

8 June 2026

City of Swan
2 Midland Square
Midland WA 6056

Dear Sir/Madam:

Subject: KINGSFORD LOCAL STRUCTURE PLAN AMENDMENT NO. 3 TABLE OF MODIFICATIONS – SWAN-SP/2017/5/C

Please see the table below outlining the modifications in the tracked changes document for amendment no. 3 of the Kingsford Estate Local Structure Plan.

Amendment No.	Part	Page	Proposed Modification
1	Part One	11	Update text to specify the minor modifications of the reduced landfill buffer. The following text will be included: <i>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.</i>
2		13	Update text to specify the minor modification in relation to future residential subdivision: <i>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.</i>
3		16	Update Plan 1 (Structure Plan map) to reflect the following specific modifications: Reduced landfill buffer from 500m to 150m
4	Part Two	40	Update Part Two – Explanatory section to include the section 4.5 Landfill Buffer whereby the text will be included as follow: <i>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.</i> <i>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</i>

		<i>investigations Lot 903 was to be classified as ‘possibly contaminated – investigation required’.</i> <i>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.</i> <i>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.</i> <i>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.</i> <i>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.</i>
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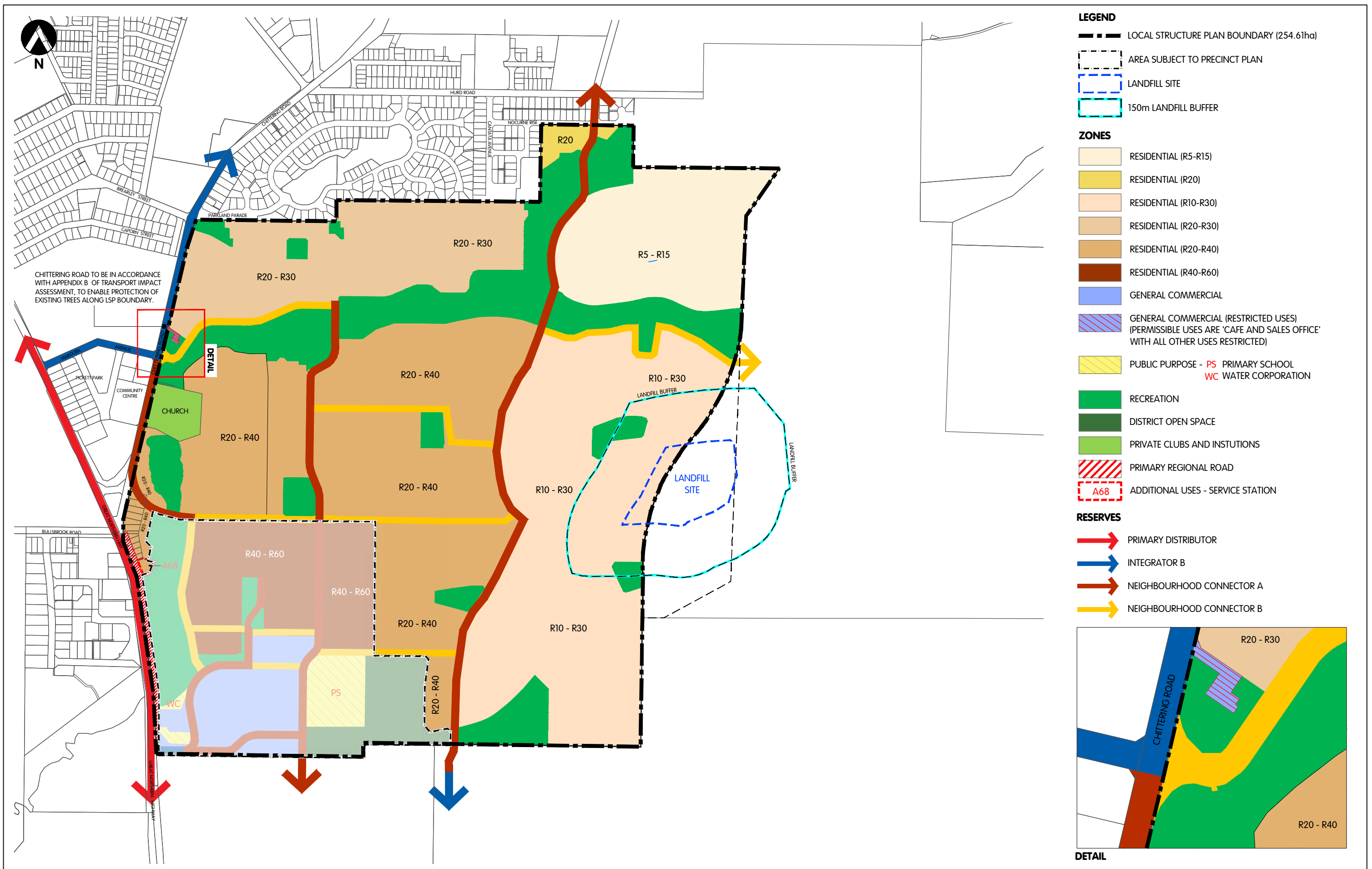
Should you have any further questions please do not hesitate to contact the undersigned [REDACTED]

Yours faithfully,
HATCH



Lachlan Emmeluth
Assistant Urban Planner

PROPOSED MAP



EXISTING MAP (to compare)

