

**City of Cockburn Draft Local Planning Strategy – Schedule of Modifications
(April 2023)**

No.	Recommended Modification	Reason
Part 1 - Report Modifications		
1	Modify Part 1 – Rural Water Protection (Page 16) to include the following: <i>‘The Jandakot Groundwater Mound contributes a significant volume of high-quality water to Perth’s integrated water supply scheme. Rural Water Protection zones are within the assigned Priority 2 Public Drinking Water Source Areas where low level rural land uses are considered appropriate (generally with conditions) and the risk to the water resource is minimised. Further guidance found at State Planning Policy 2.3 – Jandakot Groundwater Protection and Water Quality Protection Note 25: Land use compatibility tables for public drinking water source areas (DWER, 2021).’</i>	The modifications are recommended in response to the Department of Water & Environmental Regulation feedback to provide further clarification regarding the contribution to Perth’s integrated water supply scheme.
2	Update Part 1 to: <ul style="list-style-type: none"> • Refer to the environmental values of rural zones. • Reword references to the area being used primarily for agricultural purposes, to clarify that some areas of land were not cleared and remained bushland. • Clarify that ‘most’ of the City’s ‘Rural’ zone is within the EPP buffer (i.e. there are <u>not</u> large areas outside the buffer within the ‘Rural’ zone, those areas outside the buffer are within the ‘Rural Water Protection’ zone). 	To provide clarification regarding the values of the rural zone including environmental values, and to clarify references to the EPP buffer as being within the ‘Rural’ zone (not ‘Rural Water Protection’ zone).
Planning Direction / Action Modifications		
3	Modify 1.0 Environment - ‘Planning Direction 3.0’ to include reference to rural land as follows: <i>‘Maximise all opportunities to increase and retain tree canopy cover to reduce the heat island effect, provide habitat, enhance amenity, protect local character and improve the health and well-being of residents, including:</i> <ul style="list-style-type: none"> • <i>Tree canopy within the public realm that is maintained, protected and increased over time.</i> • <i>More trees and gardens within existing and proposed urban and rural</i> 	To reflect the intention to investigate measures to retain vegetation on rural land, and in recognition of the environmental value of vegetation on rural land, and the significant contribution rural land makes to ecological corridors.

**City of Cockburn Draft Local Planning Strategy – Schedule of Modifications
(April 2023)**

No.	Recommended Modification	Reason
	<p><i>environments, including private properties.'</i></p> <ul style="list-style-type: none"> <i>Commercial and industrial developments to contribute to tree canopy cover.</i> 	
4	<p>Modify 2.0 Urban Growth and Housing - Action 1.3 to specify the rural water protection zone as – <i>'Identify ways to support and strengthen the unique character, identity and amenity of rural, rural living and rural water protection areas, including placemaking opportunities.'</i></p>	<p>To make it clear that the character, identity and amenity will be defined for each of the different rural zoned areas. There will be some differences between the character of the different rural zoned areas (for example the 'Rural' zone will have productive agricultural uses whereas the 'Rural Water Protection' zone will not, and this changes the expected character of the areas).</p>
5	<p>Amend the scope of 2.0 Urban Growth and Housing - Action 8.1 to: <i>'Identify the various activity centres within our community and articulate their role, function and growth expectations within the Local Commercial and Activity Centres Strategy' from 'low' to 'medium'.</i></p>	<p>It is considered that the scale of the project should be 'medium', as it is an action that will affect several stakeholders and business units within the City. It is therefore recommended that this be amended.</p>
6	<p>Under 2.0 Urban Growth and Housing, include an additional Action (14.4 - 'Infrastructure that keeps pace with growth to support Cockburn as a resilient and liveable place to work and live.') as follows: <i>'Ensure the early planning of new school sites through the preparation of structure plans (district, local and precinct) and subdivisions where residential development is proposed.'</i></p>	<p>In response to the submission by Department of Education, and in recognition of the updated Operational Policy 2.4 Planning for school sites (OP 2.4), recognising that the location and planning of school sites requires early planning to ensure they are accessible and well-connected to meet the needs of the community.</p>
7	<p>Under 2.0 Urban Growth and Housing, replace Action 10.5 (<i>'Continue to investigate options for 20 hectares of regional open space in accordance with the South Metropolitan Peel Sub-Regional Framework'</i>), with the following: <i>'Support the City of Kwinana's continued investigation into the feasibility and need for Regional Open Space (active playing fields).'</i></p>	<p>Perth and Peel @3.5 million sub-regional framework identifies provision of a site of 20ha for 'Open Space-Sport' within the City of Cockburn as a strategic direction/priority. The potential for such a facility is constrained by a lack of suitable sites. A potentially viable alternative is the creation of a facility within the City of Kwinana. Therefore recommended that an action be included supporting the City of Kwinana's continued investigation into the need and feasibility for a Regional Open Space facility (active planning fields), as a viable alternative.</p>

**City of Cockburn Draft Local Planning Strategy – Schedule of Modifications
(April 2023)**

No.	Recommended Modification	Reason
8	Modify 4.0 Infrastructure – Action 1.1 to specify the City as the ‘Lead’ for this project.	Action 1.1 sets out for the City to work with State Government to develop an integrated movement plan, and identifies the City as a partner. The development of an Integrated Transport (or movement) Plan is typically led by the local government, with State Government agencies being key stakeholders.
9	Reword 5.0 Governance – Action 2.1 to state: <i>‘Create a transparent local planning framework that provides clarity around how and why planning decisions are made, including when and why we will use discretion and depart from policy using an evidence-based approach.’</i>	To include reference to ‘why’ decisions are made to improve transparency around decision-making.
10	Clarify 5.0 Governance – Action 4.6 by rewording as follows: <i>‘Identify an appropriate range of land uses in the City’s TPS3 ‘rural’ and ‘rural living’ zones (to be zoned ‘rural’) to provide for rural pursuits while protecting rural lifestyle amenity and character.’</i>	This action is intended to refer to the City’s rural and rural living zones under TPS3, not the ‘Resource’ zone, given the Rural Water Protection area land uses are outlined in SPP 2.3.
11	Modify 5.0 Governance – to include an additional ‘Planning Direction’ (9) under as follows: <i>‘Planning for coastal zone land that balances competing needs and aspirations in a way that takes into account the values of the coastal zone, which include scenic, aesthetic and ecological qualities; recreational opportunities; and social, indigenous, cultural and economic importance.’</i> Include the following associated Action (9.1): <i>‘Identification of a coastal node hierarchy through a coastal planning strategy and/or foreshore management plan(s) to ensure that coastal nodes are appropriately developed to provide connectivity, access, amenity and recreational opportunities.’</i>	To respond to SPP 2.6 ‘State Coastal Planning Policy’ and the associated guidelines which identify a coastal node hierarchy (Regional, district and local). Identifying the type of node will assist in guiding planning, community expectations and funding opportunities for the types of facilities and infrastructure to be provided.
	Planning Area Modifications	
12	Modify ‘Planning Area B: Jandakot/Treeby Planning Investigation Area’ 2.0 Action 1 to state:	In response to comments from the Department of Water and Environmental Regulation (DWER), and to reflect the

**City of Cockburn Draft Local Planning Strategy – Schedule of Modifications
(April 2023)**

No.	Recommended Modification	Reason
	<p><i>‘Identification of remnant bushland, ecological corridors and areas of conservation value (including Carnaby Cockatoo habitat) to be protected, and measures to protect them, prior to any land use or MRS zoning change.’</i></p>	<p>importance of Carnaby Cockatoo habitat in the area.</p>
13	<p>Modify ‘Planning Area B - Jandakot / Treeby Planning Investigation Area’ 5.0 to include an additional Action (3) as follows: <i>‘Future development of the area is to include investigation into the provision of a new road connection between Dean Road and Lakes Way for local connectivity, bushfire safety and public transportation improvement purposes.’</i></p>	<p>To reflect the desire to achieve this connection that was identified through consideration of the Scheme Amendment and Structure Plan for the former Glen Iris Golf Course site for improved local connectivity, traffic management, and fire safety.</p>
14	<p>Modify ‘Planning Area B - Jandakot / Treeby Planning Investigation Area’ 6.0 ‘Planning Direction’ specifying that in the event of an MRS Amendment, a district structure planning approach is to include the <u>entire</u> PIA.</p>	<p>To reflect the intent of the district structure planning approach which is to ensure comprehensive planning for the whole area, including road network, bushfire planning, environmental issues, efficient servicing and community and educational infrastructure etc.</p>
15	<p>Modify ‘Planning Area B: Jandakot/Treeby Planning Investigation Area’ 6.0 Action 1 to include a Retail Needs Assessment as follows: <i>‘Appropriately sized and located centre to meet the needs of the community, based on a Needs Assessment.’</i></p>	<p>In line with the requirements of SPP4.2 ‘Activity Centres for Perth and Peel’, and to ensure the City’s hierarchy of centres is protected whilst ensuring the needs of the community are being met.</p>
16	<p>Modify ‘Planning Area C: Jandakot Industrial Investigation Area’ 3.0 Action 1 to state: <i>‘Requirement for an appropriate vegetated buffer to the eastern interface of the Planning Area in the local planning scheme and framework.’</i></p>	<p>To reflect the adopted Local Development Plan (LDP) and approved subdivision for the subject land.</p>
17	<p>Modify ‘Planning Area F: Rural Living Precinct’ 1.0 to include an additional Action (2) that states: <i>‘City to advocate for an appropriate interface to the south that respects the rural lifestyle amenity of the precinct’.</i></p>	<p>In response to the anticipated redevelopment of the Cockburn Cement site to the south. Whilst this area is subject to the Hope Valley Wattleup Act, the City can advocate for an appropriate interface.</p>
18	<p>Replace ‘Planning Area H: Cockburn ‘Planning Direction 1.0’ which states <i>‘Investigate the opportunity for it to be reclassified to a strategic metropolitan</i></p>	<p>The draft Strategy includes Cockburn Central Activity Centre within ‘Planning Area H: Cockburn Central Activity Centre’ and includes an action to investigate the opportunity for it to be reclassified to a</p>

**City of Cockburn Draft Local Planning Strategy – Schedule of Modifications
(April 2023)**

No.	Recommended Modification	Reason
	<p>centre based on the function of the centre.’ With the following: <i>‘Cockburn Central Activity Centre being reclassified as a Strategic Centre.’</i> Replacing Action 1 which states: <i>‘Investigate the opportunity for it to be reclassified to a strategic metropolitan centre based on the function of the centre.’</i> with the following: <i>‘Prepare and lodge a request with the WAPC to elevate Cockburn Central to a Strategic Centre.’</i></p>	<p>strategic metropolitan centre based on the function of the centre. At the time of preparing the draft Strategy there was no mechanism for changes to the activity centre hierarchy, however since then the WAPC have released draft Activity Centres Strategy & Implementation Guidelines (November 2021) which include new provisions for changes to the hierarchy and new activity centres. This provides the opportunity for the City to seek reclassification, and it is recommended that the wording be changed accordingly.</p>
	<p>Proposed New Planning Areas</p>	
19	<p>Inclusion of an additional Planning Area - ‘Planning Area K: Kinley/Lyon Road Area’</p>	<p>This area of the ‘Water Protection’ zone interfaces with the ‘urban’ zone to the north (Aubin Grove) and west (Hammond Park). This spatial characteristic, and identification within State Government strategic planning documents of the 1990s as ‘future’ or ‘potential’ urban, has precipitated ongoing requests from landowners for rezoning to ‘urban’.</p> <p>Whilst this recommendation was not adopted by the State Government (the land was not identified in the final adopted Perth and Peel @3.5million as an urban expansion or investigation area), and the City is obligated to ensure its local planning framework is consistent with the sub-regional planning framework, inclusion of the land within ‘Planning Area K’ is proposed to ensure an appropriate framework is in place to ensure the appropriate preparation and consideration of future MRS amendment requests for the area.</p>
20	<p>Inclusion of an additional Planning Area - ‘Planning Area L: Bibra Lake Recreational Area’</p>	<p>To identify high-level planning direction for the ‘Planning Area’ identified in the Bibra Lake Management Plan, which includes lots zoned ‘Private Recreation’ under the MRS that lack guidance as to how they can support the strategic intent of the precinct, and to inform the local planning scheme zoning for the privately owned lots.</p>
	<p>Part 2 - Modifications</p>	

**City of Cockburn Draft Local Planning Strategy – Schedule of Modifications
(April 2023)**

No.	Recommended Modification	Reason
21	Update Part 2, Section 2 to include references to State Planning Policy 2.8 Bushland Policy for the Perth Metropolitan Region (SPP 2.8). (see page 26)	SPP 2.8 is an important policy that applies to Bush Forever areas and local bushland within the Perth Metropolitan Region.
22	Modify Part 2, Section 2.1.2 (Rural land and linkages) to remove reference to land becoming ‘highly’ fragmented. (see page 28)	While this description has come from ‘Towards a Green Network’ the current reference to vegetation being ‘highly’ fragmented is subjective.
23	Update Part 2 (Background Profile and Analysis) Section 2.5.2 (State Planning Policy), 2.6 (State Coastal Policy) and 6.3 (Coastal Areas) to reference the proposed additional Part 1, 5.0 Governance ‘Planning Direction’ (9) and the associated Action regarding coastal planning and nodes.	To reflect the proposed additional ‘Planning Direction’ (9)’ and action and provide further context to SPP 2.6 ‘State Coastal Planning Policy’.
24	Replace the 3 rd paragraph of Part 2, Section 2.6.3 (Extent of Groundwater Protection Area) with the following: <i>‘The Western Australian Planning Commission (WAPC) identified the Treeby development site through a strategic government planning process as the site was already substantially cleared due its past use as a quarry as well as other economic and community factors. This resulted in the preferred strategic outcome of urban development with the acceptance of risk and potential future loss of water resources supplying the Perth integrated water supply scheme. Once the WAPC identified the site as future urban, DWER was requested to review the Treeby District Water Management Strategy within the context of a P3 PDWSA. However the DWMS did not determine the acceptability of the rezoning from Rural Water Protection to Urban, this was a strategic planning decision of the WAPC.’</i>	The modifications are recommended in response to the Department of Water & Environmental Regulation feedback to accurately outline the background to the development of Treeby.
25	Modify Part 2, Section 4 (Economy and Employment) to include a high-level brief commentary on the key industrial areas of the Western Trade Coast, Kwinana Industrial Area, Australian Marine Complex, Latitude 32 and the proposed new container port, as well as their	In recognition of the importance of employment areas and their connectivity.

**City of Cockburn Draft Local Planning Strategy – Schedule of Modifications
(April 2023)**

No.	Recommended Modification	Reason																																																																																																																								
	importance in relation to employment opportunities and broader connectivity to the Perth Metropolitan road and rail network.																																																																																																																									
26	Rename Part 2, Section 5.1.1 ‘Potential additional neighbourhood centre - north east’ to ‘Potential additional local/neighbourhood centre - north east’ ; and addition of the following commentary: <i>‘An additional centre in the north-east will need to be justified through a Needs Assessment, demonstrating whether a new centre is required and whether this be designated as a Local or Neighbourhood Centre. Any additional centre will need to respond to the needs of the community without negatively impacting the City’s hierarchy of centres.’</i>	The draft Strategy flags a potential need for an additional centre in the north-east future to be explored through the review of the Local Commercial and Activity Centre Strategy (LCACS). It is agreed that this need would require justification through a retail Needs Assessment, and to determine whether this should be a local or neighbourhood centre.																																																																																																																								
27	Modify Section 5.2 (Secondary Centres) to refer to ‘Planning Area H: Cockburn Central Activity Centre’ to include the following text: <i>‘Appendix C demonstrates that Cockburn Central Activity Centre is well-placed in comparison to the existing ten Strategic Centres terms of area, catchment population, future population and employment. The tables below summarise this comparison:</i> <table border="1" data-bbox="215 1317 805 1986"> <thead> <tr> <th colspan="3">Area</th> <th colspan="3">Future Population</th> </tr> </thead> <tbody> <tr><td>1</td><td>Mandurah</td><td>800 ha</td><td>1</td><td>Rockingham</td><td>36,000</td></tr> <tr><td>2</td><td>Rockingham</td><td>600 ha</td><td>2</td><td>Stirling</td><td>25,000</td></tr> <tr><td>3</td><td>Joondalup</td><td>475 ha</td><td>3</td><td>Cannington</td><td>25,000</td></tr> <tr><td>4</td><td>Stirling</td><td>360 ha</td><td>4</td><td>Joondalup</td><td>18,000</td></tr> <tr><td>5</td><td>Cockburn</td><td>360 ha</td><td>5</td><td>Fremantle</td><td>~15,000</td></tr> <tr><td>6</td><td>Morley</td><td>220 ha</td><td>6</td><td>Midland</td><td>14,000</td></tr> <tr><td>7</td><td>Cannington</td><td>200 ha</td><td>7</td><td>Cockburn</td><td>13,000</td></tr> <tr><td>8</td><td>Midland</td><td>180 ha</td><td>8</td><td>Morley</td><td>12,000</td></tr> <tr><td>9</td><td>Yanchep</td><td>106 ha</td><td>9</td><td>Mandurah</td><td>~8,000</td></tr> <tr><td>10</td><td>Fremantle</td><td>100 ha</td><td>10</td><td>Armadale</td><td>6,000</td></tr> <tr><td>11</td><td>Armadale</td><td>85 ha</td><td>11</td><td>Yanchep</td><td>5,500</td></tr> </tbody> </table> <table border="1" data-bbox="215 1720 805 1986"> <thead> <tr> <th colspan="3">Catchment Population</th> <th colspan="3">Employment (jobs)</th> </tr> </thead> <tbody> <tr><td>1</td><td>Joondalup</td><td>350,000</td><td>1</td><td>Joondalup</td><td>17,000</td></tr> <tr><td>2</td><td>Cannington</td><td>280,000</td><td>2</td><td>Fremantle</td><td>8,500</td></tr> <tr><td>3</td><td>Cockburn</td><td>280,000</td><td>3</td><td>Cockburn</td><td>8,500</td></tr> <tr><td>4</td><td>Midland</td><td>270,000</td><td>4</td><td>Morley</td><td>5,000</td></tr> <tr><td>5</td><td>Rockingham</td><td>130,000</td><td>5</td><td>Cannington</td><td>5,000</td></tr> <tr><td>6</td><td>Armadale</td><td>120,000</td><td>6</td><td>Armadale</td><td>3,000</td></tr> <tr><td>7</td><td>Mandurah</td><td>110,000</td><td>7</td><td>Yanchep</td><td>0</td></tr> </tbody> </table>	Area			Future Population			1	Mandurah	800 ha	1	Rockingham	36,000	2	Rockingham	600 ha	2	Stirling	25,000	3	Joondalup	475 ha	3	Cannington	25,000	4	Stirling	360 ha	4	Joondalup	18,000	5	Cockburn	360 ha	5	Fremantle	~15,000	6	Morley	220 ha	6	Midland	14,000	7	Cannington	200 ha	7	Cockburn	13,000	8	Midland	180 ha	8	Morley	12,000	9	Yanchep	106 ha	9	Mandurah	~8,000	10	Fremantle	100 ha	10	Armadale	6,000	11	Armadale	85 ha	11	Yanchep	5,500	Catchment Population			Employment (jobs)			1	Joondalup	350,000	1	Joondalup	17,000	2	Cannington	280,000	2	Fremantle	8,500	3	Cockburn	280,000	3	Cockburn	8,500	4	Midland	270,000	4	Morley	5,000	5	Rockingham	130,000	5	Cannington	5,000	6	Armadale	120,000	6	Armadale	3,000	7	Mandurah	110,000	7	Yanchep	0	To support the proposal for Cockburn Central Activity Centre to be elevated to a Strategic Centre.
Area			Future Population																																																																																																																							
1	Mandurah	800 ha	1	Rockingham	36,000																																																																																																																					
2	Rockingham	600 ha	2	Stirling	25,000																																																																																																																					
3	Joondalup	475 ha	3	Cannington	25,000																																																																																																																					
4	Stirling	360 ha	4	Joondalup	18,000																																																																																																																					
5	Cockburn	360 ha	5	Fremantle	~15,000																																																																																																																					
6	Morley	220 ha	6	Midland	14,000																																																																																																																					
7	Cannington	200 ha	7	Cockburn	13,000																																																																																																																					
8	Midland	180 ha	8	Morley	12,000																																																																																																																					
9	Yanchep	106 ha	9	Mandurah	~8,000																																																																																																																					
10	Fremantle	100 ha	10	Armadale	6,000																																																																																																																					
11	Armadale	85 ha	11	Yanchep	5,500																																																																																																																					
Catchment Population			Employment (jobs)																																																																																																																							
1	Joondalup	350,000	1	Joondalup	17,000																																																																																																																					
2	Cannington	280,000	2	Fremantle	8,500																																																																																																																					
3	Cockburn	280,000	3	Cockburn	8,500																																																																																																																					
4	Midland	270,000	4	Morley	5,000																																																																																																																					
5	Rockingham	130,000	5	Cannington	5,000																																																																																																																					
6	Armadale	120,000	6	Armadale	3,000																																																																																																																					
7	Mandurah	110,000	7	Yanchep	0																																																																																																																					

**City of Cockburn Draft Local Planning Strategy – Schedule of Modifications
(April 2023)**

No.	Recommended Modification	Reason
28	<p>Modify Part 2, Section 6.1 (Identifying tourism aspirations and opportunities) to include the following additional key tourism themes:</p> <ul style="list-style-type: none"> • Adventure tourism activities (beyond just bike riding and trails) to diversify experience offerings in the City. • Proposed Surf Park in Jandakot and the associated opportunities. • Protection of the ‘Private Recreation’ uses associated with Bibra Lake. 	<p>In response to Tourism WA submission and recognising the diversity of adventure tourism opportunities within the City, and in recognition of the future Surf Park which is a significant tourism opportunity.</p>
29	<p>Modify Part 2, Section 6.3 (Coastal Areas) to include reference to the Woodman Point Recreational Boating Precinct and its future development as a strategic boating precinct, and the benefit of the boating precinct to future employment, tourism, and recreation.</p>	<p>The Woodman Point Recreational Boating Precinct is one of the largest and busiest recreational boating hubs in the Perth Metropolitan area. DoT Maritime Planning has established a concept design for the precinct which will see it transform into the largest recreational boating facility in Western Australia, increasing public amenity in the area, creating employment, potential tourist activities and contributing to the State's economy.</p> <p>The current vision is to establish a Marine Business Centre facilitating a range of complimentary maritime services and business opportunities. When fully developed, it is intended that the precinct will include boat building and maintenance facilities, showrooms, and boat stacking facilities, as well as commercial leases that support recreational boating activities. It is considered that this is significant enough to require recognition in the Local Planning Strategy to inform planning for the precinct and surrounding area.</p>
30	<p>Modify Part 2, Section 7.1 (Open space in new areas) to include the following: <i>‘It is imperative that the water source to irrigate the POS is secured early in the planning process and water efficiency measures are incorporated into its design to ensure water resources are available to maintain the active spaces. The retention of native vegetation and the planting of green spaces to provide shade and urban cooling will also benefit the community as well as reducing the</i></p>	<p>The modifications are recommended in response to the Department of Water & Environmental Regulation feedback to highlight the importance of considering water source for POS early in the process to inform the design, and to ensure the design of POS minimises requirements for water while meeting the needs of the community.</p>

**City of Cockburn Draft Local Planning Strategy – Schedule of Modifications
(April 2023)**

No.	Recommended Modification	Reason
	<i>requirement for large volumes of irrigation.'</i>	
31	Update Part 2, Section 8.3 (Education facilities) to include reference to the Western Australian Planning Commission's (WAPC) Operational Policy – Planning for School Sites (OP 2.4), and to identify the potential need for additional schools should there be a MRS zoning change(s) that increase 'urban' zoned land, and that district structure planning will be critical to appropriately plan for this.	In response to the submission by Department of Education, and in recognition of the Western Australian Planning Commission's updated Operational Policy 2.4 - Planning for school sites (OP 2.4), recognising that the location and planning of school sites requires early planning to ensure they are accessible and well-connected to meet the needs of the community.
32	Update Part 2, Section 9.1.1 ('Rural' zone, Beeliar and Munster) to: <ul style="list-style-type: none"> • Remove reference to good access to transport services in the rural zone. • Add locally native species planted as roadside vegetation. • Add references under 'rural placemaking' to post and wire rural fencing being used to create a unique rural identity. • Reword section regarding the 'market gardening history' to refer to a 'rural history' which includes market gardening and bushland conservation. 	To more accurately reflect the issues, character and values of the rural zone, in response to submissions received on the draft Strategy.
33	Amend Part 2 Section 9.1.1 (Other constraints) to move information regarding Aboriginal heritage significance to a new heading 'Aboriginal Heritage sites'.	To ensure that Aboriginal heritage sites are recognised as an opportunity and not necessarily a 'constraint'.
34	Modify Part 2, Section 9.2.1 (Jandakot / Treeby Planning Investigation Area) to include reference to Carnaby Cockatoo habitat where high conservation values are described.	The modifications are recommended in response to the Department of Water & Environmental Regulation feedback to highlight the importance of Cockatoo habitat in the area.
35	Modify Part 2, Section 9.3.3 ('Water Protection' zone character snapshot) to reference the Council adopted principles for Banjup and insert them as Appendix C: 'Principles for Preservation of Banjup (as adopted at the Ordinary Council Meeting held 13 October 2022)' and will be used as a starting point when identifying the character and amenity for Banjup.	To reflect the Banjup Preservation Principles adopted by Council subsequent to the drafting of the Strategy. These principles will be a starting point when identifying the character and amenity for Banjup.

**City of Cockburn Draft Local Planning Strategy – Schedule of Modifications
(April 2023)**

No.	Recommended Modification	Reason
36	<p>Modify Part 2, Section 9.3.5 (Rural character and identity) to include the following:</p> <p><i>‘There is concern from some of the community in the ‘Rural Water Protection’ zone as to how to manage the interface of surrounding areas, to achieve a level of quiet enjoyment and amenity which is considered congruent with the ‘Rural Water Protection’ zone.’</i></p>	<p>To reflect feedback received on the draft Strategy, and previous consultation undertaken in the ‘Rural Water Protection’ zone.</p>
37	<p>Update Part 2, Section 10.2.7 (Significant Trees) to reflect the City’s proposed updates to the framework for ‘Significant Trees’ and introduction of Tree Preservation Orders.</p>	<p>Since the drafting of the Strategy Council have adopted updated criteria for ‘Significant Trees’ and has initiated a Scheme Amendment to introduce provisions for ‘Tree Preservation Orders’.</p>
38	<p>Update Part 2, Section 12.1 (Road Network) as follows:</p> <ul style="list-style-type: none"> • Include in-text references to Figures 54, 55 and 56. • Include reference in Section 12.1.1 (Regional Road Network) to the Main Roads Future Road Project and those roads that have been identified to potentially become State Roads. • Modify references to Cockburn Coast Drive (which Main Roads WA have advised they no longer intend to deliver) and recognise the impact that will have on planning for the parallel section of Cockburn Road (which will likely need to be upgraded to provide for a 4 lane dual carriageway road in perpetuity). • Update Section 12.1.1 (Regional Road Network) to reflect that the Armadale Road to North Lake Road Bridge Project has been completed. • Update Section 12.1.3 (Roe Highway) to reflect that Government has passed the Beeliar Bill removing the PRR reservation through Beeliar Park and that DPLH has commenced a planning review for the remainder of the Roe 8/9 corridor (Roe 8 (West) and Roe 9 Corridor Planning Study). 	<p>To update the section since it has been drafted, and in response to comments from Main Roads WA.</p>
39	<p>Reword Part 2, Section 12.1.1 (Regional Road Network) - East-West Links – Preserve and enhance’ to include</p>	<p>To recognise the impact of roads on both urban and rural areas.</p>

**City of Cockburn Draft Local Planning Strategy – Schedule of Modifications
(April 2023)**

No.	Recommended Modification	Reason
	reference to 'rural areas' as follows: <i>'These roads need to be preserved and enhanced to provide improved road safety and active transport amenity, whilst minimising impacts on the surrounding environment and land use, including the City's urban and rural areas.'</i>	
40	Modify Part 2, Section 12.1.2 (Freight Network), to include reference to the importance of movement of freight and the regional road freight network of primary / secondary freight roads as outlined in the in Perth and Peel @3.5m Transport Network.	To highlight the relevance and importance of Perth and Peel @3.5m Transport Network.
41	Update Part 2, Section 12.4 (Cycling and Walking) to include reference to the WA Long-Term Cycle Network (LTCN).	In response to the request from Department of Transport to include such a reference, and its relevance to achieving an integrated cycle network.
42	Modify Part 2, Section 15.2.2 (Informing the Scheme - – Residential codings) to reference the interface with the 'Rural Water Protection' zone with regards to the potential coding change to the R5 lots adjacent to Tapper Road in Atwell, as follows: <i>"...in a manner that respects the current primary street frontages, and the interface with Tapper Road, and the rural water protection zone."</i>	Whilst the R5 lots do not directly interface with the 'Rural Water Protection' zone, and there is not a consistent buffer of lower density residential development along Tapper Road, the area is within close proximity to the 'Rural Water Protection' zone and therefore should have regard for the character of that area.
43	Modify Part 2, Section 15.2.2 (Informing the Scheme - Other zones) to include reference to consideration being given to supporting the rezoning of No. 85 (Lot 1001) Prinsep Road, Jandakot to 'Mixed Business', including the possible concurrent rezoning with the MRS Amendment.	The subject site is being rezoned to 'Urban' under the MRS, and it is considered that a zoning of 'Mixed Business' is most appropriate given the interface with the 'Rural Water Protection' zone, proximity to the Jandakot Planning Investigation Area, and its location on the Jandakot Groundwater Protection Zone.
	Minor Modifications	
44	Replace references throughout the document from <i>Aboriginal Heritage Act 1972</i> to the <i>Aboriginal Cultural Heritage Act 2021</i> .	The <i>Aboriginal Heritage Act 1972</i> has been repealed and replaced since the Strategy was drafted.
45	Replacing all references to 'European Heritage' with 'historic heritage'; and adopting the standard definition for 'heritage protected place' (as defined under the Deemed Provisions) when	In response to feedback from DPLH regarding heritage terminology, and to ensure consistency with the Deemed Provisions and State Planning Framework.

**City of Cockburn Draft Local Planning Strategy – Schedule of Modifications
(April 2023)**

No.	Recommended Modification	Reason
	referring to places protected under the Scheme. Include reference to the updated 'Guidelines for State Government Heritage'.	
46	Replace all references to 'cyclist' with 'bike rider'.	To reflect terminology recommended in the Department of Transport submission, given that many bike riders do not consider themselves 'cyclists', which is used to reference professional or sport-focused riders, and often triggers negative connotations.
47	<p>Reword text in Part 1 under the heading 'Strategic Context' (sub-heading 'Rural Water Protection zone') on page 16 as follows:</p> <p><i>'This 'Planning Investigation Area' is adjacent to Jandakot Airport which has strategic importance as an aviation base for emergency services, also making a significant economic contribution as a strategic employment area. It is one of the busiest airfields and significant pilot training bases in Australia, operating 24 hours per day, seven days per week. This is a key constraint for this area, and its operation is to be protected as far as practicable, from development that could potentially prejudice its performance.'</i></p>	To include reference to Jandakot airport as a strategic employment area.
48	<p>Modify Part 2, Section 2.6 (Water Management) to correct the following details:</p> <ul style="list-style-type: none"> • The Department of Biodiversity, Conservation and Attractions manages wetlands; • Desalinated water for scheme water is managed by the Water Corporation; and • Within the City of Cockburn, the Department of Water and Environmental Regulation manages the take of groundwater through the Rights in Water and Irrigation Act 1914. • First dot point – Superficial Aquifer. Perth's (including Cockburn) integrated water supply scheme is a mixture of groundwater, surface water, desalinated water and groundwater 	In response to comments from the Department of Water and Environmental Regulation (DWER) to clarify legislation and responsible agencies.

**City of Cockburn Draft Local Planning Strategy – Schedule of Modifications
(April 2023)**

No.	Recommended Modification	Reason
	<p>replenishment. Correction to the sources of scheme water to include groundwater, surface water, desalinated water and groundwater replenishment.</p> <ul style="list-style-type: none"> • Second dot point – “Superficial Aquifer used by the City and private irrigation systems administered by DWER”, correction to – <i>‘The Department manages groundwater resources used by the City and private irrigation systems through the provisions of the Rights In Water and Irrigation Act 1914 and the Rights in Water and Irrigation Regulations 2000.’</i> 	
49	<p>Reword the fifth paragraph of Part 2, Section 2.6 (Water Management) to state: <i>‘New legislation may change how groundwater-dependent ecosystems are managed in the Cockburn plan area.’</i></p>	<p>Correction of a typographical error (this is taken from DWER’s ‘Cockburn groundwater allocation plan’ report).</p>
50	<p>Modify Part 2, Section 2.6.1 (Deep aquifer water), to correct the references to the deep aquifer (Leederville and Yarragadee aquifers), as sources of groundwater for Perth’s integrated water supply scheme, and Section 2.6.2 (Jandakot Groundwater Protection Area) reference to Perth’s public water supply to <i>‘Perth’s integrated water supply scheme’</i>.</p>	<p>Corrections in response to the Department of Water & Environmental Regulation feedback.</p>
51	<p>Update Part 2, Section 2.6.4 (Superficial Aquifer) to include further detail as follows: <i>‘The use of groundwater, other than for domestic purposes, is managed through the provisions of Rights in Water and Irrigation Act 1914 and the Rights in Water and Irrigation Regulations 2000.’</i></p>	<p>The modifications are recommended in response to the Department of Water & Environmental Regulation feedback, and to provide further detail regarding relevant legislation.</p>
52	<p>Modify Part 2, Section 9 (Rural Areas) to replace the paragraph ‘This is a vitally important strategic public drinking groundwater supply for Perth’ under Section 9 to state: <i>‘The Jandakot groundwater mound is a highly valued resource that contributes to Perth’s integrated water supply scheme as well as provides ecological integrity of</i></p>	<p>To reflect the importance of the groundwater mound in terms of ecological integrity of important wetlands, native vegetation and habitat.</p>

**City of Cockburn Draft Local Planning Strategy – Schedule of Modifications
(April 2023)**

No.	Recommended Modification	Reason
	<i>important wetlands, native vegetation and habitat.</i>	
53	Modify Part 2, Section 9.1.1 ('Rural' zone, Beeliar and Munster) to delete the specific reference to the total megalitres of water allocation for the rural zone.	Information regarding water allocation in the rural zone was obtained from DWER at the time of drafting the Strategy, however it is acknowledged that this may change over time. Therefore it is recommended that specific reference to the total megalitres of allocation be deleted. The purpose of this information is to demonstrate that there is restricted water availability (which is likely to become further restricted), and this significantly impacts the viability of certain rural uses.
54	Update information relating to the Westport project in Part 2, Section 12.8 'Fremantle Outer Harbour – Westport'	To reflect updates to the project, as outlined in the submission from Westport, but noting that the project will continue to develop and evolve to the information contained within the Strategy should be predominately high-level.
55	Correct Part 2, Section 13.5 (Stormwater) to reference 'Better Urban Water Management' as being a WAPC document.	'Better Urban Water Management' is a WAPC not Department of Water document.
56	Correct error in Part 2, Section 14.3.1 (Wattleup Perth and Peel Industrial Investigation Area) to refer to rural development on the eastern (not western) side of Latitude 32.	Correction of an error.
57	Update Part 2, Figure 36 ('Rural' zone) to clarify the light green areas as the 'rural' zone with a notation.	To clarify the extent of the 'Rural' zone.
58	Update Part 2 text to include references to Figure 40 (Streetscape of Lorimer Road) and Figure 41 (Streetscape within the 'Rural' zone).	Currently no references are included.
59	Insert a new Appendices in Part 2 - <i>'Appendix B: Principles for Preservation of Banjup (as adopted by Council 13 October 2022)'</i>	In recognition of Council's decision to adopt the Banjup Preservation Principles, to be used as a starting point to identify the valued character of the area.
60	Insert a new Appendices in Part 2 - <i>'Appendix C: Activity Centre Comparison Table'</i>	Inclusion of this data supports the proposal for Cockburn Central Activity Centre to be elevated to a Strategic Centre.
	Mapping Updates	
61	Replace the dark red outline around the land south of the South Beach Recreation Reserve to orange to more accurately	Mapping correction.

**City of Cockburn Draft Local Planning Strategy – Schedule of Modifications
(April 2023)**

No.	Recommended Modification	Reason
	reflect it as a structure plan area suitable for future rationalisation.	
62	Mark the alignment of Russell Road through the Latitude 32 area as a 'Proposed integrator arterial road'.	To reflect the importance of this route and match what has been done for the other arterial roads through the Hope Valley Wattleup Act area.
63	Mark the continuation of Rowley Road through to Rockingham Road as a 'Proposed primary distributor road'	Despite being located outside the City's Local Government boundary, this route serves a critical function to future planning and development that warrants recognition in the City's Local Planning Strategy.
64	Modify the Plan to relocate the west-east 'Proposed integrator arterial road' shown through the Hope Valley-Wattleup Redevelopment Area to Wattleup Road.	In recognition of the significant constraint the City's waste recovery centre poses to future construction on the current alignment, and to match the latest detailed planning being progressed by the State Government for the area.
65	Reword Appendix B of Part 1 (Activity Centres) map legend to state: <i>'Existing commercial zoned area currently developed with residential land uses'.</i>	To clarify the mapping of activity centres to make it clear where there is residential development on commercial/centre zoned land (rather than reflecting any proposal to expand centres).