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Western Australia.*

September 2019

Metropolitan Region Scheme Amendment 1325/41



North Bullsbrook Urban Precinct

Report on Submissions
Submissions

City of Swan

**Metropolitan Region Scheme
Amendment 1325/41**

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Introduction to Metropolitan Region Scheme major amendments

The Western Australian Planning Commission (WAPC) is responsible for keeping the Metropolitan Region Scheme (MRS) under review and initiating changes where they are seen as necessary.

The MRS sets out the broad pattern of land use for the whole Perth metropolitan region. The MRS is constantly under review to best reflect regional planning and development needs.

A proposal to change land use reservations and zones in the MRS is regulated by the *Planning and Development Act 2005*. That legislation provides for public submissions to be made on proposed amendments.

For a substantial amendment, often referred to as a major amendment (made under section 41 of the Act), the WAPC considers all the submissions lodged, and publishes its recommendations in a report on submissions. This report is presented to the Minister for Planning and to the Governor for approval. Both Houses of Parliament must then scrutinise the amendment before it can take legal effect.

In the process of making a substantial amendment to the MRS, information is published as a public record under the following titles:

Amendment report

This document is available from the start of the public advertising period of the proposed amendment. It sets out the purpose and scope of the proposal, explains why the amendment is considered necessary, and informs people how they can comment through the submission process.

Environmental review report

The Environmental Protection Authority must consider the environmental impact of an amendment to the MRS before it can be advertised. Should it require formal assessment, an environmental review is undertaken and made available for information and comment at the same time as the amendment report.

Report on submissions

The planning rationale, determination of submissions and the recommendations of the WAPC for final approval of the amendment, with or without modification, is documented in this report.

Submissions

This document contains a reproduction of all written submissions received by the WAPC on the proposed amendment.

Transcript of hearings

A person who has made a written submission may also choose to appear before a hearings committee to express their views. The hearings proceedings may be recorded and transcribed, and the minutes of all hearings will be published and made available.

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Submissions

Published under separate cover:

Transcript of Hearings

Report on submissions

Metropolitan Region Scheme Amendment 1325/41

North Bullsbrook Urban Precinct

Report on Submissions

1 Introduction

At its April 2017 meeting, the Western Australian Planning Commission (WAPC) resolved to proceed with this amendment to the Metropolitan Region Scheme (MRS) in accordance with the provisions of Section 41 of the *Planning and Development Act 2005*.

2 The proposed amendment

The amendment proposal was described in the previously published *Amendment Report* and a description of the proposal is repeated below.

The purpose of the amendment is to transfer approximately 63.75 ha of Rural zoned land to the Urban Deferred zone in the MRS, as shown on the **Figure – Proposal 1**. The proposed amendment will facilitate future residential development, a neighbourhood centre, areas of public open space, a primary school and associated playing fields and conservation areas.

Requirements to lift the Urban Deferment

The subject land is being zoned Urban Deferred, as the following requirements are to be addressed prior to lifting of Urban Deferment:

- A District Structure Plan (DSP) or the *Bullsbrook Townsite Landuse Masterplan* (BTLUMP) being approved by the WAPC to guide the development of the Bullsbrook townsite.

The DSP or BTLUMP should consider matters such as: a spatial staging plan, district developer contribution plan, MRS reservations (e.g. High Schools, Other or Primary Regional Roads etc), buffers (e.g. landfill and extractive industries etc), environmental constraints, transport modelling and traffic analysis (amongst other matters) in consultation with relevant State Government agencies and the City of Swan.

- Confirmation of water and wastewater infrastructure.
- Confirmation on the location of a High School site.
- Confirmation of road upgrading requirements to support the proposed scale of development.

3 Environmental Protection Authority advice

The proposed amendment was referred to the Environmental Protection Authority (EPA) for advice on whether environmental assessment would be required. The EPA advised that the proposed amendment does not require formal assessment under Part IV of the *Environmental Protection Act*. The EPA provided advice on flora and vegetation and terrestrial fauna.

The EPA concluded that the amendment can be managed to meet EPA's environmental objectives, through investigation of the environmental values of the area and subsequent preparation of local planning scheme provisions to manage and protect the identified environmental factors of flora and vegetation, and terrestrial fauna as they relate to Black Cockatoos and Chuditch.

A copy of the notice from the EPA was included in the previously published *Amendment Report*.

4 Call for submissions

The amendment was advertised for public submissions from 2 March 2018 to 8 June 2018.

The amendment was made available for public inspection during ordinary business hours at the:

- i) Western Australian Planning Commission, 140 William Street, Perth
- ii) Offices of the Cities of Perth, Fremantle, Swan and Kalamunda
- iii) State Reference Library, Northbridge.

During the public inspection period, notice of the amendment was published in the *West Australian* and the *Sunday Times* newspapers and relevant local newspaper/s circulating in the locality of the amendment.

5 Submissions

Thirty-six submissions (includes one late submission) were received comprising five supporting submissions, 15 objecting submissions and 16 submissions containing neutral comments or otherwise not objecting to the amendment.

A summary of each submission with WAPC comments and determinations is at *Schedule 2*. A complete copy of all written submissions is contained in this report.

6 Hearings

Section 46 of the *Planning and Development Act 2005* provides that each person who makes a submission is to be offered the opportunity of being heard by a Committee formed by the WAPC for that purpose. All persons who made submissions were invited to present their submission to the Hearings Committee.

Six hearings (five of objection and one of support) were undertaken on 25 September 2018.

7 Main issues raised in submissions

7.1 Removal of land from Amendment

Submissions request their properties (Lots 19, 81, 82 Ashton Road and Lot 28 Kimberly Street) be excluded from the amendment, and generally advise as follows:

- If the area was assessed correctly it would contain more than 50% vegetation. It contains many large Marri Trees which is the main diet of the endangered Carnaby's Cockatoo and nesting areas for this endangered species.

- Submitters feel this is the wrong type of development for a Rural area. A petition has been signed by 25 people from the neighbouring properties stating they don't want the development as the proposed lots are too small and will impact on their amenity.
- The majority of the landholders have resided at their properties for generations and would like to hand down their properties to future generations.
- The amendment is affecting residents health, lifestyles and are suffering from stress and anxiety given the uncertainty.
- The areas requested to be excluded from the amendment makes up approximately 20% of the area.

WAPC Response: *The amendment proposal is consistent with the WAPC endorsed Bullsbrook Townsite District Structure Plan and the North-East Sub-Regional Planning Framework which identifies the subject land as Urban Expansion with a Medium-Long Term (2022+) timeframe, both of which were subject to extensive community consultation.*

The finalisation of the amendment contributes to the implementation of the WAPC's Perth and Peel @ 3.5 Million strategic suite of planning documents. Perth and Peel @ 3.5 Million provides strategic guidance to government agencies and local governments on land use, land supply, land development, environmental protection, infrastructure investment and the delivery of physical and community/social infrastructure for the Perth and Peel regions. It makes the case for change from a business-as-usual perspective to a more considered, connected, consolidated urban form which avoids and protects areas with significant environmental value.

Notwithstanding the concerns of objecting submitters regarding the urbanisation of the amendment area, the majority of affected landowners do not object to the urbanisation of the Bullsbrook area. Submitters advise that the amendment will assist in constructing a new modern commercial centre in close proximity and the introduction of varied and modern housing options.

The zoning of the amendment area to an Urban Deferred zone will not prevent existing landowners from continuing to use their properties for current purposes, however it does provide long-term strategic guidance for those who wish to redevelop in future and/or relocate.

The Perth metropolitan area has a substantial supply of rural-residential land, much of which is located in the north-east corridor of Perth metropolitan region, this provides opportunities for those landowners who wish to relocate and maintain their current lifestyle.

The submissions are dismissed and no modifications to the amendment proposed in relation to this matter.

7.2 Inclusion of Additional Land

Submissions request the inclusion of their land in the amendment as they are no longer located within the Bullsbrook WWTP buffer or abut to the north of the site and are considered a logical extension.

WAPC Response: *In relation to the modification of the amendment to include new land in the Urban Deferred zone, this is considered a major modification requiring re-assessment by the WAPC, EPA and the Minister for Planning's consent to advertise, prior to re-advertising of the amendment for another three months. Essentially, the amendment process would be recommenced from the start.*

Appropriate justification (via technical assessments) would need to be provided to the City of Swan, EPA and WAPC prior to any further consideration of any additional land being considered for urban purposes in the MRS.

Should additional land be considered suitable for urban purposes this could be included in a future MRS amendment process. Given the timing implications and further justification required to substantiate the inclusion of any additional urban areas, such modifications are not within the scope of this amendment.

The submissions are dismissed and no modifications to the amendment proposed in relation to this matter.

8 Responses and determinations

The responses to submissions are detailed in this report. The submissions of objection are recommended to be dismissed. No modifications are made to the advertised amendment figure.

Lifting of Urban Deferment Requirements

The WAPC notes that since the advertising of the amendment the Bullsbrook Townsite DSP has been approved. Therefore, the final lifting of Urban Deferment requirements are as follows:

- Confirmation of water and wastewater infrastructure.
- Confirmation on the location of a High School site.
- Confirmation of road upgrading requirements to support the proposed scale of development.

Readvertising of the amendment is not required as the above modification does not alter the intent of the advertised amendment and is considered minor in nature.

9 Coordination of region and local scheme amendments

Under section 126(3) of the *Planning and Development Act 2005* the WAPC has the option of concurrently rezoning land that is being zoned Urban under the MRS, to an "Urban Development" zone (or similar) in the Local Planning Scheme (LPS). As no land is being zoned Urban in the MRS, the concurrent amendment of the land is not applicable.

10 Conclusion and recommendation

This report summarises the background to Amendment 1325/41 and examines the various submissions made on it.

The WAPC, after considering the submissions, is satisfied that the amendment as shown generally on the Amendment Figure - Proposal 1 in *Schedule 3* and in detail on the MRS Amendment Plan listed in *Appendix 1* should be approved and finalised.

Having regard to the above, the WAPC recommends that the Minister for Planning presents the amendment to His Excellency the Governor for his consideration and approval and subsequently commend the amendment to both houses of Parliament.

11 Minister's recommendation to His Excellency the Governor

The Minister for Planning considered the WAPC's recommendation and resolved to recommend to His Excellency the Governor that the MRS amendment should not be finalised. On the 20 August 2019, His Excellency the Governor pursuant to section 53(2) of the *Planning and Development Act 2005*, declined to approve the amendment.

The Minister noted that the amendment was located to the north of the Bullsbrook townsite where there is an existing supply of Urban/Urban Deferred zoned land, which combined with an additional 363.9 ha proposed to be zoned Urban/Urban Deferred in MRS Amendments 1323/41 - South Bullsbrook Urban Precinct and 1324/41 - Central Bullsbrook Urban Precinct, would provide an adequate supply of urban land in the Bullsbrook locality.

Further consideration of the North Bullsbrook area and surrounding locality will be required in consultation with landowners, and should include consideration of the following matters: alternative landuse options, Chittering Road capacity constraints, Bullsbrook Wastewater Treatment Plant buffer, Industrial interface issues and environmental considerations, prior to any further landuse changes.

Schedule 1

Alphabetical listing of submissions

Alphabetical Listing of Submissions

MRS Amendment 1325/41

North Bullsbrook Urban Precinct

Submission Number	Name
2	ATCO Gas Australia
21	Atkinson, Murray
5	Biodiversity, Conservation and Attractions (Parks and Wildlife Service, Rivers and Estuaries Branch), Department of
16	Bullsbrook Investment Company Pty Ltd (Lesley Sewell representative of the ownership group)
17	Communities, Department of
11	Department of Health
27	Dowdell, Helene
26	Dowdell, Helene and Robinson, Cindy & David
22	Dynamic Planning and Developments Pty Ltd (acts on behalf of the landowners of Lot 3 Ashton Rd, Bullsbrook)
6	Education, Department of
35	Fire & Emergency Services, Department of
24	Fondacaro, Lynette E
28	Hohnke, Carol and Bennett, Jim
19	Italiano, Carlo and Neeling, Sherri
14	Jobs, Tourism, Science and Innovation (Infrastructure and Land Planning), Department of
12	Kimberley Street Investment Pty Ltd acting as trustee of the Kimberley Street Unit Trust (John Ribbons, Director)
32	Love, Kevin
13	Main Roads WA
18	Mines, Industry Regulation and Safety, Department of
7	Peter D Webb & Associates (on behalf of DJM Bullsbrook Pty Ltd)
20	Pomery, Noel
1	Primary Industries and Regional Development, Agriculture & Food, Department of
3	Public Transport Authority of WA
29	Robinson, Cindy
30	Robinson, David
31	Robinson, Emma
23	Rowe Group (on behalf of the majority landholders in the South Bullsbrook Urban Precinct)
25	Sibbel, Anne (Bullsbrook Residents and Ratepayers Association Incorporated)
34	Swan, City of
33	Tomasovich, Gary J
9	Transport , Department of
15	Unknown, Andrew
8	Water and Environmental Regulation (Swan Avon Region), Department of
4	Water Corporation
10	Whalan, Mitch (Ashton Road Investment Company Pty Ltd acting as trustee of the Ashton Road Unit Trust)
Late Submissions	Name
36	Biodiversity, Conservation and Attractions (Parks & Wildlife Services, Swan Region), Department of

Schedule 2

Summary of submissions and determinations

REFER TO THE SUBMISSIONS SECTION FOR A FULL COPY OF EACH WRITTEN SUBMISSION AND SUPPORTING INFORMATION

Submission: 1

Submitted by: Department of Primary Industries and Regional Development (Agriculture and Food)

Summary of Submission: COMMENT

- *State Planning Policy 2.5: Land Use Planning in Rural Areas* states that the introduction of sensitive or incompatible land uses such as additional housing or accommodation in rural areas can compromise rural land uses and effectively sterilise rural land. There is a need to ensure that existing rural land uses are protected and landholders are able to exercise their operational needs effectively and appropriately;
- Environmental Protection Authority's *Guidance Statement No. 3 - Guidance for the Assessment of Environmental Factors - Separation Distances between Industrial and Sensitive Land Uses* recommends that in the absence of site-specific technical studies, a minimum separation distance of 500 metres; and
- Department of Health's *Guidelines for Separation of Agricultural and Residential Land Uses - Establishment of Buffer Areas* which specify a minimum separation distance of 300 metres or an adequate vegetated buffer.

Planning Comment: The WAPC notes the subject land has been identified as *Urban Expansion* in the *North East Sub-regional Planning Framework* and is considered appropriate for future urban development.

However, the land is being zoned Urban Deferred (rather than Urban), as range of requirements are to be addressed prior to the transfer of the land to the Urban zone. This includes confirmation on the provision of water and wastewater, the location of a High School site and regional road upgrading requirements, prior to the transfer of the land to the Urban zone. No residential development can occur until the land has been transferred to the Urban zone.

Determination: Submission noted.

Submission: 2, 3, 8, 9, 11, 14, 17, 18, 35

Submitted by: ATCO Gas, Public Transport Authority, Department of Water and Environmental Regulation, Department of Transport, Department of Health, Department of Jobs Tourism, Science and Innovation, Department of Communities, Department of Mines, Industry Regulation and Safety, Department of Fire and Emergency Services

Summary of Submission: COMMENT

The above State Government and infrastructure agencies raise no objections, no comment or provide general comments that relate to the subsequent more detailed stages of the planning and development process.

Planning Comment: Comment noted.

Determination: Submission noted.

Submission: 4

Submitted by: Water Corporation

Summary of Submission: COMMENT

The Water Corporation has prepared long-term, conceptual water and wastewater planning to provide for the ultimate urban expansion identified in the BTLUMP. This infrastructure planning is conceptual and may be varied and staged by the developers in consultation with the Corporation. It is likely that this planning will be reviewed several times over the coming years as more detailed land use, population, dwelling yield and timing information becomes available through the preparation of local structure plans for the locality.

The land in the three urban precincts is currently not serviced with water or wastewater and the developers will need to fund the installation of new infrastructure within the land and/or extensions from the existing Bullsbrook townsite networks.

The Corporation's infrastructure planning and timing of capital funding for major headworks infrastructure to support the town's urban expansion (including new water storage tanks, water distribution mains >300 mm diameter, wastewater pumping stations and major gravity sewers >300 mm diameter) is premised on the logical and orderly progression of urban development.

Where unserviced land is remote or physically separated from the development front, or the proponents wish to develop their land ahead of the Corporation's planned capital funding for headworks infrastructure, the developers may be required to fund some headworks infrastructure and/or install temporary water and wastewater infrastructure to service their land, provided that these short-term solutions do not prejudice the Corporation's long-term infrastructure planning for the area.

Planning Comment: Comment noted.

Determination: Submission noted.

Submission: 5

Submitted by: Department of Biodiversity, Conservation and Attractions
(Rivers and Estuaries Branch)

Summary of Submission: COMMENT

- There are concerns regarding the appropriate management and development around the watercourses that run through the site and flow as tributaries to the Swan River in particular Ki-it Monger Brook and Nambad Brook. A large portion of amendment areas

1 and 2 are identified as multiple use wetlands. It is recommended that the watercourses and at least 30 metres either side of the waterways be reserved for Parks and Recreation purposes.

- The subject land is located within the Ellen Brook Catchment. The *Swan Canning Water Quality Improvement Plan* identified the Ellen Brook catchment as the largest contributor of total nitrogen and total phosphorous loads to the Swan Canning estuary. It is important to ensure that the transition of this area from principally rural activities to urban activities occurs in a way that minimises the entry of contaminants into the Swan River. This should occur in line with the principles of water sensitive urban design and in particular focus on restoration of the naturally existing waterways. It is also important to ensure that all development within the area is connected to sewer.
- The Department welcomes the opportunity to undertake a more detailed review of the water management plans and the structure plans in the subsequent planning stages.

Planning Comment: The WAPC notes the subject land has been identified as *Urban Expansion* in the *North East Sub-regional Planning Framework*, and is considered appropriate for future urban development. The Department of Water and Environmental Regulation has assessed a District Water Management Strategy for the land.

However, the land is being zoned Urban Deferred (rather than Urban), as range of requirements are to be addressed prior to the transfer of the land to the Urban zone. This includes provision of water and wastewater, the location of a high school site and regional road upgrading requirements.

In relation to the reservation of watercourses and associated buffer areas as Parks and Reservation in the MRS. Such requirements are given further detailed consideration at the local structure plan stage, and if considered appropriate these areas are identified for future local protection.

The DBCA will be consulted as planning progresses, such as at the subsequent lifting of Urban Deferment, local scheme amendment and local structure plan stages etc.

Determination: Submission noted.

Submission:	6
Submitted by:	Department of Education
Summary of Submission:	COMMENT

The Department advises as follows:

- The Concept Master Plan includes provision for three primary school sites that are identified within the BTLUMP;
- Within the Central Bullsbrook Urban Precinct there is a pocket of remnant Guildford Complex within Lot 1314 Chittering Road, Bullsbrook. As this vegetation is not to be cleared it would have impinged on the ability of the proposed primary school to share public open space. Further detailed planning on the school site with the developers and the City of Swan has bought about a relocation of the primary school site further west, closer to the Town Centre and onto Lot 1354 Chittering Road, Bullsbrook. It is

envisaged that this location would allow shared public open space between the City of Swan and the Department;

- The Department is agreeable to locating shared ovals co-located with these schools wholly on the City of Swan's land in order to preserve the full developable area of school site to accommodate additional permanent classrooms; and
- The Department is working with the City of Swan and the developers on the requirement for a new High School site within the BTLUMP.

Planning Comment: Comments noted.

Determination: Submission noted.

Submission: 7

Submitted by: Peter Webb and Associates (on behalf of DJM Bullsbrook Pty Ltd)

Summary of Submission: OBJECTION

The submission objects to the amendment as follows:

- The current (revised) odour buffer to the Bullsbrook WWTP no longer extends into Lot 21 Kimberley Street, Bullsbrook and all this land should be zoned Urban.
- The BTLUMP was approved by WAPC on 11 April 2018.
- The Water Corporation has confirmed that water and wastewater infrastructure is available to service the development on Lot 21.
- The Department of Education intends to expand the existing Bullsbrook College site to incorporate the High School. The DSP states that any need for a new High School site is required to be confirmed prior to the first major Local Structure Plan (LSP) being endorsed. The City recommended to the WAPC that the Bullsbrook Central LSP be granted final approved. It is understood this requirement relating to the High School site has been satisfied and should not prevent the land being zoned Urban.
- Kimberley Street has been confirmed to be upgraded to provide a major road connection (Neighbourhood Connector A) as part of the Bullsbrook Townsite, with the requirements for its upgrade being at a stage whereby detailed planning can be undertaken by the City of Swan. A TIA has been prepared in support of the DSP and a LSP for Bullsbrook Central has been forwarded to the WAPC for endorsement. This confirms that satisfactory information has been prepared to confirm road upgrading requirements for Lot 21 and should not prevent the land from being zoned to Urban.
- Lot 21 Kimberley Street has been acquired to proceed to urban development, which is the logical progression for development following the recent completion of the Bullsbrook Landing development.
- The information provided confirms that Lot 21 complies with the lifting of Urban Deferment requirements and meets each of the criteria of the Draft *Lifting of Urban*

Deferment Guidelines and that the land is entirely suitable to be rezoned to Urban (rather than Urban Deferred).

This submission was supported by a Hearing where additional information was provided.

Planning Comment: Refer to Part 7.2 – Inclusion of Additional Land.

In relation to the request to modify the amendment to zone all of Lot 21 Kimberley Street to Urban, this is not considered appropriate given the request to extend the Urban zone (or Urban Deferred zone) over the entire of Lot 21 is outside the scope of this amendment. This will need to be separately considered in a future MRS amendment process.

Determination: Submission dismissed.

Submission: 10, 12, 15, 16, 23

Submitted by: Mitch Whalen (on behalf of the Ashton Road Company Pty Ltd), John Ribbons (on behalf of Kimberley Street Investment Pty Ltd), Andrew Unknown (affected landowner), Lesley Sewell (on behalf of Bullsbrook Investment Company Pty Ltd), The Rowe Group (on behalf of landowners)

Summary of Submission: SUPPORT

The amendment is supported as follows:

- It is consistent with the City of Swan's long-term vision for Bullsbrook articulated in the BTLUMP. The BTLUMP was the subject of an extensive community consultation process managed by the City of Swan.
- It is consistent with the City of Swan's draft Local Area Plan for Bullsbrook.
- The WAPC has adopted the BTLUMP as a district planning framework for the locality. The proposed amendment is consistent with the district planning framework.
- The final *North-East Subregional Planning Framework* identifies the site as *Urban Expansion* and as *Medium - Long term (2022+)* timeframe.
- The proposed amendment represents one step within a planning process that will lead to a rejuvenation of Bullsbrook and allow the introduction of varied and modern housing options for current and future residents of Bullsbrook.
- Future residential development will assist the business case for constructing a new and modern commercial centre which is needed in Bullsbrook. Many local residents have been agitating for improved shopping facilities for some time.
- The City of Swan intends to introduce a Developer Contribution Plan (DCP) as a mechanism for funding upgrades to the physical and social infrastructure in Bullsbrook. The DCP will only be viable if there is sufficient land being available for residential development. Without the DCP it is probable that funds will not be available for infrastructure upgrades. Whilst inclusion of the subject land as Urban Deferred in the

MRS does not of itself provide certainty for future urban development, it will provide a degree of confidence when the DCP is being prepared.

- As owners of the land it is important to have an appreciation of the medium to long term potential of the land so that investment strategies and land use can be understood as part of forward planning. Identification of the land as Urban Deferred will inform short to medium term landuse so not to compromise the ability to achieve efficient development patterns.

Some landowners have expressed concern about the location of a possible primary school and district playing fields as shown in the BTLUMP. This matter will be addressed in more detail through the preparation of the local structure plan.

Submission 10 was supported by a Hearing.

Planning Comment: Support noted.

Determination: Submission noted.

Submission: 13
Submitted by: Main Roads WA
Summary of Submission: COMMENT

- Main Roads WA (MRWA) advises that the proposed North Bullsbrook Urban Precinct is a smaller precinct for redevelopment, and supports its rezoning to Urban. The northern precinct is a logical extension and progression of development of the existing Bullsbrook townsite.
- In order to progress to an Urban zone, the proponent is to provide a revised traffic impact assessment to address MRWA previous comments.
- MRWA is developing a roundabout treatment for Great Northern Highway / Rutland Road with the provision for high wide loads (10 m x 10 m).

Advice to Applicant

- The three Bullsbrook amendments will intensify rural landuses in order to achieve a higher density/intensification and will contribute to increased traffic pressures on the local and Primary Regional Roads (PRR) networks.
- MRWA expects that the following requirements are addressed prior to the lifting of Urban Deferment:
 - A DSP for the BTLUMP being approved by the WAPC to guide the development of the Bullsbrook townsite.
 - Indicative local structure plans with a supporting strategy for the timing of land releases/staging plan and required local and PRR network upgrades.
 - Transport modelling assessment being undertaken for all three amendment areas addressing all forms of transport modes, including assessment of the

broader regional road impacts in accordance with the WAPC's *Transport Impact Assessment Guidelines*.

- MRWA has previously advised that it did not support the rezoning of the three separate amendments due to the increased demands generated and uncertainty surrounding the delivery of supporting local and PRR infrastructure.
- The scale of development is a risk to the local and PRR infrastructure due to demands that will be generated.
- A DCP which addresses the approximate scale of costs for the above local and regional road upgrades, the likely timing of these upgrades, agreement on a delivery strategy etc. MRWA can assist the developer and the City of Swan in formulating such a strategy.

Planning Comment: Comments noted.

Determination: Submission noted.

Submission: 19

Submitted by: Carlo Italiano & Sherri Neeling (affected landowners)

Summary of Submission: OBJECTION

The submission requests the Bullsbrook WWTP buffer zone be reduced in order to include all of Lot 22 Kimberley Street, Bullsbrook to be included the Urban Deferred zone.

The buffer shown on the amendment and the information provided by the Water Corporation do not match and clarity is required. The buffer zone has been reduced twice to accommodate residential development.

In 2012, a City of Swan report for the Bullsbrook Townsite, Regional Water Management indicated that the WWTP was nearing capacity and would be decommissioned and Bullsbrook serviced by the Ellenbrook recycling plant. The Corporation advised that the WWTP would be decommissioned or its use changed e.g. to a pump station that will negate the need for a buffer zone.

Decreasing the buffer area and rezoning the balance of the land to Urban Deferred will provide greater opportunities for residential development, given a precedent has been established and will be beneficial. Realise the rezoning of the site is determined by the buffer for the WWTP, however undertaking the change now will remove the need to rezone it in future.

The property should not remain Rural given the continuing expansion of residential development. It would be difficult to pursue organic farming or poultry and sheep production given the proximity of the new residential development. The submitter would not be able to pursue rural lifestyle as the abutting property has been sold to a developer and would be difficult to obtain a true market price.

This submission provided additional supporting information.

This submission was supported by a Hearing.

Planning Comment: Refer to Part 7.2 - Inclusion of Additional Land.

Determination: Submission dismissed.

Submission: 20, 21, 24

Submitted by: Neil Pomery, Murray Atkinson, Lynette Esther Fondacaro (affected/nearby landowners)

Summary of Submission: OBJECTION

Lots 4 & 5 Great Northern Highway and Lots 21 - 24 Kimberley Street, Bullsbrook have been wholly or partly excluded from amendment but are included in the BTLUMP and the Draft *North-East Sub-Regional Planning Framework*.

The Bullsbrook WWTP 500 metre buffer does not affect all of this land. Either the diagram is not accurate or the buffer has been extended beyond 500 metres. Nevertheless these properties should not be excluded from the amendment as potentially the Bullsbrook WWTP is expected to be decommissioned in the future.

The BTLUMP indicates the extent of the WWTP buffer and as such should be recognised. This would increase the size of useable development land more than the 63.75 ha referred to in the amendment.

The above properties adjoin urban land, associated services and infrastructure and would suit development. There could also be desirable traffic movement from this area to connect with the Great Northern Highway along Kimberley Street. These properties are cleared of native bushland and would suit development. There are only five landowners and some or all of these may wish to take advantage of development potential. The subject lots should be included in the amendment in accordance with the WWTP buffer in the BTLUMP.

Alternatively, the subject lots should be recognised as an additional Urban precinct amendment with the potential to become Urban upon the decommissioning of the Bullsbrook WWTP and associated buffer.

Submission 20 was supported by a Hearing.

Planning Comment: Refer to Part 7.2 – Inclusion of Additional Land.

Determination: Submissions dismissed.

Submission: 22

Submitted by: Neil Teo (on behalf of a nearby landowner)

Summary of Submission: OBJECTION

The submitter seeks the inclusion of Lot 3 Ashton Road, Bullsbrook in the Urban Deferred zone as follows:

- *Perth and Peel @ 3.5 million and North-East Sub-Regional Planning Framework* designates the subject site for *Industrial Expansion* and *Urban Expansion*.

- The inclusion of the subject site in the amendment will create additional local employment, contributing to the target of 75% employment self-sufficiency in the sub-region and also provide additional dwellings to cater for the forecast population growth.
- The subject site is included in the BTLUMP and is designated as *Potential Industrial and Future Investigation Area*. Including the subject site in the proposed amendment would be consistent with the BTLUMP.
- The subject site is currently affected by the Bullsbrook WWTP and Titanium Resource site buffers. The following is noted:
 - The WWTP buffer affects the portion of the subject site that is designated as *Industrial Expansion* under *Perth and Peel @ 3.5 Million*. Industrial uses are appropriate within the 500 metre buffer of the WWTP;
 - Eventually the WWTP will be decommissioned, at which time the buffer area will no longer be applicable;
 - The subject site is affected by a Titanium Resource Deposit and associated 500 meter buffer. However, it is appropriate for development pending investigations that demonstrate the area will not be impacted by extractive industries. Such investigations can be undertaken as part of the lifting of the Urban Deferment;
 - The site is no longer used for agricultural pursuits and is not considered productive rural land. Rezoning the site to increase the productivity of the land and facilitate future employment and population growth in the Bullsbrook Townsite is appropriate; and
 - The site is in close proximity to key transport routes such as: Great Northern Highway, Rutland Road and Chittering Road. These key transport routes will provide connections to the Bullsbrook Townsite as the population and employment increases. It is envisaged that a connection from Great Northern Highway to the site will be provided to facilitate appropriate access to the proposed industrial land.

Planning Comment: Refer to Part 7.2 – Inclusion of Additional Land.

Determination: Submission dismissed.

Submission: 25

Submitted by: Bullsbrook Residents and Ratepayers Association

Summary of Submission: OBJECTION

The submission does not support the amendment as follows:

- The proponent owns less than 50% of the amendment area;
- A number landowners have their properties included in the amendment without their permission. Landowners want to be removed from the amendment;
- The amendment includes significant good quality habitat for endangered species including Carnabys and Red-Tail Black Cockatoos. These areas need to be protected, the cost of the loss of these trees would be too great given the great loss of habitat

occurring across the MRS area. The importance of protecting these smaller areas is now understood and recognised. There needs to be more detail as to how this could be achieved if the development went ahead;

- The other Bullsbrook amendments provide significant number of urban lots of various sizes for Bullsbrook, and given the issues raised above, this small amendment area should not be considered until the above issues are addressed; and
- The proposal would be reconsidered if the above issues were addressed, in particular the habitat for Black Cockatoos and removing landowners who don't want to be part of the amendment.

Planning Comment: Refer to Part 7.1 – Removal of Land from Amendment.

In relation to the environmental values of the site, the EPA advised that the amendment should not be assessed, and is unlikely to have a significant effect on the environment. The EPA concluded that the amendment can be managed to meet the EPA's environmental objectives, through investigation of the environmental values of the area and subsequent preparation of local planning scheme provisions to manage and protect the identified environmental factors of flora and vegetation, and terrestrial fauna as they relate to the Black Cockatoos and Chuditch.

Determination: Submission dismissed.

Submission: 26 – 32

Submitted by: Helene Dowdell / David and Cindy Robinson, Helene Dowdell, Carol Hohnke and Jim Bennett, Cindy Robinson, David Robinson, Emma Robinson, Kevin Lowe (affected landowners)

Summary of Submission: OBJECTION

Submitters object to the amendment and generally advise as follows:

- The area is estimated to contain low vegetation but if it was assessed correctly it would contain more than 50% natural bush. It has many mature Marri trees which is the main diet source and nesting area of the endangered Carnabys Cockatoo.
- This is the wrong type of development for the Rural area. A signed petition of 25 people from the neighbouring properties states they don't want this development as the lots are too small and don't want to see limestone walls.
- The majority of the landholders have been here for generations and would like to hand down their properties to future generations.
- The amendment is affecting people's health and lifestyles. Submitters are suffering from stress and anxiety given the uncertainty.
- Submitters make up about 20% of the amendment area, and request that their land be removed from the amendment.

Submission 27

The submitter does not support the amendment and wishes to remain on their property. Does not support high density living with no clothes line, trampoline, shed etc.

The submitter has resided at the property for 30 years and their daughter bought the property to keep a few animals, build the house that she and her husband have to house her family, myself and other partners with ease.

The submitter is legally blind and enjoys being on the property as they know where everything is, and enjoys gardening and outside time with the animals.

This amendment is causing distress to all the family given the uncertainty from the proposal. The submitter's lifestyle will be negatively impacted as they bought the property for their children to enable them to build a house for all the family. The submitter resides with their daughter and the freedom to live independent. The submitter's daughter is their full-time carer and without her they would be a strain on the system.

Submission 28

The submitter owns Lot 28 Kimberly Street and have resided there for 36 years. They come from a farming background and the property was purchased by their mother for her retirement and then passed onto them.

It is the submitter's expectation that they could then leave the property for their children.

Bullsbrook is a Rural area and should remain so. This area contains big Marri Trees which are the main diet of the Carnaby's Cockatoos. They are an endangered species and removing their feed source will be detrimental to their survival.

Submission 29

The submitter owns Lot 81 Ashton Road and bought the property to be their home forever. The house was built so it can accommodate their children and their partners and legally blind mum.

The submitter has animals on this property and does not wish to relocate. The amendment is opposed as blocks of approximately 180 m² are not appropriate.

Oppose the land being an open space area and neighbourhood centre. They enjoy the space and people around them. Do not want to have small urban blocks in the area.

Why should people be pushed out of their home to make room for a school, open space park land, where should people go. The submitter is anxious about this amendment as it impacts with people's lives.

Submission 30

The submitter states they have invested a lot of time and money into creating a country lifestyle which has been home to three generations. There is pressure from the local government and developers which is causing anxiety and uncertainty. There are a number of large areas of natural bushland which are home to and contain the feeding grounds from a number of native animals, including the Carnaby's Cockatoos. The developers will just flatten the area and remove most of the vegetation for a standard house block.

Submission 31

The submitters lives in the community and has a unique lifestyle and oppose the local government and developers disrupting their lives and livelihood.

They would be giving up their home and their life they have built for their family. The site has been used by three generations, would be used by future generations, as well as animals past and present. This is also affecting the emotional and mental state of people.

Submission 32

The submitter owns Lot 82 Ashton Road, Bullsbrook and was not consulted about their property being rezoned for a primary school. The area along Ashton Road, inside the boundary of the precinct, contains Marri woodlands. It is home to the Red-Tailed Black Cockatoo which has lost much of its habitat to clearing in the Gngara pine plantation.

The City of Swan has not completed an environmental study, and states there is only remnant timber on fence lines. The submitter intends gathering the support of the Wilderness Society to ensure the Marri trees remain.

Apart from the Black Cockatoos, the proposed lots are too small for the area. People move to Bullsbrook for space, not to be cramped.

The submitter would support the subdivision of the site into half acre blocks with clearing only allowed for a house pad and driveway. That would allow development without adversely impacting on Carnaby Cockatoos. The developer should provide for school sites etc. Four other property owners are also opposed.

This submission also provided additional information.

Submissions 26 – 30 & 32 were supported by Hearings.

Planning Comment: Refer to Part 7.1 – Removal of Land from Amendment.

The WAPC notes the subject land has been identified as *Urban Expansion* in the *North East Sub-regional Planning Framework* and is considered appropriate for future urban development.

The land is being zoned Urban Deferred (rather than Urban), as range of requirements are to be addressed prior to the transfer of the land to the Urban zone. This includes confirmation of water and wastewater, the location of a High School and regional road upgrading requirements, prior to the transfer of the land to the Urban zone.

Matters relating to the location of a primary school site are given further consideration by the City of Swan and WAPC (in consultation with the Department of Education), in the subsequent local structure plan stage which is subject to separate public consultation.

The amendment was referred to the EPA for advice on whether environmental assessment would be required. The EPA advised that the proposed amendment does not require formal assessment under Part IV of the *Environmental Protection Act*. The EPA provided advice on flora and vegetation and terrestrial fauna.

The EPA concluded that the amendment can be managed to meet EPA's environmental objectives, through investigation of the environmental values of the area and subsequent preparation of local planning scheme provisions to manage and protect the identified

environmental factors of flora and vegetation, and terrestrial fauna as they relate to Black Cockatoos and Chuditch.

Determination: Submissions dismissed.

Submission: 33
Submitted by: Gary Joseph Tomasovich (affected landowner)
Summary of Submission: OBJECTION

The submitter objects to the amendment as follows:

- The City of Swan's plans indicated no further subdivision;
- Parts of the area are under the flight path;
- The proposed lots are too small to plant trees and air conditioners will be on all day discharging hot air;
- If global warming is an issue why are such small lots proposed. POS is not the answer;
- Requests that their property at Lot 19 Ashton Road be withdrawn from the amendment, including all new roads and POS; and
- The developer has no right to include Lot 19 Ashton Road, Bullsbrook in the amendment.

Planning Comment: Refer to Part 7.1 – Removal of Land from Amendment.

Determination: Submission dismissed.

Submission: 34
Submitted by: City of Swan
Summary of Submission: COMMENT

The City of Swan advises as follows:

- The Urban Deferred area be extended to reflect the boundary of the WWTP in the BTLUMP;
- If sufficient water and waste water capacity currently exists, that part of Lot 1354 Great Northern Highway, Bullsbrook that can be serviced is to be included in the Urban zone; and
- MRWA's preference of roundabouts at all intersections should be taken in consideration prior to a final decision on the amendments. The requirement may result in extended land requirements, and therefore an extension to the Primary Regional Roads (PRR) reservation at intersections with Great Northern Highway.

Planning Comment: Refer to Part 7.1 – Inclusion of Additional Land.

MRWA has confirmed that no further PRR reservation is required for future roundabouts.

Determination: Submission partly dismissed/partly noted.

Submission: 36 (Late)

Submitted by: Department of Biodiversity, Conservation and Attractions
(Parks & Wildlife Services, Swan Region)

Summary of Submission: COMMENT

The Department advises that Lots 17 and 18 Ashton Road contain remnant vegetation in 'Very Good' condition and may contain Threatened Ecological Community (TEC) 3c – *Corymbia calophylla-Xanthorrhoea preisii* woodlands and shrublands. Further targeted surveys are required to determine the presence of this TEC.

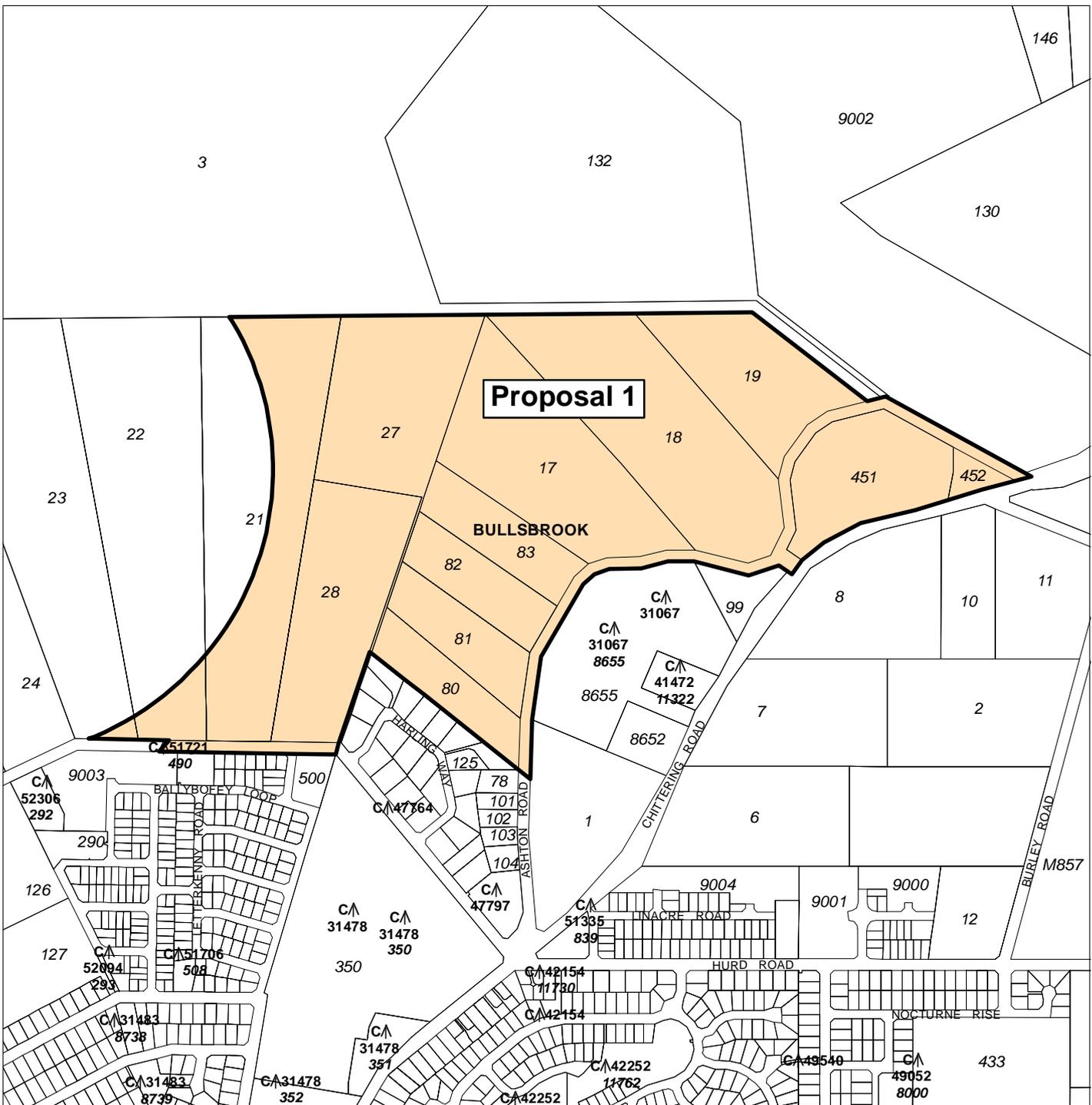
The Department notes that the EPA expects that flora and vegetation surveys will be undertaken prior to the LPS amendment being referred to the EPA. It is the EPA's expectation that the LPS amendment will provide mechanisms to retain, protect and manage areas of native vegetation which contain TEC's. The Department supports the EPA's position and recommends that the LPS amendment not be finalised without verifying the presence of TEC's. If a TEC is confirmed it is expected to be retained in POS.

Planning Comment: Comments noted.

Determination: Submission noted.

Schedule 3

The amendment figure - proposal 1
as advertised



North Bullsbrook Urban Precinct
Proposed major amendment
as advertised

27 April 2017

Proposal 1

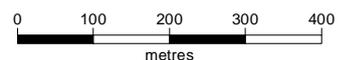
Proposed Amendment:

 Urban deferred zone

Oracle reference no: 2865
File number: 809/02/21/0042P
Version number: 2



Date: 10/10/2017
Produced by Geospatial Research and Modelling, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority L1 862-2016-1



Appendix 1

List of detail plans as advertised

North Bullsbrook Urban Precinct

Proposed Major Amendment

Amendment No. 1325/41

As Advertised

Amending Plan 3.2702

Detail Plans

1.5825, 1.5826 & 1.5823

Submissions



Department of
Primary Industries and
Regional Development

Your reference:
809-2-21-39 Pt 1(RLS/0693)
(South)
809-2-21-41 Pt 1(RLS/0694)
(Central)
809-2-21-42 Pt 1(RLS/0692)
(North)
Our reference: LUP 336
Enquiries: Rod Safstrom

Kerrine Blenkinsop
Secretary
Western Australian Planning Commission
Locked Bag 2506 Perth WA 6001
info@dplh.wa.gov.au

Dear Ms Blenkinsop,

Metropolitan Region Scheme Amendment 1323/41 – South Bullsbrook Urban Precinct, 1324/41 – Central Bullsbrook Urban Precinct, 1325/41 – North Bullsbrook Urban Precinct

Thank you for the opportunity to provide comment on the above MRS Amendment.

The Metropolitan Scheme Amendments 1323/41, 1324/41 and 1325/41 are supported as they align with the Draft Perth and Peel @ 3.5 Million and the Draft N.E. Sub-regional Planning Framework provided consideration is given to potential conflicts in land use between the proposed urban land and adjacent land that will remain in the Rural Zone.

The following policy and guidelines need to be considered:

- Western Australian Planning Commission's *State Planning Policy 2.5 (SPP2.5) Land Use Planning in Rural Areas* which states that the introduction of sensitive or incompatible land uses such as additional housing or accommodation in rural areas can compromise rural land uses and effectively sterilise rural land. There is a need to ensure that existing rural land uses are protected and landholders are able to exercise their operational needs effectively and appropriately;
- Environmental Protection Authority's *Guidance Statement No. 3 – Guidance for the Assessment of Environmental Factors – Separation Distances between Industrial and Sensitive Land Uses* which recommends, in the

Agriculture and Food
3 Baron-Hay Court, South Perth WA 6151
Locked Bag 4, Bentley Delivery Centre WA 6983
Telephone +61 (0)8 9368 xxxx Facsimile +61 (0)8 9474 xxxx enquiries@dpird.wa.gov.au
dpird.wa.gov.au

ABN: 18 951 343 745

Bubanic, Marija

From: Snellin, Fiona <Fiona.Snellin@atcogas.com.au>
Sent: Wednesday, 7 March 2018 11:29 AM
To: mrs
Subject: FW: LM18047_WAPC Referral - MRS Amendment 809-2-21-42 Pt 1 (RLS-0692) (North)_1325_41_ATCO Gas
Attachments: LM18047_WAPC Referral - MRS Amendment 809-2-21-42 Pt 1 (RLS-0692) (North)_1325_41_ATCO Gas Map.pdf

From: Snellin, Fiona
Sent: Wednesday, 7 March 2018 10:36 AM
To: 'mrs@dplh.wa.gov.au'
Subject: LM18047_WAPC Referral - MRS Amendment 809-2-21-42 Pt 1 (RLS-0692) (North)_1325_41_ATCO Gas

For the Attention of Mr Anthony Muscara

Your Reference: 809-2-21-42 Pt 1 (RLS/0692) (North)
Our Reference: LM18047

Good morning Anthony,

RE: PROPOSED METROPOLITAN REGION SCHEME AMENDMENT 1325/41 (North Bullsbrook Urban Precinct)

Thank you for your recent letter of 27 February 2018 regarding the proposed MRS Amendment 1325/41 for the area known as the North Bullsbrook Urban Precinct in the vicinity of Ashton Road Bullsbrook, within the City of Swan.

ATCO Gas Australia (ATCO Gas) has considered the proposed amendment to the Metropolitan Region Scheme to facilitate the change in use of that land identified, for the purpose of rezoning from Rural zoning to Urban Deferred zoning. Based on the information and plan provided, ATCO Gas has no objections and will not be submitting a completed Form 41 or lodging a submission online.

We wish to advise that ATCO Gas doesn't operate gas mains nor infrastructure within the area of the proposed MRS Amendment 1325/41.

On behalf of ATCO Gas, we appreciate the opportunity to provide comment Anthony.

Please accept this email as ATCO Gas's response.

Should you have any queries regarding the information above, please contact us on 6163 5000 or engineering.services@atcogas.com.au

Kind Regards

Fiona Snellin
Land Management and Project Coordinator



ATCO Gas
AUSTRALIA

Connecting WA
to natural gas

www.atcogas.com.au



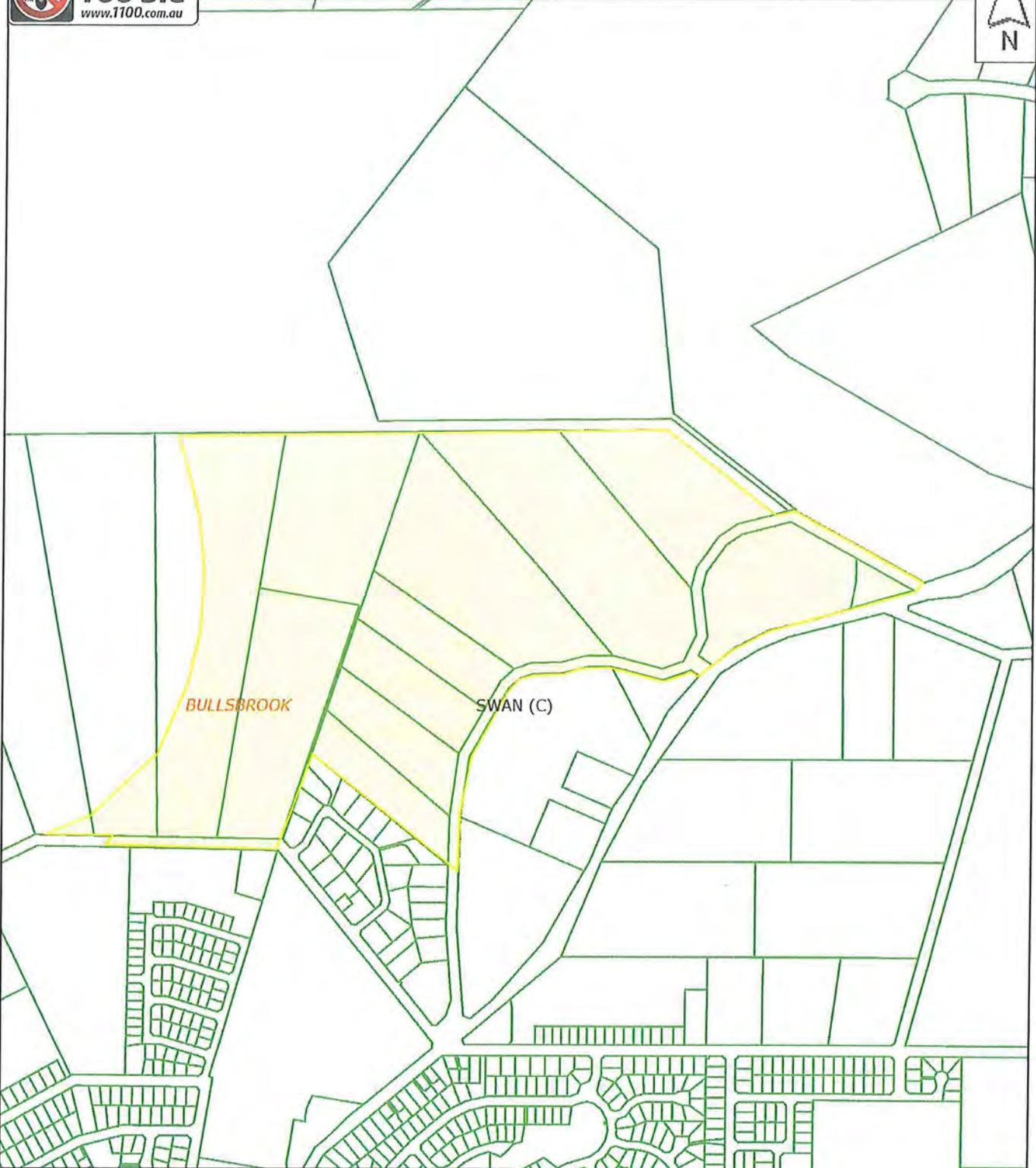
81 Prinsep Road, Jandakot, Western Australia, 6164

Telephone: (08) 6163 5058 | Mobile: 0476 831 540

Locked Bag 2, Bibra Lake DC, 6965

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Operator: WNG\fsnellin Printed from GNIS at: Mar 7, 2018 9:48:41 AM
Scale = 1: 9,984
Map Centre: E: 408,975.966 N: 6,493,753.195 GDA94 MGA Zone 50

WARNING BEWARE

The location of pipes and services are approximate only, and show an indicative position at time of construction.

No guarantee can be given to the accuracy or completeness of information due to the age of some pipes and records.

Refer to "Occupational Safety & Health" and Utility Providers "Code of Practice" for further useful information.

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WARNING !

Refer to Cover Sheet for further information

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Bubanic, Marija

From: mrs
Subject: FW: 1323/41 South Bullsbrook, 1324/41 Central Bullsbrook, 1325/41 North Bullsbrook

From: Ricciardi, Janelle [<mailto:Janelle.Ricciardi@pta.wa.gov.au>]
Sent: Friday, 16 March 2018 10:13 AM
To: Muscara, Anthony
Cc: Thomas, Andrew
Subject: 1323/41 South Bullsbrook, 1324/41 Central Bullsbrook, 1325/41 North Bullsbrook

PTA File No. 00378/18

Hi Anthony,

I refer to your letter dated 27 February 2018 seeking comments regarding various MRS Amendments in Bullsbrook (1323/41, 1324/41, 1325/41).

Please be advised that the Public Transport Authority has no comments to make in this regard.

Kind regards,

Janelle Ricciardi
A/Strategic Railway Network Planner | IP&LS
Public Transport Authority of Western Australia
Public Transport Centre, West Parade, Perth, 6000
PO Box 8125, Perth Business Centre, WA, 6849
Tel: (08) 6551 6517
Email: janelle.ricciardi@pta.wa.gov.au | Web: www.pta.wa.gov.au



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Development 627 Newcastle Street PO Box 400 T (08) 9420 2000
Services Leederville WA 6007 Leederville WA 6002 F (08) 9420 3193



Your Ref: 809-2-21-39 Pt1 (RLS/0693) (South)
809-2-21-41 Pt1 (RLS/0694) (Central)
809-2-21-42 Pt1 (RLS/0692) (North)
Our Ref: JT1 2007 06075 V01 (MRS352859)
Enquiries: Brett Coombes
Direct Tel: 9420 3165
Fax: 9420 3193

20 March 2018

Secretary
Western Australian Planning Commission
LOCKED BAG 2506
PERTH WA 6001

Attention: Anthony Muscara

Metropolitan Region Scheme Amendments:
1323/41 – South Bullsbrook Urban Precinct
1324/41 – Central Bullsbrook Urban Precinct
1325/41 – North Bullsbrook Urban Precinct

Thank you for your letter of 27 February 2018 inviting comments on the above proposed amendments.

The water and wastewater information contained in each of the amendment reports is a brief summary of the servicing, staging and funding issues that will need to be addressed in each precinct.

The Water Corporation has prepared long-term, conceptual water and wastewater planning to provide for the ultimate urban expansion identified in the City of Swan *Bullsbrook Townsite Expansion Strategy*, which includes the three amendment sites. This infrastructure planning is conceptual and may be varied and staged by the land developers consulting engineers in consultation with the Corporation. It is likely that this planning will be reviewed several times over the coming years as more detailed land use, population, dwelling yield and timing information becomes available through the preparation of local structure plans for the various urban precincts.

The land in these urban precincts is currently not serviced with water or wastewater and the developers will therefore need to fund the installation of new infrastructure within the land and/or extensions from the existing Bullsbrook townsite networks.

The Water Corporation's infrastructure planning and timing of capital funding for major headworks infrastructure to support the town's urban expansion (including new water storage tanks, water distribution mains >300mm diameter, wastewater pumping stations and major gravity sewers >300mm diameter) is premised on the logical and orderly progression of urban development.

Where unserviced land is remote or physically separated from the development front, or the proponents wish to develop their land ahead of the Corporation's planned capital funding for headworks infrastructure, the developers may be required to fund some headworks infrastructure and/or install temporary water and wastewater infrastructure to service their land, provided that these short-term solutions do not prejudice the Corporation's long-term infrastructure planning for the area.

If you have any queries or require further clarification on any of the above issues, please contact me on Tel. 9420-3165.

A handwritten signature in black ink that reads "Brett Coombes". The signature is written in a cursive style with a large initial "B".

Brett Coombes
Senior Planner
Development Services



Department of Biodiversity,
Conservation and Attractions



Your ref: 809-2-21-39
809-2-21-41
809-2-21-42
Our ref: 2018/1689
Enquiries: Greg Comiskey
Phone: 9278 1922
Email: greg.comiskey@dbca.wa.gov.au

Ms Kerrine Blenkinsop
Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001

Attention: Anthony Muscara

Dear Ms Blenkinsop

METROPOLITAN REGION SCHEME AMENDMENTS 1323/41, 1324/41, 1325/41 – THE BULLSBROOK URBAN PRECINCT (SOUTH, CENTRAL, NORTH)

Thank you for providing the Department of Biodiversity, Conservation and Attractions (the department) with the opportunity to comment on the above mentioned Metropolitan Region Scheme amendments.

I note that the amendments are to rezone land from the Rural zone to the Urban Deferred zone to facilitate further planning and development of the area for residential and related purposes. The City of Swan has previously referred the draft structure plan for area 2 to the department and the department generally supports the development of the Bullsbrook area.

The department has assessed the proposed amendments and while there is no objection, there are concerns regarding the appropriate management and development around the watercourses that run through the site and flow as tributaries to the Swan River in particular Ki-it Monger Brook and Nambad Brook. In addition, a large portion of amendment areas 1 and 2 are identified as multiple use wetlands. It is recommended that the watercourses and at least 30m either side of the waterways be reserved for Parks and Recreation purposes.

As you are aware the subject land is located within the Ellen Brook Catchment. The *Swan Canning Water Quality Improvement Plan (2009)* identified the Ellen Brook catchment as the largest contributor of total nitrogen and total phosphorous loads to the Swan Canning estuary. It is important to ensure that the transition of this area from principally rural activities to urban activities occurs in a way that minimises the entry of contaminants into the Swan River. This should occur in line with the principles of water sensitive urban design and in particular focus on restoration of the naturally existing waterways. It is also important to ensure that all development within the area is connected to sewer.

The department welcomes the opportunity to undertake a more detailed review of the water management plans and the structure plans that will be required in the next phases of planning for this locality.

If you have any queries regarding this matter, please contact the above officer. In all correspondence please quote the above reference number.

Yours sincerely



Glen McLeod-Thorpe
Manager, Statutory Assessments

29 March 2018



Your ref : 809-02-21-39 Pt 1
Our ref : 809-02-21-41 Pt 1
Enquiries : 809-02-21-42 Pt 1
D18/0148940

Ms Kerrine Blenkinsop
Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6000

Department of Planning, Lands and Heritage Received	
Scanned	16 APR 2018 <input checked="" type="checkbox"/>
Attachments	A9649815 <input type="checkbox"/>
Scan QA	<input type="checkbox"/>
Doc No.....	RIS/0728
File No.....	RIS/0729
	RIS/0730

Dear Ms Blenkinsop

Metropolitan Region Scheme Proposed Amendments:
1323/41 - South Bullsbrook Urban Precinct
1324/41 - Central Bullsbrook Urban Precinct
1325/41 - North Bullsbrook Urban Precinct

Thank you for your letter dated 27 February 2018 regarding the proposed MRS Amendment for the South, Central and North Bullsbrook Urban Precincts.

The Department of Education has reviewed the document and wishes to make the following comments;

- The Concept Master Plans for the three precincts includes a provision for three primary school sites that are identified within the Bullsbrook Townsite Landuse Master Plan (BTLUMP).
- It is noted that within the Central Bullsbrook Urban Precinct there is a pocket of remnant Guildford Complex within Lot 1314 Chittering Road, Bullsbrook. As this vegetation is not to be cleared it would have impinged on the ability of the proposed primary school to share public open space. Further detailed planning on the school site with the developers and the City of Swan has bought about a relocation of the primary school site further west, closer to the Town Centre and onto Lot 1354 Chittering Road, Bullsbrook. It is envisaged that this location would allow shared public open space between the City of Swan and the Department.
- The Department is also agreeable to locating the shared ovals co-located with these schools wholly on the City of Swan's land in order to preserve the full developable area of school site to accommodate additional permanent classrooms.
- The Department of Education is working with the City of Swan and developers on the requirement for a new High School site within the BTLUMP.

The Department has no objection to the proposed MRS Amendments.

Yours sincerely

ANNA BROWN
DIRECTOR
ASSET PLANNING and SERVICES

11 April 2018

Hearing of submissions

Anyone who has made a written submission on the amendment has the opportunity to personally present the basis of their submission to a sub-committee of the WAPC. **You do not have to attend a hearing.** The comments presented by you in this written submission will be considered in determining the recommendation for the proposed amendment.

For information about the submission and hearings process, please refer to the amendment report and in particular appendix D.

Please choose one of the following:

No, I do not wish to speak at the hearings. (Please go to the bottom of the form and sign)

IT IS NOT ANTICIPATED THAT IT WILL BE NECESSARY TO SPEAK AT THE HEARING AS THE EVIDENCE IN THE SUBMISSION IS CLEAR. SHOULD FUTURE LIAISON WITH THE DPLH OFFICERS INDICATE THAT A DEPUTATION IS REQUIRED, WE REQUEST THAT WE BE ABLE TO ATTEND AND PRESENT.

OR

Yes, I wish to speak at the hearings. (Please complete the following details)

I will be represented by:

Myself – My telephone number (business hours):

or

A spokesperson

Name of spokesperson:

Contact telephone number (business hours):

Postal address:

I would prefer my hearing to be conducted in:

Public (members from the general public may attend your presentation)

OR

Private (only the people nominated by you or the hearings committee will be permitted to attend)

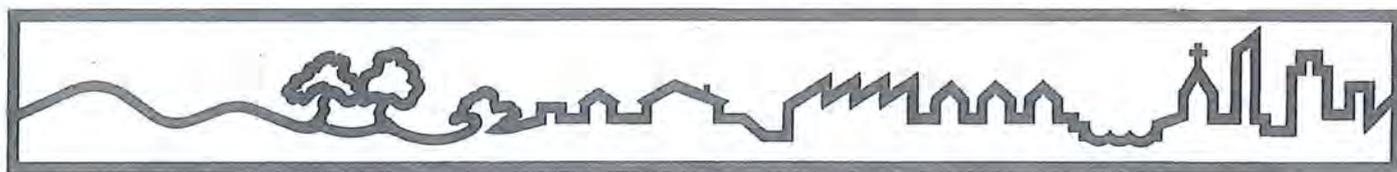
You should be aware that:

- The WAPC is subject to the *Freedom of Information Act 1992* and as such, submissions made to the WAPC may be subject to applications for access under the act.
- In the course of the WAPC assessing submissions, or making its report on these submissions, copies of your submission or the substance of that submission, may be disclosed to third parties.
- Hearings may be recorded and transcribed. The minutes of all hearings, along with all written submissions, are tabled in Parliament and published as public records should the Governor approve the proposed amendment. The WAPC recommendations are similarly published in a report on submissions and tabled in Parliament.

To be signed by person(s) making the submission

Signature  Date .. 19/4/2018 ..

Note: Submissions MUST be received by the advertised closing date, being close of business (5pm) on 8 JUNE 2018. Late submissions will NOT be considered.



19 April 2018

Our Ref: C2279-01

Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001

Dear Sir/Madam

**Re: MRS Amendment 1325/41 - Submission
on behalf of landowner of Lot 21 Kimberley Street, Bullsbrook**

This is to advise that we act on behalf of DJM Bullsbrook Pty Ltd (DJM Bullsbrook), the Company which has recently acquired Lot 21 Kimberley Street, Bullsbrook (the subject land), with the intention of proceeding to urban development. (Refer to **Annexure 1**: Certificate of Title)

Lot 21 Kimberley Street, Bullsbrook forms part of the group of landholdings described as the 'North Bullsbrook Urban Precinct' and being the subject of proposed *Metropolitan Region Scheme Amendment 1325/41*.

This submission is lodged on behalf of DJM Bullsbrook as part of the formal advertising of the subject MRS Amendment 1325/41, which consultation process runs until close of business on June 8, 2018.

The advertised MRS Amendment proposal identifies a portion of the subject site as being proposed for rezoning to 'Urban Deferred' with the remaining land area being retained within the 'Rural' zone.

We lodge this submission in order to seek support for the MRS Amendment to be revised to include the whole area of subject landholding within the rezoning proposal and in doing so, request that the entire landholding be rezoned to 'Urban' (rather than 'Urban Deferred').

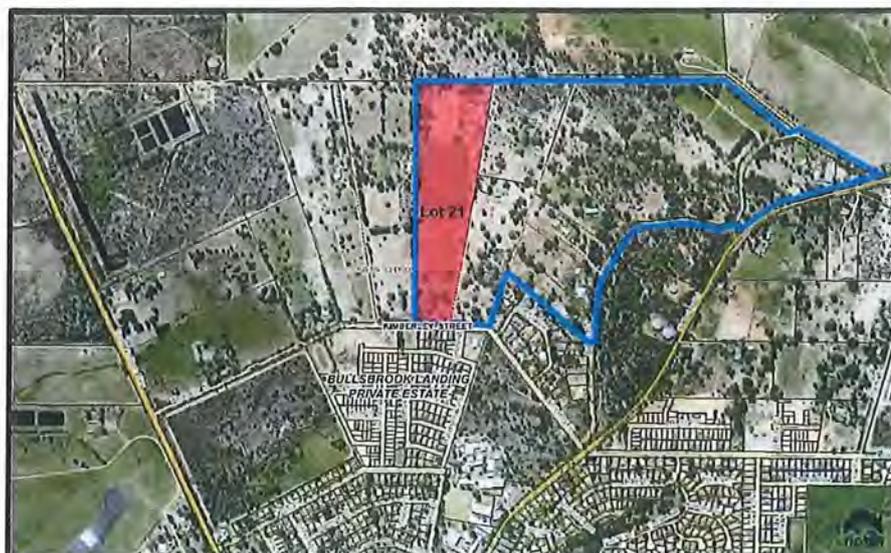


Figure 1: Location Plan (source: Landgate/SLIP)

The following submission provides the necessary justification in support of this request, which is based on the grounds that each of the listed requirements contained within the MRS Amendment

document (as being required to be addressed for the Urban Deferment to be lifted) have already been satisfied.

1.0 LAND PARTICULARS

DJM Bullsbrook is currently in the final stages of the urban development of the land directly to the south and south west of the subject land. This development is known as *Bullsbrook Landing Private Estate* and is located on the southern side of Kimberley Street, Bullsbrook. (Refer to **Figure 1**: Location Plan)

Lot 21 Kimberley Street (the subject land) has historically been used for agricultural purposes. It comprises of mostly vacant land (apart from a few rural sheds) and is generally cleared of trees, except for an isolated pocket of trees in both the southern and northern extents of the land. **The physical characteristics of the land, being vacant and cleared of vegetation, confirm that the land is not constrained in terms of matters related to environmental considerations.**

The land has a falling grade of 5% from east to west, with an approximate fall from 66.5m AHD in the south eastern corner and 80.0m AHD in the north eastern corner of the land to 63.5m AHD in the south western corner and 70.0m AHD in the north western corner of the land. **The land therefore sits below the Water Corporation servicing capabilities for the Bullsbrook Scheme, which Scheme is noted in the MRS Amendment as being able to service land to 90m AHD.**

The soil of the site is characterised as 'colluvial sands', which is the same soil characteristic found at the site recently developed as Bullsbrook Landing. **The soil capabilities are therefore confirmed through preliminary investigations as being suitable to support urban development.**

The groundwater level of Lot 21 is estimated to be approximately 10.0m below the surface, as identified by the Department of Water and Environmental Regulation bore 61609349. This bore is located within the boundaries of the subject land. The depth to groundwater is consistent with the nearby drill hole log SW22 noted on the Environmental Geology Series mapping. **The distance to groundwater is therefore confirmed as being suitable to support urban development.**

A search on the Contaminated Sites Database confirms no known contamination on the land.

It is therefore established that there are **no constraints** preventing the subject land from proceeding to urban development, in terms of environment, hazard and risk issues.

2.0 PROPOSED MRS AMENDMENT 1325/41

The advertised MRS Amendment proposes to rezone only a portion of the subject land (together with land generally to the east) to Urban Deferred. A large portion of the land is shown on the Amendment Map as being excluded from the proposed rezoning and retained in the Rural zone. The extent of the land is highlighted in the following **Figure 2**: Proposed MRS Amendment 1325/41 Map.



Figure 2: MRS Amendment Map 1325/41

The reason for a section of the subject land being retained in the Rural zone relates to an **outdated** Odour Buffer associated with the Bullsbrook Wastewater Treatment Plant. The subject land is no longer affected by the Odour Buffer. The updated Buffer is explained in more detail below at sub-section 3.1 of this submission.

The MRS Amendment document states that the rezoning of this land is to *'facilitate future residential development, areas of public open space, a primary school and associated playing fields.'*

In order to lift the Urban Deferment from land contained within the Northern Bullsbrook Urban Precinct, the Amendment documentation states that the following matters are required to be addressed:

- *'A District Structure Plan (DSP) or the 'Bullsbrook Townsite Land Use Masterplan' (BTLUMP) being approved by the Western Australian Planning Commission (WAPC) to guide the development of the Bullsbrook Townsite.*

The DSP or BTLUMP should consider matters such as: a spatial staging plan, district developer contribution plan, MRS reservations (e.g. High Schools, Other or Primary Regional Roads etc), buffers (e.g. landfill and extractive industries etc) environmental constraints, transport modelling and traffic analysis (amongst other matters) in consultation with relevant State Government agencies and the City of Swan.

- *Confirmation of water and wastewater infrastructure.*
- *Confirmation on the location of a High School site.*
- *Confirmation of road upgrading requirements to support the proposed sale of development.'*

It has been determined through detailed investigation that each of the above requirements have been satisfactorily addressed to enable the whole land area of Lot 21 to proceed to the Urban zone (rather than Urban Deferred). This request to revise the zoning proposal to identify the subject land as being zoned 'Urban' will essentially enable DJM Bullsbrook to proceed to the Local Structure Planning stage and ultimately the urban development of this important northern gateway to the Bullsbrook Townsite. Evidence in support of each of the requirements having been met is detailed in the following Section 3.0 of this submission.

3.0 EVIDENCE IN SUPPORT OF REZONING THE SUBJECT LAND TO URBAN

The following sub-sections provide sufficient information to confirm that each of the requirements listed in the MRS Amendment report (as being required to be satisfied prior to the Urban Deferment being lifted) have been adequately addressed.

The subject land is appropriately located to form the first stage of the Urban development of the North Bullsbrook Urban Precinct, which effectively acts as the northern gateway to the new Townsite. The location of this land at the western edge of the Precinct area; its frontage to Kimberley Street (which is required to be upgraded, constructed and extended to connect to the Great Northern Highway to perform an Neighbourhood Connector A road function); and its location directly opposite the recently constructed *Bullsbrook Landing* residential area to the south on Kimberley Street are clear indicators that this land marks the logical progression of the urban development of the Northern Urban Precinct. On this basis, rezoning the land to Urban (rather than Urban Deferred) is respectfully sought.

3.1 Revised Odour Buffer – Bullsbrook Wastewater Treatment Plant (BTWP)

The area of the subject land shown on the MRS Amendment Map as being retained in the Rural zone is based on **outdated mapping** of an earlier generic odour buffer which had been applied to the Bullsbrook Wastewater Treatment Plant (BWTP).

The Water Corporation revised the Odour Buffer for the BWTP in 2017. The extent of the Buffer no longer encroaches into the subject land. A copy of the current Buffer to the BWTP is attached at **Annexure 2**.

The Water Corporation has advised that the revision to the Odour Buffer was approved based on consideration of the: type of treatment plant; prevailing wind patterns and atmospheric conditions; and planning objectives for the BWTP.

This information has also been forwarded to the relevant section at the Department of Planning, Lands and Heritage to ensure the correct Buffer extent is reflected in the *Bullsbrook Townsite District Structure Plan*. The *Bullsbrook Townsite District Structure Plan* (DSP) was recently endorsed on April 11, 2018. The mapping mostly reflects the revised Buffer and subsequently the area of the subject land is identified in the DSP as 'Future Residential'. There is a slight anomaly on the DSP mapping which shows the north western corner of the site as still being affected by the Buffer. This is inaccurate and does not reflect the approved mapping supplied by the Water Corporation. (Refer to **Figure 3: Endorsed DSP Map and Annexure 2: Approved Odour Buffer of the BWTP.**)

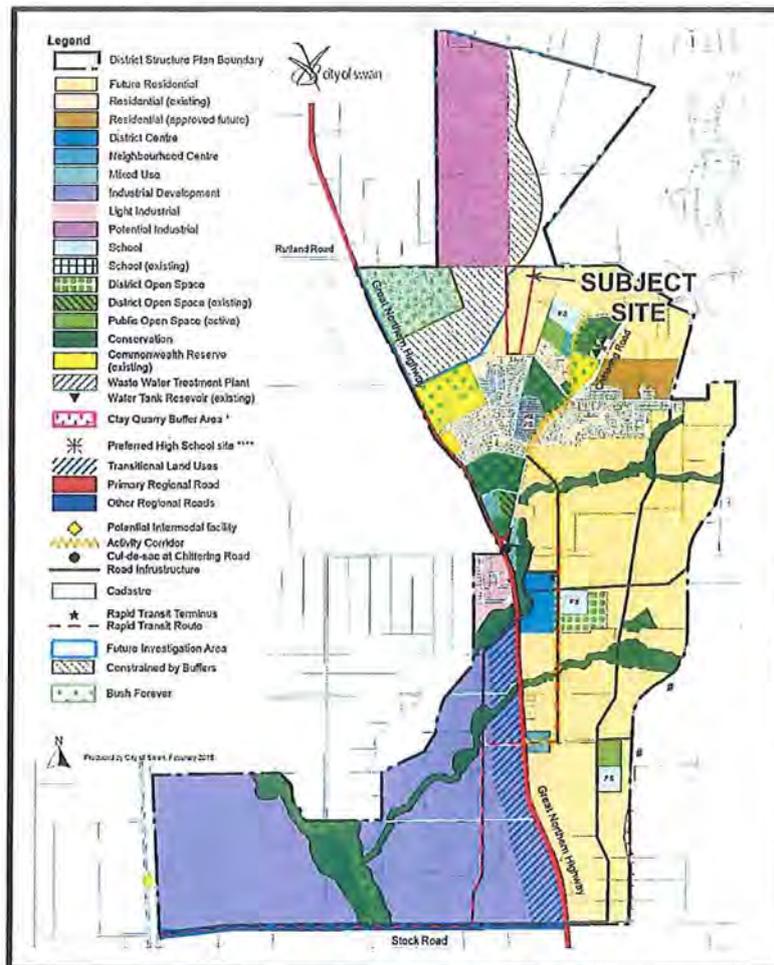


Figure 3: Endorsed Bullsbrook Townsite DSP Map

We therefore formally request that the Amendment Map be updated to incorporate the whole area of the subject land as part of the rezoning proposal.

Further, the justification provided in this submission supports our request for the whole of the subject land to be rezoned to Urban (rather than Urban Deferred) as the land satisfies all of the requirements necessary to proceed to urban development in the shorter term.

3.2 Bullsbrook Townsite District Structure Plan

The *Bullsbrook Townsite District Structure Plan* (DSP) was considered by the WAPC Statutory Planning Committee (SPC) at its Meeting held on January 30, 2018. It was resolved at this meeting that the City of Swan be required to revise the DSP in accordance with a number of minor modifications listed in the attachment to the respective SPC Agenda Item. Following those modifications being completed, the DSP was required to be resubmitted to the WAPC for final

approval (under delegated authority). The City completed the necessary modifications and resubmitted the DSP to the WAPC on March 9, 2018. The **WAPC has now confirmed that final approval of the DSP was granted on April 11, 2018**. It is therefore considered that this requirement of the MRS Amendment has been addressed. Accordingly, this requirement should no longer be included as an impediment preventing the subject land from being rezoned to Urban.

3.3 Water and Wastewater Infrastructure

Water: A 150mm water main exists within the northern verge of Kimberley Street. The subject land does not exceed 90m AHD and therefore the Bullsbrook Scheme is able to service the land. The Water Corporation has confirmed to the Consultant Engineer acting on behalf of DJM Bullsbrook that reticulated water is available to service the urban development of the subject property. The developer is prepared to fund the extension of servicing to the subject land. The specific design requirements are to be detailed in the subsequent Local Structure Planning stage.

Wastewater: The Consultant Engineer acting on behalf of DJM Bullsbrook has confirmed with the Water Corporation that the subject land is able to be serviced via the existing reticulated sewer system located to the south of Kimberley Street. More specifically, it has been confirmed by the Consultant Engineer (in consultation with the Water Corporation) that the subject land is capable of being serviced via the existing 150dia sewer upstream of the existing pit AD8624 at the intersection of Sheen Way and North Avenue, which sewer is to be upgraded to 255dia (which extension has a nominal length of 865m).

The detailed planning for wastewater infrastructure to service the land is to be refined at the subsequent Local Structure Plan stage.

The fact that water and wastewater infrastructure is available for the servicing of the urban development of the subject land confirms that this particular requirement has been satisfied and therefore should not be identified as a reason for preventing the subject land being rezoned to Urban (instead of Urban Deferred).

3.4 Confirmation on the location of a High School site

The High School site is identified as being outside of the District Structure Plan area, with the preferred location for a possible future site being to the east of the wider Bullsbrook Townsite area.

The Department of Education and Training has confirmed that the preference is to expand the existing Bullsbrook College site to incorporate the High School. Any need for a new site for the High School is required to be confirmed prior to the first major Local Structure Plan (LSP) being endorsed, i.e. the Bullsbrook Central LSP. The City recently resolved at its Council Meeting held on April 11, 2018 to recommend to the WAPC that the LSP for Bullsbrook Central be granted final approval. This requirement concerning the High School site requirement has therefore been satisfactorily addressed and should not prevent the subject land from proceeding to the Urban zone.

3.5 Confirmation of road upgrading requirements to support the proposed scale of development

A Transport Impact Assessment (TIA) has been prepared in association with the DSP. The level of information provided in the TIA in support of the DSP provides satisfactory information in regard to the road planning requirements for the Bullsbrook Townsite, in accordance with the requirements of the *Transport Impact Assessment Guidelines* (WAPC, 2016). The Department has assessed the TIA and confirmed it is satisfactory in support of the DSP and therefore should also satisfy the MRS Amendment to rezone the land to Urban.

In regard to the specific requirement associated with the proposed Urban Deferred zoning of the subject land, which states that confirmation is required as to the road upgrading requirements to support the scale of development, it is understood that the road network requirements relating to the subject land have been confirmed. In terms of development of the subject land and the wider Bullsbrook Townsite, it has been established that Kimberley Street is to perform the function of a major road (Neighbourhood Connector A), with traffic being redirected from Chittering Road along Kimberley Street to access the Great Northern Highway. Detailed modelling undertaken for the Townsite predicts the traffic volumes on Kimberley Street to reach 9000 vehicles per day by 2031.

Further, a Traffic Impact Statement (TIS) was required to be prepared in support of the now endorsed LSP for the Northern Precinct of *Bullsbrook Landing* (WAPC Ref: SPN/0805M-2), which land has a northern frontage to Kimberley Street; is located directly to the south of the subject land; and has been approved with a road intersection to Kimberley Street. This TIS confirmed that the LSP was required to be assessed in consideration of the predicted traffic volumes for Kimberley Street at 9000 vehicles per day and that the detailed planning of the road to perform a Neighbourhood Connector A road function would be undertaken by the City at the appropriate time. The LSP was subsequently approved with the intersection modified to ensure it met the requirements of the future Neighbourhood Connector A function of the road.

Kimberley Street has been confirmed as being required to be upgraded to provide a major road function (Neighbourhood Connector A) as part of the Bullsbrook Townsite. The requirements for its upgrade are currently at a stage whereby detailed planning can now be undertaken. In addition, a TIA has been prepared in support of the now approved DSP and the LSP for Bullsbrook Central has been adopted by the City and forwarded to the WAPC for endorsement. It therefore appears that a sufficient level of information has been prepared to satisfy this particular requirement. It should therefore not prevent the subject land from being rezoned to Urban.

4.0 DRAFT LIFTING OF URBAN DEFERMENT GUIDELINES (WAPC, 2017)

The subject land complies with each of the criteria listed at Section 2 of the *Draft Lifting of Urban Deferment Guidelines* (WAPC, August 2017) in order to lift the urban deferment. It therefore appears more appropriate that the subject land proceed to Urban zoning rather than being grouped in the Urban Deferment category of the other landholdings the subject of this MRS Amendment. Each of the criteria contained in the Guidelines are listed below together with our supporting justification.

- *'The land is capable of being provided with essential services and agreement has been reached between the developers and service providers with regard to the staging and financing of services.'*

The subject land is capable of being provided with all essential services, which has been confirmed with the Water Corporation. The detailed design of the servicing is to be undertaken at the Local Structure Planning stage.

- *'Planning is sufficiently advanced to depict an acceptable overall design to guide future development.'*

The Bullsbrook Townsite DSP was granted final approval by the WAPC on April 11, 2018. Planning is therefore sufficiently advanced with an overall design forming part of the DSP to guide the development of the Bullsbrook Townsite. The next stage in the process involves developers proceeding to Local Structure Planning stage. DJM Bullsbrook is ready to progress to the LSP stage and ultimately the urban development of Lot 21 Kimberley Street, Bullsbrook.

- *'The proposed urban development represents a logical progression of development.'*

The proposal for the subject land to be zoned Urban in the MRS (rather than Urban Deferred) represents the logical progression of development.

The indicative spatial staging identified in the DSP refers to the staging **radiating out** from the **existing residential area** and recognising **where planning is currently progressing**. It is also noted in the SPC Agenda Item (January 2018) that staging will be **determined on developer intentions**.

The existing Bullsbrook Townsite residential area includes *Bullsbrook Landing*, located directly opposite the subject land on the southern side and fronting Kimberley Street, which has been recently developed by DJM Bullsbrook. The property has direct access onto Kimberley Street via Glenree Way. The proposed urban development of the subject land represents the logical expansion of (and 'radiating out' from) the recently developed *Bullsbrook Landing* on Kimberley Street and confirms that planning is progressing in this location.

The further progression of development along Kimberley Street in the shorter term will also act as a catalyst for the construction and upgrading of Kimberley Street to connect with the Great Northern Highway. This road will perform a significant function within the overall road network of the Bullsbrook Townsite, with it being estimated that traffic volumes will reach 9000 vehicles per day by

2031. The construction of this road in the shorter term is therefore considered a critical aspect of the overall development of the Townsite.

Further, it is noted that the Bullsbrook Central LSP was recently recommended for approval by the City of Swan Council at its meeting held on April 11, 2018. The next areas to be considered for urban expansion logically include the subject land, which is an area immediately adjacent to the north of the existing and recently developed residential area on Kimberley Street. Given the importance of Kimberley Street to the overall road hierarchy of the Townsite and the reality that the population of this Townsite will rapidly expand given the high level of planning activity occurring on behalf of the various developers, the progression of development in this location is considered logical.

Finally, DJM Bullsbrook has recently acquired the subject land with the intention of proceeding through the necessary planning approval stages in order to progress the development of this land.

The proposal to include the subject land within the Urban zone (rather than Urban Deferred) is therefore considered to represent the logical progression of development of the Townsite.

- *'Regional requirements (such as regional roads, open space and public purposes) have been satisfied or provision made for them.'*

The Regional requirements for the Bullsbrook Townsite have been satisfactorily addressed in the DSP to ensure that appropriate traffic management is addressed, together with open space and public purposes being addressed. There is no outstanding regional requirement relating to the subject land which should not prevent the subject land being included within the Urban zone.

- *'Any constraints to urban development, including in relation to environmental, hazard and risk issues, can be satisfactorily addressed.'*

The subject land is not the subject of any constraints which would prevent urban development from proceeding in terms of environmental, hazard and risk issues. The land is capable of being approved and developed for residential development in the shorter term.

5.0 CONCLUSION

The justification contained in this submission provides considerable grounds of support for the subject land proceeding to the Urban zone, rather than being grouped within the wider Northern Bullsbrook Urban Precinct as 'Urban Deferred'. The supporting justification is summarised below.

1. The current (revised) Odour Buffer to the Bullsbrook Wastewater Treatment Plant no longer extends into Lot 21 Kimberley Street, Bullsbrook. The whole of the landholding is therefore able to proceed to Urban zoning.
2. *Bullsbrook Townsite District Structure Plan* was granted final approval by the WAPC on April 11, 2018.
3. The Water Corporation has confirmed that water and wastewater infrastructure is available to service the urban development of Lot 21.
4. The Department of Education and Training intends to expand the existing Bullsbrook College site to incorporate the High School. The DSP states that any need for a new site for the High School is required to be confirmed prior to the first major Local Structure Plan (LSP) being endorsed, i.e. the Bullsbrook Central LSP. The City recently resolved at its Council Meeting held on April 11 to recommend to the WAPC that the LSP for Bullsbrook Central be granted final approval. It is understood therefore that this particular requirement relating to the High School site has been satisfied and should not prevent the subject land from being rezoned to Urban.
5. Kimberley Street has been confirmed as being required to be upgraded to provide a major road function (Neighbourhood Connector A) as part of the Bullsbrook Townsite, with the requirements for its upgrade being at a stage whereby detailed planning can now be undertaken by the City of Swan. In addition, a TIA has been prepared in support of the DSP; and the LSP for Bullsbrook Central has been adopted by the City and forwarded to the WAPC for endorsement. This confirms that a satisfactory level of information has been

prepared to confirm the road upgrading requirements relevant to Lot 21 and therefore should not prevent this land from being rezoned to Urban.

6. DJM Bullsbrook recently acquired Lot 21 Kimberley Street, Bullsbrook with the intention of proceeding to urban development, which is the logical progression for development following the recent completion of *Bullsbrook Landing* directly to the south of the subject land on the southern side of Kimberley Street.

The substantial evidence provided in this submission which confirms that Lot 21 Kimberley Street, Bullsbrook complies with the specific requirements listed in the MRS Amendment document relating to the grounds for lifting the proposed Urban Deferment zoning, and also meets each of the criteria listed at Section 2 of the *Draft Lifting of Urban Deferment Guidelines* (WAPC, August 2017) to lift the urban deferment, indicates that the landholding is entirely suitable for rezoning to Urban (rather than Urban Deferred).

On this basis, we respectfully seek the Commission's support to modify the Amendment Map as it relates to Lot 21 Kimberley Street, Bullsbrook to include the whole area of the landholding within the 'Urban' zone of the Metropolitan Region Scheme.

We trust that the information provided in this submission is sufficient for the Officer's assessment. However, should staff have any queries, the writer is available on 0414 384 972, at their convenience.

Yours faithfully



CLARE McLEAN
Senior Planning Consultant

ANNEXURES

ANNEXURE 1
Certificate of Title

WESTERN



AUSTRALIA

REGISTER NUMBER 21/P4911	
DUPLICATE EDITION 3	DATE DUPLICATE ISSUED 20/12/2017

DUPLICATE CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME 1422 FOLIO 758

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.



REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 21 ON PLAN 4911

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

D.J.M. BULLSBROOK PTY LTD OF CARE OF DJ MACCORMICK PROPERTY GROUP GROUND FLOOR 200
ADELAIDE TERRACE PERTH WA 6000

(T N791614) REGISTERED 19/12/2017

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

- EXCEPT AND RESERVING METALS, MINERALS, GEMS AND MINERAL OIL SPECIFIED IN TRANSFER 7404/1923.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
Lot as described in the land description may be a lot or location.

-----END OF DUPLICATE CERTIFICATE OF TITLE-----

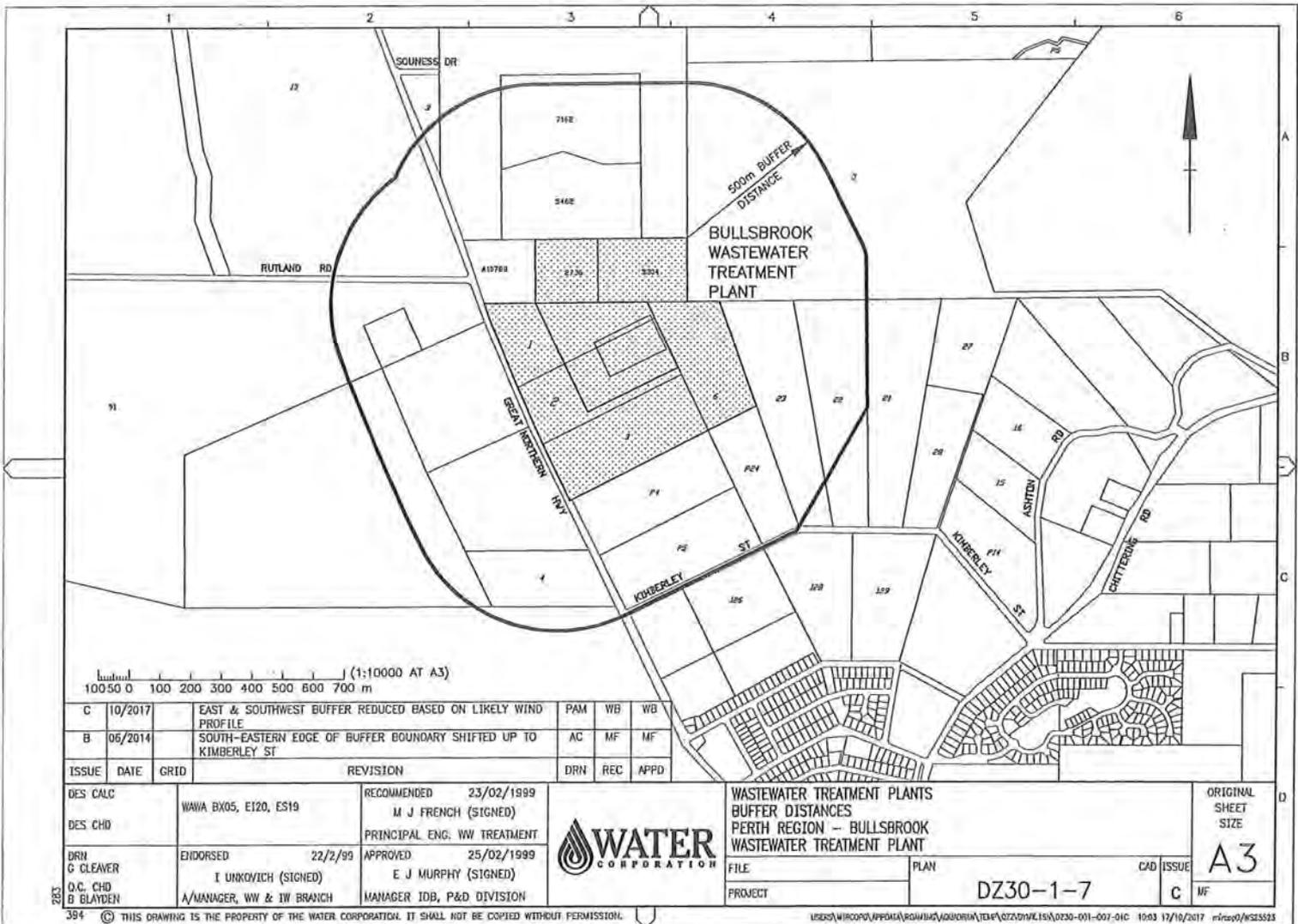
STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1422-758 (21/P4911)
 PREVIOUS TITLE: 301-73A
 PROPERTY STREET ADDRESS: 68 KIMBERLEY ST, BULLSBROOK.
 LOCAL GOVERNMENT AUTHORITY: CITY OF SWAN



ANNEXURE 2
Revised Odour Buffer
Bullsbrook Wastewater Treatment Plant
Water Corporation



Scale: 1:10000 AT A3
 10050 0 100 200 300 400 500 600 700 m

ISSUE	DATE	GRID	REVISION	DRN	REC	APPD
C	10/2017		EAST & SOUTHWEST BUFFER REDUCED BASED ON LIKELY WIND PROFILE	PAM	WB	WB
B	06/2014		SOUTH-EASTERN EDGE OF BUFFER BOUNDARY SHIFTED UP TO KIMBERLEY ST	AC	MF	MF

DES CALC	WAWA BX05, E120, ES19	RECOMMENDED	23/02/1999
DES CHD		M J FRENCH (SIGNED)	PRINCIPAL ENG. WW TREATMENT
DRN	ENDORSED	22/2/99	APPROVED
G CLEAVER	I UNKOVICH (SIGNED)		E J MURPHY (SIGNED)
D.C. CHD	A/MANAGER, WW & IW BRANCH		MANAGER IDB, P&D DIVISION
B BLAYDEN			



WASTEWATER TREATMENT PLANTS
 BUFFER DISTANCES
 PERTH REGION - BULLSBROOK
 WASTEWATER TREATMENT PLANT

FILE: _____ PLAN: _____ CAD ISSUE: _____

PROJECT: _____

DZ30-1-7

C MF

ORIGINAL SHEET SIZE: A3



Government of Western Australia
Department of Water and Environmental Regulation

Your ref: 809-2-21-39

File ref: DWERT950

PA ref: 19208

Enquiries: Bree Lyons

Tel: 6250 8035

Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001

Via email: Anthony.Muscara@dplh.wa.gov.au

Attention: Anthony Muscara

Dear Sir/Madam,

Re: Metropolitan Region Scheme Proposed Amendments – South Bullsbrook Urban Precinct – Central Bullsbrook Urban Precinct – North Bullsbrook Urban Precinct

Thank you for the above referral dated 21 February 2018. The Department of Water and Environmental Regulation (DWER) has assessed the referral and has the following advice to provide:

The DWER has assessed the District Water Management Strategies (DWMS) associated with the proposed Metropolitan Region Scheme Amendments and is generally satisfied with the documents. As such the DWER supports the amendment to the Urban Deferred zone for South Bullsbrook Urban Precinct (1323/41), Central Bullsbrook Urban Precinct (1324/41) and North Bullsbrook Urban Precinct (1325/41).

Water Resource Advice Only

The Department of Water has recently merged with the Department of Environment Regulation and Office of the Environmental Protection Authority to create the new agency Department of Water and Environmental Regulation. The former agencies are in the process of amalgamating their functions. Until this fully occurs, please note that the advice in this correspondence pertains only to water resource matters previously dealt with by the Department of Water.

If you wish to discuss the matter further, please contact Bree Lyons on 6250 8035 or email bree.lyons@dwer.wa.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Carlie Slodecki'.

Carlie Slodecki
Senior Natural Resource Management Officer
Land Use Planning - Swan Avon Region

20 April 2018

Swan Avon Region
7 Ellam Street Victoria Park WA 6100
Telephone: 08 6250 8000 Facsimile: 08 6250 8050
www.dwer.wa.gov.au

Bubanic, Marija

From: Martin, Jacob
Sent: Monday, 23 April 2018 4:31 PM
To: Bubanic, Marija
Subject: MRS Amendments: 1323/41 - South Bullsbrook Urban Precinct, 1324/41 - Central Bullsbrook Urban Precinct, 1325/41 - North Bullsbrook Urban Precinct

Your ref: 1323/41, 1324/41 & 1325/41
Our ref: DT/15/05074

APPLICATION 1323/41 - SOUTH BULLSBROOK URBAN PRECINCT, 1324/41 - CENTRAL BULLSBROOK URBAN PRECINCT, 1325/41 - NORTH BULLSBROOK URBAN PRECINCT - MRS AMENDMENT REQUEST FOR COMMENT

I refer to your letter dated 27 February 2018 regarding the above application for MRS amendment from 'Rural' to 'Urban Deferred'.

The Department of Transport (DoT) has no objection to the proposal on the condition that any transport or access issues identified are resolved to the satisfaction of Main Roads.

Thank you for the opportunity to comment on the proposal.

Regards,

Jacob Martin
Senior Transport Planner/Engineer | Policy Planning and Investment | Department of Transport
140 William Street, Perth WA 6000
Tel: (08) 6551 6326 Fax: (08) 6551 6942
Email: Jacob.Martin@transport.wa.gov.au | Web: www.transport.wa.gov.au



Clear Direction • Fresh Thinking • Excellent Service • Great People

Response ID ANON-RSMN-TDDA-W

Submitted to MRS Amendments 1323/41, 1324/41 & 1325/41 - Bullsbrook
Submitted on 2018-04-26 14:34:27

Introduction

1 What is your name?

Name:

Mitch Whalan

2 What is your email address?

Email:

mitch@whalans.com.au

3 What is your address?

address:

211A Ravenscar Street
Doubleview WA 6018

4 Contact phone number:

phone number:

0438904436

Submission(s)

5 Which amendment(s) would you like to provide feedback on? Please select one from the list below. Note: once you have completed your submission you will be able to return to this page to make a submission on another precinct.

1325/41 – North Bullsbrook Urban Precinct

1325/41 – North Bullsbrook Urban Precinct

14 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Yes

15 Submission text:

submission text:

We are very supportive of the proposed MRS amendment to Urban Deferred for the reasons outlined in our attached letter.

16 Upload any supporting documentation eg. reports here.

file upload here:

2018-04-25 Ashton Road Investment Company Submission MRS amendment.pdf was uploaded

17 Would you like to make a submission on another precinct?

No

Hearing of submissions

18 Please choose one of the following:

Yes, I wish to speak at the hearings. (Please complete the details below)

19 If you answered yes, please indicate who you will be represented by:

Myself

20 If you are representing yourself, please provide a contact phone number:

hearing contact phone:

0438904436

21 If you are being represented by a spokesperson, please provide their details

Name of spokesperson:

Contact phone number (business hours):

Postal address:

22 I would prefer my hearing to be conducted in:

Public (members from the general public may attend your presentation).

Additional information

23 You should be aware that:

26th April 2018

Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001

**Submission on Proposed Metropolitan Region Scheme Amendment 1325/41
North Bullsbrook Urban Precinct**

Thank you for the opportunity to comment on the proposed amendment to the Metropolitan Region Scheme (MRS) noted above.

The Ashton Road Investment Company Pty Ltd (ARIC) acts as trustee for the Ashton Road Unit Trust which owns the property at 93 Ashton Road in Bullsbrook. The MRS amendment includes our property in the proposed 'Urban Deferred' zoning area.

ARIC is writing to confirm its support for the proposed amendment for the following reasons.

1. It is consistent with the City of Swan's long term vision for Bullsbrook as articulated in the City's Bullsbrook Townsite Landuse Master Plan (BTLUMP) endorsed by the City in October 2014. The BTLUMP was the subject of an extensive community consultation process managed by the City of Swan.
2. It is consistent with the City of Swan's draft Local Area Plan for Bullsbrook.
3. In January 2018 the Western Australian Planning Commission's Statutory Planning Committee resolved to adopt the City of Swan's BTLUMP as a district planning framework following some modifications to be undertaken by the City of Swan. The proposed North Bullsbrook MRS amendment is consistent with the proposed district planning framework conditionally adopted by the Statutory Planning Committee.
4. In March 2018 the Western Australian Planning Commission released the final North-East Sub-regional Planning Framework. The subject land is identified as 'Urban Expansion' in the Framework and as 'Medium – long term (2022+)' in the Urban staging. The proposed 'Urban Deferred' zoning is therefore consistent with the Framework.
5. The proposed MRS re zoning represents one step within a planning process that will ultimately lead to a rejuvenation of Bullsbrook and allow the introduction of varied and modern housing options for current and future residents of Bullsbrook.

6. Future residential development will assist the business case for constructing a new and modern commercial centre which is sorely needed in Bullsbrook. Many local residents have been agitating for improved shopping facilities in Bullsbrook for some time.
7. The City of Swan intends to introduce a Developer Contribution Plan (DCP) as a mechanism for funding upgrades to the physical and social infrastructure in Bullsbrook. The DCP will only be viable if there is sufficient development stock included which in turns relies on sufficient land being available for residential development. Without the DCP it is probable that funds will not be available for infrastructure upgrades in Bullsbrook. Whilst inclusion of the subject land as 'Urban Deferred' in the MRS does not of itself provide certainty for future urban development, it will provide a degree of confidence when the DCP is being prepared.
8. As owners of the land it is important to have an appreciation of the medium to long term potential of the land so that investment strategies and land use can be understood as part of our forward planning. Identification of the land as 'Urban Deferred' in the MRS will inform our short to medium term use of the land so that we do not compromise the ability to achieve efficient development patterns in the future.

We are aware that some landowners have expressed concern about the location of a possible primary school and district playing fields as nominated in the BTLUMP. This matter will be addressed in more detail through the preparation of a future local Structure Plan and should not be conflated with this proposed MRS amendment.

We urge the Western Australian Planning Commission to support this proposed MRS amendment and recommend to the Minister for Transport; Planning and Lands that it be approved.

Yours faithfully,



Mitch Whalan

Director

Ashton Road Investment Company Pty Ltd acting as trustee of the Ashton Road Unit Trust

Ph 0438 904 436

Email mitch@whalans.com.au



Your Ref: 809-2-21-39 Pt1 (RLS/0693/1) South
809-2-21-41 Pt1 (RLS/0694/1) Central
809-2-21-42 Pt1 (RLS/0692/1) North
Our Ref: F-AA-00808/21 EHB18/138
Enquiries: Vic Andrich 9388 4999

Ms Kerrine Blenkinsop
Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6000

Attention: Simon Luscombe, Principal Planning Officer

Dear Ms Blenkinsop

Department of Planning, Lands and Heritage Received	
Scanned	21 MAY 2018
Attachments	A 9690360
Scan QA	<input type="checkbox"/>
Doc No.....	RLS/0728
File No.....	RLS/0729
	RLS/0730

**METROPOLITAN REGION SCHEME PROPOSED AMENDMENTS: REZONING
LAND FROM 'RURAL' TO 'URBAN DEFERRED'**

- 1323/41 – SOUTH BULLSBROOK URBAN PRECINCT
- 1324/41 – CENTRAL BULLSBROOK URBAN PRECINCT
- 1325/41 – NORTH BULLSBROOK URBAN PRECINC

Thank you for your letter of 27 February 2018 requesting comment from the Department of Health (DOH) on the above proposal.

The DOH has no objection to the proposed amendments.

Should you have queries or require further information please contact Vic Andrich on 9388 4999 or ehinfo@health.wa.gov.au

Yours sincerely

Stan Goodchild
**A/EXECUTIVE DIRECTOR
ENVIRONMENTAL HEALTH DIRECTORATE**

16 May 2018

Submitted to MRS Amendments 1323/41, 1324/41 & 1325/41 - Bullsbrook
Submitted on 2018-05-12 06:52:40

Introduction

1 What is your name?

Name:
John Ribbons

2 What is your email address?

Email:
ribbons@inet.net.au

3 What is your address?

address:
PO Box 907
Innaloo WA 6018

4 Contact phone number:

phone number:
0409920304

Submission(s)

5 Which amendment(s) would you like to provide feedback on? Please select one from the list below. Note: once you have completed your submission you will be able to return to this page to make a submission on another precinct.

1325/41 – North Bullsbrook Urban Precinct

1325/41 – North Bullsbrook Urban Precinct

14 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Yes

15 Submission text:

submission text:
Refer letter

16 Upload any supporting documentation eg. reports here.

file upload here:
2018-05-11 Kimberley Street Investment Submission MRS amendment FINAL.pdf was uploaded

17 Would you like to make a submission on another precinct?

No

Hearing of submissions

18 Please choose one of the following:

No, I do not wish to speak at the hearings. (No further information required, please proceed to question 11).

19 If you answered yes, please indicate who you will be represented by:

20 If you are representing yourself, please provide a contact phone number:

hearing contact phone:

21 If you are being represented by a spokesperson, please provide their details

Name of spokesperson:

Contact phone number (business hours):

Postal address:

22 I would prefer my hearing to be conducted in:

Public (members from the general public may attend your presentation).

Additional information

23 You should be aware that:

11 May 2018

The Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001

**Submission on Proposed Metropolitan Region Scheme Amendment 1325/41
North Bullsbrook Urban Precinct**

I refer to the above matter and I take this opportunity to comment on the proposed amendment to the Metropolitan Region Scheme (MRS).

Please be advised, Kimberley Street Investment Pty Ltd (KSI), acts as trustee for the Kimberley Street Unit Trust which owns the property located at 48 Kimberley Street, Bullsbrook. I draw your attention to the fact that the MRS amendment includes this property in the proposed 'Urban Deferred' zoning area.

For the reasons detailed below, KSI supports the proposed amendment:

- The amendment is consistent with the long term view of the City of Swan ("City") regarding Bullsbrook as articulated in the City's Bullsbrook Townsite Landuse Master Plan ("BTLUMP"), endorsed by the City in October 2014. The BTLUMP was the subject of an extensive community consultation process managed by the City.
- The amendment is consistent with the City's draft Local Area Plan for the Bullsbrook area.
- In January 2018, the Western Australian Planning Commission's Statutory Planning Committee resolved to adopt the City's BTLUMP as a district planning framework, subject to alterations to be undertaken by the City.
- The proposed North Bullsbrook MRS amendment is consistent with the proposed district planning framework that has been conditionally adopted by the Statutory Planning Committee.
- In March 2018, the Western Australian Planning Commission released the final North-East Sub-regional Planning Framework. The subject land was identified as 'Urban Expansion' within the Framework and as 'Medium – long term (2022+)' in the Urban staging process. As a result of this disclosed information, the proposed 'Urban Deferred' zoning is consistent with the outlined framework.
- The proposed MRS re zoning represents an initial endorsement within a planning process that will ultimately lead to rejuvenating the Bullsbrook area. This will provide the opportunity to introduce a range of housing options for current and future residents of Bullsbrook.
- Future residential development will only improve the case for the construction of new retail developments in the Bullsbrook area. Local residents have been seeking improved shopping facilities in Bullsbrook for an extended period. These facilities are long overdue and would be a welcomed benefit for all Bullsbrook residents.

Kimberley Street Investment Pty Ltd as Trustee for the Kimberley Street Unit Trust

- The City intends to introduce a Developer Contribution Plan ("DCP") as a mechanism to fund upgrading physical and social infrastructure within Bullsbrook. The DCP will be viable if there is sufficient development stock included in the DCP area, which in turn relies on sufficient land being available for residential development. It is noted that without the DCP funds will potentially not be available for infrastructure upgrades in Bullsbrook. The inclusion of the subject land as 'Urban Deferred' in the MRS does not provide certainty for future urban development, however it will provide confidence when the DCP is being prepared.
- As owners of 48 Kimberley Street, it is important to understand the medium to long term potential of this property in order to implement investment strategies. Land usage within this area is important for the owners to assist with the future planning of their investment. Identification of the land as 'Urban Deferred' in the MRS will confirm the short to medium term use of the land and not compromise the ability to achieve future development opportunities.

Further, it is understood that some landowners have expressed concern regarding the location of a possible primary school and district playing fields as nominated in the BTLUMP. This matter will be addressed in further detail through the preparation of a future local Structure Plan and should not be conflated with this proposed MRS amendment.

As the owners of 48 Kimberley Street, we strongly urge the Western Australian Planning Commission to support this proposed MRS amendment and recommend to the Minister for Transport; Planning and Lands that it be approved.

Yours faithfully



John Ribbons

Director

Kimberley Street Investment Company Pty Ltd acting as trustee of the Kimberley Street Unit Trust

Ph 0409 920 304

Email ribbons@iinet.net.au



mainroads
WESTERN AUSTRALIA

Enquiries: Ms Assunta Dinardo on 9323 4163
Our Ref: 15/9443 (D18#486045), 16/7100 (D18#486261) & 15/5328 (D18#486709)
Your Ref: 809-2-21-39; 809-2-21-41 & 809-2-21-42

7 June 2018

Western Australian Planning Commission
Via Email

ATTENTION: ANTHONY MUSCARA

Dear Anthony

MRS AMENDMENT 1323/41 – SOUTH BULLSBROOK URBAN PRECINCT
MRS AMENDMENT 1324/41 – CENTRAL BULLSBROOK URBAN PRECINCT
MRS AMENDMENT 1325/41 – NORTH BULLSBROOK URBAN PRECINCT

I refer to your correspondence dated 27 February 2018 requesting Main Roads comments on the above proposals.

Main Roads has now completed its assessment and advises that it provides its support to the above MRS Amendments to rezone the subject lands from the "Rural" zone to the "Urban Deferred" zone.

However, Main Roads does not support the rezoning to the "Urban Deferred" zone for the future land requirement identified as future Primary Regional Road as depicted on the attached Land Protection Plan 1.1409. This future land requirement must remain as per the current zoning of "Rural".

Advice to the Applicant

It is acknowledged that ultimately these three precincts with the intensification of land use from what is currently rural pursuits to achieving a higher density/intensification of land use will be one of the major contributors of increased traffic pressures to the local and primary regional networks.

Therefore it is Main Roads expectation that the following requirements **must** be addressed in detail prior to an application to the WAPC for the lifting of Urban Deferment:

- A detailed District Structure Plan (DSP) for the Bullsbrook Townsite Land Use Masterplan (BTLUMP) being approved by the WAPC to guide the development of the Bullsbrook townsite.
- Indicative Local Structure Plans with a supporting strategy for the timing of land releases/staging plan and required local and primary regional road network upgrades.



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- A robust transport modelling assessment including addressing all forms of transport modes for these three precincts including assessment of the broader regional road impacts in accordance with the requirements of the WAPC's Transport Impact Assessment guidelines.

In this regard, on many previous occasions Main Roads has advised the WAPC that it did not support the rezoning of the subject lands to the "Urban" zone. This was primarily due to the significant and increased demands generated from the land use intensification of these precincts and the uncertainty surrounding the delivery of supporting local and primary regional road infrastructure.

All key stakeholders (that is the developer(s), transport modelling consultant, the WAPC and the City of Swan) need to appreciate that the scale of development envisaged represents a significant risk to the local and Primary Regional Road infrastructure requirements due to the demands that will impact these networks.

- A robust developer contribution plan which addresses such requirements such as the approximate scale of costs for the above mentioned local and regional network upgrades, the likely timing of these upgrades and an agreement on a strategy to deliver these outcomes.

In this regard, Main Roads is willing to offer its assistance to the developer and the City of Swan in formulating such a strategy.

For background information, I attach Main Roads previous correspondence for the South and Central Bullsbrook Precincts (14 January 2016, 31 August & 25 October 2016 respectively) which raised previous concerns when the applicant requested that the lands be rezoned to "Urban".

North Bullsbrook Urban Precinct

As this area signifies a much smaller precinct (63 hectares) for redevelopment, Main Roads provided previous support to the "Urban" zone as per the attached correspondence dated 23 September 2015.

It is recognised that this northern precinct represents a logical extension and progression of development for the existing Bullsbrook townsite.

However, to progress the "Urban" zone for this precinct the applicant is required to provide details as per the above mentioned requirements and a robust revised traffic impact assessment report, addressing Main Roads comments as highlighted in correspondence dated 23 September 2015.

The developer should note that Main Roads is currently developing a roundabout treatment for Great Northern Highway and Rutland Road with provision for high wide loads (10 metres x 10 metres).

Please forward a copy of the Commission's final determination on these proposed MRS Amendments 1323/41, 1324/41 & 1325/41 quoting file references 15/9443 (D18#486045), 16/7100 (D18#486261) & 15/5328 (D18#486709) respectively.



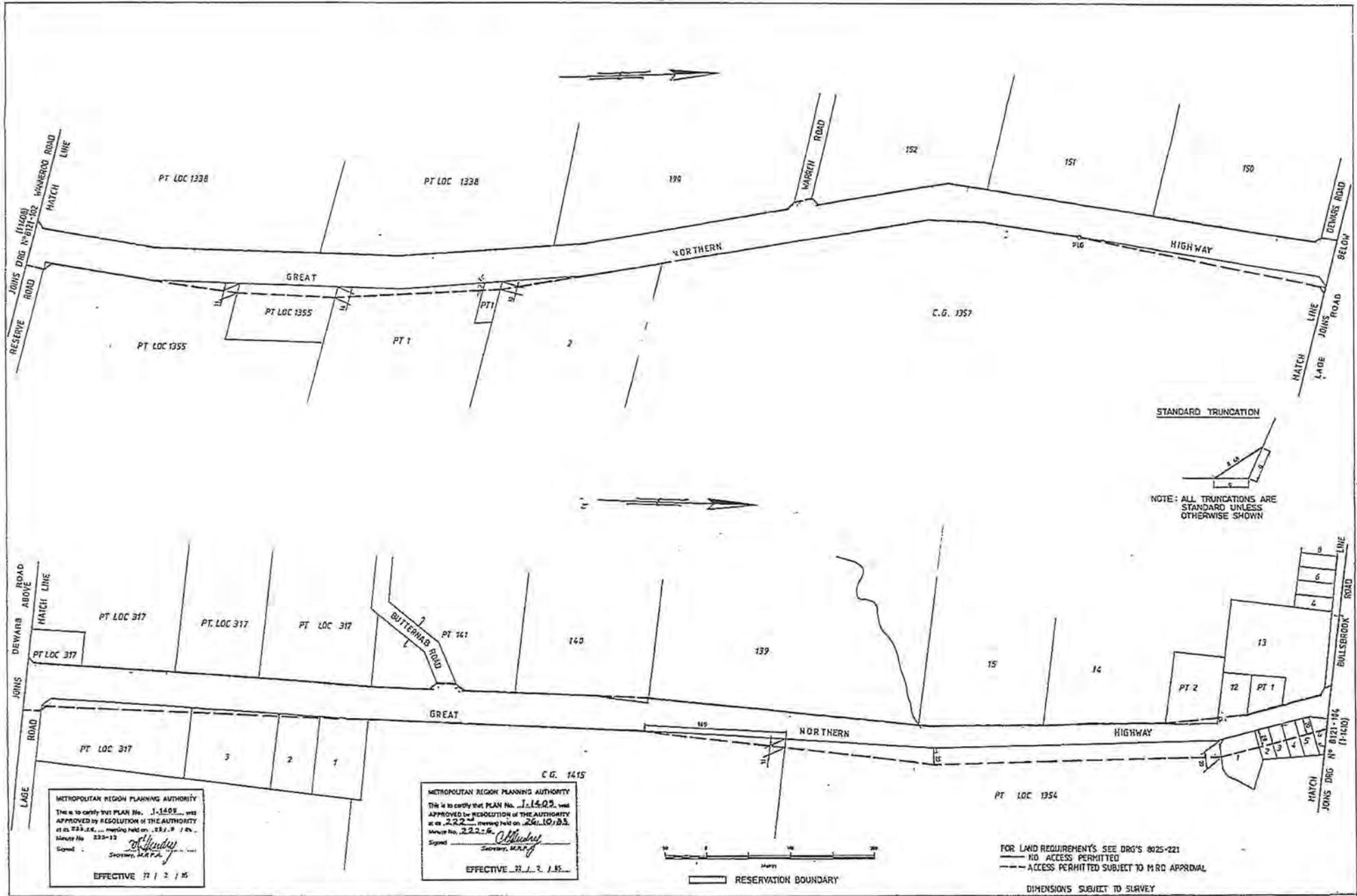
If you require any further information please contact Ms Assunta Dinardo on (08) 9323 4163 or email assunta.dinardo@mainroads.wa.gov.au

Yours faithfully

A handwritten signature in black ink, appearing to read 'Lindsay Broadhurst'.

Lindsay Broadhurst
DIRECTOR ROAD PLANNING & DEVELOPMENT

Encl: Main Roads correspondence dated 14 January 2016 (South Bullsbrook Urban Precinct)
Main Roads correspondence dated 31 August & 25 October 2016 (Central Bullsbrook Urban Precinct)
Main Roads correspondence dated 23 September 2015 (North Bullsbrook Urban Precinct)
Land Protection Plan 1.1409



METROPOLITAN REGION PLANNING AUTHORITY
 This is to certify that PLAN No. 1-1409 was
 APPROVED by RESOLUTION of the AUTHORITY
 at its 222nd meeting held on 26.10.83.
 Mayor No. 222-6
 Signed: *[Signature]*
 Secretary, M.R.P.A.
 EFFECTIVE 27.1.85

METROPOLITAN REGION PLANNING AUTHORITY
 This is to certify that PLAN No. 1-1409 was
 APPROVED by RESOLUTION of the AUTHORITY
 at its 222nd meeting held on 26.10.83.
 Mayor No. 222-6
 Signed: *[Signature]*
 Secretary, M.R.P.A.
 EFFECTIVE 27.1.85



FOR LAND REQUIREMENTS SEE DRG'S 8025-221
 — NO ACCESS PERMITTED
 --- ACCESS PERMITTED SUBJECT TO M.R.D. APPROVAL

DIMENSIONS SUBJECT TO SURVEY

THE METROPOLITAN REGION PLANNING AUTHORITY, PERTH, W.A.

GREAT NORTHERN HIGHWAY — OTHER MAJOR HIGHWAY
 WANNEROO ROAD TO BULLSBROOK ROAD
 PROPOSED LAND REQUIREMENT

003440PT
 1-1409

CHAUTSMAN M. DYLLIN
 DRAWN BY 28/8/84
 AUTHORIZED TRISECTION
 TRANSMITTED APPROVED
 DATE 28/1/85

NORTH
 SCALE 1:2000

PLAN NO. 1-1409
 PLAN NO. 1434 3.8.84
 PLAN NO. 1-1409



Enquiries: Lynne Wrigglesworth on 9323 4544
Our Ref: 15/9443 (D16#23367)
Your Ref: 809/02/21/0039 (RLS/0590/1)

14 January 2016

The Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6000

'Proposal 1'

ATTENTION: ANTHONY MUSCARA

Dear Anthony

**PROPOSED MRS AMENDMENT – CITY OF SWAN – SOUTH BULLSBROOK
URBAN PRECINCT – REZONE FROM RURAL TO URBAN**

Thank you for your letter of 1 December 2015 inviting Main Roads comments on the above proposed amendment.

Main Roads provides the following comments and request these to be addressed before finalising the proposed MRS amendment.

- There is an existing future land requirement for Great Northern Highway at the north western end of Lot 401. This land requirement is currently included within the existing MRS, however the proposed amendment appears to attempt to rezone this land requirement to Urban – a copy of plan 1.1409 highlighting this portion is attached for your reference.
- The proposed concept master plan for this eastern portion of Great Northern Highway needs to align with the master plan and various structure plans already in place for the western side of the highway.
- The concept master plan shows a Neighbourhood Centre at the intersection of Great Northern Highway and Lage Road. As no direct vehicle access will be given to Great Northern Highway, this neighbourhood centre should be relocated eastwards to the proposed north/south neighbourhood connector road.
- The City of Swan, Department of Planning, Department of Transport and Main Roads collaboratively prepared and endorsed an Access Strategy for Great Northern Highway - a copy of which is attached for your ease of reference. Also attached is a further plan from CLE showing further detail of the preferred treatment for the Dewar Road/Lage Road intersection potentially being relocated and realigned south of its existing location.

Having reviewed the current MRS plan there is a large area abutting the existing townsite which has already been zoned as urban deferred that appears to remain undeveloped. Should this rezoning amendment proceed, this would leave a portion of rural land between the two parcels.

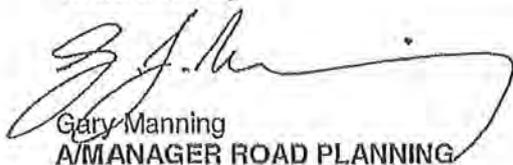


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It is Main Roads view that before rezoning any of this land, proper planning should be reviewed/considered from the existing Bullsbrook Town Centre outwards and then progressively rezoned accordingly rather than from the south towards the existing town centre. This will ensure that proper holistic planning occurs rather than piece meal isolated development.

Should you require any further information, please contact either A/Urban Road Planning Manager (North) Ashis Parajuli on 9323 4286 or A/Planning Information Manager Lynne Wrigglesworth on 9323 4544.

Yours sincerely



Gary Manning
A/MANAGER ROAD PLANNING

Enc.



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Enquiries: Lynne Wrigglesworth on 9323 4544
Our Ref: 16/7100 (D16#678944)
Your Ref: 809-2-21-41 (RLS/0629/1)

25 October 2016

The Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001

Proposal 2

ATTENTION: ANTHONY MUSCARA

Dear Anthony

BULLSBROOK CENTRAL URBAN PRECINCT

Thank you for your letter of 29 September 2016 inviting Main Roads comments on the proposed rezoning of the above precinct from Rural to Urban.

Whilst it is acknowledged that the Perth Darwin National Highway – now the NorthLink WA project - will attract and divert some freight traffic away from Great Northern Highway, Great Northern Highway will remain a major freight route and distributor road from these precincts.

It is likely that Great Northern Highway will need to be upgraded through the Bullsbrook area in order to cater for the proposed increased traffic volumes. Future planning work for this has not yet commenced.

Access to the NorthLink will be via either Stock Road to the south of this precinct or via Rutland Road to Neaves Road to the north. Both of these roads will need to be upgraded to highway standard or possibly four lane dual carriageways.

Therefore, Main Roads is unable to support the rezoning of this land until such time as the surrounding road network is able to support the scale of development proposed by not only the Bullsbrook Central Urban Precinct but also the Bullsbrook East and South Bullsbrook Urban precincts.

Main Roads supports the intent of the Bullsbrook Townsite Land Use Master Plan to develop this area. In order to realise this outcome Main Roads considers it necessary to have some foundation infrastructure in place to support the development. The connection of Stock Road to the Perth Darwin National Highway is considered integral to this situation.

Should you require any further information, please contact either Planning Information Officer Lynne Wrigglesworth on 9323 4544 or myself on 9323 4991.

Yours sincerely

Justin McKirdy
MANAGER STRATEGIC ROAD PLANNING



Enquiries:

Ms Assunta Dinardo on (08) 9323 4163

Our Ref:

Email: assunta.dinardo@mainroads.wa.gov.au
15/5328 (D15#563055)

Your Ref:

833-2-21-122 (RLS/0570/1)



ABN: 50 860 676 021

23 September 2015

Western Australian Planning Commission

Via Email

Proposal 3

ATTENTION: ANTHONY MUSCARA

Dear Sir

PROPOSED MRS AMENDMENT – NORTH BULLSBROOK PRECINCT – REQUEST FOR PRELIMINARY COMMENT

Thank you for your letter dated 30 July 2015 requesting Main Roads comments on the above proposal.

The proposed MRS amendment is acceptable to Main Roads.

Advice to Applicant

1. The Transport Impact Assessment (TIA) has identified the road networks and the intersections that will form part of the ultimate road design. This needs to be clearly identified and explained that Over Mass and Over Size Vehicles (OSOM) will continue to utilise the Great Northern Highway (OSOM Vehicles are also known as High Wide Loads).
2. The TIA makes assumptions about the volume of traffic that will come off the Great Northern Highway.

"The PDNH will take most of the heavy vehicle traffic from the GNH, along with most of the regional traffic." This would need to be substantiated – particularly if the MRS develops into a community where there will be a perception on what the "most of" value actually is. The "most of" value needs to be substantiated further.

3. The report has stated that: *MRWA forecasts reveal the GNH is expected to carry between 9,000 and 12,000 vehicles per day (vpd) through Bullsbrook in 2031, slightly less than currently experienced. Heavy vehicle volumes will be significantly lower.*

This is a generic statement and how was this calculated? It is important to note that High Wide Loads/OSOM will continue to use the Great Northern Highway and the TIA should define the dimensions of such High Wide Loads and the expected vehicles dimensions that will utilise the PDNH compared to those that will use the Great Northern Highway.



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- a. Intersection designs will be required to accommodate an appropriate design vehicle which will be informed by the RAV networks.
- b. Once the TIA identifies the High Wide Loads dimensions, these vehicles will also need to be accommodated to utilise the Great Northern Highway.

Information on OSOM can be found on the Main Roads website>Using Roads>Heavy Vehicles>Over Size Over Mass Unit and further information for the High Wide Loads can be found on the Main Roads website>Building Roads>Standards and Technical>Road and Traffic Engineering>Guide to Road Design> Guide to Design and Operation of High Wide Load Corridors

4. The TIA states the northern connection of the MRS amendment will attract heavy vehicle volumes between 10-20% due to the raw material contained within the land to the north of the MRS area. However the report has not stated the type of minerals and the types of heavy vehicles. This will be a consideration for future design and to consider noise and dust issues that are associated with Heavy Vehicles. If these volumes are predicted, the SIDRA modelling will be required to be modelled with the appropriate length and mass of the vehicles.
 - a. The intersection of Great Northern Highway/Rutland Road and the proposed Northern connection will introduce new heavy vehicle noises which previously would not of been present. This is due to Heavy Vehicles coming to a halt than trying to accelerate. Round-a-bouts should be investigated to compare performance of the intersection.
 - b. The Northern Boundary road is anticipated to attract 5000vpd, how was this calculated/determined? Information available to Main Roads WA has indicated this volume could be two to three times higher.
 - c. For the Northern boundary road, it is recommended to undertake an Alignment Selection Study and Alignment Definition Study.
 - d. Volumes anticipated to use the ultimate network are quoted and is the likelihood that new road connections are long term. As a result, what consideration has been given to the capacity of the existing networks to accommodate the demand generated from this area?
 - e. Main Roads WA considers the extension of Kimberley Street to GNH as a minimum requirement to realise the potential of this area. This will be a key outcome/requirement from the local structure plan process.

It is requested that the applicant address the above concerns with a revised TIA for further assessment in this regard. If you require any further information please contact Justin McKirdy Urban Road Planning Manager (North) on (08) 9323 4991 quoting file reference 15/5328 (D15#563055).

Yours faithfully



Lindsay Broadhurst
MANAGER ROAD PLANNING



mainroads
WESTERN AUSTRALIA

Enquiries: Ms Assunta Dinardo on 9323 4163
Our Ref: 16/7100 (D16#548907)
Your Ref: 812-2-21-30

31 August 2016

WAPC
Via Email

Proposal 3

ATTENTION: ANDREW THOMAS

Dear Sir

**PROPOSED LIFTING OF URBAN DEFERMENT – BULLSBROOK EAST –
PORTIONS OF LOTS 3, 1165, 1396, 1354 AND 60**

Thank you for your correspondence dated 5 August 2016 requesting Main Roads comments on the above proposal.

Main Roads has assessed this proposal and cannot support the Lifting of the "Urban Deferment" zoning and transferring the subject lands to the "Urban" zone at this stage until the surrounding road network supports the scale of this development.

The planning report whilst making reference to the Perth-Darwin National Highway (PDNH) (North Link WA project) several kilometres to the west, fails to identify how connectivity from this precinct will be achieved for passenger and heavy vehicles.

Main Roads previously provided comment on the industrial precinct bounded by Railway Road/Stock Road/Great Northern Highway (GNH). It was advised at that time that it was critical that Stock Road (south of the subject lands) be constructed to a highway standard two-lane road between Great Northern Highway to PDNH. This would then create an important strategic east-west transport link. The upgrading of Stock Road from GNH to PDNH is considered critical to connecting these two locations. It should also be noted that this link (Stock Road) may ultimately need to be upgraded to a four-lane dual carriageway.

Similarly, an alternative connection providing an east-west link between this precinct and PDNH is Rutland Road (slightly north of this area) which provides connectivity via the future Neaves Road interchange. However, it is noted that Rutland Road operating in its current form is nearing capacity and may become even more problematic in the future providing this strategic connectivity.

These links will be important in servicing this area and accordingly it is Main Roads view that it is considered imperative that the connection from PDNH to GNH is achieved to support the development of this area. This may need to be in the form of developer contributions for all precincts in the area (including this one). Developers are requesting a higher land use through the rezoning process which ultimately equates to increased traffic on the road networks.



Without the network connectivity to PDNH, Main Roads is of the view that GNH cannot adequately cater for the demands likely to be generated from this area.

Main Roads advises that if such timely connectivity cannot be achieved then the lifting of "Urban Deferment" of the land should be delayed until such time as this connection is achieved.

If you require any further information please contact Ms Assunta Dinardo on 9323 4163 or email assunta.dinardo@mainroads.wa.gov.au, quoting reference 16/7100 (D16#548907).

Yours faithfully

A handwritten signature in black ink, appearing to read 'Justin McKirdy'.

Justin McKirdy
MANAGER STATUTORY ROAD PLANNING



Government of Western Australia
Department of Jobs, Tourism, Science and Innovation

Your ref: 809-2-21-39 Pt 1 (RLS/0693) (South), 809-2-21-41 Pt 1 (RLS/0694) (Central), 809-2-21-42 Pt 1 (RLS/0692) (North)
Our ref: J0820/201701
Enquiries: simone.soliman@jtsi.wa.gov.au
Phone: 9222 0476

Kerrine Blenkinsop
Secretary
Western Australian Planning Commission
140 William Street
PERTH WA 6000

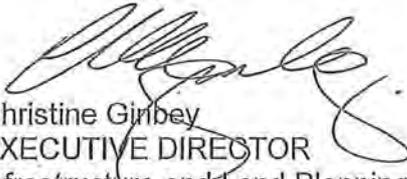
Attention: Anthony Muscara

I refer to your letter dated 27 February 2018, inviting the Department of Jobs, Tourism, Science and Innovation to provide comment on Metropolitan Region Scheme proposed amendments 1323/41 - South Bullsbrook Urban Precinct, 1324/41 - Central Bullsbrook Urban Precinct and 1325/41 - North Bullsbrook Urban Precinct.

The Department has reviewed the proposed amendments and does not have any comment to provide.

For all enquiries, please contact Simone Soliman, Project Officer on 9222 0476.

Yours sincerely


Christine Ginbey
EXECUTIVE DIRECTOR
Infrastructure and Land Planning

1 May 2018

Response ID ANON-RSMN-TDDY-N

Submitted to MRS Amendments 1323/41, 1324/41 & 1325/41 - Bullsbrook

Submitted on 2018-05-22 12:00:07

Introduction

1 What is your name?

Name:

Andrew

2 What is your email address?

Email:

andrew@fidliming.com

3 What is your address?

address:

71 Ashton Rd, Bullsbrook

4 Contact phone number:

phone number:

0400105680

Submission(s)

5 Which amendment(s) would you like to provide feedback on? Please select one from the list below. Note: once you have completed your submission you will be able to return to this page to make a submission on another precinct.

1325/41 – North Bullsbrook Urban Precinct

1325/41 – North Bullsbrook Urban Precinct

14 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Yes

15 Submission text:

submission text:

We are in support of further development on the proposed Northern precinct. We have been waiting a long time for better services in Bullsbrook and welcome the urban development in this area which will mean more schools, shops and utilities for us.

16 Upload any supporting documentation eg. reports here.

file upload here:

No file was uploaded

17 Would you like to make a submission on another precinct?

No

Hearing of submissions

18 Please choose one of the following:

No, I do not wish to speak at the hearings. (No further information required, please proceed to question 11).

19 If you answered yes, please indicate who you will be represented by:

20 If you are representing yourself, please provide a contact phone number:

hearing contact phone:

21 If you are being represented by a spokesperson, please provide their details

Name of spokesperson:

Contact phone number (business hours):

Postal address:

22 I would prefer my hearing to be conducted in:

Public (members from the general public may attend your presentation).

Additional information

23 You should be aware that:

Submitted to MRS Amendments 1323/41, 1324/41 & 1325/41 - Bullsbrook
Submitted on 2018-05-22 14:24:00

Introduction

1 What is your name?

Name:
Lesley Sewell

2 What is your email address?

Email:
lesley@leshconsulting.com.au

3 What is your address?

address:
81 Ashton Road Bullsbrook

4 Contact phone number:

phone number:
0409297899

Submission(s)

5 Which amendment(s) would you like to provide feedback on? Please select one from the list below. Note: once you have completed your submission you will be able to return to this page to make a submission on another precinct.

1325/41 – North Bullsbrook Urban Precinct

1325/41 – North Bullsbrook Urban Precinct

14 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Yes

15 Submission text:

submission text:

Thank you for the opportunity to comment on the proposed amendment to the Metropolitan Region Scheme (MRS) as noted above.

I am writing as a representative of the ownership group of Bullsbrook Investment Company Pty Ltd as trustee for the Bullsbrook Unit Trust. Our land at 81 Ashton Road Bullsbrook is included in the proposed 'Urban Deferred' zoning area within the MRS amendment.

We support the proposed amendment for the following reasons:

- We are familiar with the City of Swan's long term vision of Bullsbrook and have always been supportive of the Bullsbrook Townsite Landuse Master Plan. It was the subject of an extensive community consultation process conducted by the City of Swan.
- We acknowledge that Bullsbrook needs to grow and the MRS amendment reflects a logical progression of growth.
- The MRS amendment will provide greater level of amenities to Bullsbrook and the great Bullsbrook region. Local residents have been wanting improved shopping facilities in Bullsbrook for some time.
- Much needed regional open space and community infrastructure will be provided as part of the Bullsbrook urban expansion.
- It will lead to greater employment opportunities which will ensure our children can live and work within our local area.

We understand a number of landowners have raised concerns with regards to the location of a possible primary school and playing fields as identified in the Bullsbrook Townsite Landuse Master Plan. This can be addressed in a future local structure plan and should not impede the integrity of the proposed MRS amendment.

We fully support the proposed MRS amendment and strongly urge the Western Australian Planning Commission to recommend it be approved.

16 Upload any supporting documentation eg. reports here.

file upload here:

MRS Amendment Comments BIC.pdf was uploaded

17 Would you like to make a submission on another precinct?

No

Hearing of submissions

18 Please choose one of the following:

No, I do not wish to speak at the hearings. (No further information required, please proceed to question 11).

19 If you answered yes, please indicate who you will be represented by:

20 If you are representing yourself, please provide a contact phone number:

hearing contact phone:

21 If you are being represented by a spokesperson, please provide their details

Name of spokesperson:

Contact phone number (business hours):

Postal address:

22 I would prefer my hearing to be conducted in:

Public (members from the general public may attend your presentation).

Additional information

23 You should be aware that:

Bullsbrook Investment Company Pty Ltd
ATF
Bullsbrook Unit Trust
PO Box 907
INNALOO WA 6918

21 May 2018

Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001

**Submission on Proposed Metropolitan Region Scheme Amendment 1325/41 North
Bullsbrook Urban Precinct**

Thank you for the opportunity to comment on the proposed amendment to the Metropolitan Region Scheme (MRS) as noted above.

I am writing as a representative of the ownership group of Bullsbrook Investment Company Pty Ltd as trustee for the Bullsbrook Unit Trust. Our land is included in the proposed 'Urban Deferred' zoning area within the MRS amendment.

We support the proposed amendment for the following reasons:

- We are familiar with the City of Swan's long term vision of Bullsbrook and have always been supportive of the Bullsbrook Townsite Landuse Master Plan. It was the subject of an extensive community consultation process conducted by the City of Swan.
- We acknowledge that Bullsbrook needs to grow and the MRS amendment reflects a logical progression of growth.
- The MRS amendment will provide greater level of amenities to Bullsbrook and the great Bullsbrook region. Local residents have been wanting improved shopping facilities in Bullsbrook for some time.
- Much needed regional open space and community infrastructure will be provided as part of the Bullsbrook urban expansion.
- It will lead to greater employment opportunities which will ensure our children can live and work within our local area.

ABN 25 601 557 043

T: 0409 297 899
E: lesley@leshconsulting.com.au

Bullsbrook Investment Company Pty Ltd
ATF
Bullsbrook Unit Trust
PO Box 907
INNALOO WA 6918

We understand a number of landowners have raised concerns with regards to the location of a possible primary school and playing fields as identified in the Bullsbrook Townsite Landuse Master Plan. This can be addressed in a future local structure plan and should not impede the integrity of the proposed MRS amendment.

We fully support the proposed MRS amendment and strongly urge the Western Australian Planning Commission to recommend it be approved.

Yours sincerely,



Lesley Sewell
Landowner



Your ref: 809-2-21-39 Pt 1 (RLS/0693 (South))
809-2-21-41 Pt 1 (RLS/0693 (Central))
809-2-21-42 Pt 1 (RLS/0693 (North))
Our Info: 2018/4876

Department of Planning, Lands and Heritage Received		
Scanned	28 MAY 2018	<input checked="" type="checkbox"/>
Attachments	A 9699972	<input type="checkbox"/>
Scan QA		<input type="checkbox"/>
Doc No.	RLS/0728	
File No.	RLS/0729	
	RLS/0730	

Ms Kerrine Blenkinsop
The Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6000

Dear Ms Blenkinsop

Subject: Metropolitan Region Scheme Proposed Amendments –

- 1323/41 – South Bullsbrook Urban Precinct
- 1324/41 – Central Bullsbrook Urban Precinct
- 1325/41 – North Bullsbrook Urban Precinct

Thank you for your letter regarding the Metropolitan Region Scheme proposed amendments 1323/41, 1324/41 and 1325/41 at South, Central and North Bullsbrook.

The Department of Communities supports the proposed amendments transferring the subject land from the Rural to the Urban Deferred designation zone. The transferral to Urban Deferred is in line with Directions 2031 and the draft Bullsbrook Townsite Land Use Master Plan, which will coordinate development over the next 15-20 years.

The requirement for potential noise attenuation due to the Great Northern Highway at later stages of development is noted.

If you have any further enquiries please contact Mr David McLoughlin, Manager Urban Planning, Design and Approvals at the Department of Communities on 9222 4822 or by email at david.mcloughlin@communities.wa.gov.au.

Yours sincerely

Paul Whyte
Assistant Director General
Corporate Operations

22/5/2018



Government of Western Australia
Department of Mines, Industry Regulation and Safety

Submission 18

Your ref 809-2-21-39 Pt 1 (RLS/0693) (South)
809-2-21-41 Pt 1 (RLS/0694) (Central)
809-2-21-42 Pt 1 (RLS/0692) (North)

Our ref A0751/201801

Enquiries David Hamdorf
92223533

David.Hamdorf@dmirs.wa.gov.au

Kerrine Blenkinsop
Secretary
Western Australia Planning Commission
Locked Bag 2506
PERTH WA

Department of Planning, Lands and Heritage Received	
Scanned:	07 JUN 2018 <input checked="" type="checkbox"/>
Attachments:	A9710551 <input type="checkbox"/>
Scan QA:	<input type="checkbox"/>
Doc No:	RLS/0728
File No:	RLS/0729 RLS/0730

Dear Ms Blenkinsop

METROPOLITAN REGION SCHEME AMENDMENTS 1323/41, 1324/41, 1325/41 - SOUTH BULLSBROOK, CENTRAL BULLSBROOK & NORTH BULLSBROOK URBAN PRECINCTS

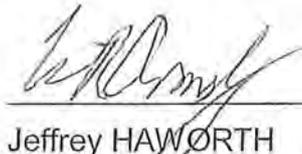
Thank you for your letter dated 27 February 2018 inviting comment on the above proposed Metropolitan Region Scheme amendments for the rezoning of Rural zoned land to Urban Deferred zone.

The Department of Mines, Industry Regulation and Safety (DMIRS) has assessed this proposal with respect to mineral and petroleum resources, geothermal energy and basic raw materials.

For the North Bullsbrook and Central Bullsbrook Urban Precincts, DMIRS has no significant concerns.

For the South Bullsbrook Urban Precinct, DMIRS notes that the eastern portion of the site is partly within the 500 m separation buffer for clay resources. We support the amendment requirement for clay extraction to be completed prior to the transfer of this land to the Urban zone.

Yours sincerely


Jeffrey HAWORTH

Executive Director Geoscience and Resource Strategy
Geoscience and Resource Strategy

1 June 2018

Planning and Development Act 2005
Section 41 Amendment (Substantial)
Form 41

Department of Planning,
Lands and Heritage
Received

07 JUN 2019

Scanned

Attachments

Scan QA

Doc No.

File No.

A 9210457

RLS/0730

Submission

Metropolitan Region Scheme Amendment 1325/41

North Bullsbrook Urban Precinct

To: Secretary
Western Australian Planning Commission
Locked Bag 2506
Perth WA 6001

Submission 19

RLS/0730

Title (Mr, Mrs, Miss, Ms) (Mr./Ms) First Name Carlo / Sherri

Surname D'Aluano / Neeling (PLEASE PRINT CLEARLY)

Address 72 Kimberley St Bullsbrook Postcode 6084

Contact phone number 0422 910528 Email address sherri.neeling@inet.net.au

Submission (Please attach additional pages if required. It is preferred that any additional information be loose rather than bound)

Request decrease in Water Treatment Plant Buffer Zone to allow rezoning of 72 Kimberley street from Rural to Urban Development.

Currently 72 Kimberley Street is encompassed by a Odour Buffer Zone, although the map shown as Proposal 1 of the North Bullsbrook Urban precinct, there is a markable difference to the map supplied by the Water Authority, this will need clarification to avoid any future conflict.

The Buffer Zone has already been reduced twice to accommodate Residential Development as confirmed by the Water Authority. In 2012 a report for Waste water management has indicated that the plant is near to capacity and will probably be decommissioned hence negating the need for a Odour Buffer. We realise that the rezoning of this property ultimately is dictated by the buffer zone.

At this point of time we feel that in no way can we be classed as rural due to the expansion of current Residential Developments.

I would be extremely difficult to pursue any rural activities - eg. Poultry or sheep production, organic farming due to such close proximity of Urban Development.

turn over to complete your submission

Hearing of submissions

Anyone who has made a written submission on the amendment has the opportunity to personally present the basis of their submission to a sub-committee of the WAPC. **You do not have to attend a hearing.** The comments presented by you in this written submission will be considered in determining the recommendation for the proposed amendment.

For information about the submission and hearings process, please refer to the amendment report and in particular appendix D.

Please choose one of the following:

No, I do not wish to speak at the hearings. (Please go to the bottom of the form and sign)

OR

Yes, I wish to speak at the hearings. (Please complete the following details)

I will be represented by:

Myself – My telephone number (business hours): 0422 910528.....

or

A spokesperson

Name of spokesperson:

Contact telephone number (business hours):

Postal address:

I would prefer my hearing to be conducted in:

Public (members from the general public may attend your presentation)

OR

Private (only the people nominated by you or the hearings committee will be permitted to attend)

You should be aware that:

- The WAPC is subject to the *Freedom of Information Act 1992* and as such, submissions made to the WAPC may be subject to applications for access under the act.
- In the course of the WAPC assessing submissions, or making its report on these submissions, copies of your submission or the substance of that submission, may be disclosed to third parties.
- Hearings may be recorded and transcribed. The minutes of all hearings, along with all written submissions, are tabled in Parliament and published as public records should the Governor approve the proposed amendment. The WAPC recommendations are similarly published in a report on submissions and tabled in Parliament.

To be signed by person(s) making the submission

Signature A. Neeking Date 3/6/18

Note: Submissions MUST be received by the advertised closing date, being close of business (5pm) on 8 JUNE 2018. Late submissions will NOT be considered.

City of Swan
Report for Bullsbrook Townsite
Area
Regional Water Management
Strategy
May 2012

3.4 Wastewater management

The current sewerage infrastructure is limited to the Bullsbrook Town Centre (City of Swan 2008). Wastewater generated by buildings within this area is conveyed via standard gravity sewer reticulation network to the Water Corporation owned and operated Bullsbrook WWTP. Areas outside of the Bullsbrook Town Centre rely on septic tanks or onsite effluent treatment systems.

The Bullsbrook WWTP has a design capacity of 360 ML of wastewater per annum and is licenced to process up to 230 ML per annum. The WWTP processed 150 -170 ML of wastewater per annum as of 2008. The treated wastewater is disposed of through irrigation ditches in a plantation located to the northwest

however this disposal method has almost reached capacity. Treated sludge is transported to Beenyup WWTP for further processing (Water Corporation 2010).

Advice from the Water Corporation indicates that the Bullsbrook WWTP will be decommissioned and the

Bullsbrook Townsite Area will be served by the proposed Ellenbrook / Upper Swan water recycling plant

(WRP). The relevance of the odour buffer and developable land within the immediate vicinity of the WWTP should be reassessed when more precise information becomes available.

The North East Corridor Extension Strategy (WAPC 2003a) identifies the Bullsbrook Townsite Area as a potential urban growth node that should accommodate a population of 10,500 people by 2029.

Population projections carried out by ID Consulting (2008) based on ABS census data of 2006 for the Bullsbrook Statistical Area for the City of Swan indicate that the population is likely to reach 20,000 people by 2030.

The development of the planned Ellenbrook WRP will need to be considered as Bullsbrook growth estimates are revised and plans put in place to ensure that infrastructure, including treatment facility and sewerage connections, will be able to meet demand. This will require that wastewater management, planning and infrastructure be addressed in the master planning process and in future structure plans. It is advised that the City of Swan collaborate with the Water Corporation during this process.

Attention: Sherri Neeling

Hi Sherri. Andy Mason forwarded your request to me. Attached is the approved odour buffer for the Bullsbrook Wastewater Treatment Plant. As shown on the attached plan, the buffer has been in place since 1999. At this time the buffer extended across the whole of lot 22 Kimberley Street, which I understood to be your property. It was modified in 2014 and more recently in 2017. The modifications resulted in the southern, south eastern and eastern boundaries being reduced and potentially enabling residential development on the south east portion of lot 22. This is of course subject to appropriate zoning of the land by the WA Planning Commission and City of Swan as well as provision of services e.g. water, sewerage.

The Bullsbrook Wastewater Treatment Plant is one of over 100 wastewater treatment plants operated by the Water Corporation across Western Australia. All have odour buffers to guide urban planning by indicating areas which are not suitable for odour sensitive land uses, such as residential.

Please contact me if you require further information. Regards,

Ian Kininmonth

Senior Urban Planner
Development Services

E: Ian.Kininmonth@watercorporation.com.au

T: (08) 9420 2617



Keep in touch



W: watercorporation.com.au

Response ID ANON-RSMN-TDD8-M

Submitted to MRS Amendments 1323/41, 1324/41 & 1325/41 - Bullsbrook
Submitted on 2018-06-04 16:29:56

Introduction

1 What is your name?

Name:
Mr Carlo Italiano / Ms Sherri Neeling

2 What is your email address?

Email:
carlo@westnet.com.au

3 What is your address?

address:
72 Kimberley Street Bullsbrook Perth WA 6084

4 Contact phone number:

phone number:
0422910528

Submission(s)

5 Which amendment(s) would you like to provide feedback on? Please select one from the list below. Note: once you have completed your submission you will be able to return to this page to make a submission on another precinct.

1325/41 – North Bullsbrook Urban Precinct

1325/41 – North Bullsbrook Urban Precinct

14 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Yes

15 Submission text:

submission text:
SUBMISSION FOR 72 KIMBELRY SREET BULLSBROOK

Request decrease in Water Treatment Plant Buffer Zone to allow rezoning of 72 Kimberley Street to be rezoned to Future Urban development

Water Treatment Buffer Zone,

Currently 72 Kimberly Street is encompassed by a Odour Buffer Zone, although the map shown as Proposal 1 of North Bullsbrook Urban Precinct, is markable different to the map from the Water Authority. Please see attachment. This will need clarification to avoid any future conflict of this matter.

Due to the fact that the Buffer Zone has been decreased on 2 previous occasion for residential development as stated by the Water Authority we would like to seek a further reduction.

A report that was commissioned in May 2012 City of Swan Report for the Bullsbrook Townsite, Regional Water Management.

In 2012 the report indicated that the Treatment Plant was near capacity and would be decommissioned and the Bullsbrook area will be serviced by the proposed Ellenbrook Recycling Plant.

After being in contact with the Water Authority they agreed in all likely hood that it will either be decommissioned or there will be a change of use eg. a Pumping Station, that will negate the need for a Buffer Zone.

Please see attachments.

By decreasing or re-aligning the Odour Buffer Zone and re zoning the property from Rural to Urban Deferred this will create a greater opportunities for the continual flow of Residential development and as a precedent has already been established in both these request, we can only see that these change will be extremely beneficial to all concerned.

We realise that the zoning of this property will ultimately be dictated by the Water Treatment Buffer Zone. By rezoning to future urban development at this time it will negate the need for a request for change when the buffer zone has been moved.

We currently feel that in no way could the above mentioned property should still be classed as Rural, due to the current and continuing expansion of residential development.

It would be extremely difficult to pursue any rural undertaking such as organic farming or poultry and sheep productions due to extreme close proximity of new residential developments.

The way the situation stands at this present time we feel we are unable to pursue a rural lifestyle as the property next to ours has been already sold to a developer and will be severely restricted in the ability to obtain a true market price for the property if were to sell in foreseeable future.

16 Upload any supporting documentation eg. reports here.

file upload here:

water treatment buffer.pdf was uploaded

17 Would you like to make a submission on another precinct?

No

Hearing of submissions

18 Please choose one of the following:

Yes, I wish to speak at the hearings. (Please complete the details below)

19 If you answered yes, please indicate who you will be represented by:

Myself

20 If you are representing yourself, please provide a contact phone number:

hearing contact phone:

0422910528

21 If you are being represented by a spokesperson, please provide their details

Name of spokesperson:

Contact phone number (business hours):

Postal address:

22 I would prefer my hearing to be conducted in:

Private (only people nominated by you or the hearings committee will be permitted to attend).

Additional information

23 You should be aware that:

Attention: Sherri Neeling

Hi Sherri. Andy Mason forwarded your request to me. Attached is the approved odour buffer for the Bullsbrook Wastewater Treatment Plant. As shown on the attached plan, the buffer has been in place since 1999. At this time the buffer extended across the whole of lot 22 Kimberley Street, which I understood to be your property. It was modified in 2014 and more recently in 2017. The modifications resulted in the southern, south eastern and eastern boundaries being reduced and potentially enabling residential development on the south east portion of lot 22. This is of course subject to appropriate zoning of the land by the WA Planning Commission and City of Swan as well as provision of services e.g. water, sewerage.

The Bullsbrook Wastewater Treatment Plant is one of over 100 wastewater treatment plants operated by the Water Corporation across Western Australia. All have odour buffers to guide urban planning by indicating areas which are not suitable for odour sensitive land uses, such as residential.

Please contact me if you require further information. Regards,

Ian Kininmonth

Senior Urban Planner
Development Services

<hr/>	
E: Ian.Kininmonth@watercorporation.com.au	
T: (08) 9420 2617	
<hr/>	
Keep in touch     W: watercorporation.com.au	
<hr/>	

City of Swan
Report for Bullsbrook Townsite
Area
Regional Water Management
Strategy
May 2012

3.4 Wastewater management

The current sewerage infrastructure is limited to the Bullsbrook Town Centre (City of Swan 2008). Wastewater generated by buildings within this area is conveyed via standard gravity sewer reticulation network to the Water Corporation owned and operated Bullsbrook WWTP. Areas outside of the Bullsbrook Town Centre rely on septic tanks or onsite effluent treatment systems.

The Bullsbrook WWTP has a design capacity of 360 ML of wastewater per annum and is licenced to process up to 230 ML per annum. The WWTP processed 150 -170 ML of wastewater per annum as of 2008. The treated wastewater is disposed of through irrigation ditches in a plantation located to the northwest

however this disposal method has almost reached capacity. Treated sludge is transported to Beenyup WWTP for further processing (Water Corporation 2010).

Advice from the Water Corporation indicates that the Bullsbrook WWTP will be decommissioned and the

Bullsbrook Townsite Area will be served by the proposed Ellenbrook / Upper Swan water recycling plant

(WRP). The relevance of the odour buffer and developable land within the immediate vicinity of the WWTP should be reassessed when more precise information becomes available.

The North East Corridor Extension Strategy (WAPC 2003a) identifies the Bullsbrook Townsite Area as a potential urban growth node that should accommodate a population of 10,500 people by 2029.

Population projections carried out by ID Consulting (2008) based on ABS census data of 2006 for the Bullsbrook Statistical Area for the City of Swan indicate that the population is likely to reach 20,000 people by 2030.

The development of the planned Ellenbrook WRP will need to be considered as Bullsbrook growth estimates are revised and plans put in place to ensure that infrastructure, including treatment facility and sewerage connections, will be able to meet demand. This will require that wastewater management, planning and infrastructure be addressed in the master planning process and in future structure plans. It is advised that the City of Swan collaborate with the Water Corporation during this process.

Response ID ANON-RSMN-TDDB-X

Submitted to MRS Amendments 1323/41, 1324/41 & 1325/41 - Bullsbrook
Submitted on 2018-06-05 08:23:15

Introduction

1 What is your name?

Name:
Noel Pomery

2 What is your email address?

Email:
npomery@hotmail.com

3 What is your address?

address:
2748 Great Northern Highway, Bullsbrook, WA, 6084

4 Contact phone number:

phone number:
0427270309

Submission(s)

5 Which amendment(s) would you like to provide feedback on? Please select one from the list below. Note: once you have completed your submission you will be able to return to this page to make a submission on another precinct.

1325/41 – North Bullsbrook Urban Precinct

1325/41 – North Bullsbrook Urban Precinct

14 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

No

15 Submission text:

submission text:

I refer to Lot 4 Great Northern Highway, Lot 5 Great Northern Highway, Lot 21 Kimberley Street, Lot 22 Kimberley Street, Lot 23 Kimberley Street and Lot 24 Kimberley Street.

These properties wholly or partly have been excluded from this North Bullsbrook Urban Precinct Amendment yet they are considered or indicated in the Bullsbrook Townsite Land Use Masterplan and the Draft North-East Sub-Regional Planning Framework.

The 500 metre Bullsbrook Wastewater Treatment Plant buffer does not affect all of this land as indicated on the MRS diagram. Either the diagram is not accurate or the buffer has been extended far beyond 500 metres as mentioned in the MRS Amendment document. Nevertheless these properties should not be excluded from the MRS Amendment as potentially the Bullsbrook Wastewater Treatment Plant is expected to be decommissioned in the near future.

The Bullsbrook Townsite Land Use Masterplan diagram clearly indicates the WWTP buffer and as such should be recognised. This would increase the size of useable development land considerably more than the 63.75 ha indicated in the MRS North Bullsbrook Urban Precinct Amendment.

The properties I refer to are adjoining urban land, associated services and infrastructure and would suit prudent development progression. There could also be desirable traffic movement from this area to connect with the Great Northern Highway along Kimberley Street. These properties are cleared of native bushland and would suit development. Currently there are only five landholders and some or all of these may wish to take advantage of development potential.

I submit that Lot 4 Great Northern Highway, Lot 5 Great Northern Highway, Lot 21 Kimberley Street, Lot 22 Kimberley Street, Lot 23 Kimberley Street and Lot 24 Kimberley Street be included in the North Bullsbrook Urban Precinct Amendment with the buffer as indicated in the Bullsbrook Townsite Land Use Masterplan.

Or

Alternatively I submit that Lot 4 Great Northern Highway, Lot 5 Great Northern Highway, Lot 21 Kimberley Street, Lot 22 Kimberley Street, Lot 23 Kimberley Street and Lot 24 Kimberley Street encompassing the land to the west of the curved buffer line indicated in the associated MRS diagram be recognised as an additional Urban Precinct Amendment with the potential to become "urban" upon the decommissioning of the Bullsbrook Wastewater Treatment Plant and the

removal of the buffer.

16 Upload any supporting documentation eg. reports here.

file upload here:

No file was uploaded

17 Would you like to make a submission on another precinct?

No

Hearing of submissions

18 Please choose one of the following:

Yes, I wish to speak at the hearings. (Please complete the details below)

19 If you answered yes, please indicate who you will be represented by:

Myself

20 If you are representing yourself, please provide a contact phone number:

hearing contact phone:

0427270309

21 If you are being represented by a spokesperson, please provide their details

Name of spokesperson:

Contact phone number (business hours):

Postal address:

22 I would prefer my hearing to be conducted in:

Private (only people nominated by you or the hearings committee will be permitted to attend).

Additional information

23 You should be aware that:

Response ID ANON-RSMN-TDDK-7

Submitted to MRS Amendments 1323/41, 1324/41 & 1325/41 - Bullsbrook
Submitted on 2018-06-05 11:27:02

Introduction

1 What is your name?

Name:

Murray Atkinson

2 What is your email address?

Email:

louandmuzz@gmail.com

3 What is your address?

address:

82 Kimberley St, Bullsbrook

4 Contact phone number:

phone number:

0458052398

Submission(s)

5 Which amendment(s) would you like to provide feedback on? Please select one from the list below. Note: once you have completed your submission you will be able to return to this page to make a submission on another precinct.

1325/41 – North Bullsbrook Urban Precinct

1325/41 – North Bullsbrook Urban Precinct

14 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

No

15 Submission text:

submission text:

I refer to Lot 4 and 5 Great Northern Highway, and lots 21, 22, 23 and 24 Kimberley Street.

These properties have been wholly or partly excluded from this North Bullsbrook Urban Precinct Amendment yet they are considered or indicated in the Bullsbrook Townsite Land Use Masterplan and the draft North-East Sub Regional Planning Framework.

The 500m Bullsbrook Wastewater Treatment Plant buffer does not affect all of this land as indicated on the MRS diagram. Either the diagram is not accurate or the buffer has been extended far beyond 500m as mentioned in the MRS Amendment document. Nevertheless these properties should not be excluded from the MRS Amendment as potentially the Bullsbrook Wastewater Treatment Plant is expected to be decommissioned in the near future.

The Bullsbrook Townsite Land Use Masterplan diagram clearly indicates the WWTP buffer and as such should be recognised. This would increase the size of useable development land considerably more than the 63.75ha indicated in the MRS North Bullsbrook Urban Precinct Amendment.

I submit that The above properties be included in the North Bullsbrook Urban Precinct Amendment with the buffer as indicated in the Bullsbrook Townsite Land Use Masterplan.

Alternatively I submit that Lot 4 and 5 Great Northern Highway, and Lots 21, 22, 23, 24 Kimberley Street, encompassing the land to the West of the curved buffer line indicated in the associated MRS diagram be recognised as an additional Urban Precinct Amendment with the potential to become "urban" upon the decommissioning of the Bullsbrook Wastewater Treatment Plant and removal of the buffer.

16 Upload any supporting documentation eg. reports here.

file upload here:

No file was uploaded

17 Would you like to make a submission on another precinct?

No

Hearing of submissions

18 Please choose one of the following:

No, I do not wish to speak at the hearings. (No further information required, please proceed to question 11).

19 If you answered yes, please indicate who you will be represented by:

20 If you are representing yourself, please provide a contact phone number:

hearing contact phone:

21 If you are being represented by a spokesperson, please provide their details

Name of spokesperson:

Contact phone number (business hours):

Postal address:

22 I would prefer my hearing to be conducted in:

Public (members from the general public may attend your presentation).

Additional information

23 You should be aware that:

Response ID ANON-RSMN-TDD1-D

Submitted to MRS Amendments 1323/41, 1324/41 & 1325/41 - Bullsbrook
Submitted on 2018-06-08 10:24:53

Introduction

1 What is your name?

Name:
Neil Teo

2 What is your email address?

Email:
admin@dynamicplanning.net.au

3 What is your address?

address:
PO Box 688, Inglewood, WA 6932

4 Contact phone number:

phone number:
92754433

Submission(s)

5 Which amendment(s) would you like to provide feedback on? Please select one from the list below. Note: once you have completed your submission you will be able to return to this page to make a submission on another precinct.

1325/41 – North Bullsbrook Urban Precinct

1325/41 – North Bullsbrook Urban Precinct

14 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Yes

15 Submission text:

submission text:
The details of our submission are outlined in the attached report.

16 Upload any supporting documentation eg. reports here.

file upload here:
180529 MRS Amendment Submission.pdf was uploaded

17 Would you like to make a submission on another precinct?

No

Hearing of submissions

18 Please choose one of the following:

No, I do not wish to speak at the hearings. (No further information required, please proceed to question 11).

19 If you answered yes, please indicate who you will be represented by:

20 If you are representing yourself, please provide a contact phone number:

hearing contact phone:

21 If you are being represented by a spokesperson, please provide their details

Name of spokesperson:

Contact phone number (business hours):

Postal address:

22 I would prefer my hearing to be conducted in:

Public (members from the general public may attend your presentation), Private (only people nominated by you or the hearings committee will be permitted to attend).

Additional information

23 You should be aware that:

Hearing of submissions

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For information about the submission and hearings process, please refer to the amendment report and in particular appendix D.

Please choose one of the following:

No, I do not wish to speak at the hearings. (Please go to the bottom of the form and sign)

OR

Yes, I wish to speak at the hearings. (Please complete the following details)

I will be represented by:

Myself – My telephone number (business hours):

or

A spokesperson

Name of spokesperson:

Contact telephone number (business hours):

Postal address:

I would prefer my hearing to be conducted in:

Public (members from the general public may attend your presentation)

OR

Private (only the people nominated by you or the hearings committee will be permitted to attend)

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- The WAPC is subject to the *Freedom of Information Act 1992* and as such, submissions made to the WAPC may be subject to applications for access under the act.
- In the course of the WAPC assessing submissions, or making its report on these submissions, copies of your submission or the substance of that submission, may be disclosed to third parties.
- Hearings may be recorded and transcribed. The minutes of all hearings, along with all written submissions, are tabled in Parliament and published as public records should the Governor approve the proposed amendment. The WAPC recommendations are similarly published in a report on submissions and tabled in Parliament.

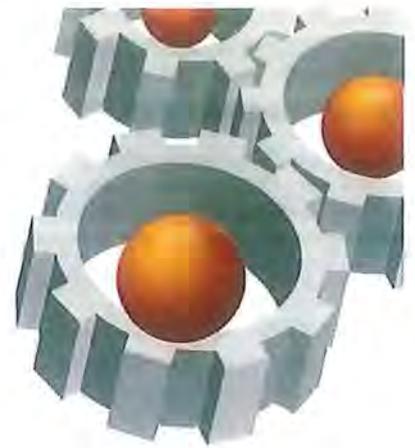
To be signed by person(s) making the submission

Signature  Date 7/6/18

Note: Submissions MUST be received by the advertised closing date, being close of business (5pm) on 8 JUNE 2018. Late submissions will NOT be considered.



DYNAMIC PLANNING
AND DEVELOPMENTS



Our Ref: SP722

7 June 2018

The Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001

Sent via email - mrs@planning.wa.gov.au

Dear Sir / Madam,

**SUBMISSION ON PROPOSED METROPOLITAN REGION SCHEME AMENDMENTS 1323/41,
1324/41 & 1325/41**

Dynamic Planning and Developments Pty Ltd (DPD) acts on behalf of the landowner of Lot 3 (No. 139) Ashton Road, Bullsbrook (herein referred to as the subject site) which forms part of a portion of land that is located north of the Bullsbrook town site and is currently zoned 'Rural' under the provisions of the Metropolitan Region Scheme (MRS) and 'General Rural' under the provisions of the City of Swan Local Planning Scheme No. 17 (LPS17).

The purpose of this submission is to express support for the proposed MRS Amendments 1323/41, 1324/41 & 1325/41 and seek the inclusion of the subject site (in its entirety) in MRS Amendment 1325/41 to designate it as 'Urban Deferred'.

Site Context

The subject site is located within the 'north-east sub-region' of the recently published (March 2018) Perth and Peel @ 3.5 Million and is designated as both 'Industrial Expansion' and 'Urban Expansion'. The north-east sub region is an area that encompasses the local government areas of Swan, Mundaring and Kalamunda. It is estimated that population growth for the region will reach over 450,000 by 2050, an increase of over 241,000 from 2011 figures. It is expected that this population growth will predominantly occur within the City of Swan, which is estimated to accommodate over 60 percent of the sub-region's population by 2050.

As it stands the subject site is located immediately to the north of the proposed MRS Amendment 1325/41 as shown in Figure 1 below. The subject site is currently used for 'Rural Residential' purposes with the land being unproductive from an agricultural point of view.

| Suite 15/29 Collier Road Morley WA 6062 | P.O. Box 688 Inglewood WA 6932 | (08) 9275 4433 | (08) 9275 4455

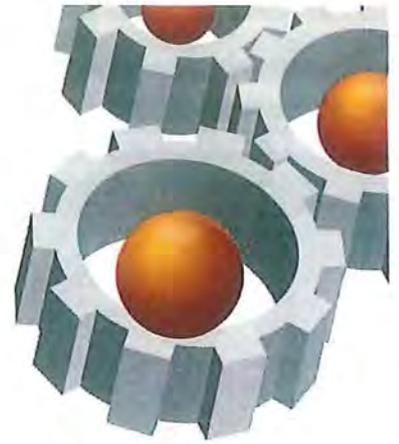
DYNAMIC CREATIVE PROACTIVE INNOVATIVE PASSIONATE

admin@dynamicplanning.net.au

www.dynamicplanning.net.au



DYNAMIC PLANNING
AND DEVELOPMENTS



Approximately 40% of the subject site is covered by sporadic vegetation with the other 60% being cleared rural land. An aerial of the subject site has been provided below in Figure 2.

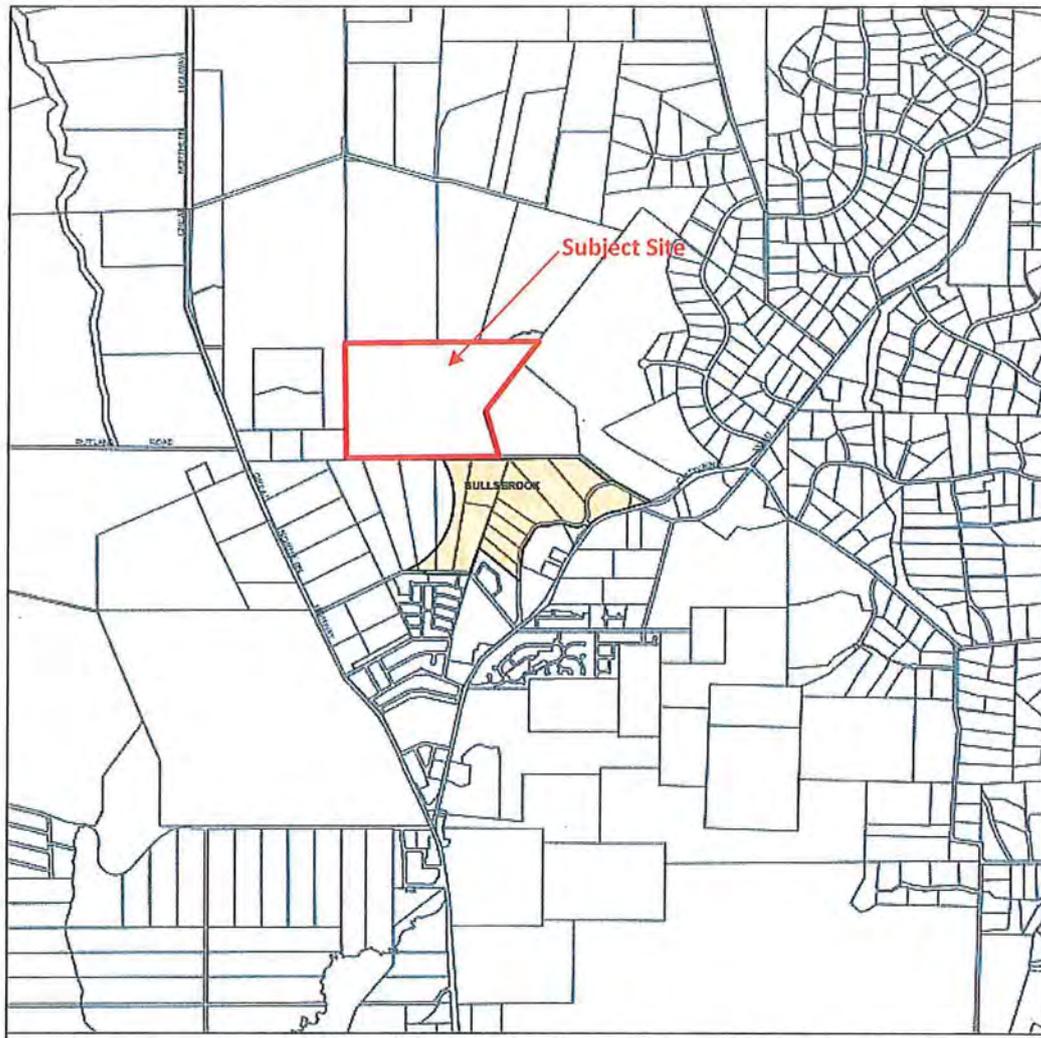


Figure 1 – Location of the subject site in the context of MRS Amendment 1325/41



DYNAMIC PLANNING
AND DEVELOPMENTS

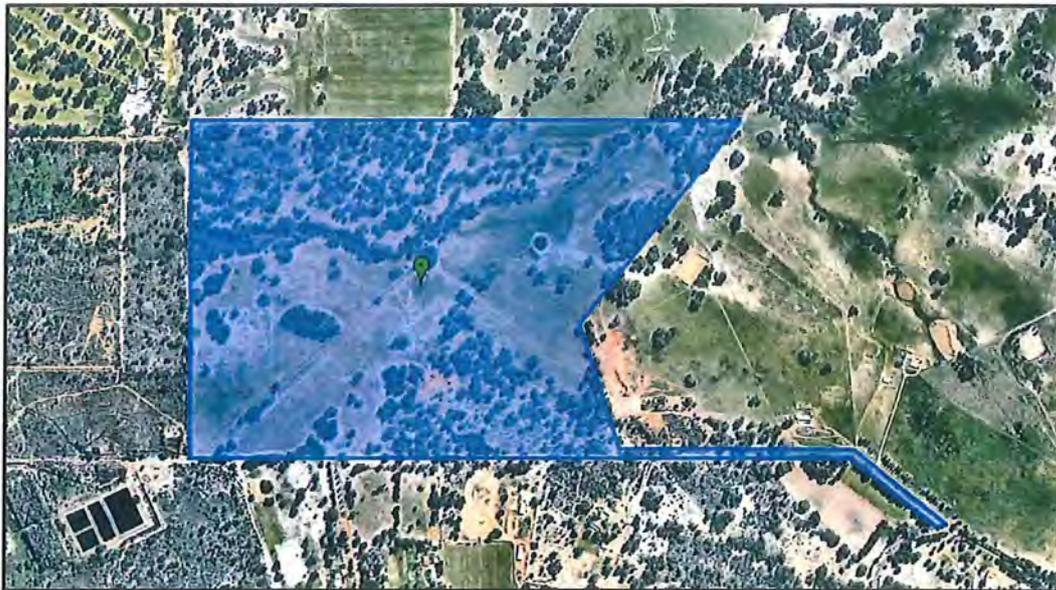
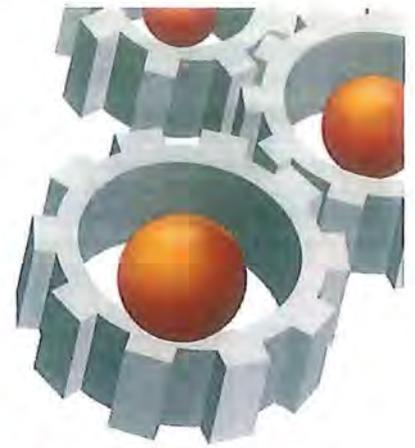


Figure 2 – Aerial of the subject site

Existing Amendments

The proposed MRS Amendments 1323/41, 1324/41 & 1325/41 propose to rezone approximately 210 hectares of 'Rural' zoned land to the 'Urban Deferred' zone. It is intended that the proposed amendment (once the requirements to lift the 'Urban Deferment' are met) will facilitate future residential development, a neighbourhood centre, areas of public open space, a primary school and associated playing fields and conservation areas.

The land subject of the proposed amendments has been identified as an area for 'Urban Expansion' with a 'Medium-Long Term (2022+)' timeframe under the North East Sub-Regional Planning Framework. As such the proposed amendment essentially implements the recommendations of the Sub-Regional Planning Framework.

It is noted that the proposed amendments are also consistent with strategic planning documents at a Local Government level as the Bullsbrook Townsite Land Use Master Plan (BTLUMP), which was recently endorsed as a District Structure Plan, identifies the land for future residential development.

With regard to the above, the proposed amendments are entirely consistent with the applicable strategic planning documentation relating to the land that is subject of the amendments. As such it is considered appropriate for the WAPC and the Minister for Planning to endorse the proposed MRS Amendments, subject to the request for our clients landholding being included.



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AND DEVELOPMENTS



Proposal

As detailed above, this submission proposes that the subject site be included in the proposed MRS Amendment 1325/41 and rezoned to 'Urban Deferred' until such time as the requirements for the lifting of the urban deferment are met. At this time the site will be rezoned as 'Industrial' and 'Urban' under the MRS, in line with the Perth and Peel @ 3.5 Million – North-East Sub-Regional Planning Framework designation.

Justification

The following succinct summary is provided below justifying the reasons for including the subject site in MRS Amendment 1325/41

- *Perth and Peel @ 3.5 million (March 2018)*, through the North-East Sub-Regional Planning Framework, designates the subject site for both 'Industrial Expansion' and also 'Urban Expansion' - this is shown in Figure 3 below. In this regard, the inclusion of the subject site in MRS Amendment 1325/41 will create additional local employment, contributing to the target of 75% employment self-sufficiency in the sub-region and also provide additional dwellings to cater for the forecast population growth.

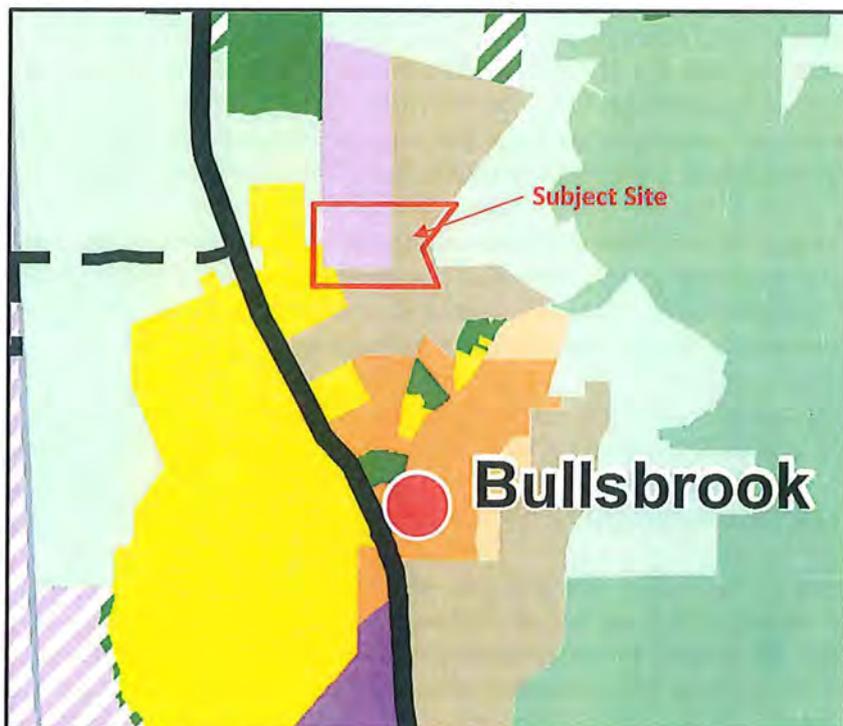
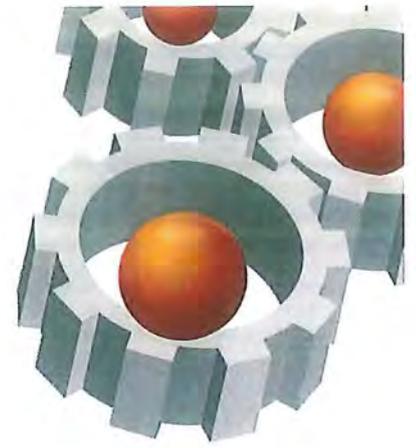


Figure 3 – Extract of the North East Sub-Regional Planning Framework

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DYNAMIC CREATIVE PROACTIVE INNOVATIVE PASSIONATE



- The subject site is included in the Bullsbrook Townsite District Structure Plan (BTDSP) and is designated as 'Potential Industrial' and 'Future Investigation Area' as shown in Figure 4 below. In this regard, including the subject site in the proposed amendment would be consistent with the BTDSP.

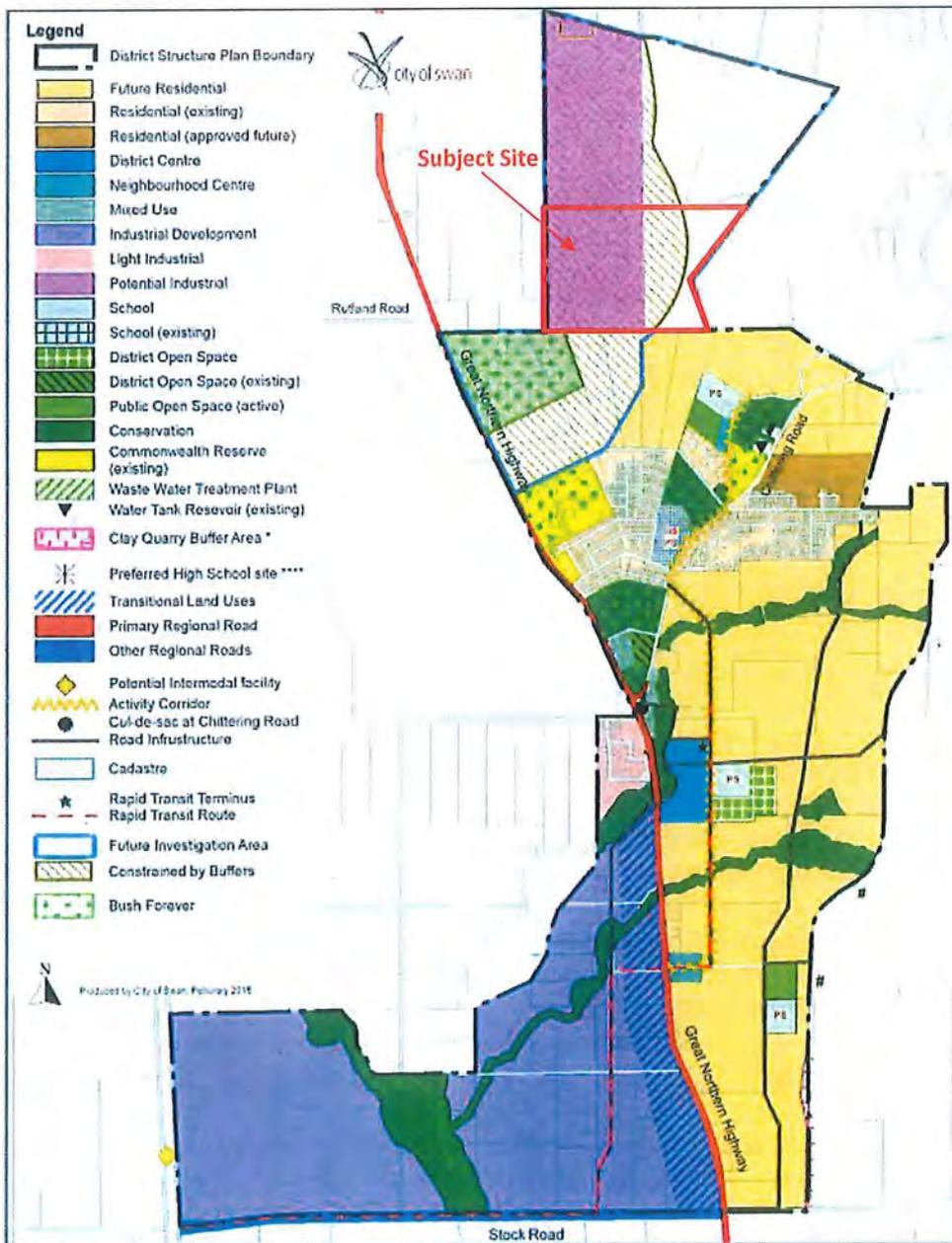
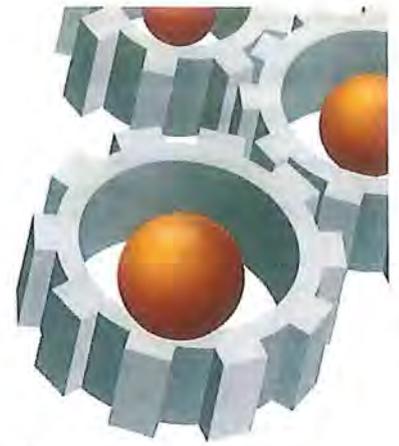


Figure 4 – Bullsbrook Townsite District Structure Plan

| Suite 15/29 Collier Road Morley WA 6062 | P.O. Box 688 Inglewood WA 6932 | (08) 9275 4433 | (08) 9275 4455



- It is noted that the subject site is currently affected by two (2) separate buffer zones for both the Bullsbrook Wastewater Treatment Plant and also the Titanium Resource site. Both of these buffer areas and how they affect the subject site has been outlined below in Figure 5.

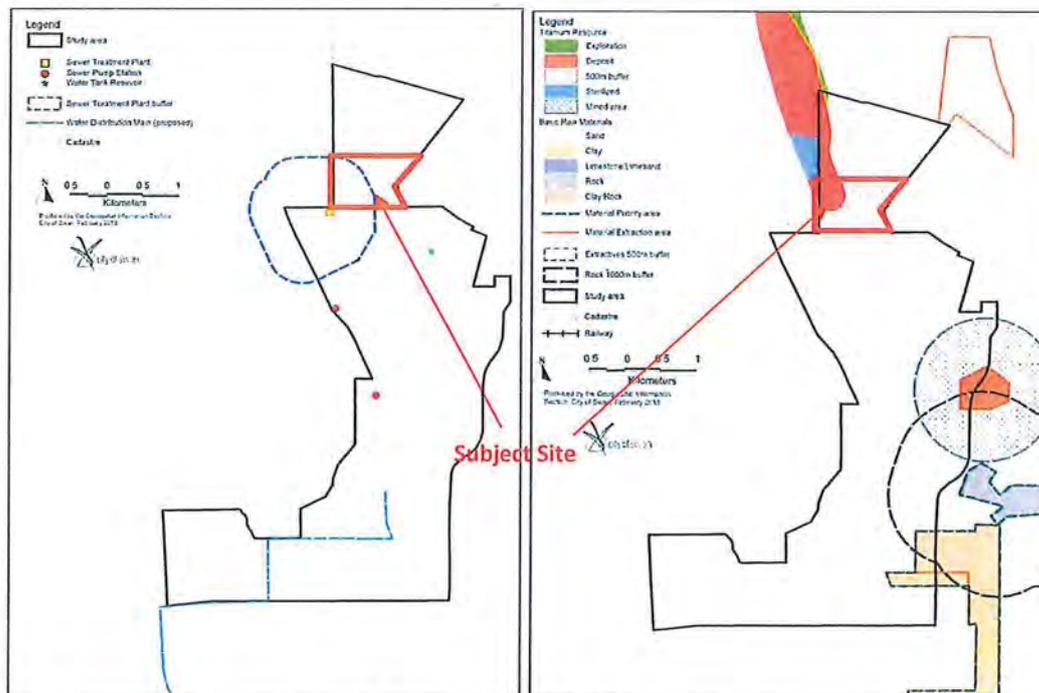


Figure 5 – Buffers affecting the subject site

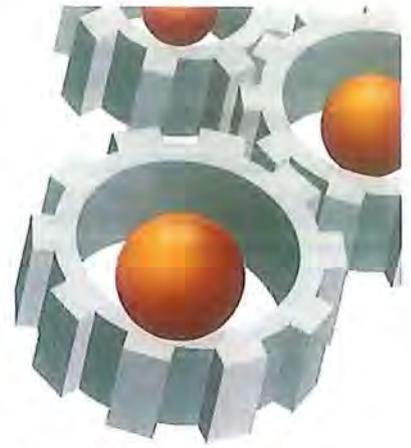
In considering the abovementioned buffers and how they affect the subject site's inclusion in the proposed MRS Amendment 1325/41, the following is noted:

- The Waste Water Treatment Plant buffer only affects the portion of the subject site that is designated as 'Industrial Expansion' under *Perth and Peel @ 3.5 Million*. As such uses that are permitted within industrial areas are considered to be appropriate within the 500m buffer of the Waste Water Treatment Plant.
- It is understood that eventually the Wastewater Treatment Plant will be decommissioned, at which time the buffer area will no longer be applicable.
- Whilst the subject site is affected by a 'Titanium Resource Deposit' and the associated 500m buffer, it is considered that the subject site is appropriate for development pending investigations that demonstrate the area will not be impacted by extractive industries. Such investigations can be carried out through the lifting of the 'Urban Deferred' process.

- The subject site is no longer used for agricultural pursuits and is not considered to be productive as rural land. As such, an amendment to rezone the property is considered to



DYNAMIC PLANNING
AND DEVELOPMENTS



increase the productivity of the land and facilitate future employment and population growth in the Bullsbrook Townsite.

- The site is located in close proximity to key transport routes being Great Northern Highway, Rutland Road and Chittering Road. These key transport routes will provide important connections to the Bullsbrook Townsite as the population and employment in the area grows. It is envisaged that a connection to the subject site from Great Northern Highway will be provided in order to facilitate appropriate access to the proposed industrial land on the subject site.

Conclusion

In summary, we support the proposed MRS Amendments 1323/41, 1324/41 & 1325/41 and consider them a positive step forward in supporting the growth of the north east sub-region. However, for the reasons outlined above, we consider it appropriate to include Lot 3 (No. 139) Ashton Road, Bullsbrook in the proposed MRS Amendment 1325/41. This will ensure that the strategic vision of the *Perth and Peel @ 3.5 Million* document is realised.

Should you have further queries or seek clarification with regard to the matters raised above, please do not hesitate to contact the undersigned.

Yours faithfully,

Neil Teo
Director

Enc.

File Ref: 180530 SP722 MRS Amendment Submission.doc

Response ID ANON-RSMN-TDDS-F

Submitted to MRS Amendments 1323/41, 1324/41 & 1325/41 - Bullsbrook
Submitted on 2018-06-08 11:00:25

Introduction

1 What is your name?

Name:

Rowe Group

2 What is your email address?

Email:

darren.evans@rowegroup.com.au

3 What is your address?

address:

3/369 Newcastle Street, Northbridge WA 6003

4 Contact phone number:

phone number:

92211991

Submission(s)

5 Which amendment(s) would you like to provide feedback on? Please select one from the list below. Note: once you have completed your submission you will be able to return to this page to make a submission on another precinct.

1325/41 - North Bullsbrook Urban Precinct

1323/41 - South Bullsbrook Urban Precinct

6 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Yes

7 Submission text:

submission text:

Please see attached for full submission.

8 Upload any supporting documentation eg. reports here.

file upload here:

4790_18jun01L_de_binder.pdf was uploaded

9 Would you like to make a submission on another precinct?

Yes

1324/41 - Central Bullsbrook Urban Precinct

10 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Yes

11 Submission text:

feedback Central Bullsbrook:

We confirm our Client's support for the Amendment and the on-going coordination of planning in the Bullsbrook area.

12 Upload any supporting documentation eg. reports here.

file upload here:

No file was uploaded

13 Would you like to make a submission on another precinct?

Yes

1325/41 – North Bullsbrook Urban Precinct

14 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Yes

15 Submission text:

submission text:

We confirm our Client's support for the Amendment and the on-going coordination of planning in the Bullsbrook area.

16 Upload any supporting documentation eg. reports here.

file upload here:

No file was uploaded

17 Would you like to make a submission on another precinct?

No

Hearing of submissions

18 Please choose one of the following:

Yes, I wish to speak at the hearings. (Please complete the details below)

19 If you answered yes, please indicate who you will be represented by:

Myself

20 If you are representing yourself, please provide a contact phone number:

hearing contact phone:

92211991

21 If you are being represented by a spokesperson, please provide their details

Name of spokesperson:

Contact phone number (business hours):

Postal address:

22 I would prefer my hearing to be conducted in:

Private (only people nominated by you or the hearings committee will be permitted to attend).

Additional information

23 You should be aware that:

Response ID ANON-RSMN-TDD5-H

Submitted to MRS Amendments 1323/41, 1324/41 & 1325/41 - Bullsbrook
Submitted on 2018-06-07 11:43:34

Introduction

1 What is your name?

Name:
Lynette Esther FONDACARO

2 What is your email address?

Email:
lynfondacaro@hotmail.com

3 What is your address?

address:
Lot 24 (94) Kimberley Street Bullsbrook.

4 Contact phone number:

phone number:
0450001241

Submission(s)

5 Which amendment(s) would you like to provide feedback on? Please select one from the list below. Note: once you have completed your submission you will be able to return to this page to make a submission on another precinct.

1325/41 – North Bullsbrook Urban Precinct

1325/41 – North Bullsbrook Urban Precinct

14 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Yes

15 Submission text:

submission text:
I refer to Lot 4 Great Northern Highway, Lot 5 Great Northern Highway, Lot 21 Kimberley Street, Lot 22 Kimberley Street, Lot 23 Kimberley Street and Lot 24 Kimberley Street.

These properties wholly or partly have been excluded from this North Bullsbrook Urban Precinct Amendment yet they are considered or indicated in the Bullsbrook Townsite Land Use Masterplan and the Draft North-East Sub-Regional Planning Framework.

The 500 metre Bullsbrook Wastewater Treatment Plant buffer does not affect all of this land as indicated on the MRS diagram. Either the diagram is not accurate or the buffer has been extended far beyond 500 metres as mentioned in the MRS Amendment document. Nevertheless these properties should not be excluded from the MRS Amendment as potentially the Bullsbrook Wastewater Treatment Plant is expected to be decommissioned in the near future.

The Bullsbrook Townsite Land Use Masterplan diagram clearly indicates the WWTP buffer and as such should be recognised. This would increase the size of useable development land considerably more than the 63.75 ha indicated in the MRS North Bullsbrook Urban Precinct Amendment.

The properties I refer to are adjoining urban land, associated services and infrastructure and would suit prudent development progression. There could also be desirable traffic movement from this area to connect with the Great Northern Highway along Kimberley Street. These properties are cleared of native bushland and would suit development. Currently there are only five landholders and some or all of these may wish to take advantage of development potential.

I submit that Lot 4 Great Northern Highway, Lot 5 Great Northern Highway, Lot 21 Kimberley Street, Lot 22 Kimberley Street, Lot 23 Kimberley Street and Lot 24 Kimberley Street be included in the North Bullsbrook Urban Precinct Amendment with the buffer as indicated in the Bullsbrook Townsite Land Use Masterplan.

Or

Alternatively I submit that Lot 4 Great Northern Highway, Lot 5 Great Northern Highway, Lot 21 Kimberley Street, Lot 22 Kimberley Street, Lot 23 Kimberley Street and Lot 24 Kimberley Street encompassing the land to the west of the curved buffer line indicated in the associated MRS diagram be recognised as an additional Urban Precinct Amendment with the potential to become "urban" upon the decommissioning of the Bullsbrook Wastewater Treatment Plant and the removal of the buffer.

16 Upload any supporting documentation eg. reports here.

file upload here:

No file was uploaded

17 Would you like to make a submission on another precinct?

No

Hearing of submissions

18 Please choose one of the following:

No, I do not wish to speak at the hearings. (No further information required, please proceed to question 11).

19 If you answered yes, please indicate who you will be represented by:

20 If you are representing yourself, please provide a contact phone number:

hearing contact phone:

21 If you are being represented by a spokesperson, please provide their details

Name of spokesperson:

Contact phone number (business hours):

Postal address:

22 I would prefer my hearing to be conducted in:

Public (members from the general public may attend your presentation).

Additional information

23 You should be aware that:

Submitted to MRS Amendments 1323/41, 1324/41 & 1325/41 - Bullsbrook
Submitted on 2018-06-08 09:03:15

Introduction

1 What is your name?

Name:

Anne Sibbel

2 What is your email address?

Email:

secretary.brra@gmail.com

3 What is your address?

address:

PO Box 513 Bullsbrook WA 6084

4 Contact phone number:

phone number:

0418940848

Submission(s)

5 Which amendment(s) would you like to provide feedback on? Please select one from the list below. Note: once you have completed your submission you will be able to return to this page to make a submission on another precinct.

1325/41 – North Bullsbrook Urban Precinct

1324/41 – Central Bullsbrook Urban Precinct

10 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Yes

11 Submission text:

feedback Central Bullsbrook:

Bullsbrook Residents and Ratepayers Association Inc supports the proposed amendment provided the EPA's advice on protection of CCWs, Ki-it Brook and other drainage lines is followed. Mature trees that provide habitat for endangered Black Cockatoos must be protected at all cost as must the natural setting of Ki-it Brook. It should not end up looking like an over designed, manufactured and manicured urban water course. Bullsbrook is a rural area and the integrity of the area should be reflected in this development.

12 Upload any supporting documentation eg. reports here.

file upload here:

No file was uploaded

13 Would you like to make a submission on another precinct?

Yes

1325/41 – North Bullsbrook Urban Precinct

14 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

No

15 Submission text:

submission text:

The Bullsbrook Residents and Ratepayers Association Inc (BRRRA) does not support this proposed amendment in its current form for the following reasons:

1. The proponent owns less than 50% of the amendment area.
2. A number of BRRRA members have had their properties included in this amendment without their permission. They do not want their properties rezoned and

indeed want to be excised from the proposal - BRRRA supports them in this.

3. The amendment area includes significant good quality habitat for endangered species including carnabys and red tail black cockatoos. These areas need to be protected - the cost of the loss of these trees would be too great given the great loss of habitat occurring across the MRS area. The importance of protecting these smaller areas is now understood and recognised. There needs to be more detail as to how this could be achieved if the development went ahead.

4. Given MRS 1323/41 and 1324/41 will provide significant numbers of urban housing lots of various sizes for Bullsbrook in the near future, and given the issues raised in points 1, 2 and 3 this small amendment area should not be considered until the above issues are addressed.

BRRRA would be willing to reconsider this proposal if it was amended to address the issues of protection of the environment, in particular the habitat for black cockatoos, and those landowners who do not want to be included could have their properties excised from the amendment area.

16 Upload any supporting documentation eg. reports here.

file upload here:

No file was uploaded

17 Would you like to make a submission on another precinct?

No

Hearing of submissions

18 Please choose one of the following:

No, I do not wish to speak at the hearings. (No further information required, please proceed to question 11).

19 If you answered yes, please indicate who you will be represented by:

20 If you are representing yourself, please provide a contact phone number:

hearing contact phone:

21 If you are being represented by a spokesperson, please provide their details

Name of spokesperson:

Contact phone number (business hours):

Postal address:

22 I would prefer my hearing to be conducted in:

Public (members from the general public may attend your presentation).

Additional information

23 You should be aware that:

Bubanic, Marija

From: Helene Dowdell <helene.dowdell@bigpond.com>
Sent: Tuesday, 5 June 2018 4:26 PM
To: info
Subject: Metropolitan Region Scheme Proposed Amendment 1325/41 North Bullsbrook Urban Precinct
Attachments: Dept of planning.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

Attention : Mr Anthony Muscara
Please see attachment in regards to the above Amendment.

Here attached is a letter signed by the landholders that are concerned with this amendment. One map to show to the properties involved.

With Regards

Helene Dowdell
Cindy & David Robinson
of 59 Ashton Rd, Bullsbrook

Kevin Love

From: Carol <carolhohnke@live.com>
Sent: Tuesday, 5 June, 2018 11:12 AM
To: bullybus@bigpond.com; helene.dowdell@bigpond.com.au
Cc: bullybus@bigpond.com; Carol; helene.dowdell@bigpond.com.au; info@thecandyqueens.com.au
Subject: Group submission

Attention Secretary
Western Australian Planning Commission

We are a group of land holders in the North Bullsbrook Precinct, we would like to make our strong objections known to the Western Australian Planning Commission. We are totally opposed to the development 1325/41 North Bullsbrook Urban Precinct. Due to the following concerns, the area is estimated to be low vegetation but if it was assessed correctly it is above 50% natural bush. Containing many huge Marri Trees which is the main diet source of the endangered Carnaby Cockatoo and nesting area for this endangered species.

We all feel that this is the wrong type of development for this rural area. We have a signed petition of 25 people from the neighboring properties stating that they don't want this development either as they believe the lots are far too small and they don't want to look out and see limestone !!

The majority of the land holders have been here for generations and would like to be able to hand it down for future generations to enjoy.

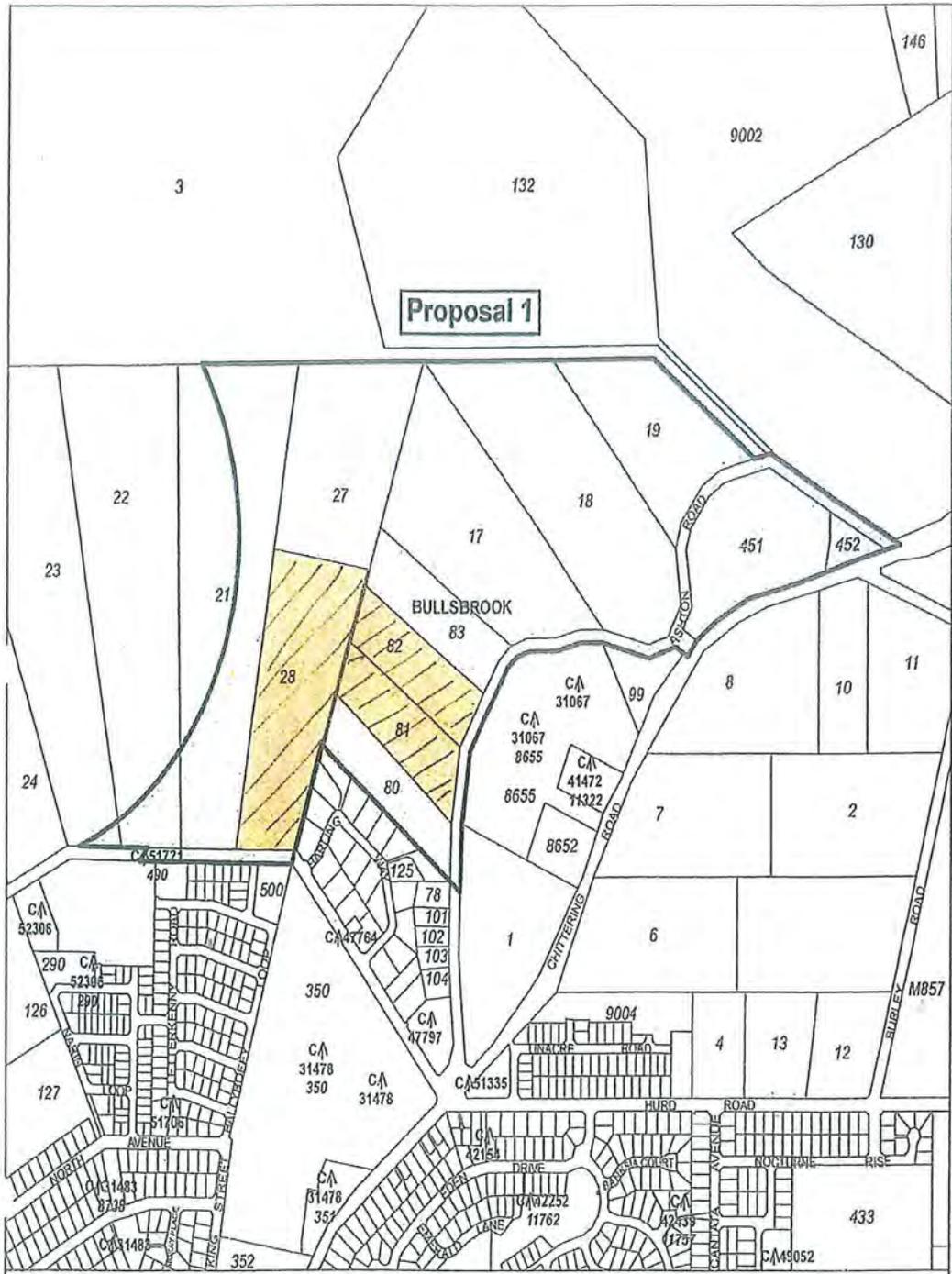
This proposal is affecting our health and lifestyles. We are all suffering from stress and anxiety as we don't know what our future holds now!

As our blocks only make up about 20% of the area you require, can we please request that our blocks, 59 Ashton road, 69 Ashton road and Lot 28 or 58 Kimberly Street be excised from the proposal.

Regards Concerned Residents

David and Cindy Robinson
Helen Dowdell
Kevin and Barbara Love
Carol Hohnke and Jim Bennett





NORTH BULLSBROOK URBAN PRECINCT
 proposed minor amendment
 as advertised

13 December 2016

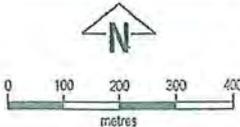
Proposal 1

Proposed Amendment:
 Urban deferred zone

Oracle reference no: 2865
 File number: 633/02/21/0122P
 Version number: 2



Date: 17/11/2015
 Produced by Geo Spatial Planning Support, Department of Planning, Perth WA
 Base Information supplied by Western Australian Land Information Authority LI 782-2015-1



Response ID ANON-RSMN-TDDU-H

Submitted to MRS Amendments 1323/41, 1324/41 & 1325/41 - Bullsbrook
Submitted on 2018-06-05 16:45:45

Introduction

1 What is your name?

Name:
Helene Dowdell

2 What is your email address?

Email:
helene.dowdell@bigpond.com.au

3 What is your address?

address:
59 Ashton Rd, Bullsbrook WA 6084

4 Contact phone number:

phone number:
0428295117

Submission(s)

5 Which amendment(s) would you like to provide feedback on? Please select one from the list below. Note: once you have completed your submission you will be able to return to this page to make a submission on another precinct.

1325/41 – North Bullsbrook Urban Precinct

1325/41 – North Bullsbrook Urban Precinct

14 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

No

15 Submission text:

submission text:
I oppose the 1325/41 north Bullsbrook Urban Precinct due to the facts being,

I don't believe that this is right for this area, we live on a 6 acre property and wish to remain that way, I hate the thought that we are all going to be living in tiny dog boxes with no area for a clothes line, trampoline, shed etc etc ..what are we doing ??????

I myself have lived in this area and on this property for the past 30 years, my daughter bought this form myself to have acreage to be able to have a few animals, build the house that she and her husband have to house her family, myself and other partners with ease.

As i myself am legally blind I enjoy being on this property as I am comfortable knowing where everything is which allows me to be able to garden and enjoy some outside time with the animals we have here.

This is causing grief not only to myself but to the rest of the family as to what is going to happen tomorrow and feel that there will be a sickness due to the stress that is being caused by the amendment.

Our lifestyle with be in tatters as we bought this property for our son and daughters to enable them to build house of there dreams to be able to house us all without the stress of me living in a retirement village with help 24/7. Living here with my daughter allows me the freedom to live independent as I know everything of this block and in the house. My daughter is my full time carer and without her I would be a strain on the system having to have around the clock care.

We all feel very strongly to oppose this amendment. As you can hear in my statement above.

16 Upload any supporting documentation eg. reports here.

file upload here:
Dept of planning.pdf was uploaded

17 Would you like to make a submission on another precinct?

No

Hearing of submissions

18 Please choose one of the following:

Yes, I wish to speak at the hearings. (Please complete the details below)

19 If you answered yes, please indicate who you will be represented by:

Myself

20 If you are representing yourself, please provide a contact phone number:

hearing contact phone:

0428295117

21 If you are being represented by a spokesperson, please provide their details

Name of spokesperson:

Contact phone number (business hours):

Postal address:

22 I would prefer my hearing to be conducted in:

Public (members from the general public may attend your presentation).

Additional information

23 You should be aware that:

Kevin Love

From: Carol <carolhohnke@live.com>
Sent: Tuesday, 5 June, 2018 11:12 AM
To: bullybus@bigpond.com; helene.dowdell@bigpond.com.au
Cc: bullybus@bigpond.com; Carol; helene.dowdell@bigpond.com.au; info@thecandyqueens.com.au
Subject: Group submission

Attention Secretary
Western Australian Planning Commission

We are a group of land holders in the North Bullsbrook Precinct, we would like to make our strong objections known to the Western Australian Planning Commission. We are totally opposed to the development 1325/41 North Bullsbrook Urban Precinct. Due to the following concerns, the area is estimated to be low vegetation but if it was assessed correctly it is above 50% natural bush. Containing many huge Marri Trees which is the main diet source of the endangered Carnaby Cockatoo and nesting area for this endangered species.

We all feel that this is the wrong type of development for this rural area. We have a signed petition of 25 people from the neighboring properties stating that they don't want this development either as they believe the lots are far too small and they don't want to look out and see limestone !!

The majority of the land holders have been here for generations and would like to be able to hand it down for future generations to enjoy.

This proposal is affecting our health and lifestyles. We are all suffering from stress and anxiety as we don't know what our future holds now!

As our blocks only make up about 20% of the area you require, can we please request that our blocks, 59 Ashton road, 69 Ashton road and Lot 28 or 58 Kimberly Street be excised from the proposal.

Regards Concerned Residents

David and Cindy Robinson
Helen Dowdell
Kevin and Barbara Love
Carol Hohnke and Jim Bennett

The image shows four handwritten signatures in black ink, arranged vertically. The signatures are cursive and appear to be those of David and Cindy Robinson, Helen Dowdell, Kevin and Barbara Love, and Carol Hohnke and Jim Bennett.

Response ID ANON-RSMN-TDDF-2

Submitted to MRS Amendments 1323/41, 1324/41 & 1325/41 - Bullsbrook
Submitted on 2018-06-05 10:25:31

Introduction

1 What is your name?

Name:
Carol Hohnke and Jim Bennett

2 What is your email address?

Email:
carolhohnke@live.com

3 What is your address?

address:
Lot 28 Kimberly Street
Bullsbrook WA 6084

4 Contact phone number:

phone number:
0427 772519

Submission(s)

5 Which amendment(s) would you like to provide feedback on? Please select one from the list below. Note: once you have completed your submission you will be able to return to this page to make a submission on another precinct.

1325/41 – North Bullsbrook Urban Precinct

1325/41 – North Bullsbrook Urban Precinct

14 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

No

15 Submission text:

submission text:

We strongly OPPOSE the proposed amendment 1325/41 North Bullsbrook Urban Precinct.

We own the property at Lot 28 Kimberly Street, and we have been here for 36 years. We have come from a farming background and the property was purchased by our mother for her retirement and passed on to us.

It was our expectation that we could in our own time leave the property for our children.

Bullsbrook is a rural area and we passionately believe that it should remain so. This whole area marked for development contains big lots of Marri Trees which are the main diet of the Carnaby Cuckatoos. They are an endangered species now and by removing their feed source will be detrimental to their survival.

16 Upload any supporting documentation eg. reports here.

file upload here:
No file was uploaded

17 Would you like to make a submission on another precinct?

No

Hearing of submissions

18 Please choose one of the following:

Yes, I wish to speak at the hearings. (Please complete the details below)

19 If you answered yes, please indicate who you will be represented by:

Myself

20 If you are representing yourself, please provide a contact phone number:

hearing contact phone:

0427772519

21 If you are being represented by a spokesperson, please provide their details

Name of spokesperson:

Contact phone number (business hours):

Postal address:

22 I would prefer my hearing to be conducted in:

Private (only people nominated by you or the hearings committee will be permitted to attend).

Additional information

23 You should be aware that:

**Addition to
Submission 28**

Kevin Love

From: Carol <carolhohnke@live.com>
Sent: Tuesday, 5 June, 2018 11:12 AM
To: bullybus@bigpond.com; helene.dowdell@bigpond.com
Cc: bullybus@bigpond.com; Carol; helene.dowdell@bigpond.com; info@thecandyqueens.com.au
Subject: Group submission

Department of Planning, and Heritage Received	
Scanned	11 06 JUN 2018
Attachments	<input type="checkbox"/>
Scan QA	<input type="checkbox"/>
Doc No.	
File No.	RLS/0730

Attention Secretary
Western Australian Planning Commission

We are a group of land holders in the North Bullsbrook Precinct, we would like to make our strong objections known to the Western Australian Planning Commission. We are totally opposed to the development 1325/41 North Bullsbrook Urban Precinct. Due to the following concerns, the area is estimated to be low vegetation but if it was assessed correctly it is above 50% natural bush. Containing many huge Marri Trees which is the main diet source of the endangered Carnaby Cockatoo and nesting area for this endangered species. We all feel that this is the wrong type of development for this rural area. We have a signed petition of 25 people from the neighboring properties stating that they don't want this development either as they believe the lots are far too small and they don't want to look out and see limestone !! The majority of the land holders have been here for generations and would like to be able to hand it down for future generations to enjoy. This proposal is affecting our health and lifestyles. We are all suffering from stress and anxiety as we don't know what our future holds now! As our blocks only make up about 20% of the area you require, can we please request that our blocks, 59 Ashton road, 69 Ashton road and Lot 28 or 58 Kimberly Street be excised from the proposal.

Regards Concerned Residents

David and Cindy Robinson
Helen Dowdell
Kevin and Barbara Love
Carol Hohnke and Jim Bennett

Hearing of submissions

Anyone who has made a written submission on the amendment has the opportunity to personally present the basis of their submission to a sub-committee of the WAPC. **You do not have to attend a hearing.** The comments presented by you in this written submission will be considered in determining the recommendation for the proposed amendment.

For information about the submission and hearings process, please refer to the amendment report and in particular appendix D.

Please choose one of the following:

No, I do not wish to speak at the hearings. (Please go to the bottom of the form and sign)

OR

Yes, I wish to speak at the hearings. (Please complete the following details)

I will be represented by:

Myself – My telephone number (business hours):

or

A spokesperson

Name of spokesperson: *HELEN DOWDALL*

Contact telephone number (business hours): .. *04 2 829 5117*

Postal address: .. *59 ALSTON RD BIRKBECK*

I would prefer my hearing to be conducted in:

Public (members from the general public may attend your presentation)

OR

Private (only the people nominated by you or the hearings committee will be permitted to attend)

You should be aware that:

- The WAPC is subject to the *Freedom of Information Act 1992* and as such, submissions made to the WAPC may be subject to applications for access under the act.
- In the course of the WAPC assessing submissions, or making its report on these submissions, copies of your submission or the substance of that submission, may be disclosed to third parties.
- Hearings may be recorded and transcribed. The minutes of all hearings, along with all written submissions, are tabled in Parliament and published as public records should the Governor approve the proposed amendment. The WAPC recommendations are similarly published in a report on submissions and tabled in Parliament.

To be signed by person(s) making the submission

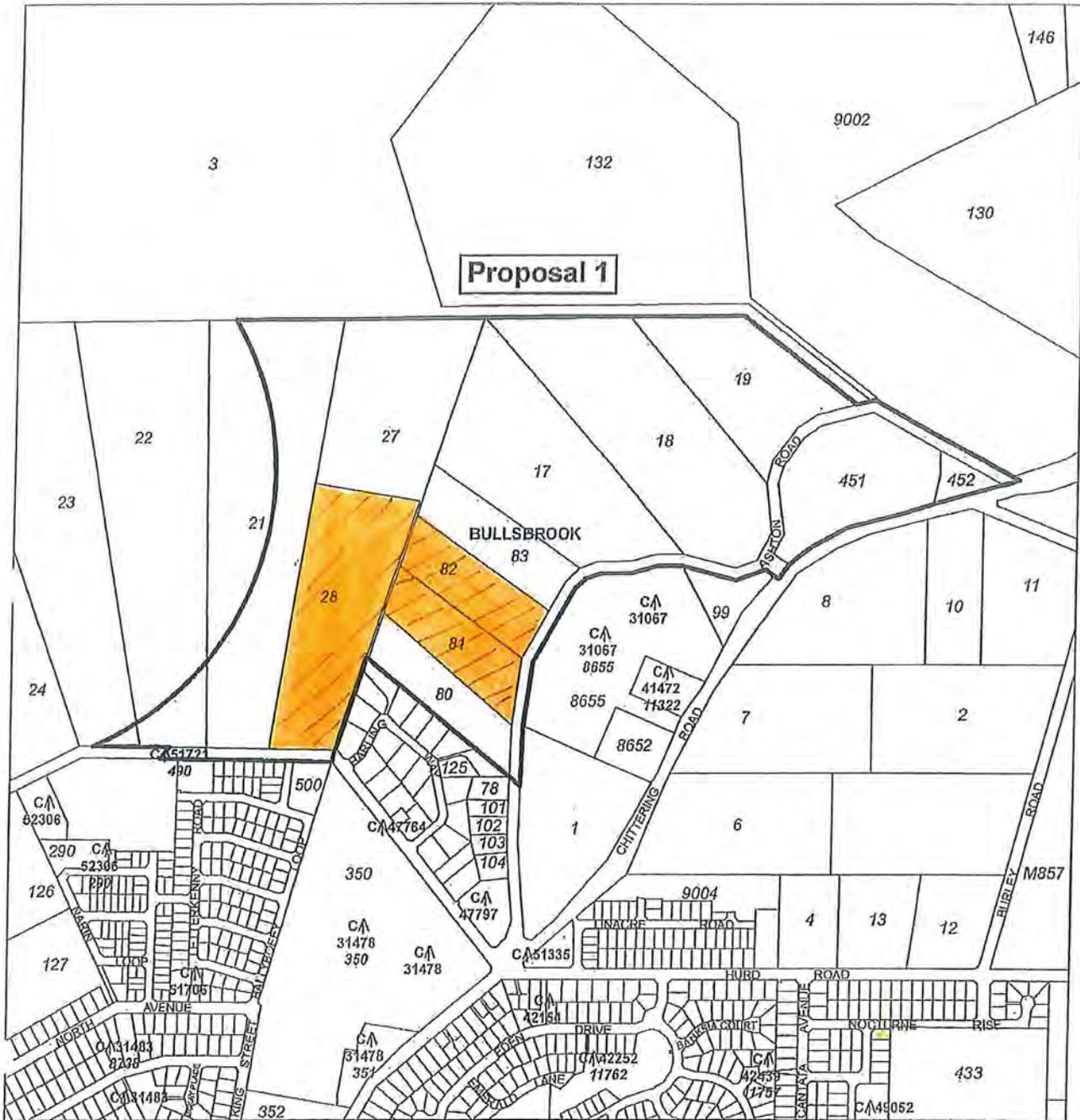
Signature *[Signature]* Date .. *5/6/18*

Note: Submissions MUST be received by the advertised closing date, being close of business (5pm) on 8 JUNE 2018. Late submissions will NOT be considered.

NORTH BULLSBROOK URBAN PRECINCT

AMENDMENT NO. 13XX/41

FIGURE 1



NORTH BULLSBROOK URBAN PRECINCT
 proposed minor amendment
 as advertised

13 December 2016

Proposal 1

Proposed Amendment:

 Urban deferred zone

Oracle reference no: 2865
 File number: 833/02/21/0122P
 Version number: 2

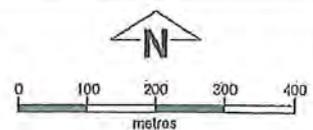


Department of
 Planning



Western
 Australian
 Planning
 Commission

Date: 17/11/2016
 Produced by GeoSpatial Planning Support, Department of Planning, Perth WA
 Base information supplied by Western Australian Land Information Authority LI 762-2015-1



Response ID ANON-RSMN-TDD2-E

Submitted to MRS Amendments 1323/41, 1324/41 & 1325/41 - Bullsbrook
Submitted on 2018-06-05 17:01:08

Introduction

1 What is your name?

Name:

Cindy

2 What is your email address?

Email:

info@thecandyqueens.com.au

3 What is your address?

address:

59 Ashton Rd, Bullsbrook WA 6084

4 Contact phone number:

phone number:

0437513970

Submission(s)

5 Which amendment(s) would you like to provide feedback on? Please select one from the list below. Note: once you have completed your submission you will be able to return to this page to make a submission on another precinct.

1325/41 – North Bullsbrook Urban Precinct

1325/41 – North Bullsbrook Urban Precinct

14 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

No

15 Submission text:

submission text:

I am co owner of 59Ashton Rd, Bullsbrook and wish to Oppose the amendment to the Metropolitan Region Scheme , I bought this property in the belief that it would be our forever home. My husband and I have built the house in a way that we can accommodate our children and there partners, my legally blind mum so she does not have to go into full time care living in the system somewhere.

I also have animal and past animal that reside on this property, that I do not wish to have to relocate.

I strongly oppose the 1325/41 North Bullsbrook Urban Precinct as I thought living in a rural area is what it is meant to be a rural area.....having blocks of 180sqm approx is just stupid. What are we coming too??? We live in AUSTRALIA do we not??

I oppose my block being turned into a open space area and neighbourhood centre , this is my house , my block that myself and my husband have worked extremely hard for. We enjoy our space and the people around us that have the larger blocks also enjoy there space. We do not want to have small urban blocks in our area.

Why should we be pushed out of our home to make room for a school, open space park land....where are we going to go, I ask you??

At this present time I am feeling very anxious about this whole amendment plan, you are playing with peoples lives and I ask, if it was you or your family being pushed out of there home that they have worked hard to get and maintain would you not be fighting to swell.

I SAY IT AGAIN, I STRONGLY OPPOSE THE 1325/41 - NORTH BULLSBROOK URBAN PRECINCT PLAN.

16 Upload any supporting documentation eg. reports here.

file upload here:

Dept of planning.pdf was uploaded

17 Would you like to make a submission on another precinct?

No

Hearing of submissions

18 Please choose one of the following:

Yes, I wish to speak at the hearings. (Please complete the details below)

19 If you answered yes, please indicate who you will be represented by:

Myself

20 If you are representing yourself, please provide a contact phone number:

hearing contact phone:

0437513970

21 If you are being represented by a spokesperson, please provide their details

Name of spokesperson:

Contact phone number (business hours):

Postal address:

22 I would prefer my hearing to be conducted in:

Public (members from the general public may attend your presentation).

Additional information

23 You should be aware that:

Kevin Love

From: Carol <carolhohnke@live.com>
Sent: Tuesday, 5 June, 2018 11:12 AM
To: bullybus@bigpond.com; helene.dowdell@bigpond.com.au
Cc: bullybus@bigpond.com; Carol; helene.dowdell@bigpond.com.au; info@thecandyqueehs.com.au
Subject: Group submission

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Western Australian Planning Commission

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We all feel that this is the wrong type of development for this rural area. We have a signed petition of 25 people from the neighboring properties stating that they don't want this development either as they believe the lots are far too small and they don't want to look out and see limestone !!

The majority of the land holders have been here for generations and would like to be able to hand it down for future generations to enjoy.

This proposal is affecting our health and lifestyles. We are all suffering from stress and anxiety as we don't know what our future holds now!

As our blocks only make up about 20% of the area you require, can we please request that our blocks, 59 Ashton road, 69 Ashton road and Lot 28 or 58 Kimberly Street be excised from the proposal.

Regards Concerned Residents

David and Cindy Robinson
Helen Dowdell
Kevin and Barbara Love
Carol Hohnke and Jim Bennett

The image shows four handwritten signatures in black ink, arranged vertically. The signatures are cursive and appear to be those of David and Cindy Robinson, Helen Dowdell, Kevin and Barbara Love, and Carol Hohnke and Jim Bennett.

Response ID ANON-RSMN-TDDD-Z

Submitted to MRS Amendments 1323/41, 1324/41 & 1325/41 - Bullsbrook
Submitted on 2018-06-05 17:58:33

Introduction

1 What is your name?

Name:

David Robinson

2 What is your email address?

Email:

Trigger.69@outlook.com.au

3 What is your address?

address:

59 Ashton rd Bullsbrook WA 6084

4 Contact phone number:

phone number:

0417950994

Submission(s)

5 Which amendment(s) would you like to provide feedback on? Please select one from the list below. Note: once you have completed your submission you will be able to return to this page to make a submission on another precinct.

1325/41 – North Bullsbrook Urban Precinct

1325/41 – North Bullsbrook Urban Precinct

14 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

No

15 Submission text:

submission text:

As the co-owner of the property at 59 Ashton rd in the I STRONGLY OPPOSE the North Bullsbrook Urban Precinct, My family has worked hard and invested a lot of time and money into creating our own piece of the country life style this is also the home to 3 generations. As the pressure forced onto us by the local shire and developers has caused some anxieties and uncertainty on our future at this address. There are a number of large blocked of natural bushland which are home and feeding grounds from a number of native animals including the Carnaby cockatoos, as we all know the developers will just flatten out the area remove most of the surface vegetation and trees to make room for the standard house block.

I STRONGLY OPPOSE THE 1325/41- North Bullsbrook Urban Precinct Plan

16 Upload any supporting documentation eg, reports here.

file upload here:

No file was uploaded

17 Would you like to make a submission on another precinct?

No

Hearing of submissions

18 Please choose one of the following:

Yes, I wish to speak at the hearings. (Please complete the details below)

19 If you answered yes, please indicate who you will be represented by:

Myself

20 If you are representing yourself, please provide a contact phone number:

hearing contact phone:

0417950994

21 If you are being represented by a spokesperson, please provide their details

Name of spokesperson:

Contact phone number (business hours):

Postal address:

22 I would prefer my hearing to be conducted in:

Public (members from the general public may attend your presentation).

Additional information

23 You should be aware that:

Submitted to MRS Amendments 1323/41, 1324/41 & 1325/41 - Bullsbrook
Submitted on 2018-06-05 17:29:10

Introduction

1 What is your name?

Name:
EMMA ROBINSON

2 What is your email address?

Email:
Emma.robinson95@outlook.com

3 What is your address?

address:
59 Ashton road bullsbrook 6084

4 Contact phone number:

phone number:
0499840489

Submission(s)

5 Which amendment(s) would you like to provide feedback on? Please select one from the list below. Note: once you have completed your submission you will be able to return to this page to make a submission on another precinct.

1325/41 – North Bullsbrook Urban Precinct

1325/41 – North Bullsbrook Urban Precinct

14 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

No

15 Submission text:

submission text:

I strongly oppose the 1325/41 proposed amendment for the north bullsbrook urban precinct because I live in the community, we have all worked so hard for our little slice of heaven and strongly oppose the local council and developers thinking they can come in and disrupt our lives and lively hood.

Not only would we be giving up our home but also the life we have built here for my whole family. On our block of land there is three generations already living here plus future generations to come, aswell as animals past and present.

I STRONGLY OPPOSE THIS PROPOSAL!

You have to remember that this is affecting more then just your back pocket, if you continue with this it will be peoples lives in your hands, all the emotional and mental damage that is cause by pushing family of there property will be on you.

16 Upload any supporting documentation eg. reports here.

file upload here:
No file was uploaded

17 Would you like to make a submission on another precinct?

No

Hearing of submissions

18 Please choose one of the following:

No, I do not wish to speak at the hearings. (No further information required, please proceed to question 11).

19 If you answered yes, please indicate who you will be represented by:

20 If you are representing yourself, please provide a contact phone number:

hearing contact phone:

21 If you are being represented by a spokesperson, please provide their details

Name of spokesperson:

Contact phone number (business hours):

Postal address:

22 I would prefer my hearing to be conducted in:

Public (members from the general public may attend your presentation).

Additional information

23 You should be aware that:

COPY

DWERME 03/03/18

Southwick, Sharon

From: Kevin Love <bullybus@bigpond.com>
Sent: Tuesday, 13 March 2018 3:57 PM
To: Dawson, Minister
Subject: HPRM: MRS Amendments North Bullsbrook 1325/41

RECEIVED
~~16/3/18~~
16 MAR 2018
MINISTERIAL & INFORMATION SERVICES
AREA: DUE:

Hon Mr Stephen Dawson MLC
Minister for Environment

Dear Minister,

The WA Planning Commission has adopted a scheme to allow for future planning for the Bullsbrook area over the next few years. This is a three part Urban Precinct and we are concerned about the environmental report for North Precinct 1325/41.

We believe that their assessment of the area is so out of date as to be irrelevant. In particular, I refer to page 2 of the report on this precinct and the reference to vegetation being "good" or better condition on Lots 17 and 18 Ashton Rd Bullsbrook.

Lot 17 was cleared and a house was built on it about 5 years ago and Lot 18 has been fully cleared for 3 to 4 years. My main concern is that since this environment report was constructed the whole area in this precinct has become home to large flocks of black cockatoos, with 3 different types represented. This has come about since a large proportion of the pine trees in the Gnararra area have been removed.

The cockatoos feed on the gum nuts on the many Marri trees in this area. The birds are now permanent residents, feeding breeding, and socialising here. We are afraid that if development of housing blocks is allowed to proceed here the cockatoos will lose yet more territory and it could even threaten their very existence.

We live within this area at 69 Ashton road and enjoy living in this rural setting and seeing and hearing the birds every day. Land is being cleared on adjoining land areas and it is sad to see all the big Marri trees pushed over and chipped into compost. There must be a way that we can allow nature to survive and prosper in conjunction with developing new housing areas. Surely we are not so desperate for suitable land that we must drive these magnificent birds to extinction.

If required, we would undertake to count and record bird movements as evidence of our claims. We intend participating in the cocky count planned for next month.

Kind regards

Kevin Love

RB
RECEIVED
Office of the
Hon Stephen Dawson MLC
14 MAR 2018
Ref: 62-06886

Response ID ANON-RSMN-TDD3-F

Submitted to MRS Amendments 1323/41, 1324/41 & 1325/41 - Bullsbrook
Submitted on 2018-06-04 16:42:03

Introduction

1 What is your name?

Name:

Kevin Love

2 What is your email address?

Email:

bullybus@bigpond.com.au

3 What is your address?

address:

69 Ashton Road
Bullsbrook 6084

4 Contact phone number:

phone number:

0408923892

Submission(s)

5 Which amendment(s) would you like to provide feedback on? Please select one from the list below. Note: once you have completed your submission you will be able to return to this page to make a submission on another precinct.

1325/41 – North Bullsbrook Urban Precinct

1325/41 – North Bullsbrook Urban Precinct

14 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

No

15 Submission text:

submission text:

I oppose the proposed amendment to the Mrs. We own property at 69 Ashton Rd and were never consulted about our property being rezoned for a primary school. The area along ashton rd, inside the boundary of the precinct is quite heavy Marri woodlands. It is home to the red tailed black cockatoo which has lost much of its habitat to clearing in the gnangara pine plantation. The City of swan has not completed an environmental study and in the supporting letter of the scheme they claim that there is only remnant timber on fence lines. I intend listing the support of the wilderness society in ensuring that the marri trees and not touched.

Apart from the black cockatoo, the proposed building blocks are far too small for this area. People move here to have a bit of room, not be crammed together like Ellenbrook.

We would support subdivision in this scheme if it were half acre blocks with clearing only allowed for a house pad and driveway. That would allow development without adversely impacting the carnaby cockatoos.

We believe that the developers should supply sites for schools etc from their own land . there are 4 other property owners totally opposed to this nonsense

16 Upload any supporting documentation eg. reports here.

file upload here:

No file was uploaded

17 Would you like to make a submission on another precinct?

No

Hearing of submissions

18 Please choose one of the following:

Yes, I wish to speak at the hearings. (Please complete the details below)

19 If you answered yes, please indicate who you will be represented by:

Myself

20 If you are representing yourself, please provide a contact phone number:

hearing contact phone:

0408923892

21 If you are being represented by a spokesperson, please provide their details

Name of spokesperson:

Contact phone number (business hours):

Postal address:

22 I would prefer my hearing to be conducted in:

Private (only people nominated by you or the hearings committee will be permitted to attend).

Additional information

23 You should be aware that:

Planning and Development Act 2005
Section 41 Amendment (Substantial)
Form 41

Department of Planning,
Lands and Heritage
Received

Scanner/ Attachments/ Scan QA/ Doc No. 06 JUN 2018 A9709287 1325/41 RLS/0730

Submission

Metropolitan Region Scheme Amendment

North Bullsbrook Urban Precinct

To: Secretary
Western Australian Planning Commission
Locked Bag 2506
Perth WA 6001

Submission 33

RLS/0730

Title (Mr, Mrs, Miss, Ms) First Name GARY JOSEPH
Surname TOMASOVICH (PLEASE PRINT CLEARLY)
Address 131 (not 19) ASHTON ROAD Bullsbrook Postcode 6084
Contact phone number 0499719588 Email address gtdt@westnet.com.au

Submission (Please attach additional pages if required. It is preferred that any additional information be loose rather than bound)

- a) I have lived at the ABOVE ADDRESS for the past 40 years. The property size is 4.9093 HA.
- b) Past Swan Shire Strategy Plans indicated no further sub-division.
- c) Parts of the area are under the flight paths.
- d) House lots too small to plant trees or decent size shrubs to keep the environment cool. The result being air-cons turned on ALL DAY discharging hot air into the atmosphere.
- e) If the government is so concerned about global warming why are they allowing these small lots to continue? Public open space is NOT the solution.
- f) For the above reasons I want my property with drawn from WAPC Agenda. I have contacted the developer to remove all roads and public open space off my property, being 131 (not 19) Ashton Road Bullsbrook.
- g) The developer is fully aware we were against development from the very beginning. He had no right to include our property.

turn over to complete your submission

Hearing of submissions

Anyone who has made a written submission on the amendment has the opportunity to personally present the basis of their submission to a sub-committee of the WAPC. **You do not have to attend a hearing.** The comments presented by you in this written submission will be considered in determining the recommendation for the proposed amendment.

For information about the submission and hearings process, please refer to the amendment report and in particular appendix D.

Please choose one of the following:



No, I do not wish to speak at the hearings. (Please go to the bottom of the form and sign)

OR



Yes, I wish to speak at the hearings. (Please complete the following details)

I will be represented by:

Myself – My telephone number (business hours):

or

A spokesperson

Name of spokesperson:

Contact telephone number (business hours):

Postal address:

I would prefer my hearing to be conducted in:

Public (members from the general public may attend your presentation)

OR

Private (only the people nominated by you or the hearings committee will be permitted to attend)

You should be aware that:

- The WAPC is subject to the *Freedom of Information Act 1992* and as such, submissions made to the WAPC may be subject to applications for access under the act.
- In the course of the WAPC assessing submissions, or making its report on these submissions, copies of your submission or the substance of that submission, may be disclosed to third parties.
- Hearings may be recorded and transcribed. The minutes of all hearings, along with all written submissions, are tabled in Parliament and published as public records should the Governor approve the proposed amendment. The WAPC recommendations are similarly published in a report on submissions and tabled in Parliament.

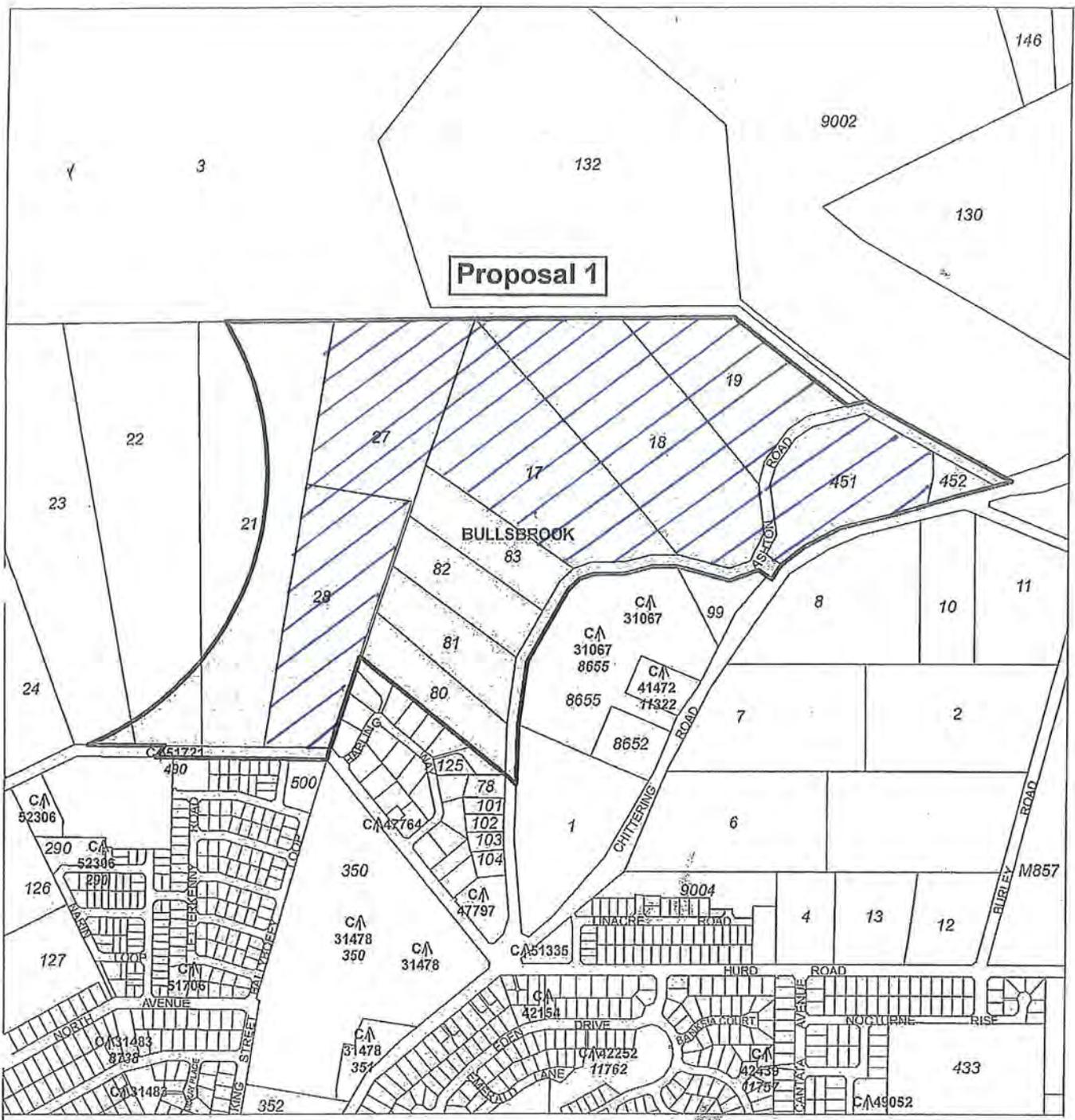
To be signed by person(s) making the submission

Signature

G. Tomaszewicz

Date 25.5.2018

Note: Submissions MUST be received by the advertised closing date, being close of business (5pm) on 8 JUNE 2018. Late submissions will NOT be considered.



Proposal 1

BULLSBROOK

lots 27 + 28 to be 2,023.4 m² to coincide with lots on Harwing Way. Very strong demand for these size lots.

lots 17, 18 + 19 + 451 to be 4,046.8 m²

less impact on environment. Excellent ground water supply. Soil conditions excellent for ATU Septic Systems

lot 19 is currently being proposed for other purposes.

Your Ref: MRS Amendments North, Central, South Bullsbrook
Enquiries: Tony Naumoski – 9278 9609
E-mail: tony.naumoski@swan.wa.gov.au

12 June 2018

Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001

Department of Planning, Lands and Heritage Received	
Scanned	14 JUN 2018
Attachments	<input type="checkbox"/>
Scan QA	<input type="checkbox"/>
Doc No.....	<i>RLS/0728</i>
File No.....	<i>RLS/0729</i>

RLS/0729
RLS/0730

Dear Madam/Sir,

Submission on Metropolitan Region Scheme Proposed Amendments:

- 1323/41 – South Bullsbrook Urban Precinct**
- 1324/41 – Central Bullsbrook Urban Precinct**
- 1325/41 – North Bullsbrook Urban Precinct**

This is to advise that Council at its meeting held on 6 June 2018 has resolved to:

- 1) Advise the West Australian Planning Commission that it supports the Metropolitan Region Scheme Amendments 1323/41, 1324/41 and 1325/41 subject to the following modifications/considerations:
 - a. The western boundary of MRS Amendment 1325/41 (North Bullsbrook Urban Precinct) to be extended to reflect the eastern boundary of the Bullsbrook Wastewater Treatment Plant buffer distance which as identified on the endorsed Bullsbrook Townsite District Structure Plan (Refer to Attachment 3 of this report).
 - b. The eastern boundary of the MRS Amendment 1323/41 (South Bullsbrook Urban Precinct) to be extended to reflect the western boundary of the Structure Plan No.11 area (Lot 301 Stock Road and Lot 302 Lage Road, Bullsbrook) (Refer to Attachment 2 of this report).
 - c. Should it be found that sufficient water and waste water capacity currently exist, that part of Lot 1354, Bullsbrook that can be serviced, is to be included under the 'Urban' zone.
 - d. Main Roads WA's latest policy position in preference of roundabouts at all intersections should be taken in consideration prior to a final



2 Midland Square, Midland
PO Box 196, Midland WA 6936

enquiries 08 9267 9267
facsimile 08 9267 9444

decision on these MRS proposals by the WAPC. The requirement may result in extended land requirements, and therefore an extension to the 'Primary Regional Roads' reservation at intersections with Great Northern Highway.

A copy of the Council minutes is enclosed for your information.

Should you have any queries regarding this matter, please do not hesitate to contact Tony Naumoski on 9278 9606

Yours sincerely

A handwritten signature in black ink, appearing to read 'Steven Tan', with a stylized flourish at the end.

Steven Tan
EXECUTIVE MANAGER
PLANNING AND DEVELOPMENT

3.1 METROPOLITAN REGION SCHEME AMENDMENTS 1323/41 (SOUTH BULLSBROOK URBAN PRECINCT), 1324/41 (BULLSBROOK CENTRAL URBAN PRECINCT) AND 1325/41 (NORTH BULLSBROOK URBAN PRECINCT) - CITY OF SWAN SUBMISSION

Ward: (Pearce Wards) (Strategic Planning)

Authorised Officer: (Executive Manager Planning and Development)

KEY ISSUES

- The Western Australian Planning Commission (WAPC) has advertised Metropolitan Region Scheme Amendments 1323/41, 1324/41 and 1325/41 for South Bullsbrook, Bullsbrook Central and North Bullsbrook Urban Precincts for public comment.
- The purpose of the amendments is to rezone all three amendment areas (refer to Attachment 1) from the 'Rural' zone to 'Urban Deferred' zone under the Metropolitan Region Scheme (MRS).
- Under the City's Local Planning Scheme No.17 (LPS17) the three amendment areas are zoned 'General Rural'.
- The North-East Sub-Regional Planning Framework and the City's Draft Local Planning Strategy identify the three amendment areas as land for Urban Expansion.
- Council adopted the Bullsbrook Townsite Land Use Master Plan (BTLUMP) on 6 October 2014. The subject amendment areas are identified as Future Residential in the BTLUMP. A district centre is identified in the Bullsbrook Central amendment area (MRS Amendment 1324/41).
- The BTLUMP has formally been endorsed as a District Structure Plan under the *Planning and Development (Local Planning Schemes) Regulations 2015*, by the WAPC on 11 April 2018.

That the Council resolve to:

- 1) Advise the West Australian Planning Commission that it supports Metropolitan Region Scheme Amendments 1323/41, 1324/41 and 1325/41 subject to the following modifications/considerations:
 - a. The western boundary of MRS Amendment 1325/41 (North Bullsbrook Urban Precinct) to be extended to reflect the eastern boundary of the Bullsbrook Wastewater Treatment Plant buffer distance as identified on the endorsed Bullsbrook Townsite District Structure Plan.
 - b. The eastern boundary of the MRS Amendment 1323/41 (South Bullsbrook Urban Precinct) to be extended to reflect the western boundary of the Structure Plan No.11 area (Lot 301 Stock Road and Lot 302 Lage Road, Bullsbrook).

- c. Should it be found that sufficient water and waste water capacity currently exist, that part of Lot 1354, Bullsbrook that can be serviced, is to be included under the 'Urban' zone.
- d. Main Roads WA's latest policy position in preference of roundabouts at all intersections should be taken in consideration prior to a final decision on these MRS proposals by the WAPC. The requirement may result in extended land requirements, and therefore an extension to the 'Primary Regional Roads' reservation at intersections with Great Northern Highway.

BACKGROUND

On 2 March 2018, the Western Australian Planning Commission (WAPC) commenced the public advertising of Metropolitan Region Scheme Amendments 1323/41, 1324/41 and 1325/41 for South Bullsbrook, Central Bullsbrook and North Bullsbrook Urban Precincts. The purpose of the amendments is to rezone the three precincts from the 'Rural' zone to the 'Urban Deferred' zone under the Metropolitan Region Scheme (MRS). (refer to Attachment 1)

The amendment areas abut existing Urban, Industrial and Rural zoned land and Primary Regional Road Reserve. Ownership in the Bullsbrook North and South Urban Precincts are fragmented, whilst the majority of the Bullsbrook Central Urban Precinct is owned by one developer.

The Amendment Areas have been largely cleared for rural pursuits and primarily large lot rural residential living. It contains scattered areas of remnant vegetation, generally along fence lines, and a number of dwellings and outbuildings. Bush Forever areas are not present within the Amendment Area.

1. Strategic Context

1.1 North-East Sub-Regional Planning Framework (Planning Framework)

The Planning Framework identifies the three amendment areas as **Urban Expansion**, with an urban staging indication of Medium-Long term (2022+). In this regard, the subject MRS amendments are consistent with the Planning Framework, noting that development is anticipated to commence prior to 2022.

1.2 Draft Local Planning Strategy (LPS)

The three amendment areas are consistent with the Urban Expansion areas identified in the draft Local Planning Strategy.

The following is further noted in the Draft LPS relevant to the Bullsbrook Town Centre:

'3. The Strategic Plan

STRATEGIES AND ACTIONS

3.2.1 Support residential development in Greenfield areas

Implement the Bullsbrook Townsite Land Use Master Plan (BTLUMP) through future amendments to the MRS and the local planning scheme.

3.4.5 Support the establishment of a District Centre in Bullsbrook to cater for future population growth

The Bullsbrook Townsite Landuse Master Plan identifies a future district centre for the study area.

1.3 Bullsbrook Townsite Land Use Master Plan (BTLUMP) –Now known as Bullsbrook Townsite District Structure Plan

Council adopted the BTLUMP on 6 October 2014. It has now formally been endorsed as a District Structure Plan under the *Planning and Development (Local Planning Schemes) Regulations 2015*, by the WAPC on 11 April 2018.

The Bullsbrook Townsite District Structure Plan provides planning guidance for the future urban growth of the Bullsbrook Townsite and relates to the MRS proposals as follows:

- The majority of the South Bullsbrook Urban Precinct is identified for Future Residential including a Neighbourhood Centre, Primary School, Conservation areas and Activity Corridor.
- The Bullsbrook Central Urban Precinct is also identified for Future Residential including a District Centre, Conservation areas, Primary School and an Activity Corridor. Although Lots 131 and 500 Hurd Road, Bullsbrook are also identified as Future Residential under the District Structure Plan, it has been excluded from the proposed Central Bullsbrook Urban Precinct.(MRS Amendment 1324/41). There has been no request from these landowners to be included in any MRS amendment. Any requests for these lots to be included in the MRS will be dealt with as and when received by the WAPC in future.
- The North Bullsbrook Urban Precinct is identified for Future Residential including Playing Fields and a Primary School. The western boundary of this precinct is recommended to be extended to reflect the boundary of the wastewater treatment plant buffer boundary as shown in Plan No. DZ30-1-7 Issue C, approved by the Water Corporation (see Attachment 3). This recommended extension of the western boundary is consistent with the Planning Framework and District Structure Plan. (Refer to 'Water and Wastewater' under '2.4 Environment' of this report for further information regarding the requirement to extend the western boundary of the North Bullsbrook Precinct.)

1.4 Amendment to Structure Plan No.11 (Rural Residential proposal east of the South Bullsbrook Urban Precinct)

On 22 March 2018, a proposed amendment to Structure Plan No.11, Lot 301 Stock Road and Lot 302 Lage Road, Bullsbrook, was submitted to reconfigure road and lot layouts and the structure plan boundary. This reconfiguration has resulted in a gap between the western boundary of the structure plan area and the eastern boundary of the proposed South Bullsbrook Urban Precinct (MRS Amendment 1323/41). This gap leaves approximately 17 hectares of land without any designated zoning. (Refer to Attachment 2 – Proposed MRS Amendment vs Proposed Amendment to Structure Plan No.11 Map.)

It is recommended that the eastern boundary of the South Bullsbrook Urban Precinct (Amendment 1323/41) be extended to reflect the western boundary of Structure Plan No.11 area. This will rezone an extra 17 hectares of land from Rural to Urban Deferred under the MRS.

2. Statutory Context

2.1 Metropolitan Region Scheme (MRS)

Under the current MRS the three amendment areas are within the Rural Zone. The purpose of the amendments is to rezone the areas from the Rural zone to the Urban Deferred zone under the Metropolitan Region Scheme (MRS).

2.2 Local Planning Scheme No. 17 (LPS17)

The three amendment areas are currently zoned 'General Rural' under LPS17.

Following the proposed MRS amendment, the 'General Rural' zone under LPS17 will remain until a further MRS amendment to rezone the subject areas from 'Urban Deferred' to 'Urban' is endorsed.

2.3 State Planning Policies (SPP)

A number of State Planning Policies have effect on the future planning of the subject land. In particular the following is noted:

- **SPP 5.4 - Road and Rail Transport Noise and Freight Considerations in Land Use Planning**

SPP5.4 Road and Rail Transport Noise and Freight Considerations in Land Use Planning addresses transport noise from within major transport corridors, including primary freight routes, and its impact on nearby noise-sensitive land uses. It also considers the need to strategically locate freight handling facilities.

Under SPP 5.4, it is identified that the western boundaries of the Bullsbrook Central and South Bullsbrook Urban Precincts adjoin a Primary Freight Road (Great Northern Highway). Therefore, there is the potential for noise attenuation to be required. These studies will need to be addressed in upcoming local structure plans, as well as during the potential MRS rezoning of these two precincts.

- **SPP 2.4 – Basic Raw Materials**

This policy sets out the matters which are to be taken into account and given effect to by the WAPC and local governments in considering zoning, subdivision and development applications for extractive industries (for the extraction of basic raw materials) and zoning, subdivision and development applications in the vicinity of identified basic raw material resource areas.

It is important to note that the Department of Mines, Industry Regulation and Safety has advised the WAPC that the eastern portion of the South Bullsbrook Urban Precinct amendment area is partly located within the 500m separation buffer from clay resources. The clay extraction is required to be completed prior to a potential Urban Deferred Lifting Request.

- **SPP 4.1 – State Industrial Buffer Policy**

The purpose of SPP 4.1 is to provide a consistent State wide approach for the protection and long-term security of industrial zones, transport terminals (including ports) other utilities and special uses. It will also provide for the safety and amenity of surrounding land uses while having regard to the rights of landowners who may be affected by residual emissions and risk.

Prior to the potential rezoning of the 3 amendments areas to the 'Urban' zone under the MRS, further studies will be required to demonstrate appropriate interface between the amendment areas and adjoining zones. In particular, suitable interface considerations will need to be given to 'Industrial' zoned land to the west and land-fill operations to the east of the Central and South Bullsbrook Urban Precincts. There is a transitional land use area required under the District Structure Plan to provide an interface between the Industrial zone and the Residential zone.

• **SPP 3.7 – Planning in Bushfire Prone Areas**

The intent of this policy is to implement effective, risk-based land use planning and development to preserve life and reduce the impact of bushfire on property and infrastructure.

In accordance with the State Planning Policy, a Bushfire Management Plan has already been approved for the 3 amendment areas by the Department of Fire and Emergency Services.

2.4 Environment

• **Water and Wastewater**

In February 1999, the Water Corporation approved the Bullsbrook Wastewater Treatment Plant's buffer distance (Plan No. DZ30-1-7, Issue C). The proposed western boundary of MRS Amendment 1325/41 (North Bullsbrook Urban Precinct) is within close proximity of the buffer zone, however it is not directly abutting it. The current design of the amendment area results in a discrepancy and a loss of approximately 10 hectares of land identified as 'Urban Expansion' under the Planning Framework and 'Future Residential' under the District Structure Plan.

It is recommended that the western border of MRS Amendment 1325/41 (North Bullsbrook Urban Precinct) is increased to reflect the boundary of the wastewater treatment plant buffer boundary. This recommended increase of the amendment area is consistent with the Planning Framework and District Structure Plan.

Urban Water Management

A Regional Water Management Strategy (RWMS) was prepared in 2012 to support the Bullsbrook District Structure Plan which encompasses the three MRS amendment areas. It was identified in the Bullsbrook Townsite District Structure Plan that drainage was likely to be a major constraint to development in the area. This issue was required to be further addressed in a District Water Management Strategy (DWMS). A DWMS was prepared for each MRS amendment area and the City considers them to be in line with the principles and objectives of the RWMS.

- A DWMS for the area covering MRS Amendment 1323/41 (South Bullsbrook Urban Precinct) has been granted a preliminary approval by former Department of Water in April 2016.
- A DWMS for the area covering MRS Amendment 1324/41 (Bullsbrook Central Urban Precinct) has been approved by former Department of Water in February 2017.
- A DWMS for the area covering MRS Amendment 1325/41 (North Bullsbrook Urban Precinct) has been granted a preliminary approval by former Department of Water in May 2016.

The Department of Water and Environmental Regulation has advised that they are fully supportive of the District Water Management Strategies for the three MRS Amendment areas.

The anticipated drainage outcomes for the future urban areas will require that where there are fragmented ownership (North and South Bullsbrook Urban Precincts) a future Developer Contribution plan will have to include drainage infrastructure as shared contribution items.

- **Perth and Peel Green Growth Plan for 3.5 million (draft)**

The draft Perth and Peel Green Growth Plan for 3.5 million (Green Growth Plan) delivers a comprehensive environmental program for the protection of both Commonwealth matters of national environmental significance and State environmental values.

According to the Green Growth Plan online mapping service, the 3 amendment areas contain a number of small portions of 'Specific Commitments' and 'Broad Commitments and Values' areas. The City has no objection to the proposed amendment subject to the retention of the above conservation areas consistent with the work undertaken for the draft Green Growth Plan.

- **Environmental Protection Authority Advice**

The proposed amendments were referred to the Environmental Protection Authority (EPA) for advice on whether environmental assessment would be required.

It was advised by the EPA that the proposed amendments do not require formal assessment under Part IV of the *Environmental Protection Act 1986*. However, it has provided advice on the key environmental factors for the amendments. Copies of the notices from the EPA are included in the WAPC's Amendment Report as Appendix A for each amendment.

3. Guidance on future consideration on lifting the 'Urban Deferred' zoning

Under the advertised proposal, the subject land is proposed to be zoned Urban Deferred under the MRS, subject to the following requirements being addressed prior to lifting of 'Urban Deferment':

- A District Structure Plan (DSP) or the Bullsbrook Townsite Landuse Masterplan (BTLUMP) being approved by the Western Australian Planning Commission (WAPC) to guide the development of the Bullsbrook townsite.
- Confirmation of water and wastewater infrastructure;
- Confirmation on the location of a High School site;
- Confirmation of road upgrading requirements to support the proposed scale of development;
- Confirmation that the existing landfill operations and associated buffer has ceased;(Bullsbrook Central Urban Precinct) and
- The eastern portion of the site is partly within a 500 metre separation buffer for clay resources. The clay extraction is to be completed, prior to the transfer of this land to the Urban zone.(South Bullsbrook Urban Precinct)

It is noted that the proposed 'Urban Deferred' zoning applicable to the Central Bullsbrook Urban Precinct includes most of Lot 1354, Bullsbrook. This land is however earmarked to accommodate the main access and future District Centre which will not only provide an important amenity function to the new residential estate but will also act as a trigger for development to progress. Considering the above requirements to be addressed to get

the 'Urban Deferred' zoning lifted, the only constraint on this confined area is the need to confirm availability of water and wastewater infrastructure. Not being privy to the latest comments from Watercorp in this regard, the City propose to recommend to the WAPC that should it be found that sufficient water and waste water capacity currently exist, that part of Lot 1354, Bullsbrook that can be serviced, is to be included directly under the 'Urban' zone. It will lead to an improved, more balanced development.

4. Great Northern Highway (GNH) Intersections:

It is noted that the MRS proposals do not specifically identify the Great Northern Highway Primary Regional Roads reservation and how it may impact these proposals. In this regard, Main Roads WA's latest policy to require roundabouts at all intersections should be taken in consideration prior to a final decision on these MRS proposals by the WAPC. The requirement for roundabouts may result in extended land requirements, and therefore an extension to the Primary Regional Roads reservation at road intersections with Great Northern Highway.

CONCLUSION

The City is supportive of the proposed MRS amendments subject to the following recommended modifications/considerations:

- The western boundary of MRS Amendment 1325/41 (North Bullsbrook Urban Precinct) to be extended to reflect the eastern boundary of the Bullsbrook Wastewater Treatment Plant buffer distance which is stipulated on the Bullsbrook Townsite District Structure Plan.
- The eastern boundary of the MRS Amendment 1323/41 (South Bullsbrook Urban Precinct) to be extended to reflect the western boundary of Structure Plan No.11 area. (Lot 301 Stock Road and Lot 302 Lage Road, Bullsbrook). This is shown on Attachment 2.
- Should it be found that sufficient water and waste water capacity currently exist, that part of Lot 1354, Bullsbrook that can be serviced, is to be included under the 'Urban' zone. It will lead to an improved, more balanced development.
- Main Roads WA's latest policy to require roundabouts at all intersections should be taken in consideration prior to a final decision on these MRS proposals by the WAPC. The requirement for roundabouts may result in extended land requirements, and therefore an extension to the 'Primary Regional Roads' reservation at intersections with Great Northern Highway.

PUBLIC CONSULTATION

The WAPC has advertised Metropolitan Region Scheme Amendments 1323/41, 1324/41 and 1325/41 and is seeking public comment. Submissions are to be made to the WAPC on or before Friday 8 June 2018.

Council's resolution on this proposal, together with this report will be forwarded to the WAPC as the City's submission.

Ordinary Meeting of Council
06 June 2018

ATTACHMENTS

Attachment 1 – Proposed MRS Amendments

Attachment 2 – Proposed MRS Amendment 1323/41 vs Proposed Amendment to Structure Plan No.11 Map.

Attachment 3 - Boundary of waste water treatment plant buffer.

STRATEGIC IMPLICATIONS

The proposed MRS amendment is generally consistent with the City's Local Planning Strategy and the draft North-East Sub-regional Planning Framework.

A developer contributions plan will be required to be prepared for the 3 amendment areas for necessary infrastructure cost sharing.

STATUTORY IMPLICATIONS

Following the proposed MRS amendments, the 'General Rural' zone under LPS17 will remain until a further MRS amendment to lift the subject areas from 'Urban Deferred' to 'Urban'.

FINANCIAL IMPLICATIONS

A developer contributions plan will be required to be prepared for the subject areas for necessary infrastructure cost sharing.

VOTING REQUIREMENTS

Simple Majority

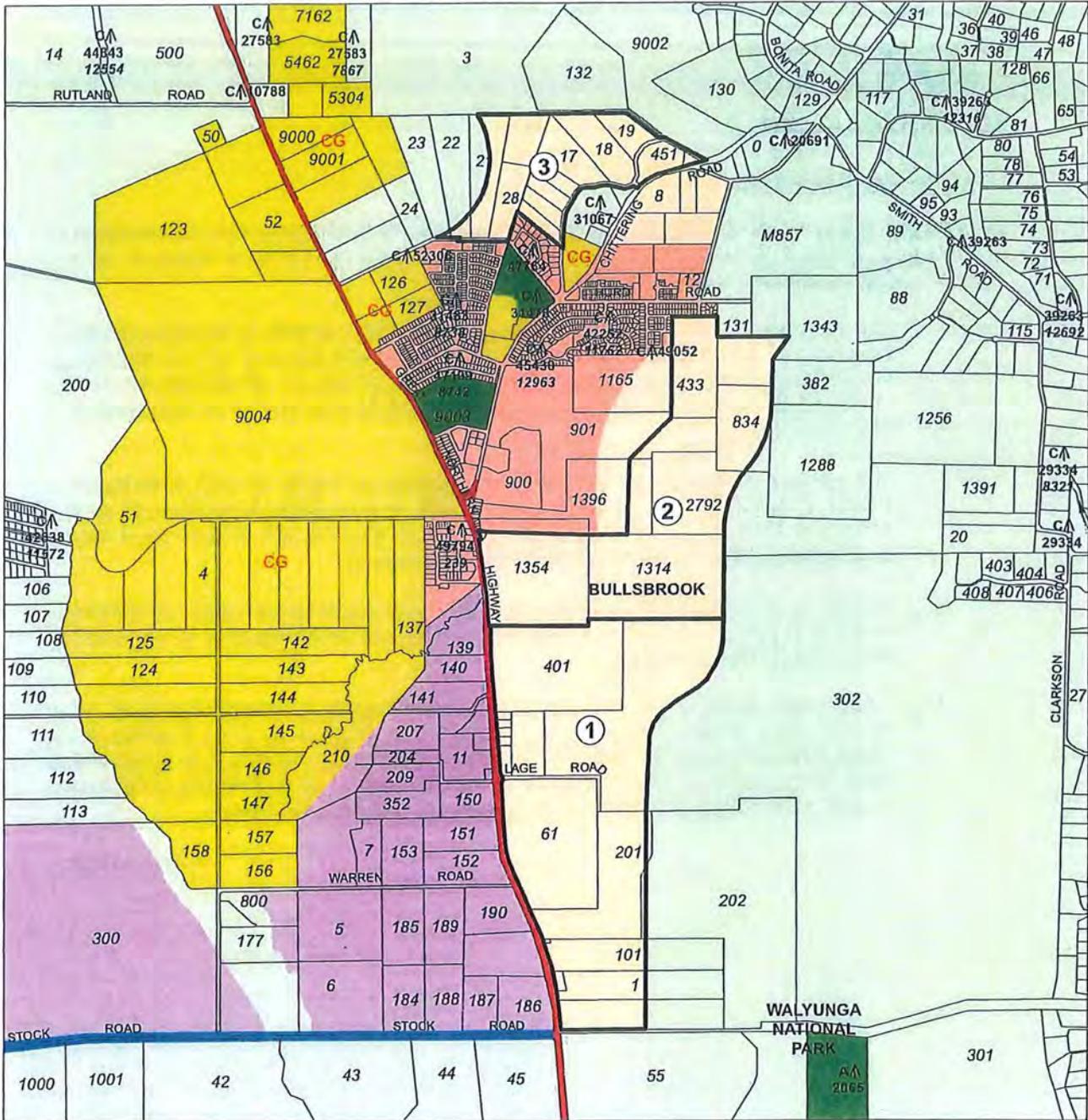
RECOMMENDATION

That the Council resolve to:

- 1) Advise the West Australian Planning Commission that it supports the Metropolitan Region Scheme Amendments 1323/41, 1324/41 and 1325/41 subject to the following modifications/considerations:
 - a. The western boundary of MRS Amendment 1325/41 (North Bullsbrook Urban Precinct) to be extended to reflect the eastern boundary of the Bullsbrook Wastewater Treatment Plant buffer distance which as identified on the endorsed Bullsbrook Townsite District Structure Plan (Refer to Attachment 3 of this report).
 - b. The eastern boundary of the MRS Amendment 1323/41 (South Bullsbrook Urban Precinct) to be extended to reflect the western boundary of the Structure Plan No.11 area (Lot 301 Stock Road and Lot 302 Lage Road, Bullsbrook) (Refer to Attachment 2 of this report).
 - c. Should it be found that sufficient water and waste water capacity currently exist, that part of Lot 1354, Bullsbrook that can be serviced, is to be included under the 'Urban' zone.
 - d. Main Roads WA's latest policy position in preference of roundabouts at all intersections should be taken in consideration prior to a final decision on these MRS proposals by the WAPC. The requirement may result in extended land requirements, and therefore an extension to the 'Primary Regional Roads' reservation at intersections with Great Northern Highway.

CARRIED

Proposed MRS Amendments 1323/41, 1324/41 and 1325/41



Metropolitan Region Scheme Amendment Nos. 1323/41, 1324/41 & 1325/41

Proposed:

- ① amendment 1323/41
- ② amendment 1324/41
- ③ amendment 1325/41

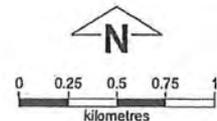
Metropolitan Region Scheme Legend

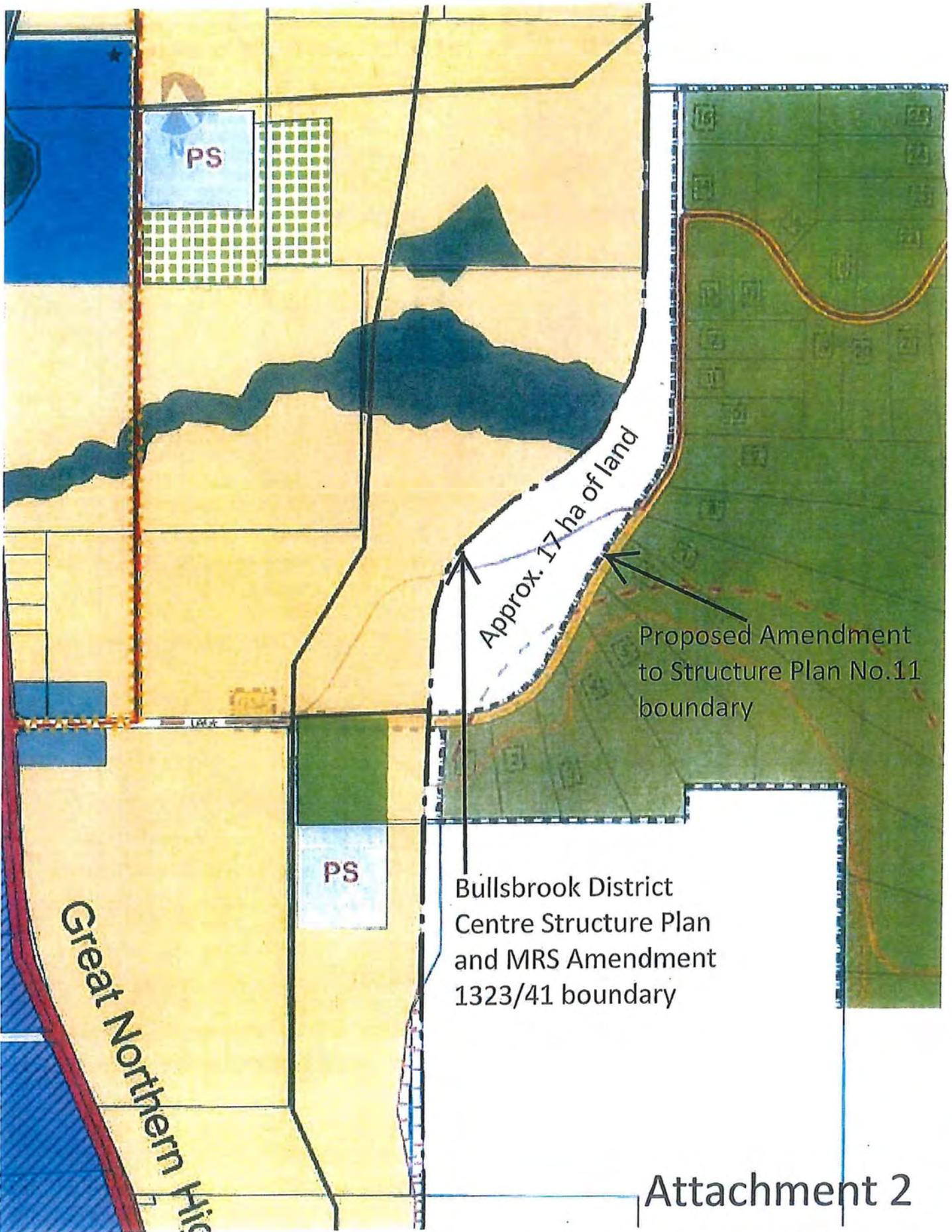
Reserved Lands	Zones
Parks and recreation	Public purposes - denoted as follows:
Restricted public access	H Hospital
Railways	HS High school
Port installations	TS Technical school
State forests	CP Car park
Water catchments	U University
Waterways	CG Commonwealth Government
Primary regional roads	SEC State Energy Commission
Other regional roads	SU Special uses
	W:SD Water Authority of WA
	P Prison
	Urban
	Urban deferred
	Central city area
	Industrial
	Special industrial
	Rural
	Rural - water protection
	Private recreation
	Bush forever area

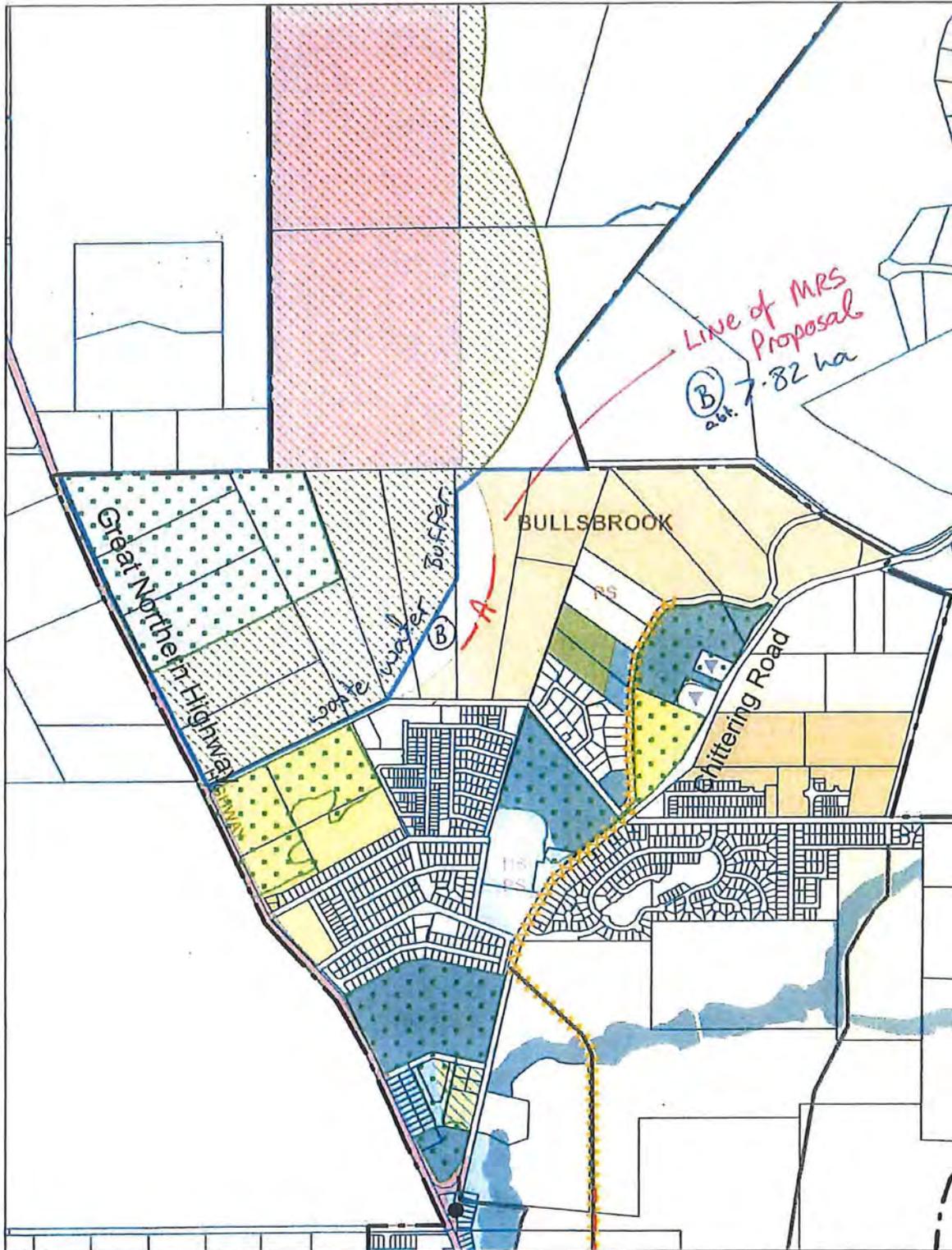


Created on date: Thursday, 27 July 2017
 Document Name: MRS_2865_v2_locality plan
 Produced by Geospatial Research and Modelling, Department of Planning, Lands and Heritage, Perth WA
 Base Information supplied by Western Australian Land Information Authority LI 862-2016-1

Attachment 1







Attachment 3



Government of Western Australia
Department of Fire & Emergency Services



Our Ref: D05129
Your ref: 1323/41;1324/41;1325/41

Anthony Muscara
Western Australian Planning Commission (WAPC)
referrals@planning.wa.gov.au

Dear Mr Muscara

RE: PROPOSED METROPOLITAN REGION SCHEME (MRS) AMENDMENTS - 1323/41 SOUTH BULLSBROOK URBAN PRECINCT; 1324/41 CENTRAL BULLSBROOK URBAN PRECINCT; 1325/41 NORTH BULLSBROOK URBAN PRECINCT

I refer to your letter dated 27 February 2018 regarding the referral of the above MRS Amendments. The Department of Fire and Emergency Services (DFES) advises comments with regard to *State Planning Policy 3.7 Planning in Bushfire Prone Areas (SPP 3.7)* and the *Guidelines for Planning in Bushfire Prone Areas (Guidelines)* has been previously sought and provided to the WAPC in relation to the three precincts:

- **1323/41 South Bullsbrook Urban Precinct** - DFES provided advice on the Bushfire Management Plan (BMP) (Version 4), prepared by FirePlan WA and dated 12 September 2016, on 28 October 2016 (DFES Reference D00937).
- **1324/41 Central Bullsbrook Urban Precinct** - DFES provided advice on the BMP (Revision 1), prepared by Strategen Environmental and dated 17 November 2016, on 7 April 2017 (DFES Reference D00974).
- **1325/41 North Bullsbrook Urban Precinct** - DFES provided advice on the Bushfire Hazard Level Assessment (Version 1.0), prepared by RUIC and dated 12 June 2017, on 16 August 2017 (DFES Reference D02390).

The referral to DFES for these precincts did not include references to any new or revised BMP's, and therefore it appears the previously reviewed BMP's remain current and valid for the three proposed MRS Amendments. Accordingly, DFES provides no further comment.

If you require further information, please contact Land Use Planning Officer, Sherrie Nicholas on 9482 1777.

Yours sincerely

MICHELLE NEIL
DIRECTOR ADVISORY SERVICES

13 June 2016



Our Ref: D02390
Your Ref: 833-2-21-122

Anthony Muscaro
Western Australian Planning Commission
mrs@planning.wa.gov.au

Dear Anthony,

PROPOSED METROPOLITAN REGION SCHEME AMENDMENT - NORTH BULLSBROOK PRECINCT

I refer to your letter received by the Department of Fire and Emergency Services (DFES) dated 13 June 2017. The letter is regarding the submission of Bushfire Hazard Level Assessment, Version 1.0 by RUIC dated 12 June 2017 in support of the above scheme amendment.

DFES provide the following comments with regard to *State Planning Policy 3.7 Planning in Bushfire Prone Areas* (SPP 3.7) and the *Guidelines for Planning in Bushfire Prone Areas* (Guidelines).

Assessment

1. Policy measure 6.3 c) Compliance to Bushfire Protect Criteria

Element	Assessment	Action
Location	A Bushfire Hazard Level assessment may indicate that the site currently contains a moderate or extreme hazard level. In such instances, the proposal should contain information in the form of a Bushfire Management Plan as to how the hazard level will be initially reduced and maintained for the life of the development. In particular, further consideration of the bushfire risk management strategies required should retention of vegetation occur (within the site).	Comment. Further evidence will be required at subsequent planning stages to ensure compliance to this element.
Siting & Design	The design and layout of subdivision and development can reduce the vulnerability of dwellings and residents from the impact of a bushfire. Appropriate design will greatly assist with bushfire prevention and suppression operations. Hazard separation should be considered and integrated during initial planning stages. Public roads, including footpaths and verges, can be combined to increase separation between buildings and bushfire prone vegetation.	Comment. Further evidence will be required at subsequent planning stages to ensure compliance to this element.

Recommendation – supported subject to modifications

The BMP has adequately identified issues arising from the bushfire hazard level assessment and considered how compliance with the bushfire protection criteria can be achieved at subsequent planning stages.

However modifications to the BMP will be necessary to ensure it accurately identifies the bushfire risk and necessary mitigation measures. The modifications mentioned in the table(s) above should be undertaken prior to subsequent stages of the planning process (structure plan, subdivision and development applications).

Should you require further information, please contact me on telephone number 9482 1761.

Yours sincerely



Sandeep Shankar
LAND USE PLANNING OFFICER

16 August 2017



Department of Biodiversity,
Conservation and Attractions



**PARKS AND
WILDLIFE
SERVICE**

Your ref: 809-2-21-39 Pt 1 RLS/0693
Our ref: PRS 42280
Enquiries: Michael Roberts
Phone: 9303 7755
Email: Michael.Roberts@dbca.wa.gov.au

Ms Kerrine Blenkinsop
The Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001



Attention: Anthony Muscara

**MRS AMENDMENTS – 1323/41, 1324/41 & 1235/41- BULLSBROOK URBAN
PRECINCT (SOUTH, CENTRAL AND NORTH)**

I refer to your correspondence of 28 March 2018 requesting comments on the above MRS Amendments application. The Parks and Wildlife Service of the Department of Biodiversity, Conservation and Attractions (the department) provide the following advice.

1323/41 South Bullsbrook Urban Precinct

Native Vegetation

Whilst it is acknowledged that the majority of the amendment area is cleared or completely degraded, there are pockets of remnant vegetation and isolated paddock trees which may provide Carnaby's Black Cockatoo habitat. This species is listed as 'Endangered' under the Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act), and is also listed as 'Specially Protected' under the Western Australian Wildlife Conservation Act 1950. Accordingly, future proposals which may impact these areas should be discussed with the Federal Department of the Environment and Energy as there may be a requirement to refer the application under the EPBC Act.

Wetland Values

There are several geomorphic wetlands in the amendment area identified in the department's geomorphic wetlands database, the majority of which are classified as multiple use wetlands. In addition to the mapped wetlands, the portion of the Nambad Brook in the southern portion of the amendment area has not been mapped in the department's geomorphic wetlands database, however it is recommended that further investigations are undertaken to determine the condition and values within the wetland.

The department advises that EPA Guidance Statement 33 recommends that wetlands that are to be protected in the planning system are afforded a 50 metre minimum wetland buffer. If a buffer of less than 50 m is proposed from the wetland boundary to areas of development, a buffer study in accordance with the draft Guideline for the Determination of Wetland Buffer Requirements (WAPC, 2005) may need to be conducted to accurately determine the buffer required to protect the wetland values. The purpose of a site specific buffer study would be to identify the values, functions and processes of the wetland, the threats posed by the proposed changes, and the buffer required to mitigate

Swan Region
Cnr Australia li Drive and Hackett Drive, Crawley WA 6009
Locked Bag 104, Bevilley Delivery Centre, Western Australia 6983
Phone: (08) 9303 7755 Email: michael.roberts@dbca.wa.gov.au
www.dbca.wa.gov.au

these threats. This buffer study would then be able to assist you in providing justification to decision makers to demonstrate the reasoning for the buffer distances in this case. It should be noted that department is not a decision maker in regard to the implementation of wetland buffers; however, the department can provide advice to decision makers as requested.

Where the wetland buffer/foreshore reserve is part of public open space (POS), its treatment should be appropriate and contribute towards the maintenance of ecological functioning within the wetland; that is the buffer should be revegetated with appropriate native vegetation species of local provenance. Vegetation of natural structure including groundcovers, mid-storey and over-storey around wetlands is critical for filtering and absorption of nutrients and pollutants, provision of fauna habitat, abating nuisance insect issues and restricting the spread of rubbish into the wetlands. Therefore, while some passive recreation may be acceptable in defined areas of the wetland buffer, the placement of lawns, playgrounds and other active recreation areas are generally not considered appropriate.

It is recommended that a wetland or foreshore management plan is prepared as part of future structure plan process. It is recommended that the contents and format of the wetland management plan be prepared in accordance with Guidelines checklist for preparing a wetland management plan (DEC 2008) available on DBCA's website. It is also important to engage with the Department of Water during the preparation of the wetland management plan.

1324/41 Bullsbrook Central Urban Precinct

The department advises that as with the Bullsbrook South amendment area the majority of the amendment area is completely cleared or in a degraded condition with the only areas of remnant vegetation evident along the Ki-it Monger Brook. This wetland has not been mapped in the department's geomorphic wetlands database, however it is recommended that further investigations are undertaken to determine the condition and values within the wetland. The department reiterates that wetlands that are to be protected are afforded a 50 metre minimum wetland buffer. It is recommended that a wetland or foreshore management plan is prepared as part of future structure plan process.

1325/41 Bullsbrook North Urban Precinct

Threatened Ecological Community

The department notes that Lot 17 and 18 Ashton, Road Bullsbrook contains remnant vegetation in 'Very Good' condition and which according to supporting documentation may potentially contain a Threatened Ecological Community (TEC) known as SCP 3c – *Corymbia calophylla* - *Xanthorrhoea preisii* woodlands and shrublands. The department advises that further targeted surveys are required to adequately determine the presence of this TEC within the subject lots.

The department notes that the Environmental Protection Authority (EPA) advised in its submission of September 2017 that it is the EPA's expectation that flora and vegetation surveys will be undertaken prior to the local scheme amendment being referred to the EPA. In addition, it is the EPA's expectation that the local scheme amendment will provide mechanisms to retain, protect and managed areas of native vegetation which contain threatened flora and vegetation such as areas of TEC. The department supports the EPA's position and recommends that the local scheme amendment for the subject properties are not finalised without first verifying the presence of the TEC. In the event that this TEC is confirmed to be present on site it is the expectation of the department that the TEC is retained and protected in public open space.

Thank you for the opportunity to comment on this proposal. Please contact Michael Roberts at Parks and Wildlife Service's Swan Coastal District on 9303 7755 or by email at michael.roberts@dbca.wa.gov.au if you have any queries regarding this advice.

Yours faithfully

Benson Todd
A/REGIONAL MANAGER

18 June 2018