

# AMENDMENT NO.3 TO KINGSFORD

## BULLSBROOK CENTRAL LOCAL STRUCTURE PLAN

MAY 2026



The Amendment to the Kingsford Central Local Structure Plan has been prepared under the provisions of the City of Swan Local Planning Scheme No. 17  
The Amendment has been prepared by Hatch on behalf of the landowners Okeland Communities.



# Endorsement Page

It is certified that Amendment No. 3 to the Kingsford Central Local Structure Plan was approved by resolution of the Western Australian Planning Commission on:

.....  
Date

Signed for and on behalf of the Western Australian Planning Commission

.....  
an Officer of the Commission duly authorised by the Commission pursuant to Section 16 of the Planning and Development Act 2005 for that purpose, in the presence of:

.....  
Witness

.....  
Date



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## 1.0 Proposed Changes

Amendment No. 3 to the Kingsford Central Local Structure Plan

The City of Swan, pursuant to its Local Planning Scheme No. 17, hereby amends the above Structure Plan by:

| Part     | Section                              | Proposed Modification                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|----------|--------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Part One | 4.3 Land Use Zones and Reserves      | Update text to specify the minor modifications of the reduced landfill buffer. The following text will be included: Proposed Amendment No.3 provides for a formal referral to be sent to DWER to comment on the current 500m buffer as imposed by the WAPC.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|          | Plan 1                               | Update Plan 1 to reflect modified Structure Plan map, including following specific modifications:<br><br>1. Reduced landfill buffer from 500m to 150m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|          | 4.6.4 Future Residential Subdivision | Approval of proposed Amendment No.3 by the WAPC, with support from DWER will reduce the landfill buffer and allow for subdivision approvals to be issued up to 150m from the now closed landfill facility.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Part Two | 4.5 Landfill Buffer                  | <p>The WAPC in September 2024 endorsed the Kingsford Bullsbrook Central LSP (Amendment No.2) which imposed a 500m buffer in response to the landfill facility being a prescribed premises under Part V of the Environmental Protection Act 1986.(Licence L9162 / 2018). No residential subdivision was permitted within the 500m buffer.</p> <p>DWER in consultation with the Department of Health in letter of 7th August 2025 identified Lot 903 as containing the landfill facility including waste sorting and backfilling of former clay quarry pits. As a result of partial site investigations Lot 903 was to be classified as ‘possibly contaminated – investigation required’.</p> <p>As a result of further liaison with DWER on the nature of the landfill activities and extent of works, the classified area of Lot 903 was reduced and reflected in an ‘Interest Only Deposited Plan’ (IODP). The IODP now identifies the relevant portion of Lot 903 where potentially contaminating activities may have occurred with an associated buffer.</p> <p>The IODP classification area represents the likely or potential contamination risks from the landfill site and incorporates a buffer of at least 150m to the west of the facility footprint towards the areas undergoing residential development in the Kingsford estate.</p> <p>DWER have confirmed the IODP includes the prescribed premises and immediately surrounding areas which are subject to ongoing site investigations for the previous landfill facility and the area they will assess for the future works approval to undertake capping of the landfill site.</p> <p>The current 500m buffer has been implemented by the WA Planning Commission. DWER can only provide comment on the proposed reduced buffer if the WAPC / City of Swan lodge a formal request for comment.</p> |

## 2.0 Explanatory Report

### 2.1 Background

Hatch acts on behalf of Okeland Communities in submitting this application to modify the approved Kingsford Central Structure Plan (SPN/2153M-1). The Kingsford Central Structure Plan establishes the planning framework for Kingsford Estate.

The Kingsford Central Structure Plan was first approved by the WAPC on 1 November 2022 and this is the third Amendment.:

1. The purpose of this application is to propose the third minor amendment to the Kingsford Central Structure Plan. The proposed amendment seeks to modify the Kingsford Central Structure Plan to reduce the current landfill buffer on the western portion of the site from 500m to 150m.
2. Currently, the landfill buffer remains as a standard 500m buffer applied by the Western Australian Planning Commission (WAPC) and restricts any residential development within the buffer area. The 500m buffer exists to manage the amenity of residential land uses from odours, dust and emissions due to the past operation of the Valleys Bullsbrook Landfill Facility.
3. To progress this proposal, the City of Swan support is sought for a minor modification to the Bullsbrook Central Structure Plan. Provided below is the relevant planning information for the site which confirms zoning, intended land use and planning approval process.

### 2.2 Proposal Context

- The current 500m landfill buffer exists on the eastern boundary of the local structure plan area within the 'Residential R10-R30 and R5-R15' area, whereby currently no residential subdivision is permitted within the buffer.
- Reducing the buffer will allow for additional residential development within the prescribed structure plan area up to the 150m buffer.

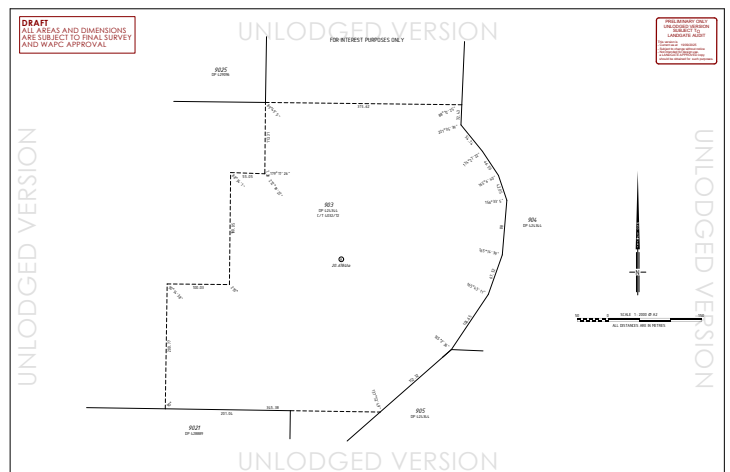
### 2.3 Minor Structure Plan Amendment

The 'Guidance for Structure Plans' (WAPC August 2023) states an Amendment can be considered minor if the proposed changes do not impact on the purpose, objectives, or the overall design response of the plan and in addition the changes:

- are required to give effect to a State planning policy; or
- **do not have a consequential impact on the land, landowners, or occupiers in and around the structure plan area; or**
- **are administrative in nature, for example, where required to remove redundant provisions or requirements); and**
- **the proposed changes do not impact on the infrastructure provision or the environment.**



(DWER 'Interest only Deposited Plan' Investigation Area and 150m Buffer)



## 2.4 Modifications

### 2.4.1 Modification 1

Modification 1 is to Update Plan 1 to reflect a modified Structure Plan map, including the following specific modifications:

1. Change the buffer outline from a radius of 500m from the landfill facility to 150m.

Update the Part 1 text section 4.3 Hazards and Separation Areas, to reference the reduced 500m landfill buffer to 150m buffer and add text stating support for the buffer reductions is based upon feedback from the Department of Water and Environment Regulation (DWER) Contaminated Sites Branch.

### 2.5 Other Considerations

We have reviewed the supporting documents in preparing this application and submit:

None of the technical documents contained within the original Kingsford Bullsbrook Central LSP warrant updating as a result of this proposed minor amendment.

### 2.6 Feedback

Given the current licence prohibits the receipt of any further waste at the facility, and having regard to the scope of works required to construct the landfill cap and achieve final closure, the site can no longer be regarded as an operational 'landfill'. On this basis, the application of the 500 m buffer currently imposed by the WAPC is considered unnecessary.

The Department of Water and Environmental Regulation (DWER) are yet to provide a formal comment endorsing the reduced landfill buffer. However, a referral of this minor Amendment to DWER will provide the opportunity for a formal response.

Information provided to DWER to support the application for a Works Approval to undertake capping of the landfill was reviewed by the Contaminated Sites branch within the Department. This review resulted in the classification of the portion of Lot 903 (on Deposited Plan 424344) pursuant to the provisions of the Contaminated Sites Act 2003 as 'Possibly contaminated - investigation required'. This classification applies to the premises footprint and incorporates a buffer of at least 150m to the west of the facility footprint towards the areas undergoing residential development as part of the Kingsford estate. The current licence does not permit receipt of further waste at the facility, and as such the main source for any noise dust (key emissions risks identified by the EPA guidance statement), and/or odour, is no longer present outside the 150m buffer.

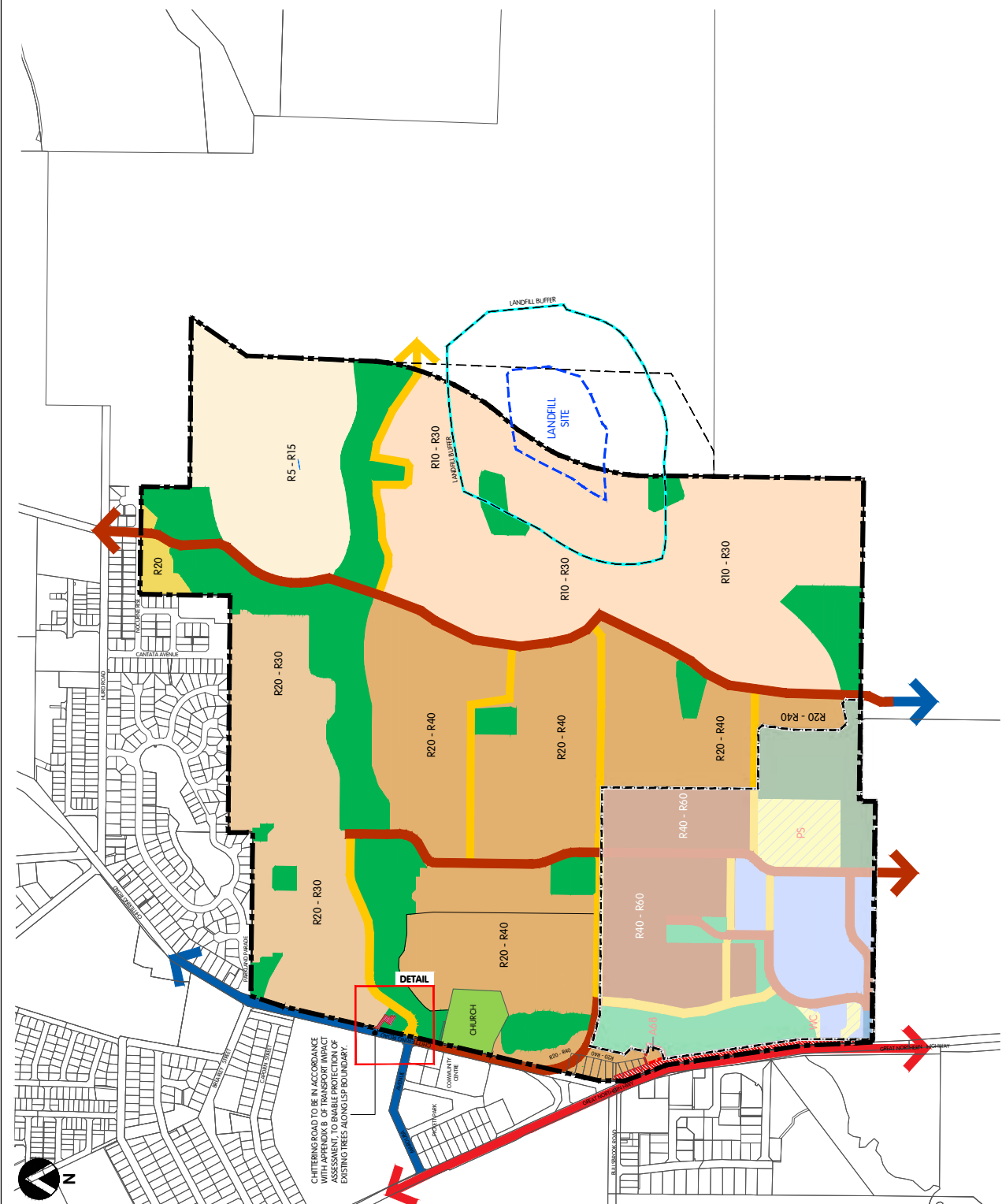
## 2.7 Summary

This proposal to modify the Kingsford Bullsbrook Central LSP warrants support from the City of Swan and the Department of Planning, Lands and Heritage for the following reasons:

1. The nature of the remaining landfill closure works are essentially similar to routine subdivision construction and the application of the suggested 150m buffer will provide for a separation to any future residential dwellings to address any minor odour emissions that may occur during the reprofiling. The recommended reduction in the buffer will enable planning to commence, to develop and release additional residential housing lots. There will be no significant risk to amenity, particularly given habitation of any residential properties created within the current buffer is likely more than 18 months away during which it is expected that all landfill capping works would have been completed.
2. The reduction of the landfill buffer from 500m to 150m will enable more efficient use of land within the structure plan area, allowing additional residential development opportunities while continuing to appropriately manage amenity and environmental considerations.
3. The amendment facilitates compliance with the prescribed minimum density and yield requirements across the structure plan area, supporting the orderly and proper planning of the land.
4. The modified buffer arrangement allows for an increased number of residential lots to be developed within the structure plan area, improving housing supply outcomes without compromising statutory or technical requirements.

# Attachment 1

Kingsford Central  
Updated LSP Map



**LEGEND**

LOCAL STRUCTURE PLAN BOUNDARY (254.61ha)

AREA SUBJECT TO PRECINCT PLAN

LANDFILL SITE

150m LANDFILL BUFFER

**ZONES**

- RESIDENTIAL (R5-R15)
- RESIDENTIAL (R20)
- RESIDENTIAL (R10-R30)
- RESIDENTIAL (R20-R30)
- RESIDENTIAL (R20-R40)
- RESIDENTIAL (R40-R60)
- GENERAL COMMERCIAL
- GENERAL COMMERCIAL (RESTRICTED USES) (PERMISSIBLE USES ARE 'CAFE AND SALES OFFICE' WITH ALL OTHER USES RESTRICTED)
- PUBLIC PURPOSE - PS PRIMARY SCHOOL WC WATER CORPORATION
- RECREATION
- DISTRICT OPEN SPACE
- PRIVATE CLUBS AND INSTITUTIONS
- PRIMARY REGIONAL ROAD
- ADDITIONAL USES - SERVICE STATION
- A68

**RESERVES**

- PRIMARY DISTRIBUTOR
- INTEGRATOR B
- NEIGHBOURHOOD CONNECTOR A
- NEIGHBOURHOOD CONNECTOR B



**KINGSFORD LOCAL STRUCTURE PLAN**  
**Bullsbrook**  
 City of Swan

REF NO. **AMX BUL** DRAW NO. **RD1107** REV. **Z.6**

260504 SB TT  
 260504 SB TT  
 260504 SB TT  
 249011 SB TT  
 231020 SB TT  
 230919 SB KB  
 220077 TG TT  
 YWMDD DRAWN APPD

Z.6 LANDFILL SITE MOD  
 Z.5 ADD LANDFILL BUFFER  
 Z.4 ADD APPROVED UC AREA  
 Z.3 TEXT MOD TO LEGEND  
 Z.2 REVISE GENERAL COMMERCIAL ZONE (CAFE)  
 Z.1 ADD GENERAL COMMERCIAL ZONE (CAFE)  
 Z. ADJUST LANDFILL BUFFER  
 REV DESCRIPTION

SCALE 1:10,000  
 SIZE A3  
 0 100 200 300 400 500 metres

**CADASTRAL INFORMATION**  
 SOURCE: MNG  
 YWMDD: 220520  
 DWG REF: 9779760is-9999b-PC94  
 PROJECTION: PC94

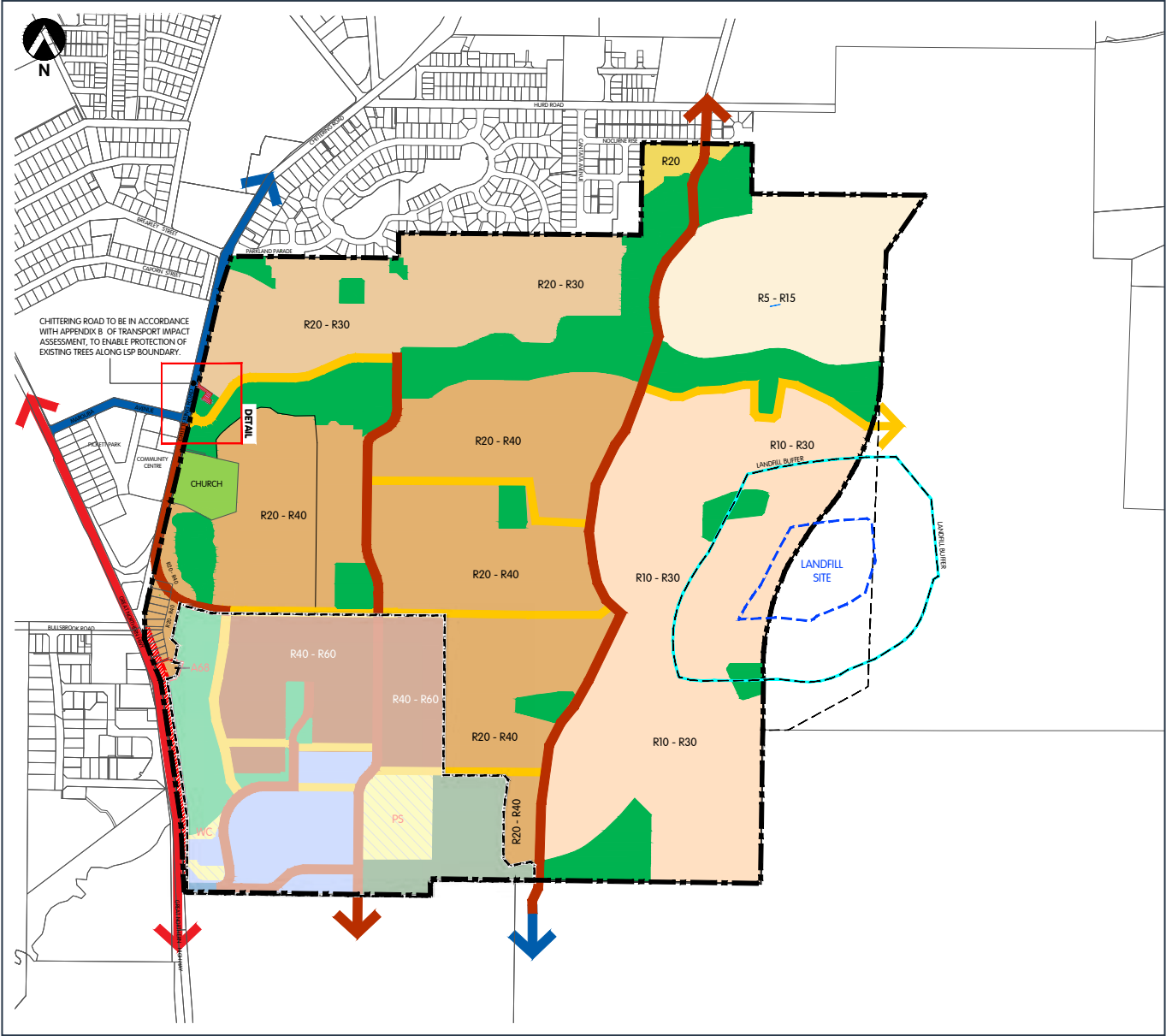
DISCLAIMER: ISSUED FOR DESIGN INTENT ONLY. ALL AREAS AND DIMENSIONS ARE SUBJECT TO DETAIL DESIGN AND SURVEY

# Attachment 2

## LSP Comparison Map



Proposed LSP



HATCH