

AMENDMENT NO.2 TO
KINGSFORD
TOWN CENTRE
PRECINCT STRUCTURE PLAN
JUNE 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. 1 to the Kingsford Central Precinct 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. 2 to the Kingsford Town Centre Precinct Structure Plan (PSP)

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

Part	Section	Proposed Modification
Part One	Plan 1 - Structure Plan Map	Update Precinct Plan to: 1. Rezone a 1,151m² portion of land from 'POS/Conservation' to 'General Commercial'; 2. Rezone a 3,372m² portion of land from 'General Commercial' to 'Residential R40-R60'
	3.12 Implementation and Staging	Update Figure 1 to reflect the modified Precinct Plan map.
Part Two	2.4 Local Planning Context	Update Figure 10 to reflect the modified Precinct Plan map.
	5.0 Character Areas	Update Figure 14 to reflect the modified Precinct Plan map, as per the above modification.
	7.2 Urban Elements	Update Figure 15 to reflect the modified Precinct Plan map, as per the above modification.
	10.0 Public Open Space	Update Figure 18 and POS schedule to reflect the modified Precinct Plan map, as per the above modification.

2.0 Introduction

2.1 Background

Hatch acts on behalf of Okeland Communities (Amex Bullsbrook Pty Ltd) in submitting this application to amend the approved Kingsford Town Centre Precinct Structure Plan (SPN/2300M-1). Development has commenced within the PSP area, including the construction of a shopping centre.

The PSP was first approved by the WAPC on 1 November 2022, and this is the second Amendment.

2.2 Purpose

The purpose of this amendment is to:

1. modify the Kingsford Town Centre Precinct Structure Plan to increase a General Commercial site adjacent to the Ki-it Monger Brook by 1,151m².
2. modify the Kingsford Town Centre Precinct Structure Plan to rezone 3,372m² from General Commercial to Residential R40-R60 at the intersection of Globemaster Road and Boomerang Road.

3.0 Precinct Structure Plan Amendment

3.1 Rezoning a 1,151m² portion of land from 'POS/Conservation' to 'General Commercial' (Modification 1)

When the PSP was developed it took a conservative approach to public open space (POS) provision, and 14.7% of the site was allocated as POS. This has included a setback from Ki-it Monger Brook that was driven by adopting a 50m default buffer from a mapped Conservation Category Wetland (CCW) that exists over a southern portion of Ki-it Monger Brook. The surrounding land is mapped as a multiple use wetland (MUW), and the mapped wetland boundaries do not define the extent of Ki-it Monger Brook. Whilst partially mapped as a CCW, Ki-it Monger Brook is mapped as a watercourse in the DWER Hydrography dataset. The land area required to protect the values of the Brook (i.e. the foreshore area) would therefore more appropriately be determined via a biophysical assessment.

The alignment of the buffer resulted in an irregular shaped commercial lot. The prospective developers of the affected commercial lot have highlighted that the current site is both limited in size and irregular in shape, which makes it challenging to design a well-functioning venue with appropriate parking, building layout, and outdoor areas.

It is therefore proposed to increase the commercial lot area and create a straight boundary with the adjoining POS.

In order to justify that the increase in the commercial lot area will not have an adverse impact on the adjoining POS, Ki-it Monger Brook and wetland, Emerge were engaged to review the site characteristics and to determine via biophysical assessment the area of land required to protect the values of the waterway i.e. the foreshore area, specifically for the area in immediate proximity to the Town Centre currently being developed. Please refer to the appended Foreshore Area Report (Appendix 1).

The proposed amended Precinct Plan increases the commercial zoned lot to the south of the POS but is still setback from the foreshore area boundary identified by the biophysical assessment and Foreshore Area Report. Refer to Figure 1 below, which shows the proposed lot design and the recommended foreshore area boundary.

A Senior Natural Resource Management Officer – Swan Avon from the Department of Water and Environmental Regulation (DWER) advised in an email dated 12 February 2026 that: 'DWER has assessed the Kingsford Estate Foreshore Area Report and has no objections to the proposed reduction of the foreshore area for a small portion of the Ki-It Monger Brook'.

Despite the reduction in POS and the increase of the residential land area, the proposed POS allocation is still 14% of the net subdividable area.

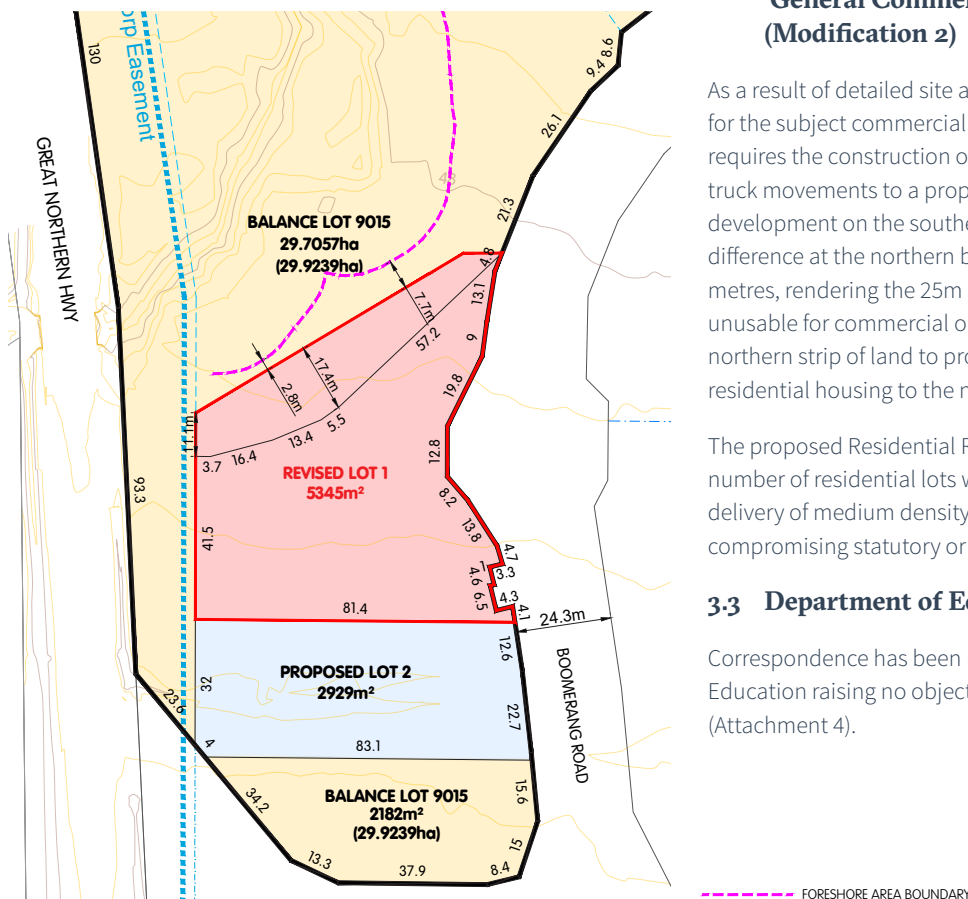
3.2 Rezone a 3,372m² portion of land from 'General Commercial' to 'Residential R40-R60' (Modification 2)

As a result of detailed site analysis and engineering designs for the subject commercial lot, the northern portion of the site requires the construction of a retaining wall to facilitate vehicle / truck movements to a proposed loading bay for the commercial development on the southern portion of the site. The level difference at the northern boundary will be approximately 2 to 3 metres, rendering the 25m strip of land on the northern boundary unusable for commercial operations. Residential is proposed on the northern strip of land to provide an appropriate interface with future residential housing to the north and create a consistent streetscape.

The proposed Residential R40-R60 zoning will allow for an increased number of residential lots within the PSP area, improving the delivery of medium density housing in the town centre without compromising statutory or technical requirements.

3.3 Department of Education

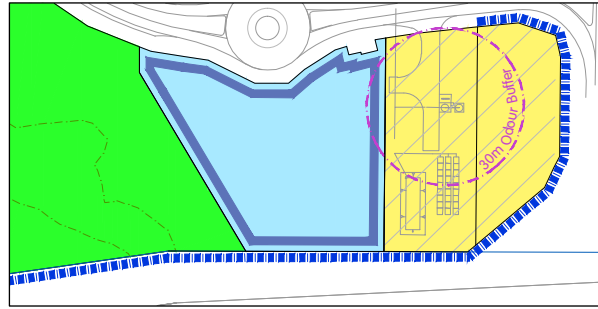
Correspondence has been received from the Department of Education raising no objection to the proposed amendment (Attachment 4).



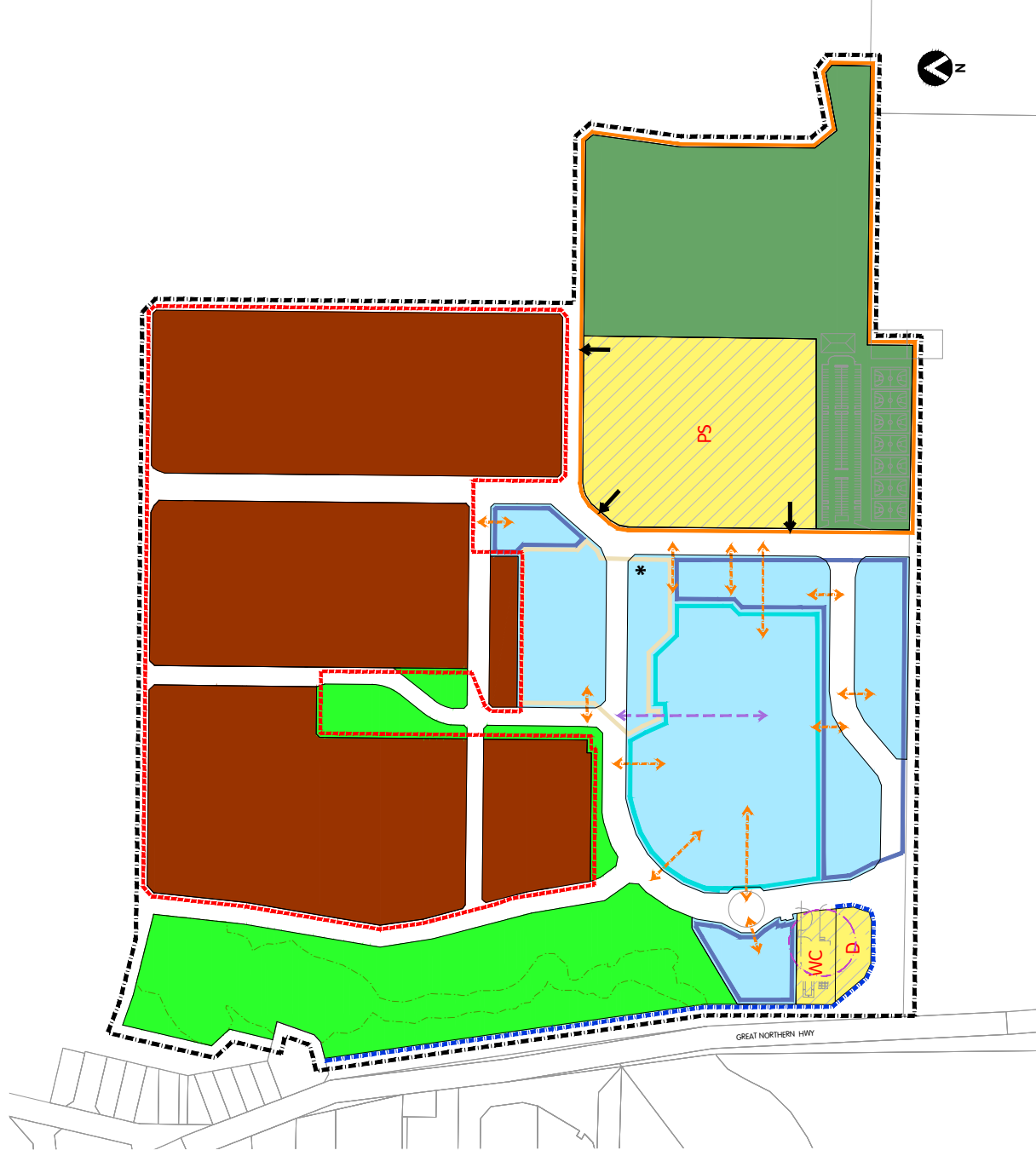
Attachment 1

Kingsford Town Centre Updated PSP Map

- LEGEND**
- PRECINCT BOUNDARY**
- ZONES**
- GENERAL COMMERCIAL
 - RESIDENTIAL R40-R60
 - PUBLIC PURPOSE
 - PRIMARY SCHOOL
 - WATER CORPORATION DRAINAGE
 - POS/ CONSERVATION
 - DISTRICT OPEN SPACE
 - CHARACTER AREA
 - RETAIL
 - MAIN STREET
 - SERVICE COMMERCIAL
 - RESIDENTIAL
 - EDUCATION/RECREATION
 - OTHER
 - NO VEHICLE ACCESS IS PERMITTED
 - PEDESTRIAN LINKAGES
 - VEHICLE ACCESS
 - LANDMARK BUILDING
 - SAFE ROAD CROSSINGS



PUMP STATION SITE LOCATION SCALE 1:2000



PRECINCT PLAN

Kingsford Town Centre, Bullbrook
City of Swan

HATCH

JOB REF: ANK-BUL
HATCH NO: H00003
DRAW NO: R01240
REV: N

CADASTRAL INFO

SOURCE: MNG
YMMUD: 23120
DWM REF: 97797608-99994C-HG994
PROJECTION: PC04H

PUMP STATION

SOURCE: JDSI
DWM REF: XSEV_JDSI920TC01
SIZE A3: 1:4000

Scale

0 80 120 160 200
Metres

Zone MODS

260521
YMMUD

Zone REY

DISCUSSION

SB

IT

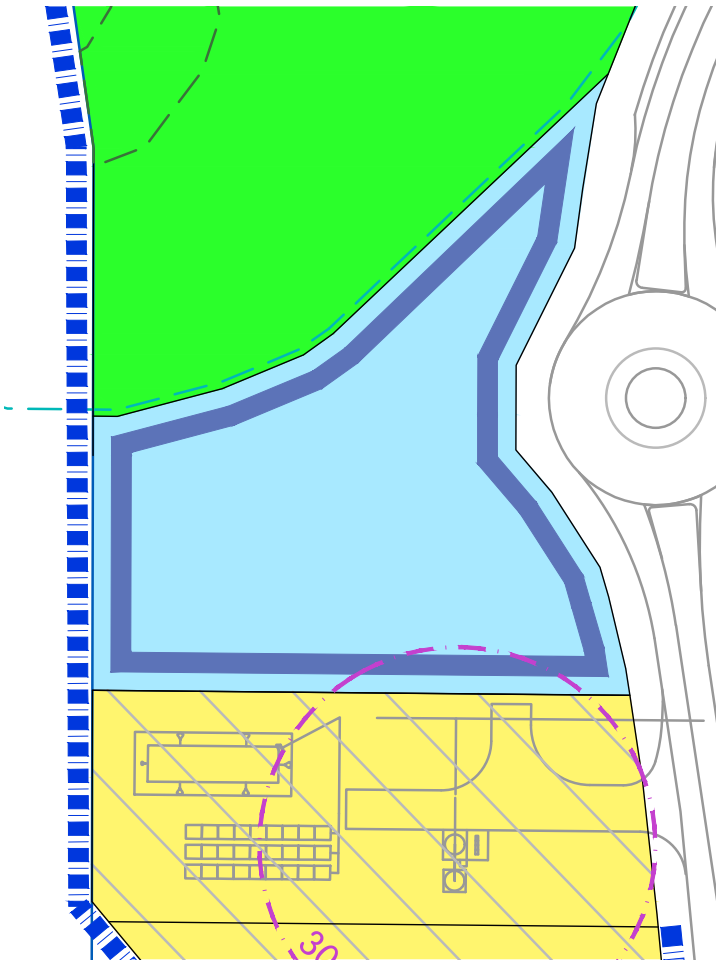
APPRO

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

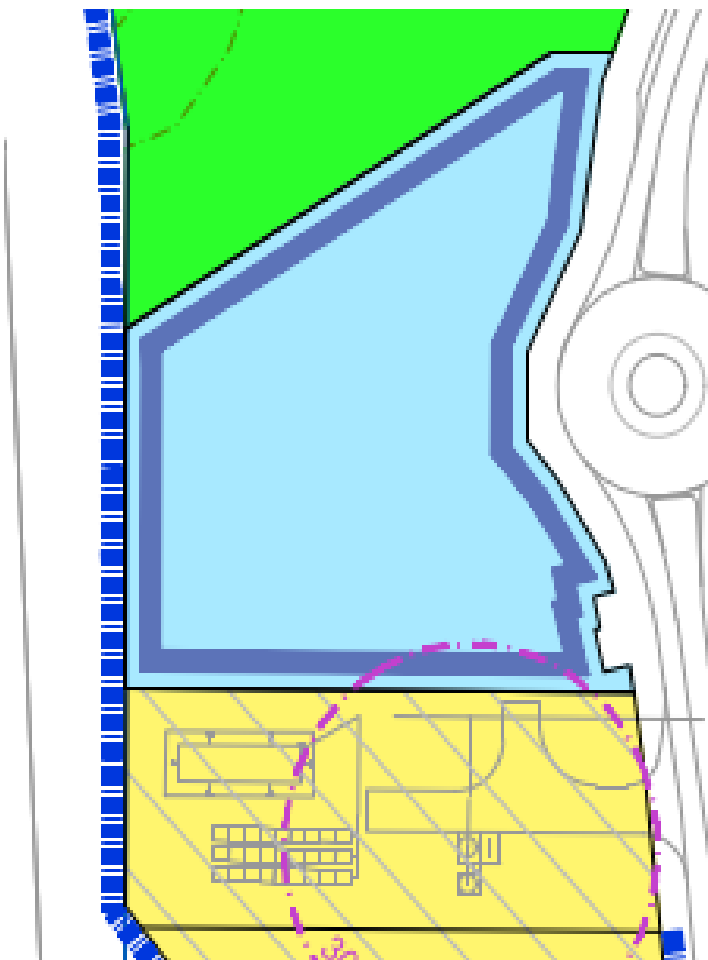
Attachment 2

PSP Comparison Map

Existing PSP



Proposed PSP



Attachment 3

Public Open Space Calculations Table

1.0 Public Open Space

The Kingsford Town Centre is wholly contained within the Precinct Plan boundary which comprises an area of 47.28ha. Allowing for deductions of non-residential uses the Precinct Plan has a nett area of 27.06ha. The Precinct Plan proposes a total of 4.42ha of the POS. The breakdown calculation is provided below. The POS provided in the Precinct Plan exceeds the required minimum of 10% POS.

Gross Precinct Area					47.28ha	
Deductions						
District Open Space					6.06ha	
Primary School					3.50ha	
Commercial / Retail					8.40ha	
Conservation / Wetland					2.26ha	
Total					20.22ha	
Net Precinct Area					27.06ha	
10% POS					2.71ha	
POS Area	1:1 year drainage	1:5 drainage	Restricted POS	Unrestricted POS	Total	%
A	1,331m ²	1,331m ²	-	0.3969ha	0.53ha	
B	-	-	-	0.15ha	0.15ha	
C	240m ²	260m ²	20m ²	0.346ha	0.37ha	
D	753m ²	753m ²	-	2.8647ha	2.94ha	
Total	0.2324ha	0.2344ha	20m ²	3.7576ha	3.99ha	14.7%

Figure 1: POS Plan



Attachment 4

Department of Education Letter

HATCH