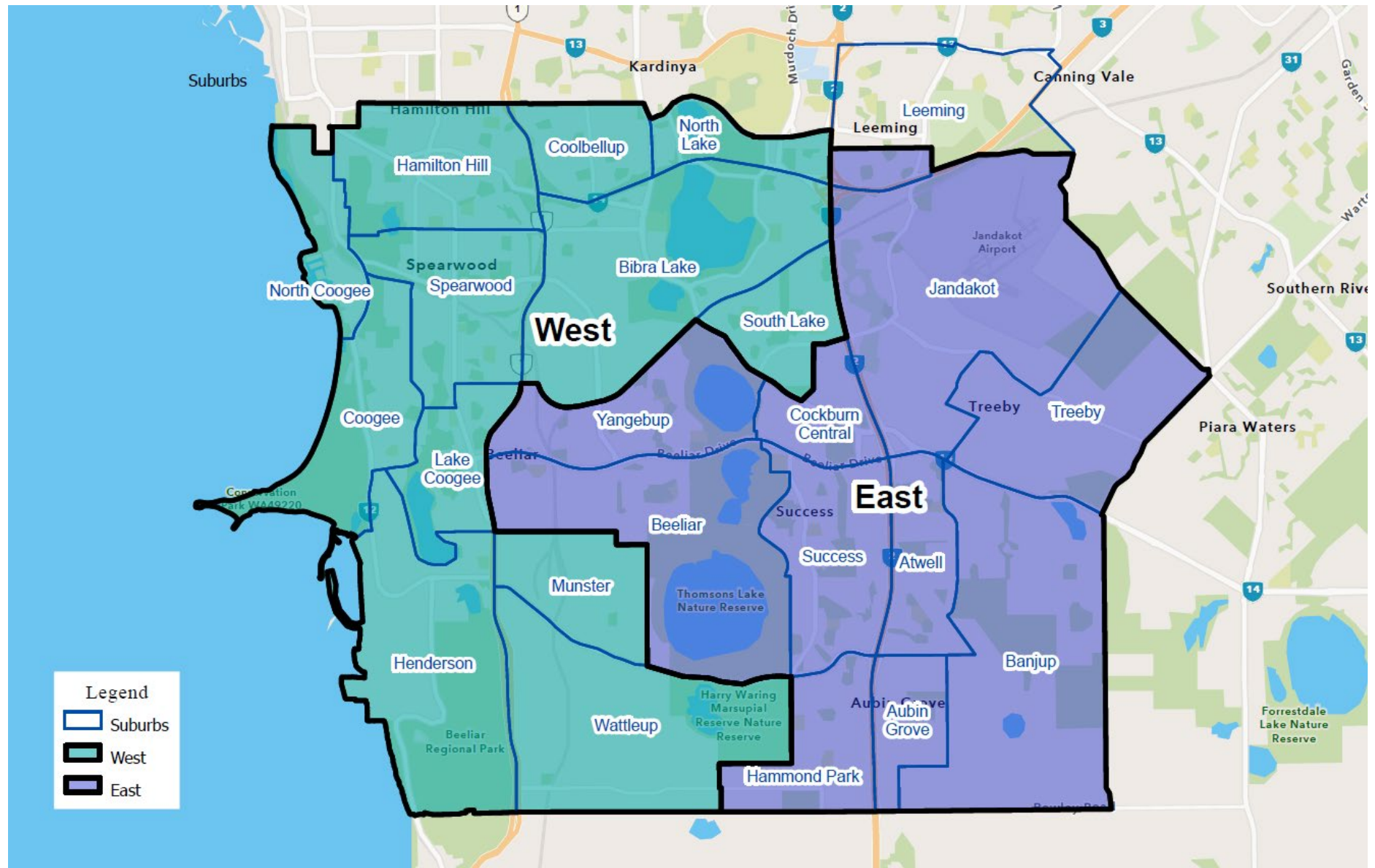
Table: City of Cockburn elector to councillor ratios – two wards (East and West) with equal number of Councillors in each ward

Ward	Number of Electors (Mar 26)	Number of Councillors	Councillor to Elector Ratio	% Ratio Deviation	Number of Electors (2031) ³	Number of Councillors	Councillor to Elector Ratio	% Ratio Deviation
West	43,294	5	1:8,659	-1.88%	45,243	5	1:9,049	-4.26%
East	44,954	5	1:8,991	+1.88%	49,271	5	1:9,854	+4.26%
Total	88,248	10	1:8,825		94,514	10	1:9,451	

The % ratio deviation gives a clear indication of the % difference between the average councillor/elector ratio for the whole local government and the councillor/elector ratio for each ward.

This proposal results in some imbalance in representation across the City, with the East Ward over-represented and the West Ward underrepresented. However it does keep the councillor-elector ratio within tolerance, which is defined as having a % ratio deviation within plus or minus 10%.

³ See footnote 1.



Option 4 – Create two wards (East and West) with unequal number of Councillors in each ward

This proposal would create two wards with five councillors in the West Ward and four councillors in the East ward. The following is an assessment of this proposal against the factors.

Community of interest

The East Ward would comprise Leeming, Jandakot, Treeby, Cockburn Central, Success, Atwell, Banjup, Hammond Park, Aubin Grove and South Lake. The ward would contain many of the City's newer residential growth suburbs, including Treeby, Hammond Park, Aubin Grove, Success and Atwell. It would also contain Cockburn Central, the City's principal activity centre, together with Jandakot, Banjup and South Lake.

The ward would contain a mix of residential growth areas, airport-related land uses, rural land, established residential communities and the City's primary commercial centre. Despite these differences, the suburbs are generally concentrated within the eastern and central portions of the municipality.

The West Ward would comprise North Coogee, Hamilton Hill, Coolbellup, North Lake, Bibra Lake, Spearwood, Coogee, Lake Coogee, Henderson, Rottnest Island, Munster, Wattleup, Yangebup and Beeliar. The ward would contain the City's coastal communities, major industrial areas and a number of established residential suburbs. The inclusion of Yangebup and Beeliar with North Lake, Bibra Lake, Munster and Wattleup groups together suburbs associated with the Beeliar Regional Park wetland system and adjoining western communities.

The ward would also contain Henderson and the Australian Marine Complex together with established residential suburbs including Hamilton Hill, Coolbellup and Spearwood.

Physical and topographic features

The East Ward would encompass the eastern and south-eastern portions of the municipality, extending from Leeming and Jandakot through to Treeby, Banjup, Aubin Grove and Hammond Park. It would also include Success, Cockburn Central and South Lake.

The West Ward would encompass the coastal corridor, western residential suburbs, the Henderson industrial area, the strategic industrial and redevelopment areas of Munster and Wattleup, and much of the Beeliar Regional Park wetland corridor, including Beeliar, Yangebup, Bibra Lake, North Lake and Coolbellup.

Demographic trends

The East Ward would contain most of the municipality's principal residential growth areas, including Treeby, Hammond Park, Aubin Grove, Success and Atwell. These suburbs have experienced significant population growth and continue to accommodate ongoing

residential development. The ward would also contain South Lake, which is a more established residential suburb.

The West Ward would contain a larger proportion of established residential suburbs, including Hamilton Hill, Coolbellup, Spearwood, North Lake, Beeliar and Yangebup. The ward would also contain redevelopment and transition areas including North Coogee, Munster and Wattleup.

Economic factors

The East Ward would contain Cockburn Central, Jandakot Airport and the City's principal residential growth corridor. The ward would include the City's major activity centre, airport-related employment land and substantial areas of ongoing residential development.

The West Ward would contain the Bibra Lake industrial precinct, Henderson, the Australian Marine Complex and the strategic industrial and employment areas associated with Munster and Wattleup. These areas contain major concentrations of manufacturing, logistics, industrial, marine and defence-related employment.

Ratio of councillors to electors

This option results in the following:

Table: City of Cockburn elector to councillor ratios – two wards (East and West) with unequal number of Councillors in each ward

Ward	Number of Electors (Mar 26)	Number of Councillors	Councillor to Elector Ratio	% Ratio Deviation	Number of Electors (2031) ⁴	Number of Councillors	Councillor to Elector Ratio	% Ratio Deviation
West	51,321	5	1:10,264	+4.68%	53,330	5	1:10,666	+1.57%
East	36,927	4	1:9,232	-5.85%	41,184	4	1:10,296	-1.96%
Total	88,248	9	1:9,805		94,514	9	1:10,502	

The % ratio deviation gives a clear indication of the % difference between the average councillor/elector ratio for the whole local government and the councillor/elector ratio for each ward.

This proposal results in some imbalance in representation across the City, with the East Ward underrepresented and the West Ward over-represented. However councillor-elector ratios do remain within tolerance, which is defined as having a % ratio deviation within plus or minus 10%, with the imbalance in representation predicted to improve into 2031.

⁴ See footnote 1.

Option 5 – Create four wards (Growth, Southern Corridor, Wetlands, Coastal) with unequal number of Councillors in each ward

This proposal would create four wards, with two councillors in one ward (Growth Areas), three councillors in two wards (Southern Corridor and Wetlands) and four councillors in one ward (Coastal). The following is an assessment of this proposal against the factors.

Community of interest

The Growth Ward would comprise Leeming, Jandakot, Treeby, Banjup, Cockburn Central, part of Aubin Grove and part of South Lake. The ward would contain a mix of residential growth areas, airport-related land uses, rural land and the City's principal activity centre at Cockburn Central. Treeby and parts of Aubin Grove represent some of the municipality's newer residential development areas, while Jandakot and Banjup contain significant non-residential and rural land uses.

The Southern Corridor Ward would comprise Success, Atwell, Hammond Park and part of Aubin Grove. These suburbs are predominantly residential in character and are located along the Kwinana Freeway corridor. They have experienced significant development over recent decades and form a relatively consistent suburban growth area within the southern part of the municipality.

The Wetlands Ward would comprise Coolbellup, North Lake, Bibra Lake, Yangebup, Beeliar and part of South Lake. These suburbs are closely associated with the Beeliar Regional Park wetland system, including Bibra Lake, North Lake and Yangebup Lake. The ward contains established residential communities together with the Bibra Lake industrial precinct.

The Coastal Ward would comprise North Coogee, Hamilton Hill, Spearwood, Coogee, Lake Coogee, Henderson, Rottnest Island, Munster and Wattleup. The ward contains the municipality's coastal communities, strategic industrial areas and marine employment precincts.

Physical and topographic features

The Growth Ward encompasses the eastern portion of the municipality, including Banjup, Jandakot, Treeby, Cockburn Central and parts of Aubin Grove and South Lake. The ward includes areas of rural and semi-rural land, employment land associated with Jandakot and developing urban areas within the eastern part of the City.

The Southern Corridor Ward comprises Success, Atwell, Hammond Park and part of Aubin Grove. These suburbs form a relatively continuous urban area located within the southern portion of the municipality.

The Wetlands Ward comprises Coolbellup, North Lake, Bibra Lake, Yangebup, Beeliar and part of South Lake. The ward contains a substantial portion of the Beeliar Regional Park wetland system, including Bibra Lake, North Lake and Yangebup Lake.

The Coastal Ward comprises the municipality's coastal suburbs together with Henderson, Munster and Wattleup. The ward incorporates much of the City's coastline, Cockburn Sound frontage and strategic industrial areas.

Demographic trends

The Growth Ward and Southern Corridor Ward contain many of the municipality's major residential growth areas, including Treeby, Hammond Park, Atwell, Success and Aubin Grove. These suburbs have experienced significant population growth and continue to accommodate new residential development.

The Wetlands Ward contains predominantly established residential communities, including Coolbellup, North Lake, South Lake, Yangebup and Beeliar, together with the Bibra Lake industrial area.

The Coastal Ward includes established residential suburbs such as Hamilton Hill and Spearwood, together with areas undergoing redevelopment and transition, including North Coogee, Munster and Wattleup.

Economic factors

The Growth Ward would contain Cockburn Central, Jandakot Airport, Banjup and parts of Aubin Grove and South Lake. The ward would include the City's principal activity centre, significant commercial activity and aviation-related employment land.

The Southern Corridor Ward would be predominantly residential in character, with economic activity largely associated with local commercial centres and services supporting surrounding residential development.

The Wetlands Ward would contain the Bibra Lake industrial precinct, which accommodates significant industrial, warehousing, manufacturing and logistics activity and provides substantial employment opportunities.

The Coastal Ward would contain Henderson, the Australian Marine Complex and industrial land associated with Munster and Wattleup. These areas support major marine, defence, engineering, manufacturing and logistics industries.

Ratio of councillors to electors

This option results in the following:

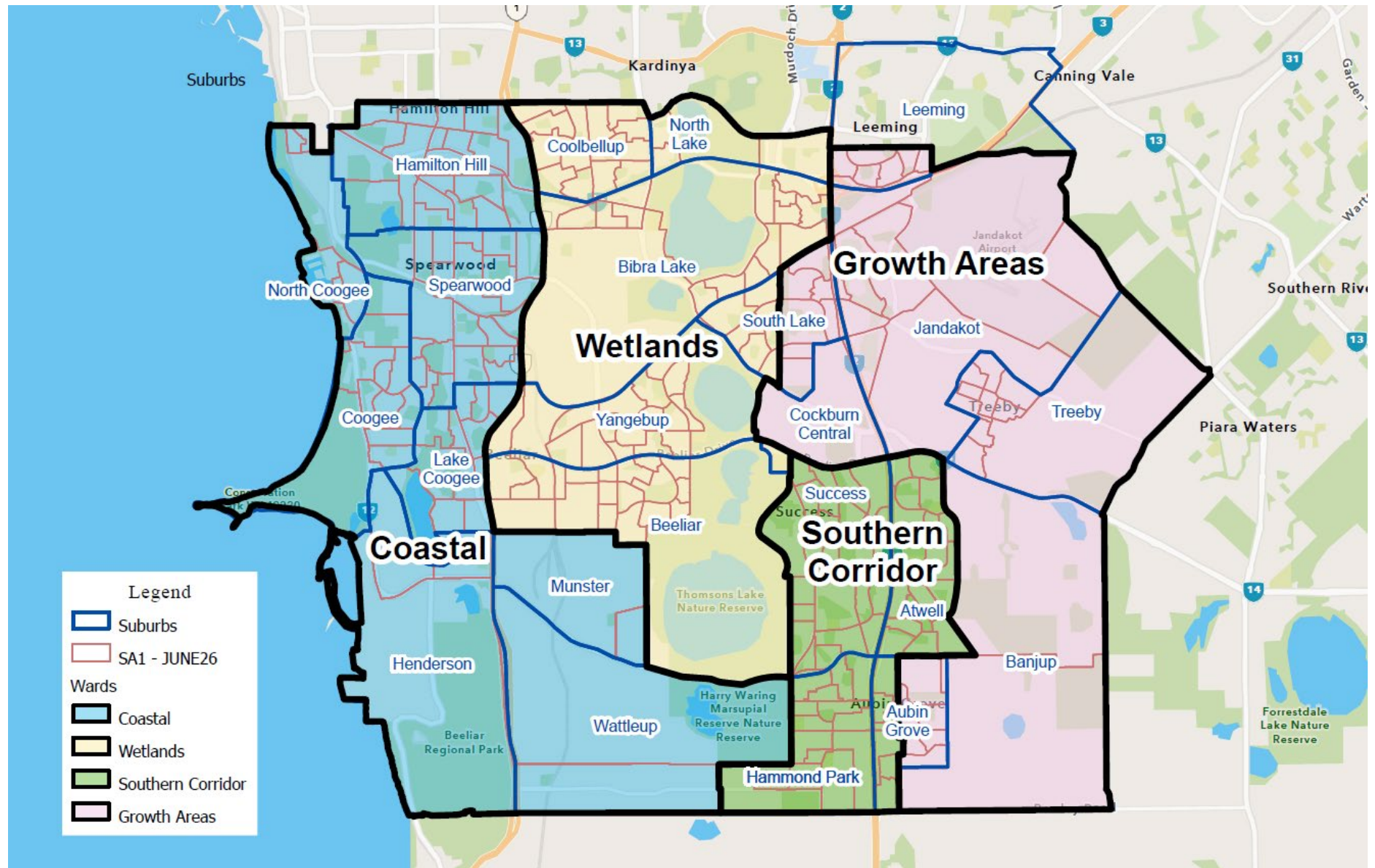
Table: City of Cockburn elector to councillor ratios – four wards (Growth, Southern Corridor, Wetlands, Coastal) with unequal number of Councillors in each ward

Ward	Number of Electors (Mar 26)	Number of Councillors	Councillor to Elector Ratio	% Ratio Deviation	Number of Electors (2031) ⁵	Number of Councillors	Councillor to Elector Ratio	% Ratio Deviation
Coastal	29,174	4	1:7,294	-0.82%	30,771	4	1:7,693	-2.33%
Wetlands	24,089	3	1:8,030	+9.19%	24,555	3	1:8,185	+3.92%
Southern Corridor	21,216	3	1:7,072	+6.42%	22,652	3	1:7,551	-4.13%
Growth Areas	13,769	2	1:6,885	-6.38%	16,536	2	1:8,268	+4.98%
Total	88,248	12	1:7,354		94,514	12	1:7,876	

The % ratio deviation gives a clear indication of the % difference between the average councillor/elector ratio for the whole local government and the councillor/elector ratio for each ward.

This proposal results in some imbalance in representation across the City, particularly in 2026 in respect of the proposed Wetlands Ward which is over-represented. However, councillor-elector ratios do remain within tolerance, which is defined as having a % ratio deviation within plus or minus 10%, with the imbalance predicted to improve in 2031.

⁵ See footnote 1.



Option 6 – Create six wards (Gateway, Growth, Lakes, Enterprise, Coastal, Heritage) with equal number of Councillors in each ward

This proposal would create six wards, with two councillors in each ward. The following is an assessment of this proposal against the factors.

Community of interest

The Gateway Ward would comprise Leeming, South Lake, Cockburn Central, Jandakot and Treeby. The ward combines the City's principal activity centre at Cockburn Central with Jandakot Airport, established residential areas and newer growth areas such as Treeby. The ward contains a mixture of residential, commercial, aviation and employment-related land uses.

The Growth Ward would comprise Atwell, Banjup, Aubin Grove, part of Success and part of Hammond Park. These areas are closely linked through their location within the southern growth corridor and contain a significant proportion of the City's newer residential development. Banjup provides a rural and semi-rural component to the ward.

The Lakes Ward would comprise Coolbellup, North Lake, Bibra Lake and Yangebup. These suburbs are closely associated with the Beeliar Regional Park wetland system and contain a combination of established residential communities and the Bibra Lake industrial area.

The Enterprise Ward would comprise Munster, Wattleup, Henderson, part of Beeliar, part of Success and part of Hammond Park. The ward contains strategic industrial areas, employment land, redevelopment areas and residential communities located adjacent to the Western Trade Coast and Henderson industrial precinct.

The Coastal Ward would comprise Lake Coogee, Coogee, part of Beeliar, part of Spearwood and part of North Coogee. The ward is centred on the coastal communities of Coogee and Lake Coogee and includes residential areas associated with the Cockburn Coast and coastal redevelopment corridor.

The Heritage Ward would comprise Hamilton Hill, part of North Coogee and part of Spearwood. The ward contains some of the municipality's longest-established residential communities and forms a relatively compact urban area adjoining Fremantle.

Physical and topographic features

The Gateway Ward incorporates the eastern activity corridor centred on Cockburn Central and Jandakot. The Growth Ward generally reflects the southern residential growth area of the municipality. The Lakes Ward groups suburbs associated with the Beeliar Regional Park wetland system, including North Lake, Bibra Lake and Yangebup. The Enterprise Ward incorporates much of the municipality's western industrial corridor, including Henderson, Munster and Wattleup. The Coastal Ward reflects the coastal corridor centred on Coogee and Lake Coogee, while the Heritage Ward forms a geographically compact area based around Hamilton Hill and northern Spearwood.

Demographic trends

The Gateway and Growth Wards contain many of the municipality's newer residential communities and major growth areas, including Treeby, Atwell, Aubin Grove, Hammond Park and Success. These areas have experienced significant growth and continue to accommodate residential development.

The Lakes Ward contains predominantly established residential suburbs, while the Enterprise Ward includes a mix of industrial, redevelopment and residential areas. The Coastal Ward contains a combination of established residential communities and coastal redevelopment areas, while the Heritage Ward primarily comprises established urban communities.

Economic factors

The Gateway Ward would contain two of the City's most significant economic assets: Cockburn Central and Jandakot Airport. These areas accommodate commercial, retail, transport and aviation-related employment and activity.

The Growth Ward would be predominantly residential in character, with economic activity principally associated with neighbourhood commercial centres and services supporting surrounding residential communities.

The Lakes Ward would contain the Bibra Lake industrial precinct, which is a major industrial and employment area within the municipality.

The Enterprise Ward would contain Henderson, the Australian Marine Complex and the strategic industrial areas associated with Munster and Wattleup. These areas support significant marine, defence, manufacturing and logistics industries.

The Coastal and Heritage Wards would primarily comprise residential communities, with economic activity associated with local commercial centres, coastal development and tourism-related activity.

Ratio of councillors to electors

This option results in the following:

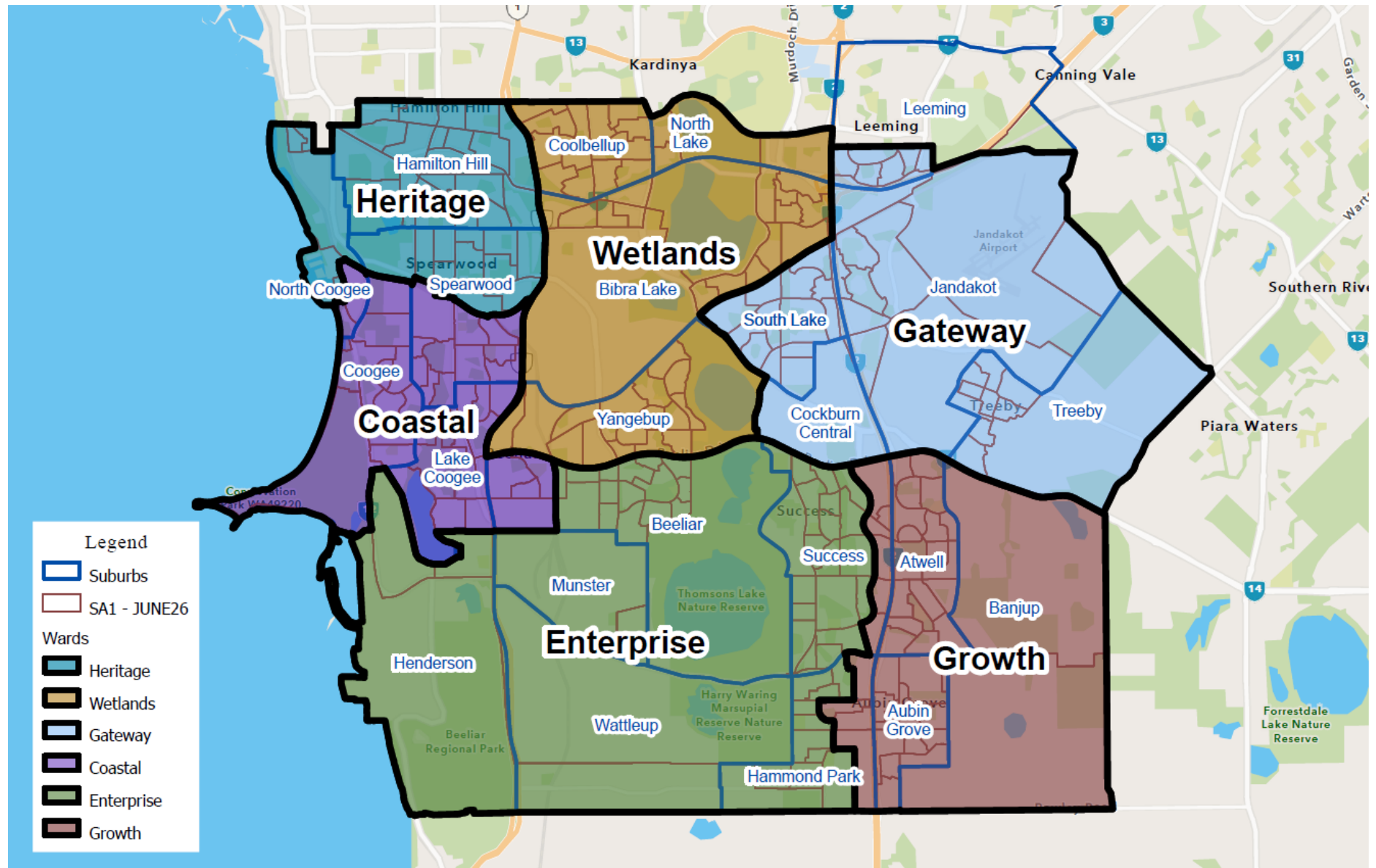
Table: City of Cockburn elector to councillor ratios – six wards (Gateway, Growth, Lakes, Enterprise, Coastal, Heritage) with equal number of Councillors in each ward

Ward	Number of Electors (Mar 26)	Number of Councillors	Councillor to Elector Ratio	% Ratio Deviation	Number of Electors (2031) ⁶	Number of Councillors	Councillor to Elector Ratio	% Ratio Deviation
Heritage	14,661	2	1:7,331	-0.32%	15,441	2	1:7,720	-1.98%
Lakes	15,598	2	1:7,799	+6.05%	15,917	2	1:7,959	+1.05%
Gateway	12,682	2	1:6,341	-13.77%	15,022	2	1:7,511	-4.64%
Coastal	15,580	2	1:7,790	+5.93%	16,421	2	1:8,210	+4.24%
Enterprise	14,752	2	1:7,376	+0.30%	15,810	2	1:7,905	+0.37%
Growth	14,975	2	1:7,488	+1.82%	15,903	2	1:7,951	+0.96%
Total	88,248	12	1:7,354		94,514	12	1:7,876	

The % ratio deviation gives a clear indication of the % difference between the average councillor/elector ratio for the whole local government and the councillor/elector ratio for each ward.

This proposal results in some significant imbalance in representation across the City, particularly in 2026 in respect of the proposed Gateway Ward which is over-represented, as well as the Lakes and Coastal Wards but to a lesser extent. While in 2026, the Gateway Ward is outside tolerance, that will correct itself by 2031 as population grows. By 2031, councillor-elector ratios will be within tolerance, is defined as having a % ratio deviation within plus or minus 10%. The change in the Gateway Ward will be closer to being within tolerance by the 2027 Council election, some 18 months after the March 2026 elector data.

⁶ See footnote 1.



Option 7 – No wards

The following is an assessment of the current situation against the factors.

Community of interest

Communities of interest are not reflected by the local government boundary.

Physical and topographic features

The district boundary does not follow any physical or topographic features.

Demographic trends

The district boundary does not reflect demographic trends.

Economic factors

The district boundary does not reflect the areas of economic activity.

Ratio of councillors to electors

This option results in the following:

Table: City of Cockburn elector to councillor ratios – no wards

Number of Electors (Mar 26)	Number of Councillors	Councillor to Elector Ratio	Number of Electors (2031) ⁷	Number of Councillors	Councillor to Elector Ratio
88,248	9	1:9,805	94,514	9	1:10,502
	10	1:8,825		10	1:9,451
	11	1:8,023		11	1:8,562
	12	1:7,354		12	1:7,876
	13	1:6,788		13	1:7,270
	14	1:6,303		14	1:6,751

This option results in balanced representation across the City of Cockburn as there are no wards.

Other options

The options presented in this paper is meant to simply assist with community input and discussion. It is not meant to be exhaustive and the community are invited to suggest other options.

Suggestions for ward names are also welcome and encouraged.

⁷ See footnote 1.

Number of Councillors – assessment and review

As part of the ward boundary review, the number of councillors is being reviewed.

While some options presented dictate the number of councillors to ensure the councillor-to-elector ratio remains within tolerance (Options 4 and 5) and to comply with legislative limits on the number of councillors (Option 6), there is the opportunity to review the number of councillors in respect of options where the number of councillors is the same in each ward (Options 1, 2, 3 and 7).

Under the *Local Government Act 1995*, the City of Cockburn may have between 9-14 Councillors (not including the popularly elected Mayor). As such, there is no opportunity to reduce the number of councillors, but an increase may be permissible.

Below is comparison of Options 1, 2, 3 and 7 showing varying numbers of councillors, and the effect on the councillor-elector ratio. A further table showing the councillor-elector ratio of other like-size local governments (by elector numbers) can also be found below.

Table: City of Cockburn elector to councillor ratios – differing numbers of Councillors (Options 1, 2, 3 and 7)

Option	Ward	Number of Electors (Mar 26)	Number of Councillors	Councillor to Elector Ratio	Number of Electors (2031) ⁸	Number of Councillors	Councillor to Elector Ratio
Option 1	West	28,704	3	1:9,568	30,302	3	1:10,101
	Central	27,890	3	1:9,297	28,915	3	1:9,638
	East	31,654	3	1:10,551	35,297	3	1:11,766
	Total	88,264	9	1:9,805	94,514	9	1:10,502
Option 1	West	28,704	4	1:7,176	30,302	4	1:7,575
	Central	27,890	4	1:6,973	28,915	4	1:7,229
	East	31,654	4	1:7,914	35,297	4	1:8,824
	Total	88,264	12	1:7,354	94,514	12	1:7,876
Option 2	West	28,704	3	1:9,568	30,302	3	1:10,101
	Central	29,849	3	1:9,950	31,558	3	1:10,519
	East	29,695	3	1:9,898	32,654	3	1:10,885
	Total	88,264	9	1:9,805	94,514	9	1:10,502
Option 2	West	28,704	4	1:7,176	30,302	4	1:7,575
	Central	29,849	4	1:7,462	31,558	4	1:7,889
	East	29,695	4	1:7,424	32,654	4	1:8,164
	Total	88,264	12	1:7,354	94,514	12	1:7,876
	West	43,294	5	1:8,659	45,243	5	1:9,049

⁸ See footnote 1.

Option 3	East	44,954	5	1:8,991	49,271	5	1:9,854
	Total	88,248	10	1:8,825	94,514	10	1:9,451
Option 3	West	43,294	6	1:7,216	45,243	6	1:7,540
	East	44,954	6	1:7,492	49,271	6	1:8,212
	Total	88,248	12	1:7,354	94,514	12	1:7,876
Option 3	West	43,294	7	1:6,185	45,243	7	1:6,463
	East	44,954	7	1:6,422	49,271	7	1:7,039
	Total	88,248	14	1:6,303	94,514	14	1:6,751
Option 7	N/A	88,248	9	1:9,805	94,514	9	1:10,502
			10	1:8,825		10	1:9,451
			11	1:8,023		11	1:8,562
			12	1:7,354		12	1:7,876
			13	1:6,788		13	1:7,270
			14	1:6,303		14	1:6,751

Table: Elector to councillor ratios – other comparable local governments (by elector numbers)

Local government	Number of councillors	Number of electors (April 2026) ⁹	Councillor to elector ratio	Last ward boundary review
Mandurah	11	74,550	1:6,777	2014
Melville	12	75,804	1:6,313	2016
Gosnells	12	81,762	1:6,814	2016
Cockburn	9	88,236	1:9,804	2017
Rockingham	11	99,949	1:9,086	2018
Swan	14	115,777	1:8,270	2023
Joondalup	12	120,733	1:10,061	2023
Average			1:8,167	

When comparing the councillor-elector ratio of the City of Cockburn with other local governments, the City of Cockburn's ratio is above the average councillor-elector ratio.

Potential benefits and challenges of increasing councillor numbers include:

⁹ The number of electors at other local governments was not available for March 2026, which is why April 2026 numbers are used instead.

Benefits	Challenges
• A reduction in the councillor-elect ratio. • A perception of improved accessibility to councillors. • Potential increased opportunities for residents to approach and engage with councillors. • The potential for councillor workload to be distributed across a greater number of elected members. • Greater resilience in governance where councillors are unavailable due to leave or conflicts of interest. • Potential for increased diversity of perspectives, backgrounds, skills and experience, to inform Council deliberations. • Alignment with councillor-elect ratios observed in some comparable local governments.	• Increased costs associated with councillor fees, training, administration and governance support. • Additional resources required to support councillor induction, professional development and administration. • Larger meeting sizes and potentially longer deliberations. • Reduced efficiency if governance structures become disproportionately large relative to the size and complexity of the local government. • Community expectations of improved service levels or engagement outcomes due to increased councillors, which may not necessarily occur.

While an increase in councillor numbers may reduce the councillor-elect ratio and increase the capacity for community representation, these potential benefits must be balanced against the additional cost, administrative requirements and governance implications associated with a larger Council.

Impact of changes of Councillor terms and representation

After undertaking community consultation, the Council will make a proposal to the Local Government Advisory Board. The effect of proposed changes on existing Councillors will depend on the precise proposal put forward.

When offices of Councillor are to be redistributed into new wards (or into no wards), the implementation method must give consideration to Schedule 4.2 of the Act, which, in summary, requires that, where practical, half of the total number of Councillors are to retire every 2 years and as near as practical to half of the Councillors representing each ward, are to retire every 2 years.

It would also be necessary to include a recommendation to allocate the existing Councillors to wards, which must also be done in accordance with the provisions and intent of the Act.

Public submissions

Members of the community are invited to make a written submission about any aspect of ward boundaries and representation via:

- **Online:** completing the online survey on the dedicated Comment on Cockburn page
- **In writing:** contact us for a hardcopy survey which you can post to the Chief Executive Officer, City of Cockburn, PO Box 1215, Bibra Lake DC WA 6965

Submissions will not be accepted via email. Please use the online form instead.

All submissions must be received by 4pm on Friday, 30 October 2026.

Thank you for your interest and involvement in this review. Council welcomes your comments on any matters that may assist it to make informed and responsible decisions for the benefit of the people of the City of Cockburn.

Logan Howlett

Mayor

Daniel Simms

Chief Executive Officer



City of Cockburn

Whadjuk Boodjar
9 Coleville Crescent, Spearwood WA 6163
PO Box 1215, Bibra Lake DC WA 6965

Telephone: 08 9411 3444

Email: customer@cockburn.wa.gov.au

[City of Cockburn website: www.cockburn.wa.gov.au](http://www.cockburn.wa.gov.au)