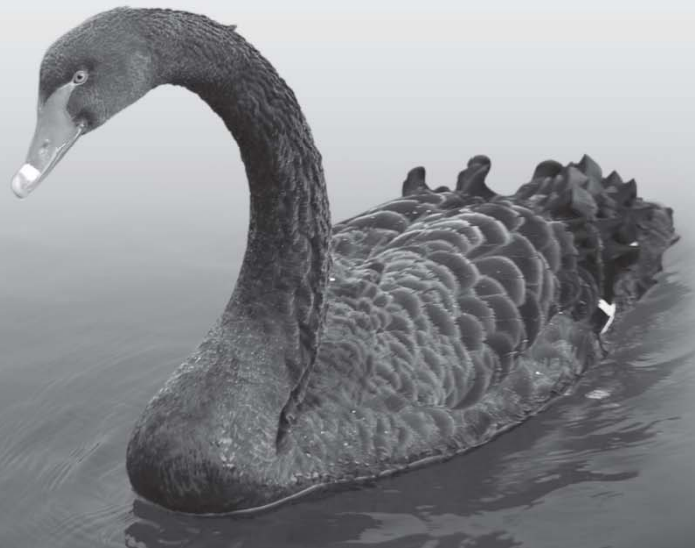


July 2019

**Metropolitan Region
Scheme Amendment
1339/57** (Minor Amendment)



**North-East and North-West
Districts Omnibus 2**

Report on Submissions
Submissions

Cities of Joondalup, Kalamunda, Swan
and Wanneroo
Shire of Mundaring

**Metropolitan Region Scheme
Amendment 1339/57
(Minor Amendment)**

North-East and North-West Districts Omnibus 2

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Cities of Joondalup, Kalamunda, Swan and Wanneroo
Shire of Mundaring



July 2019

The Western Australian Planning Commission acknowledges the traditional owners and custodians of this land. We pay our respect to Elders past and present, their descendants who are with us today, and those who will follow in their footsteps.

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MRS Amendment 1339/57 Report on Submissions
Submissions
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This document is available in alternative formats on application to the Department of Planning, Lands and Heritage Communications Branch.

Introduction to Metropolitan Region Scheme minor amendments

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

The Metropolitan Region Scheme (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.

An amendment 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 non-substantial amendment, often referred to as a minor amendment (made under section 57 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 for approval. The amendment takes legal effect with Gazettal of the Minister's approval.

In the process of making a non-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. While formal assessment would be unlikely for a non-substantial amendment, were it required then an environmental review would be 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 WAPC's recommendations 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.

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Submissions

Report on Submissions

Metropolitan Region Scheme Amendment 1339/57

North-East and North-West Districts Omnibus 2

Report on Submissions

1 Introduction

At its March 2018 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 57 of the *Planning and Development Act 2005*.

The amendment was initiated as a minor amendment to the MRS as the extent and nature of each proposal within the omnibus does not constitute a substantial or regional change to the planning philosophy of the MRS.

2 The proposed amendment

Purpose

The amendment comprises 25 proposals relating to land within the North-East and North-West Districts of the Perth Metropolitan Region. The description of each proposal, as described in the previously published *Amendment Report*, is provided below:

City of Joondalup

Proposal 1

Woodvale: To rezone the Rural zoned portions of Lots 28 and 36 Woodvale Drive to the Urban zone (Figure 1).

The City of Joondalup advises that Lots 28 and 36 Woodvale Drive are the last remaining Rural zoned properties within the City and that this designation is no longer appropriate in the context of surrounding residential land uses. The City has requested that the lots are rezoned to Urban to facilitate future development consistent with the urban nature of the locality. The proposal is located in a Bushfire Prone Area and the proponent will therefore be required to demonstrate compliance with the requirements of *State Planning Policy 3.7 - Planning in Bushfire Prone Areas* prior to finalisation.

Proposal 2

Hillarys / Kallaroo: To remove the Bush Forever designation over the portion of the Northshore Drive road reserve located adjacent to the intersection of Northshore Drive and Whitfords Avenue used for car parking purposes (Figure 2).

The proposal area is former road reserve which has been developed as a car park for the adjacent Whitford Beach and is to be removed from Bush Forever site 325 accordingly.

Proposal 3

Edgewater: To transfer Lot 2 George Grey Place from the Urban zone to the Railways reservation (Figure 3).

Lot 2 contains a feeder electricity substation for the Public Transport Authority's Joondalup railway line and is to be reserved for Railways purposes consistent with this use.

City of Kalamunda

Proposal 4

Gooseberry Hill: To transfer a portion of Lot 1134 Kalamatta Way from the Parks and Recreation reservation to the Urban zone. (Figure 4).

A portion of Lot 1134 Kalamatta Way, which contains a constructed residential dwelling and driveway, is currently reserved for Parks and Recreation. The land was formerly part of the adjacent Parks and Recreation reserve but was excised and amalgamated to form Lot 1134 when the encroachment of the dwelling into the reserve became apparent. The portion of the lot currently reserved for Parks and Recreation to be transferred to the Urban zone, consistent with the use of the land and cadastral boundaries of Lot 1134.

Proposal 5

Forrestfield: To transfer a portion of the Webster Road and Bedford Crescent road reserves from the Parks and Recreation reservation to the Industrial zone and to remove the Bush Forever designation over the same area (Figure 5).

The amendment area forms part of the Webster Road / Bedford Crescent road reserve as constructed and is most appropriately included in the Industrial zone and excluded from Bush Forever site 319, consistent with adjacent land.

Shire of Mundaring

Proposal 6

Wooroloo: To transfer a portion of Railways Reservation and the Rural zoned portion of the Werribee Road road reserve to the Parks and Recreation Reservation (Figure 6).

The proposal area is a former railway reserve which now forms part of a vegetated corridor, reserved in previous MRS amendment 978/33. This portion of the corridor is to be reserved for Parks and Recreation purposes consistent with the remainder of its length.

Proposal 7

Bellevue: To rezone Lot 1 Katharine Street and a portion of the Katharine Street road reserve from the Rural zone to the Urban zone (Figure 7).

The landowner has requested that Lot 1 be rezoned to facilitate its development for urban purposes in order to complement existing residential development to the north and south-east of the site. The amendment area is in close proximity to existing residential areas, community facilities and areas of public open space.

Referral agencies, with the exception of the Shire of Mundaring which considers the proposal premature pending a range of actions outlined in its local strategic planning for the locality, raise no objections to the initiation of the proposed amendment.

City of Swan

Proposal 8

Bullsbrook: To transfer portions of Lots 1 and 2 Great Northern Highway, Bullsbrook from the Rural zone to the Urban zone (Figure 8).

Lots 1 and 2 are to be rezoned to reflect their existing residential and commercial land uses which are consistent with an Urban zoning under the MRS.

Proposal 9

Caversham: To transfer a portion of a road widening lot adjacent to the intersection of Benara Road and West Swan Road in Caversham from the Rural zone to the Other Regional Roads reservation (Figure 9).

The amendment area forms part of the Benara Road / West Swan Road intersection and is most appropriately included in the Other Regional Roads reservation.

Proposal 10

Guildford: To rezone Lot 450 Swan Street and Lots 123, 466, 461, 462, 463, 464, 465, 451, 467, 50, 24, 6, 31, 32, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 and 66 Terrace Road from the Rural zone to the Urban zone (Figure 10).

These lots are to be rezoned to reflect their existing residential and commercial land uses which are consistent with an Urban zoning under the MRS.

Proposal 11

Hazelmere: To rezone a portion of Lot 1 Vale Road and a portion of the Vale Road road reserve from the Rural zone to the Industrial zone (Figure 11).

Lot 1 was omitted from MRS amendment 1252/57 - Hazelmere Enterprise Area Structure Plan - Precinct 3A and 3B HEA Buffer area as the Public Transport Authority advised that it may impact on the alignment for the proposed Midland Freight Rail realignment. As a preferred alignment has been determined and protected through planning Control Area 119, the extent of the land requirement on Lot 1 is now known.

The remaining portion of Lot 1 can now be zoned Industrial, consistent with the WAPC endorsed Hazelmere Enterprise Area Structure Plan which identifies the land for light industrial purposes.

Proposal 12

Malaga: To transfer a portion of Lot 100 Weir Road from the Public Purposes - State Electricity Commission reservation to the Industrial zone (Figure 12).

Western Power has requested that the identified portion of Lot 100 is transferred to the Industrial zone as it is surplus to electricity infrastructure requirements and is to be disposed of as part of a land asset sales program.

The proposal area contains vegetation from the Bassendean, Central and South complex which may provide habitat for species of Black Cockatoo. A targeted survey for Carnaby's Black Cockatoo foraging and habitat trees is to be conducted to inform subsequent stages of the planning process.

Proposal 13

South Guildford: To transfer portions of Reserve 21697 from the Public Purposes - Commonwealth Government reservation and the Rural zone to the Public Purposes - Special Use reservation (Figure 13).

Guildford Cemetery is most appropriately identified for Public Purposes - Special Uses consistent with its ownership by the State of Western Australia and vesting with the Metropolitan Cemeteries Board.

Proposal 14

Middle Swan: To transfer portions of lots adjacent to the Reid Highway / Roe Highway / Great Northern Highway intersection from the Industrial zone and the Urban zone to the Primary Regional Roads reservation (Figure 14).

To reflect the Reid Highway and Reid Highway / Roe Highway / Great Northern Highway intersection as constructed.

Proposal 15

Whiteman: To transfer a portion of Lot 807 adjacent to the intersection of Hepburn Avenue and Marshall Road from the Rural zone to the Urban Deferred zone. (Figure 15).

The amendment area was previously identified to be transferred to the Public Purposes - Special Use reservation for use as a caravan park and park home park site as part of MRS amendment 1292/57 - North-East and North-West Districts Omnibus No. 1. Due to changing strategic planning priorities that use is no longer appropriate and it is proposed to rezone the amendment area Urban Deferred to facilitate coordinated future planning over the entirety of Lot 807. Access requirements and the Resource Enhancement Category wetland located within Lot 807 are expected to be addressed at subsequent stages of the planning process.

The amendment area is proposed to be subject to the following requirements for the Lifting of Urban Deferment, consistent with the balance of Lot 807.

Requirements for the Lifting of Urban Deferment

- Land required by the Public Transport Authority for a proposed transport interchange is required to be identified and set aside.
- Land required by Main Roads WA for the Perth-Darwin National Highway Primary Regional Roads Reservation is required to be identified and set aside.
- A District Water Management Strategy is to be prepared to the specification of the Department of Water and Environmental Regulation.
- Confirmation of the provision of Water and Wastewater to the subject land.

City of Wanneroo

Proposal 16

Landsdale: To transfer portions of Lots 9019 Gnangara Road, Lots 99, 100 and 9001 Basilio Avenue and the Huntington Parkway and Amarillo Bend road reserves from the Other Regional Roads reservation to the Urban zone. (Figure 16).

The City of Wanneroo advises that the identified portion of Other Regional Roads reserve is surplus to requirements as Gnangara Road has already been constructed and earth worked to accommodate the dual carriageway and any required future works.

Proposal 17

Sinagra: To transfer various lots and portions of lots adjacent to Pinjar Road from the Urban and Urban Deferred zones to the Other Regional Roads reservation and to transfer a portion of Lot 265 Capri Leone Way and portions of the Capri Leone Way and Santa Rosalia road reserves from the Other Regional Roads reservation to the Urban zone (Figure 17).

Modification of the Other Regional Roads reservation of Pinjar Road between Wanneroo Road and Edward Street to reflect the road as constructed.

Proposal 18

Yanchep: To rezone portions of Lots 48 and 61 St Andrews Drive from the Private Recreation zone to the Urban zone and to rezone a Portion of Lot 888 St Andrews Drive from the Urban zone to the Private Recreation zone (Figure 18).

To rationalise the Private Recreation zoning of the Sun City Country Club and the Urban zoning of adjacent residential lots consistent with cadastral boundaries.

Proposal 19

Pinjar: To transfer a portion of Reserve 21490 from the Rural zone to the Parks and Recreation reservation and extend the Bush Forever designation over the same (Figure 19).

To rationalise the Parks and Recreation reservation of Crown Allotment 1706 consistent with its cadastral boundaries.

Proposal 20

Yanchep: To transfer portions of Lots 8001, 122, 123, 124, 125, 126, 127, 128, 252, 98, 97, 96, 95 and 94 Morwell Street, the Morwell Street road reserve, the Ravensbourne Street road reserve and the Blackwood Meander road reserve from the Public Purposes - High School reservation to the Urban zone and to transfer a portion of Lot 8002 Ravensbourne Street from the Urban zone to the Public Purposes - High School reservation (Figure 20).

To rationalise the Public Purposes - High School reservation and Urban zone with cadastral boundaries as subdivision of the area has been completed.

Proposal 21

Gnangara: To rezone a portion of Lot 9060 Fortitude Boulevard from the Industrial zone to the Rural zone and to extend the Bush Forever designation over the same area, to transfer a portion of Reserve 52210 from the Rural zone to the Public Purposes - Special Use reservation, and to transfer Reserve 51094 and a portion of the adjacent Supreme Loop road reserve from the Other Regional Roads reservation to the Industrial zone (Figure 21).

The zoning and Bush Forever designation of Lot 9060 is to be rationalised consistent with its cadastral boundary.

The portion of Reserve 52210 which provides access is to be reserved for Public Purposes - Special Uses, consistent with its cadastral boundaries.

Reserve 51094, which is managed by the City of Wanneroo for drainage purposes, and an adjacent portion of the Supreme Loop road reserve are to be transferred to the Industrial zone as they do not form part of Ocean Reef Road.

Proposal 22

Eglinton: To transfer a portion of Crown Allotment 13711 (Reserve 9868) from the Rural zone to the Parks and Recreation reservation (Figure 22).

The proposal area forms part of Yanchep National Park and is to be reserved for Parks and Recreation purposes consistent with its use for conservation purposes.

Proposal 23

Alkimos: To transfer a portion of the Portside Promenade road reserve from the Parks and Recreation reservation to the Urban zone and to remove the Bush Forever designation over the same area (Figure 23).

The proposals areas Parks and Recreation reservation and inclusion in Bush Forever site 397 is inconsistent with its use as the Portside Promenade road reserve.

Proposal 24

Alkimos: To transfer a portion of the Graceful Boulevard and Marmion Avenue intersection from the Central City Area zone to the Other Regional Roads reservation (Figure 24).

The area of land forms part of the Marmion Avenue and Graceful Boulevard intersection and is to be reserved for Other Regional Roads purposes accordingly.

Proposal 25

Yanchep: To transfer a portion Lot 313 adjacent to Reserve 9868 from the Primary Regional Roads reservation to the Parks and Recreation reservation and to transfer a portion of Lot 305 adjacent to Reserve 9868 from the Parks and Recreation reservation to the Primary Regional Roads reservation (Figure 25).

To rationalise the Parks and Recreation and Primary Regional Roads reservations consistent with cadastral boundaries.

3 Environmental Protection Authority advice

The amendment was referred to the Environmental Protection Authority (EPA) for advice on whether environmental assessment would be required.

The EPA advised that the proposed scheme amendment does not require assessment under Part IV Division 3 of the *Environmental Protection Act 1986*, and provided the following advice in relation to Proposal 13 of the amendment:

The proposal 13 amendment area includes Bush Forever site 386, portions of a Conservation Category Wetland (CCW), and significant vegetation that also provides habitat to threatened fauna.

The vegetation is identified as representing Guildford Complex of which, as at 2015, there was only 5.3% of the original extent remaining. The Southern River Vegetation Complex is also represented, which has 18.4% remaining. The vegetation is mapped as *Banksia Woodlands of the Swan Coastal Plain* ecological community which is listed as 'Endangered' under the Commonwealth's *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act).

The vegetation is habitat for Carnaby's Black Cockatoo, recognised as a threatened species under State and Commonwealth legislation.

Given the cumulative impacts to these values, the EPA considers that any future proposal which may impact these environmental values would be considered a significant proposal. Significant proposals should be referred to the EPA pursuant to Part IV of the EP Act. Proposals that require the clearing of vegetation may also require approval under Part V of the EP Act, and under the EPBC Act.

The EPA concludes that any potential environmental impacts from the amendment can be managed to meet the EPA's environmental objectives for the above factors through existing State and Commonwealth legislative requirements, future local planning scheme amendment provisions, structure planning and subdivision or development approval requirements. Future significant proposals should be referred to the EPA pursuant to Part IV of the EP Act.

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

4 Call for submissions

The amendment was advertised for public submissions from 17 July to 21 September 2018.

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

- i) office of the Western Australian Planning Commission, 140 William Street, Perth;
- ii) offices of the Cities of Joondalup, Kalamunda, Swan and Wanneroo and the Shire of Mundaring; and
- iii) State Reference Library, Northbridge.

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

5 Submissions

Twenty-one submissions were received on the amendment. An alphabetic index of all the persons and organisations lodging submissions is at Schedule 1.

- Eleven submissions raised minor concerns with the amendment, contained neutral or no comments on the amendment, or raised matters relating to subsequent stages of the planning process. These submissions are primarily from government agencies.
- Four submissions support various proposals in the amendment.
- Five submissions object various proposals in the amendment.
- One submission requested the modification of Proposal 12 of the amendment.

Significant issues raised in submissions which require further consideration are discussed in Part 6 of this report below.

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 Main issues raised in submissions

6.1 Proposal 6

Wooroloo: To transfer a portion of Railways Reservation and the Rural zoned portion of the Werribee Road road reserve to the Parks and Recreation Reservation (Figure 6).

Main Roads WA has advised that the entirety of the amendment area is required for the future Perth-Adelaide National Highway and requested that it is removed from the amendment.

WAPC Response

Proposal 6 has been deleted from the amendment consistent with the advice of Main Roads Western Australia. Submission upheld.

6.2 - Proposal 7

Bellevue: To rezone Lot 1 Katharine Street and a portion of the Katharine Street road reserve from the Rural zone to the Urban zone (Figure 7).

Shire of Mundaring

The Shire advises that the amendment area sits within Precinct 11 of its *Foothills Growth Strategy*, which requires the following to be completed before MRS amendments will be supported:

- 1 a revised Traffic and Land Use Study;

- 2 the adoption of a position on developer contributions for the precinct; and
- 3 an amendment to the Shire's Local Planning Scheme 4 to conform its Aircraft Noise Exposure Special Control Area to revised *State Planning Policy 5.1 - Land Use Planning in the Vicinity of Perth Airport*.

The Shire does not support Proposal 7 as the above matters have not been addressed.

WAPC Response

The proposal area is identified for Urban Expansion purposes in the North East Sub-Regional Planning Framework which considered the recommendations of the Shire's Local Planning Strategy. Matters raised by the Shire as required by its Foothills Rural Strategy do not relate to the suitability of the Urban zoning of the land or the MRS amendment process. Submission dismissed.

Perth Airport

Perth Airport objects to the proposed Urban zoning of the amendment area on the basis that it is heavily affected by aircraft noise and will continue to be affected into the future.

The proposal area is within the 20-25 Australian Noise Exposure Forecast (ANEF) Contour and under SPP 5.1 where residential development considered conditionally acceptable in line with Australian Standard AS2021:2015. Any residential development within the proposal area should be subject to discretionary control under the applicable local planning scheme, and require noise attenuation consistent with AS2021.

Perth Airport notes under the 'noise above' metrics it produces, a methodology it considers better demonstrates noise impacts in terms of single event sound levels and number of noise events, the proposal area will be subject to up to 100 noise events exceeding 100 decibels each day.

Should the proposal be supported, Perth Airport recommends that:

- 1 noise attenuation measures consistent with AS2021 be required as a condition of approval;
- 2 future acoustic assessments, including post construction monitoring should be undertaken for future dwellings; and
- 3 a notice should be placed on the Certificate of Title of all future lots to ensure that potential purchasers are aware that the site is impacted by aircraft noise.

Perth Airport advises that noise reduction measures are based on external doors and windows being shut, which is not conducive to Perth lifestyles, and does not mitigate impacts to outdoor spaces.

WAPC Response

The proposal is supported as it is identified for Urban Expansion purposes in the North East Sub-Regional Planning Framework which considered SPP 5.1, and Perth Airport's ANEF Contours in determining that the proposal area was suitable for urbanisation.

SPP 5.1 sets out the WAPC's position regarding subdivision and development of land affected by noise from Perth Airport and references the current revision of Perth Airports ANEF contours and provides for a maximum density of R20 between the 20-25 ANEF contour. Land use planning decision makers are reliant on current policy to determine applications and as

such the current ANEF contours are the appropriate noise contours to be taken into consideration when making decisions in accordance with SPP 5.1.

Number Above aircraft noise measurements are not endorsed by the WAPC or State Government and do not form the basis of any WAPC policy positions.

Subsequent stages of the planning process, including potential local scheme amendments, subdivision and development, will be consistent with the requirements of SPP 5.1, which does not currently mandate noise attenuation measures, acoustic assessments or notifications on title as requested by Perth Airport. Submission noted.

6.3 - Proposal 11

Hazelmere: To rezone a portion of Lot 1 Vale Road and a portion of the Vale Road road reserve from the Rural zone to the Industrial zone (Figure 11).

The City of Swan objects to the proposal as it represents a piecemeal and prejudicial approach to the orderly and proper planning of the Midland Freight Rail Realignment and the Lloyd Street / Great Eastern Highway Bypass intersection.

The City recommends that the proposal is deleted from the amendment, and that the zoning of the proposal area is further considered once MRS amendments for regional reservations are finalised.

WAPC Response

The Industrial zoning of the portion of Lot 1 Vale Road excludes land identified for regional reservations at this time, including the Midland Freight Rail Realignment. The proposed zoning is consistent with state and local government endorsed strategic planning documents, including the North-East Subregional Planning Framework and the Hazelmere Enterprise Area Structure Plan. Should additional land be required for regional requirements in the future, this will be the subject of a future MRS amendment process.

6.4 - Proposal 12

Malaga: To transfer a portion of Lot 100 Weir Road from the Public Purposes - State Electricity Commission reservation to the Industrial zone (Figure 12).

Western Power is the proponent of Proposal 12 and has requested the modification of the proposal to include an additional 62 metre wide portion of Lot 100 Weir Road, Malaga between the advertised amendment area and Weir Road.

The additional land is surplus to Western Power's operational needs and will provide the amendment area with frontage to Weir Road. The additional land would afford the opportunity for an additional public road linkage between Weir and Beach Roads, and is proposed to be disposed of for industrial land uses consistent with the advertised amendment area.

Western Power advises that the inclusion of the additional land is requested through the modification of this amendment, or by the inclusion of the area in a future MRS amendment.

WAPC Response

The inclusion of the additional land requested by Western Power in this amendment is not supported, as it would constitute a major modification requiring the readvertising of the amendment. It has been placed on file for consideration as part of a future omnibus amendment process. Submission noted.

6.5 - Proposal 15

Whiteman: To transfer a portion of Lot 807 adjacent to the intersection of Hepburn Avenue and Marshall Road from the Rural zone to the Urban Deferred zone. (Figure 15).

Public Transport Authority

The Public Transport Authority (PTA) requests a minor modification to the Lifting of Urban Deferment Requirements by inserting the words 'and alignment' after the words 'transport interchange'.

WAPC Response

The modification to the Lifting of Urban Deferment Requirements for Proposal 15 is supported as it is minor in nature and will ensure that any future rail alignment through the amendment area is considered prior to its urbanisation. Submission upheld.

Department of Water and Environmental Regulation

The Department of Water and Environmental Regulation (DWER) recommends that the proposal is accompanied by an endorsed District Water Management Strategy (DWMS) consistent with the *Guidelines for district water management strategies* (2013), *Better Urban Water Management* (2008) and *State Planning Policy 2.9 - Water Resources*. Preferably, the DWMS should be endorsed by DWER prior to the amendment area being zoned Urban Deferred.

WAPC Response

The Lifting of Urban Deferment Requirements for Proposal 15 includes the preparation of a DWMS to the specification of the DWER prior to its future urbanisation. Submission noted.

Main Roads WA

Main Roads WA raises concerns as the construction of the future Marshall Road flyover will remove access to the amendment area from the road network. In order for Main Roads WA to support the proposal, it must be demonstrated that the subject land can achieve access from Beechboro Road. Main Roads WA's preference is for an indicative site plan, including adjacent Lot 11 (also in WAPC ownership) be developed to demonstrate this.

WAPC Response

Future access from the amendment area to the regional road network will be provided through adjacent Lot 11, noting that this is also owned by the WAPC. As lot 11 is currently undeveloped there are numerous options to achieve the required connectivity. Submission noted.

7 Modifications

In view of the above discussion, the amendment has been modified as follows:

Proposal 6 - deleted, consistent with the advice of Main Roads Western Australia.

Proposal 15 - Requirements for the Lifting of Urban Deferment modified consistent with the request of the Public Transport Authority.

The above modifications/deletions do not include any additional land, therefore readvertising of the amendment is not required.

8 Responses and determinations

The responses to all submissions are detailed in this report. It is recommended that the amendment be adopted for finalisation subject to the above modifications/deletions.

9 Requirements for the lifting of urban deferment

The following requirements are to be addressed prior to the lifting of Urban Deferment:

Proposal 15

- i) Land required by the Public Transport Authority for a proposed transport interchange and alignment is required to be identified and set aside.
- ii) Land required by Main Roads WA for the Perth-Darwin National Highway Primary Regional Roads Reservation is required to be identified and set aside.
- iii) A DWMS is to be prepared to the specification of the DWER.
- iv) Confirmation of the provision of Water and Wastewater to the subject land.

10 Coordination of region and local scheme amendments

Section 126(3) of the *Planning and Development Act 2005* allows for the concurrent amendment of a local planning scheme where land is to be transferred to the Urban zone in the MRS.

Proposal 16 - The owner of the proposal area has requested the concurrent amendment of the subject land to the Urban Development zone under the City of Wanneroo District Planning Scheme No. 2. The City of Wanneroo has advised that it has no objections to this request.

The WAPC supports the above request as it is consistent with orderly and proper planning and the zoning of abutting land.

11 Conclusion and recommendation

This report summarises the background to MRS minor amendment 1339/57 and examines the various submissions made on it.

The WAPC, after considering the submissions, is satisfied that the modified amendment as shown generally on the amendment figures - Proposals 1 - 25 in Schedule 4, and in detail on the MRS Amendment Plan listed in Appendix 2, should be approved and finalised.

The WAPC recommends that the Minister for Planning approves the amendment as modified.

12 Ministers decision

Amendments to the Metropolitan Region Scheme using the provisions of section 57 of the *Planning and Development Act 2005* require the WAPC to provide a report and

recommendation to the Minister for Planning for approval. The Minister may approve, approve with modification or decline to approve the proposed amendment.

The Minister, after considering the amendment, has agreed with the recommendation of the WAPC and approved the amendment.

MRS amendment 1339/57 is now finalised as modified and shown on WAPC amending plans 1.7730/1, 1.7731/1, 1.7732/1 and 1.7753/1, and has effect in the Metropolitan Region Scheme from the date of notice in the *Government Gazette* on 2 July 2019.

Schedule 1

Alphabetical listing of submissions

Alphabetical Listing of Submissions

MRS Amendment 1339/57

North-East and North-West Districts Omnibus 2

Submission Number	Name
2	ATCO Gas
12	Dampier Bunbury Pipeline
21	Department of Biodiversity, Conservation and Attractions - Parks and Wildlife Service
15	Education, Department of
17	Health, Department of
7	Jobs, Tourism, Science and Innovation, Department of
9	Jones, Bronwyn
10	Jones, David
8	Jones, Peter
20	Main Roads Western Australia
13	Mundaring, Shire of
16	Perth Airport
11	Planning Solutions on behalf of Jones, David
5	Primary Industries and Regional Development, Department of
3	Public Transport Authority of WA
19	Swan, City of
1	Transport, Department of
14	Water and Environmental Regulation, Department of
4	Water Corporation
6	Webb, CA
18	Western Power

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, 2, 5, 7, 12, 15, 17

Submitted by: Department of Transport, ATCO Gas Australia, Department of Primary Industries and Regional Development, Department of Jobs, Tourism, Science and Innovation, Dampier Bunbury Pipeline, Department of Education, Department of Health

Summary of Submission: COMMENT

The above servicing authorities and State Government agencies raise no objections, no comment, refer to comments previously considered as part of the amendment process or provide general comments that relate to the subsequent more detailed stages of the planning and development process.

The proponent has been made aware of the above comments through their inclusion in this Report on Submissions.

Planning Comment: Comments Noted.

Determination: Submissions Noted.

Submission: 3

Submitted by: Public Transport Authority

Summary of Submission: SUPPORT / COMMENT

The Public Transport Authority advises that it supports Proposals 3 and 6, and requests a small change to the Lifting of Urban Deferment Requirements for Proposal 15 by inserting the words 'and alignment' after the words 'transport interchange'.

Planning Comment: Refer to Part 6.5 of the Report on Submissions above for discussion of the matters raised by the Public Transport Authority in relation to Proposal 15.

Determination: Submission upheld.

Submission: 4

Submitted by: Water Corporation

Summary of Submission: COMMENT

The Water Corporation provided comments in relation to Proposal 1 and Proposal 12 as follows:

Proposal 1

The Woodvale Baptist Church on Lot 28 Woodvale Drive currently discharges its wastewater via a private pump station and pressure main southwards along Woodvale Drive to a Water Corporation gravity sewer. Future subdivision and development of the adjoining Lot 36 will require a suitable route through Lot 36 to accommodate a gravity sewer extension from the Waterview Drive wastewater pump station to serve Lot 28.

Proposal 12

Due to the longstanding Public Purposes - SEC classification of this land in the MRS, the Water Corporation has not previously planned for water and wastewater servicing of any industrial development on the site.

The western portion of Lot 100 which is proposed to be transferred to the Industrial zone is physically landlocked between the electricity substation and the rear boundary fences of the industrial lots to the east fronting Denningup Way. The industrial lots fronting Denningup Way are provided with water and wastewater services off mains running off Denningup Way. There are no water and wastewater mains along Weir Road. It is unclear how water and wastewater mains can be extended to service future subdivision of the subject portion of Lot 100 Weir Road. The proponent / landowner will need to commission a suitably qualified engineer to undertake further servicing investigations.

Planning Comment: The comments of the Water Corporation in relation to Proposals 1 and 12 are noted, and have been communicated to the proponent of the proposal through inclusion in this report on submissions. Both proposal areas are capable of being provided with water and wastewater services, the detail of which will be the subject of further consideration at subsequent stages of the planning process when more detail regarding future development and servicing options are available.

Determination: Submission noted.

Submission: 6

Submitted by: C A Webb

Summary of Submission: COMMENT / OBJECTION

The submitter does not raise any objections to, or make any comments in relation to, any specific proposals within the amendment.

The submitter is concerned that there are many minor amendments and that these are not always in the best interests of people who live in proximity to amendment areas, and that omnibus amendments may be a means of getting a much larger amendment outcomes by stealth.

The submitter requests answers to the following questions:

- 1 [What are the] Actual amendments and what do they mean?
- 2 Where do minor and major amendments begin and finish. Is it based on size, cost developer interests etc.?
- 3 Who decides which is what?
- 4 Who has the right to decide our future when they don't know the circumstances or even know we exist and don't live here anyway?
- 5 Would you agree that it is worrying that the buck stops at the Minister?

- 6 Would you agree most people can't afford Supreme Court action to stop this appalling planning process?
- 7 Would you agree DAPS are undermining people's rights to a fair go as we have no third party appeal rights?
- 8 Define once and for all minor and major amendments. I am aware a minor stops at the Minister for Planning and a major goes to both Houses [of Parliament] but given only twelve days to decide an outcome which doesn't involve the residents affected is highly undemocratic in my view and I feel an answer to this should be forthcoming to the people who have to receive these off-hand decisions by people who aren't affected, don't care, doesn't affect their families, doesn't cost them time and money and can rubber stamp things at will.

The submitter notes that they have recently received a letter from the City of Wanneroo advising that it does not have the resources to stop people undertaking illegal clearing and other similar activities. The submitter considers this unacceptable.

Planning Comment: The proposals contained within MRS amendment 1339/57 are minor in nature and are primarily for the purposes of rationalising the zoning and reservation of land to cadastral boundaries and to reflect ownership appropriately. Answers to the Submitters questions, where relevant to the amendment, are provided below:

- 1 The purpose, context and changes proposed by each proposal in the amendment are set out in the advertised *Amendment Report*, and are repeated in this *Report on Submissions*.
- 2 The WAPC's Development Control Policy 1.9 - *Amendment to Region Schemes* establishes the range of considerations which the WAPC or its delegate will take into account when forming an opinion about the substantiality of an amendment to a region planning scheme.
- 3 The WAPC determines whether or not an amendment is major or minor.
- 4 - 7 These questions are outside the scope of this MRS amendment process.
- 8 Refer to the answer to question two above.

Matters raised by the City in relation to the City of Wanneroo are also outside the scope of this MRS Amendment process, compliance is a matter best raised with the City.

Determination: Submission noted.

Submission: 8, 9, 10

Submitted by: Peter, David and Bronwyn Jones

Summary of Submission: SUPPORT

The above submitters are joint owners of Lot 200 Kalamunda Road, High Wycombe which is in close proximity to the Proposal 11 area being Lot 1 Vale Road, Hazelmere. The submitters advise of their support for Proposal 11.

Mr David Jones (the author of Submission 9) is the owner of Lot 1 Vale Road, Hazelmere.

Planning Comment: Support noted.

Determination: Submission noted.

Submission: 11

Submitted by: Planning Solutions on behalf of Mr David Jones

Summary of Submission: SUPPORT

The submitter acts on behalf of the owner of Lot 1 Vale Road, Hazelmere, which is the subject of Proposal 11 of the amendment.

In summary, the submitter supports Proposal 11 on the following grounds:

- 1 Proposal 11 will allow for the amendment land to be developed for industrial purposes, in accordance with the WAPC endorsed Hazelmere Enterprise Area Structure Plan.
- 2 The proposed Industrial zoning is more appropriate for the amendment area than its existing Rural zoning, and will not cause any undue affect to the character or amenity of the locality, which continues to be progressively developed for industrial purposes.
- 3 The proposed Industrial zoning is consistent with the current use of the land for limited industrial activities, in accordance with the provisions of the City of Swan Local Planning Scheme 17.
- 4 The proposed rezoning does not jeopardise the future Midland Freight Railway Realignment reservation as currently advertised via MRS amendment 1313/41.

Planning Comment: Support noted.

Determination: Submission noted.

Submission: 13

Submitted by: Shire of Mundaring

Summary of Submission: COMMENT / OBJECTION

The Shire of Mundaring provided comments in relation to Proposal 6 and Proposal 7 as follows:

Proposal 6

The future alignment of the Perth-Adelaide National Highway is currently proposed to transect the Proposal 6 area. If the proposed Parks and Recreation Reservation will prejudice the configuration or construction of the highway, the Shire recommends that an appropriate alternative zoning or reservation is applied.

Proposal 7

The Shire advises that the Proposal 7 areas sits within Precinct 11 of its *Foothills Growth Strategy*, which requires the following to be completed before MRS amendments will be supported:

- 1 A revised Traffic and Land Use Study.
- 2 The adoption of a position on developer contributions for the precinct.
- 3 An amendment to the Shire's Local Planning Scheme No. 4 to conform its Aircraft Noise Exposure Special Control Area to revised State Planning Policy 5.1 - Land Use Planning in the Vicinity of Perth Airport.

As the above matters have not been addressed, the Shire does not support Proposal 7.

Planning Comment: Refer to Parts 6.1 and 6.2 of the Report on Submissions above for discussion of the matters raised by the Shire of Mundaring in relation to Proposals 6 and 7 respectively.

Determination: Submission partially upheld and partially dismissed.

Submission: 14

Submitted by: Department of Water and Environmental Regulation

Summary of Submission: SUPPORT / COMMENT

The Department of Water and Environmental Regulation (DWER) provided specific comments in relation to Proposal 7 and Proposal 15, and general comments in relation to proposals within the amendment.

Proposal 7

The DWER has assessed and endorsed the District Water Management Strategy (DWMS) associated with Lot 1 Katherine Street, Bellevue, and therefore supports Proposal 7.

Proposal 15

The DWER recommends that Proposal 15 is supported by an endorsed DWMS consistent with the *Guidelines for district water management strategies* (2013), *Better Urban Water Management* (2008) and *State Planning Policy 2.9 - Water Resources*. Preferably, the DWMS should be endorsed by DWER prior to the amendment area being zoned Urban Deferred.

General Comments

The DWER expects any future applications for subdivision or development to which Section 58(6) of the *Contaminated Sites Act 2003* applies to be referred to the DWER for comment.

Future planning applications in areas in proximity to a mapped acid sulfate soil risk area should be dealt with in accordance with the *Acid Sulfate Soils Planning Guidelines*.

Planning Comment: The general, and specific in relation to Proposal 7, comments provided by the DWER are noted. Refer to Part 6.5 of the Report on Submissions above for discussion of the matters raised in relation to Proposal 15.

Determination: Submission noted.

Submission: 16

Submitted by: Perth Airport

Summary of Submission: OBJECTION / COMMENT

Perth Airport advised that it objects to Proposal 7, supports Proposal 11 and provided comments in relation to Proposals 10 and 13, as below:

Proposal 7

Perth Airport objects to the Urban rezoning of Lot 1 Katharine Street, Bellevue on the basis that the amendment area is heavily affected by aircraft noise and will continue to be affected into the future.

Perth Airport notes that the proposal area is within the 20-25 ANEF Contour and that under SPP 2.5 residential development is therefore considered conditionally acceptable in line with Australian Standard AS2021:2015. Any residential development within the proposal area should be subject to discretionary control under the applicable local planning scheme, and noise attenuation consistent with AS2021.

Perth Airport notes under the 'noise above' metrics it produces, a methodology it considers better demonstrates noise impacts in terms of single event sound levels and number of noise events, the proposal area will be subject to up to 100 noise events exceeding 100 decibels each day.

Should the proposal be supported, Perth Airport recommends that:

- 1 noise attenuation measures consistent with AS2021 be required as a condition of approval;
- 2 future acoustic assessments, including post construction monitoring should be undertaken for future dwellings; and
- 3 a notice should be placed on the Certificate of Title of all future lots to ensure that potential purchasers are aware that the site is impacted by aircraft noise.

Perth Airport advises that noise reduction measures are based on external doors and windows being shut, which is not conducive to Perth lifestyles, and does not mitigate impacts to outdoor spaces.

Proposal 10

Perth Airport acknowledges that the purpose of the proposal is to reflect existing development, however, is concerned at the potential for the proposal area to be developed at a higher density in the future which it would object to.

The proposal area is significantly more affected by aircraft noise than the Proposal 7 area, and will be experience greater than 200 noise events higher than 65 decibels each day. Perth Airport recommends that the proposal is subject to the same conditions as Proposal 7.

Proposal 11

Perth Airport supports the proposed Industrial zoning as the land is considered completely unsuitable for residential development due to aircraft noise impacts.

Proposal 13

Perth Airport does not object to this proposal provided it does not prejudice plans to use a portion of the proposal area for a road realignment which is currently the subject of discussions with the City of Swan, Main Roads WA and Metropolitan Cemeteries Board.

Planning Comment: Refer to Part 6.2 of the Report on Submissions above for discussion of the matters raised in relation to Proposal 7. The comments of Perth Airport in relation to Proposals 10, 11 and 13 are noted. The change in Public Purposes designation proposed by the amendment will not prejudice the outcome of road realignment discussions currently underway. Should these necessitate a change to the MRS this can be the subject of a future amendment lodged with the WAPC.

Determination: Submission partially noted and partially dismissed.

Submission: 18

Submitted by: Western Power

Summary of Submission: SUPPORT / COMMENT

Western Power is the proponent of Proposal 12 and has requested the modification of the proposal to include an additional 62 metre wide portion of Lot 100 Weir Road, Malaga between the advertised amendment area and Weir Road, as shown on a figure attached to the submission.

The additional land is surplus to Western Powers operational needs, and will provide the amendment area with frontage to Weir Road. The additional land would afford the opportunity for an additional public road linkage between Weir Road and Beach Road, and is proposed to be disposed of for industrial land uses consistent with the advertised amendment area.

Western Power advises that the inclusion of the additional land is requested through the modification of this amendment, or by the inclusion of the area as part of a future MRS amendment.

Planning Comment: Refer to Part 6.4 of the Report on Submissions above for discussion of the modification to Proposal 12 requested by Western Power.

Determination: Submission noted.

Submission: 19

Submitted by: City of Swan

Summary of Submission: COMMENT / OBJECTION

The City of Swan provided the following comments in relation to the amendment:

Proposals 8-10 and 12-15

The City has no objections to the proposals as advertised.

Proposal 11

The City objects to Proposal 11 as it considers the amendment as proposed to represent a piecemeal and prejudicial approach to the orderly and proper planning of the Midland Freight Rail Realignment and the Lloyd Street / Great Eastern Highway Bypass intersection.

The City recommends that the proposal is deleted from the amendment, and that the zoning of the proposal land is further considered once MRS amendments for regional reservations are finalised.

Planning Comment: Refer to Part 6.3 of the Report on Submissions above for discussion of the objections raised by the City of Swan in relation to Proposal 11.

Determination: Submission dismissed.

Submission: 20

Submitted by: Main Roads WA

Summary of Submission: COMMENT / OBJECTION

Main Roads WA provided comments in relation to proposals 6, 11, 14, 15, 17 and 25 of the amendment, as follows:

Proposal 6

Main Roads WA objects to Proposal 6 as the entirety of the amendment area is required for the future Perth-Adelaide National Highway.

Proposal 11

Main Roads WA agrees with the rationale for the proposed amendment, however, advises that the PCA 119 alignment has not been dimensioned.

Following the submissions period Main Roads WA advised that it has no objections to Proposal 11 provided that it does not impact on the Midland Freight Rail Realignment corridor, or any existing Primary or Other Regional Roads Reservations. Proposal 11 does not impact on any existing or currently proposed MRS reservations.

Proposal 14

Main Roads WA supports proposal 14, and notes that a future amendment for additional land may be required at this location as a result of an alignment review which is currently underway.

Proposal 15

Main Roads WA is unable to support Proposal 15 as the construction of the future Marshall Road flyover will remove access to the amendment area from the road network. In order for Main Roads WA to support the proposal it must demonstrate that the subject land can achieve all access from Beechboro Road. Main Roads WA's preference is for an indicative site plan, including adjacent Lot 11 (also in WAPC ownership) to be developed to demonstrate this.

Proposal 17

Main Roads WA supports Proposal 17, and requests its modification to include a small additional area of road reserve (indicated on an attached figure) which was omitted from the advertised amendment.

Proposal 25

Main Roads WA advises that it is unable to provide comments in relation to Proposal 25 as the applicable land protection plan does not dimension the distance from lot boundary to MRS boundary, and it is therefore unable to determine if the proposal area is required for Primary Regional Roads purposes.

Following the provision of additional information Main Roads WA advised that it had no objections to Proposal 25.

Planning Comment: Refer to Parts 6.1 and 6.5 of the Report on Submissions above for discussion of the matters raised in relation to Proposals 6 and 15 respectively.

The comments of Main Roads WA in relation to Proposals 14 and 25 are noted or have been addressed through the provision of additional information following advertising of the amendment as noted above.

The modification to Proposal 17 requested is not supported as the area of land identified, whilst within the cadastral bounds of a road lot, does not contain Other Regional Roads infrastructure. It is most appropriate for this area to remain in the Urban zone as it may be amalgamated with portions of the adjacent residential lots in the future.

Determination: Submission partially upheld, partially dismissed and partially noted.

Submission: 21

Submitted by: Department of Biodiversity, Conservation and Attractions

Summary of Submission: COMMENT / OBJECTION

The Department of Biodiversity, Conservation and Attractions (DBCA) provided comments in relation to proposals 4, 12, 16, 19, 21, 22, 23 and 25 of the amendment, as follows:

Proposals 4, 16, 19, 21, 23 and 25

The DBCA has no objections to the above proposals as advertised.

Proposal 12

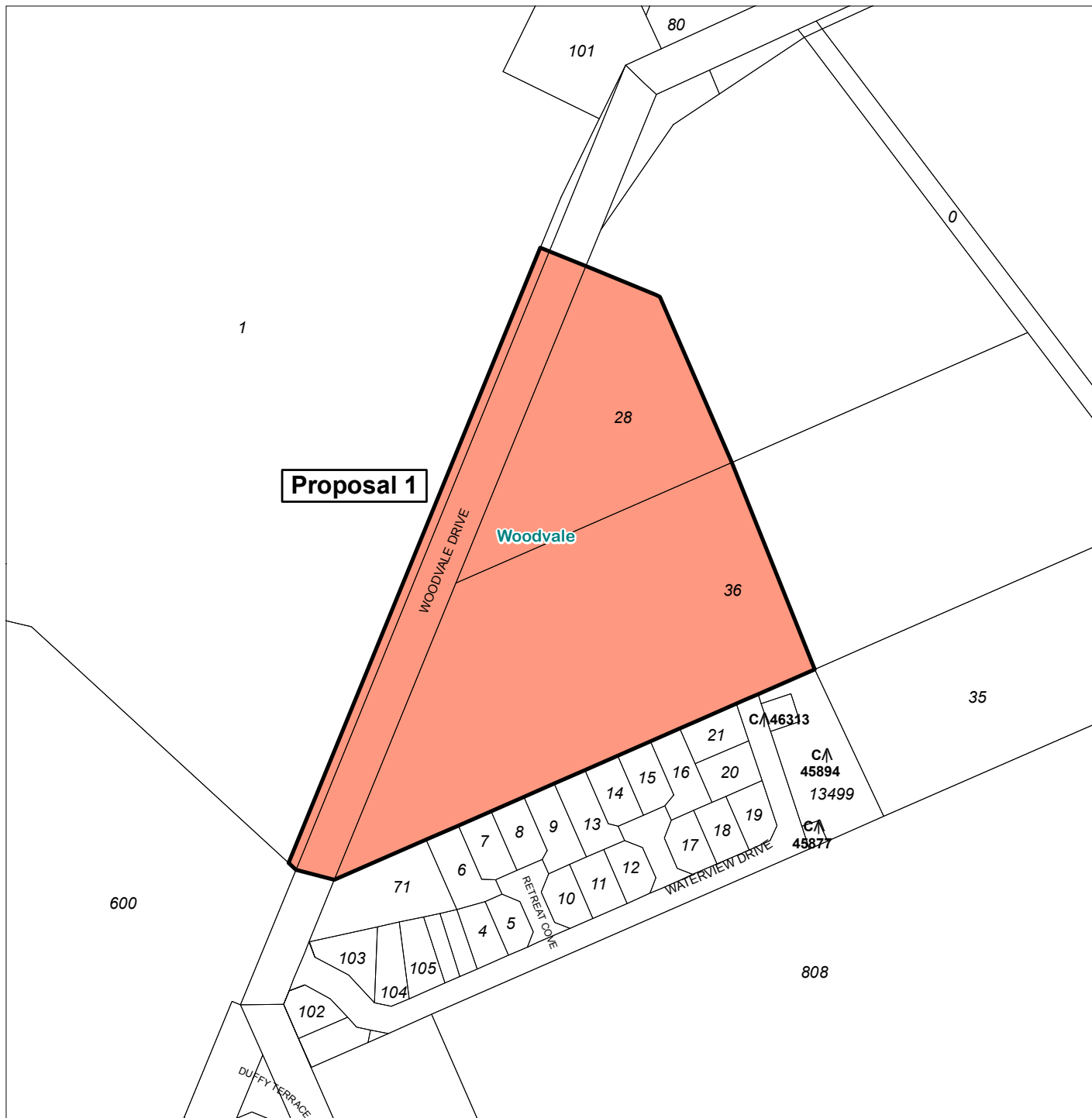
The DBCA reiterates its previous advice that the proposal area contains banksia woodland vegetation which may meet the description and condition thresholds of the *Banksia Woodlands of the Swan Coastal Plain* Threatened Ecological Community. In addition the vegetation on the site may contain foraging habitat for threatened species, including Carnaby's Black Cockatoo, the Forrest Red-Tailed Black Cockatoo and Baudin's Cockatoo. Planning for future development should make provision to retain as much of the vegetation as possible, and to consider if offsets may be required to mitigate any residual impacts on the above species.

Planning Comment: The comments of the DBCA area noted. The specific comments in relation to Proposal 12 have been communicated to the proponent through inclusion in this Report on Submissions.

Determination: Submission noted.

Schedule 3

The amending figures - proposals 1 - 25
as advertised



North East and North West Districts Omnibus No. 2
Proposed minor amendment
as advertised

28 March 2018

Proposal 1

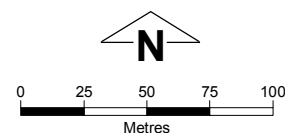
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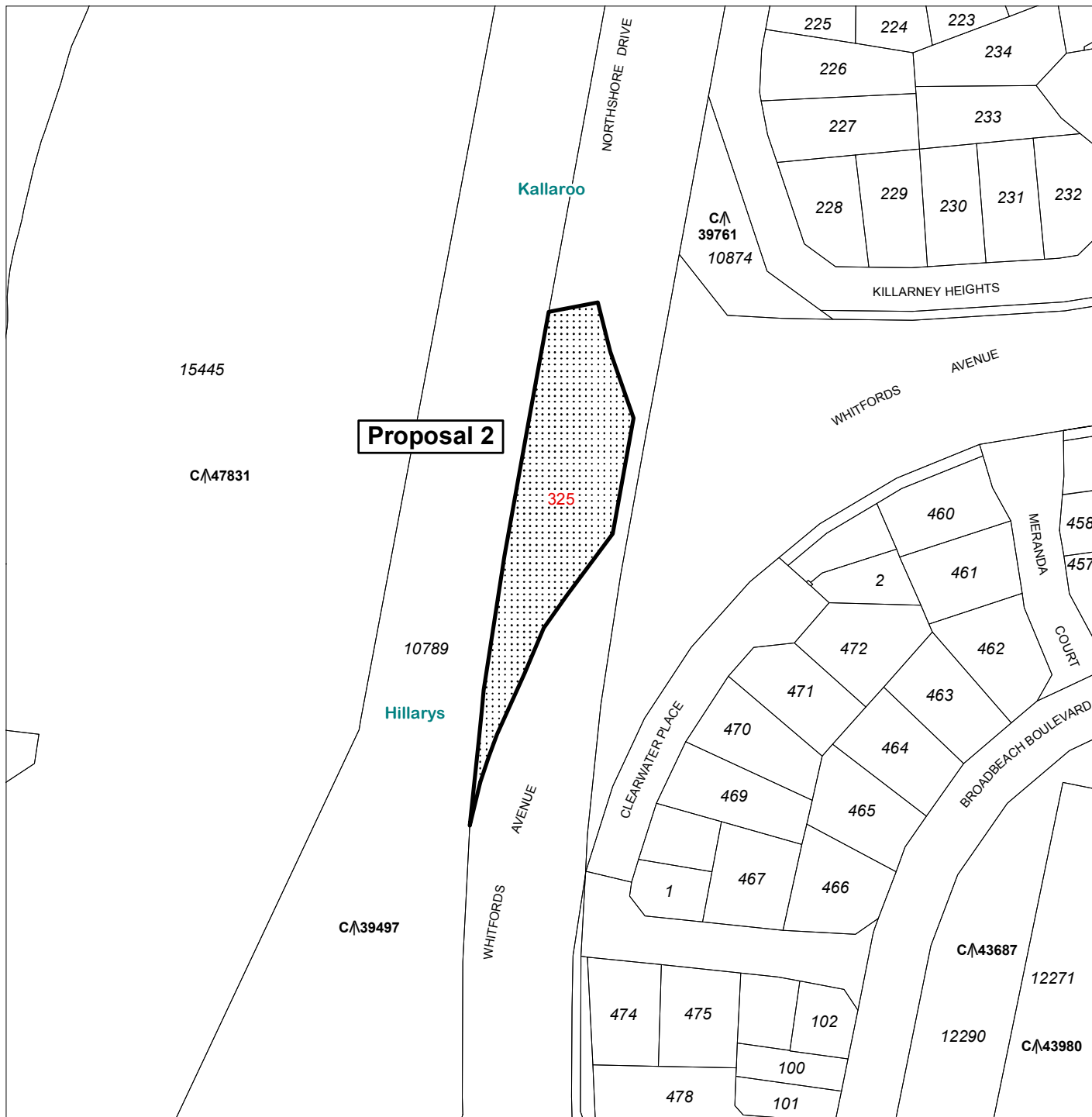
 Urban zone

Oracle reference no: 2925
File number: 833/02/01/0071
Version number: 5



Date: 12/04/2018
Produced by the Geographic Information Systems and Mapping Unit, Department of Planning, Perth WA





North East and North West Districts Omnibus No. 2
Proposed minor amendment
as advertised

28 March 2018

Proposal 2

Proposed Amendment:

Notice of Delegation



(Site No) Bush Forever area for removal

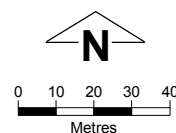
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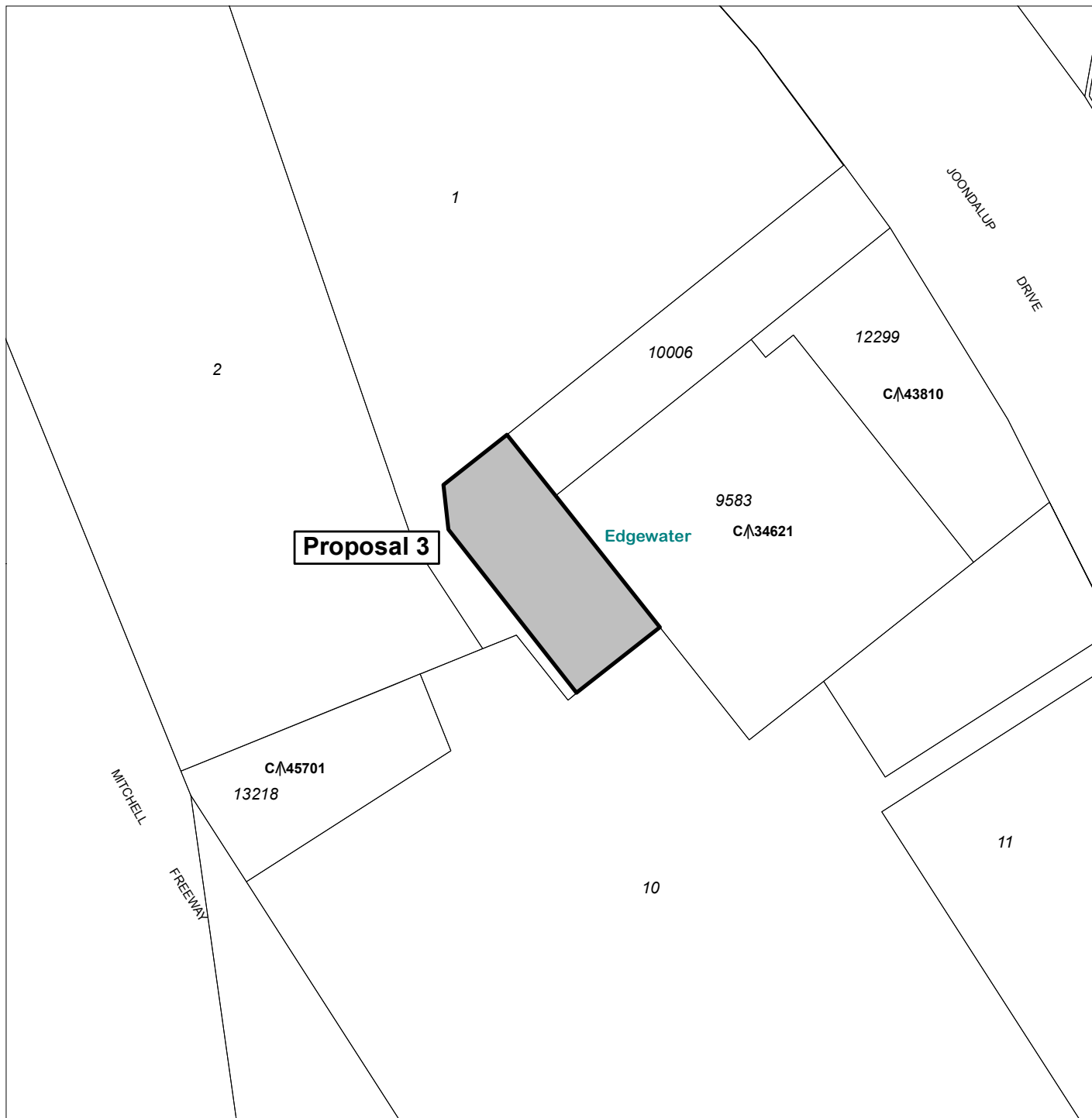
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Version number: 5



Date: 12/04/2018
Produced by Geospatial Research and Modelling, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 944-2017-1






North East and North West Districts Omnibus No. 2
 Proposed minor amendment
 as advertised

28 March 2018

Proposal 3

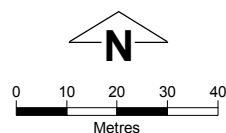
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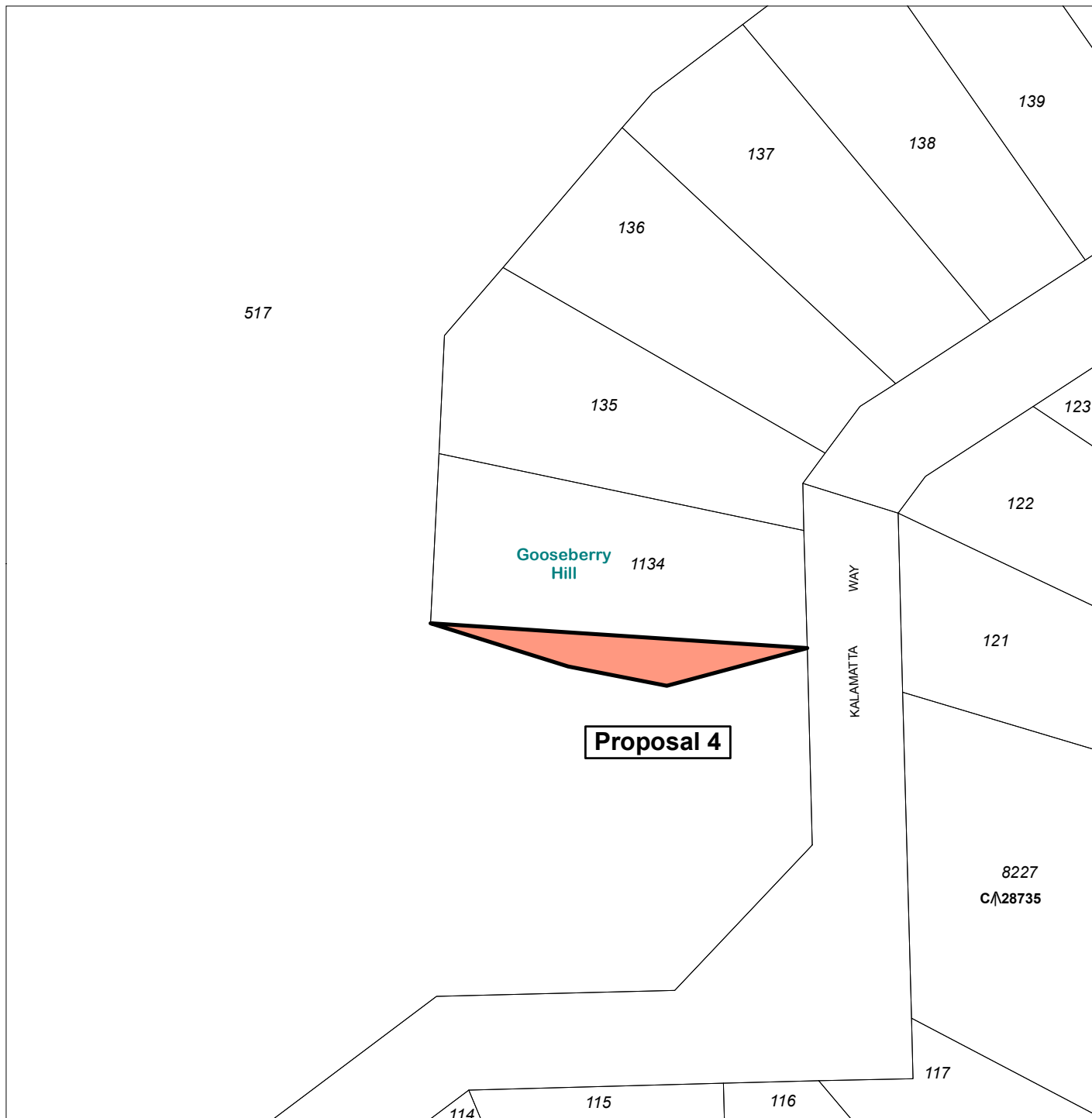
 Railways reservation

Oracle reference no: 2925
 File number: 833/02/01/0071
 Version number: 5



Date: 12/04/2018
 Produced by Geospatial Research and Modelling, Department of Planning, Lands and Heritage, Perth WA
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North East and North West Districts Omnibus No. 2
Proposed minor amendment
as advertised

28 March 2018

Proposal 4

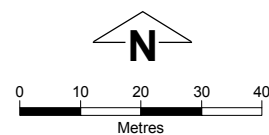
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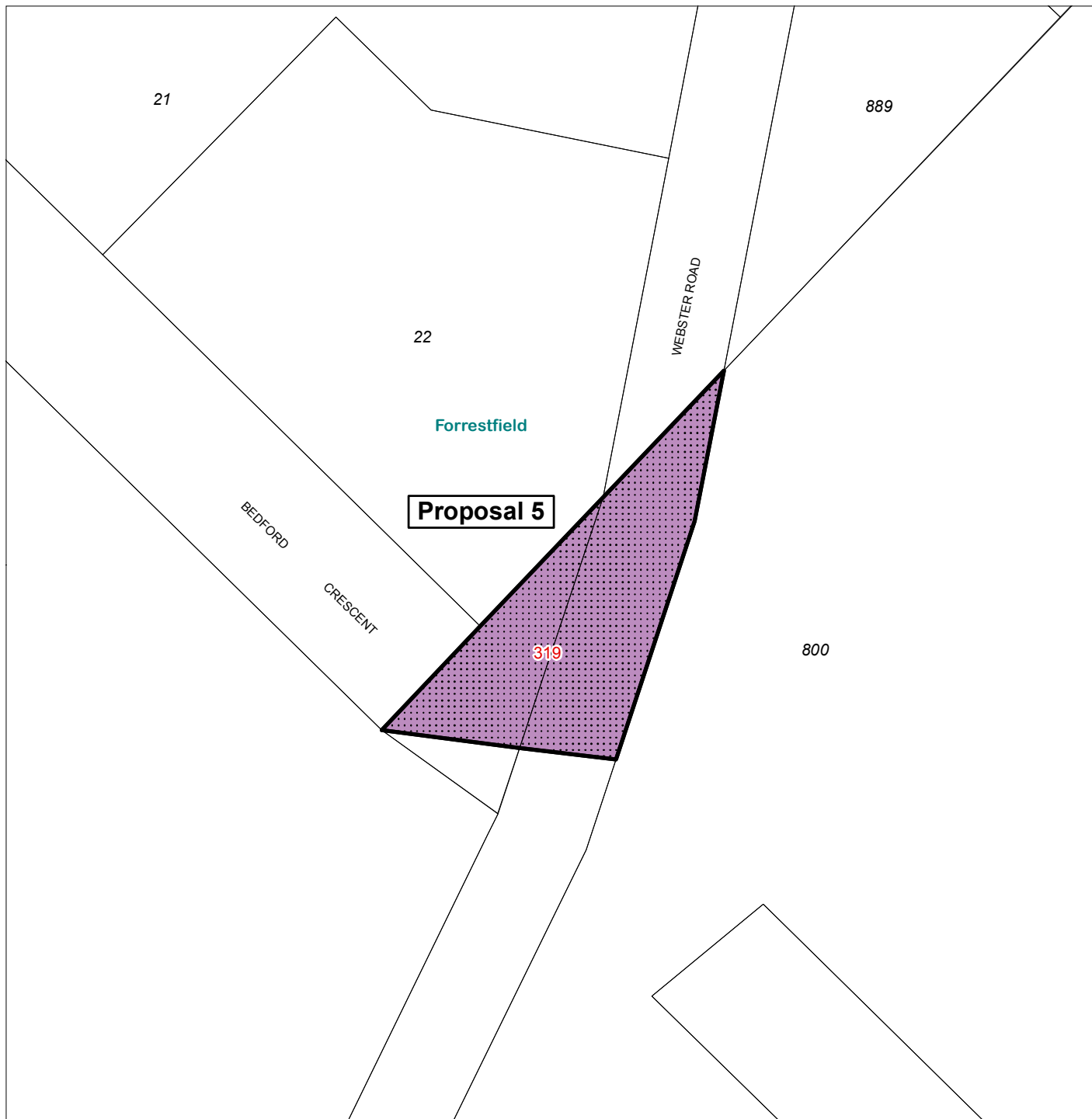
 Urban zone

Oracle reference no: 2925
File number: 833/02/01/0071
Version number: 5



Date: 12/04/2018
Produced by Geospatial Research and Modelling, Department of Planning, Lands and Heritage, Perth WA
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North East and North West Districts Omnibus No. 2
 Proposed minor amendment
 as advertised


28 March 2018

Proposal 5

Proposed Amendment:

 Industrial zone

Notice of Delegation

 (Site No) Bush Forever area for removal

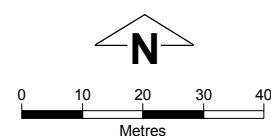
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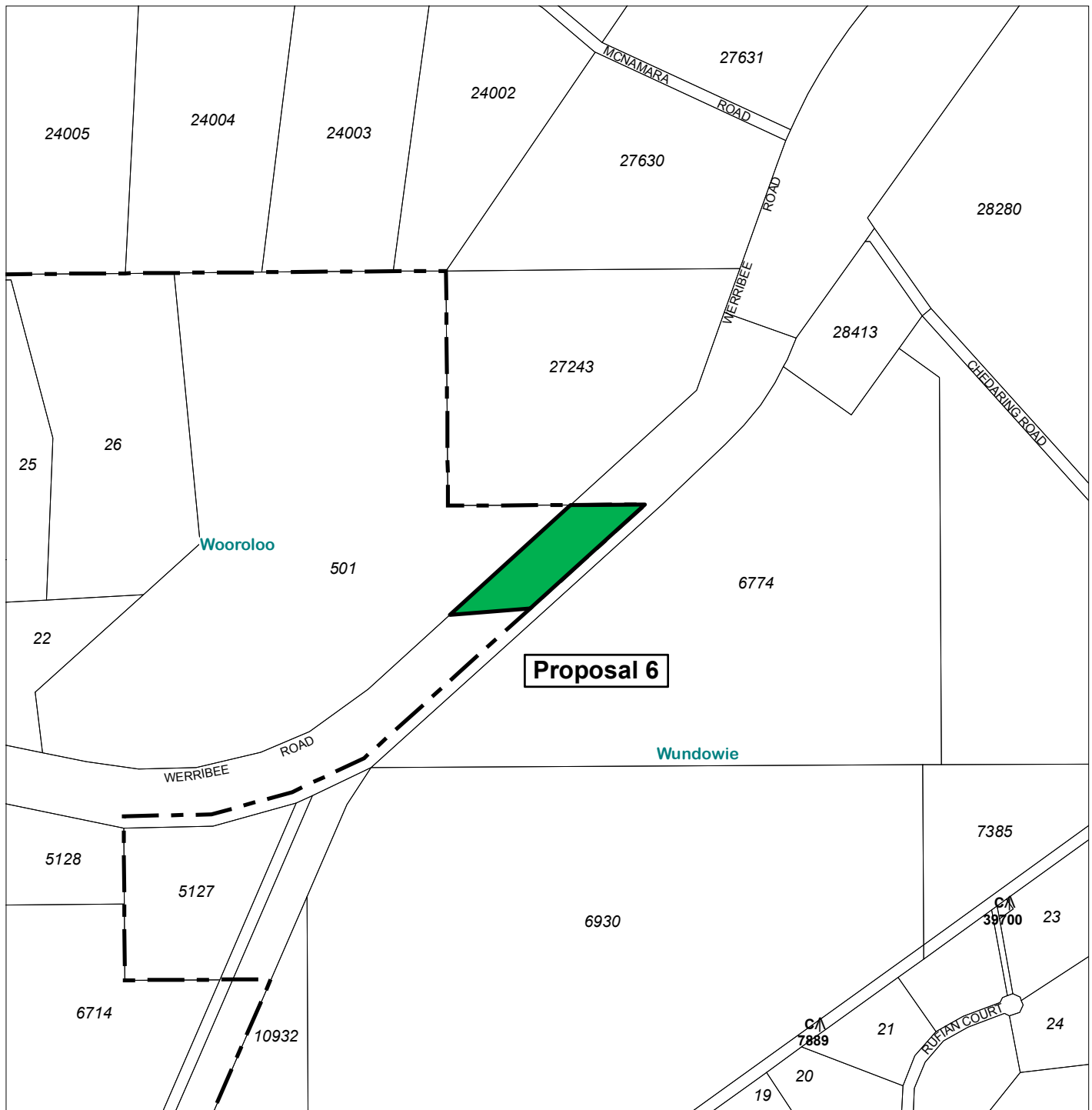
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Version number: 5



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North East and North West Districts Omnibus No. 2
Proposed minor amendment
as advertised

28 March 2018

Proposal 6

Proposed Amendment:

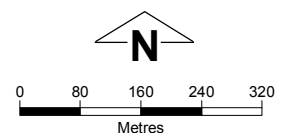
 Parks and recreation reservation

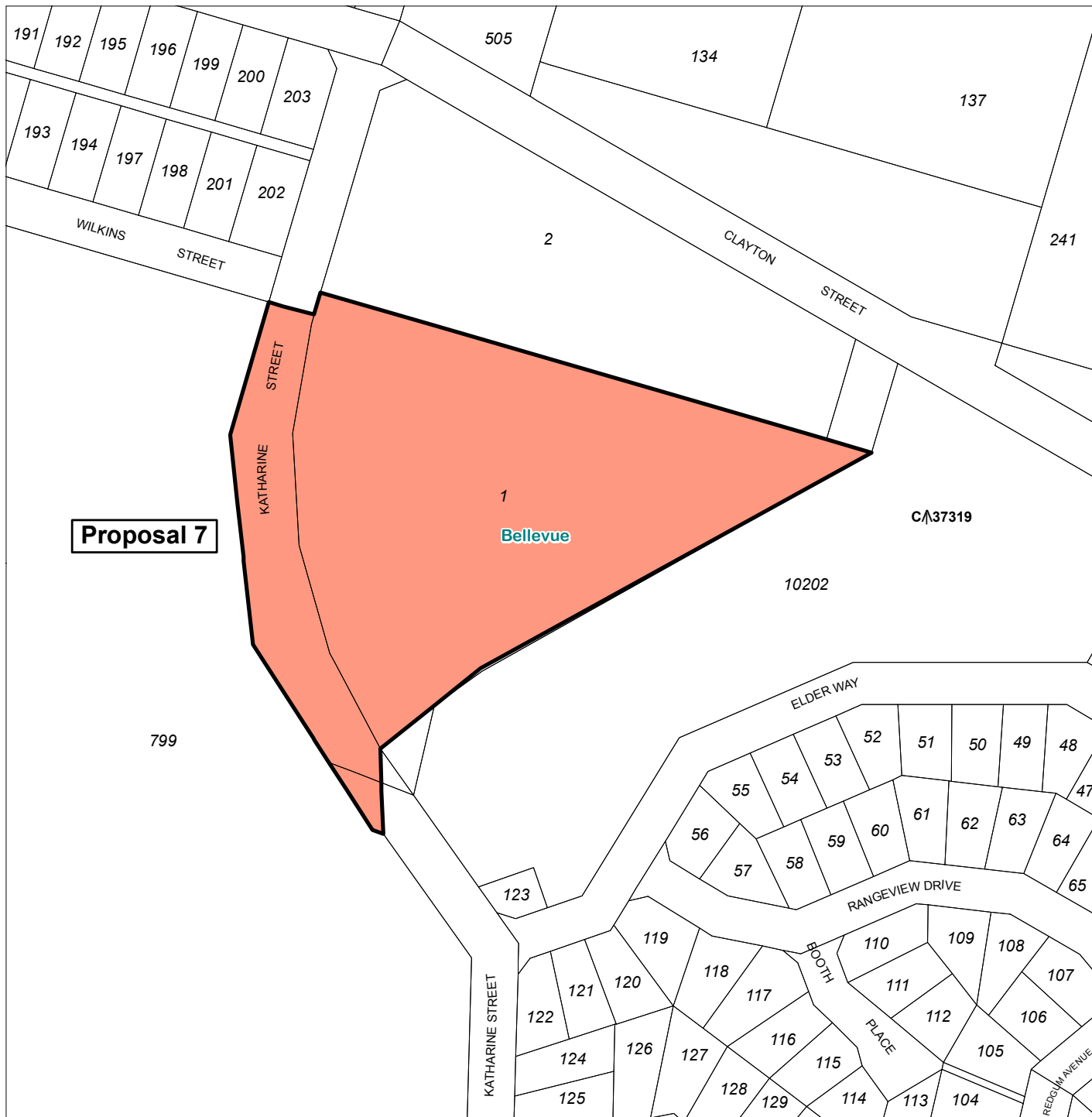
 Scheme Boundary

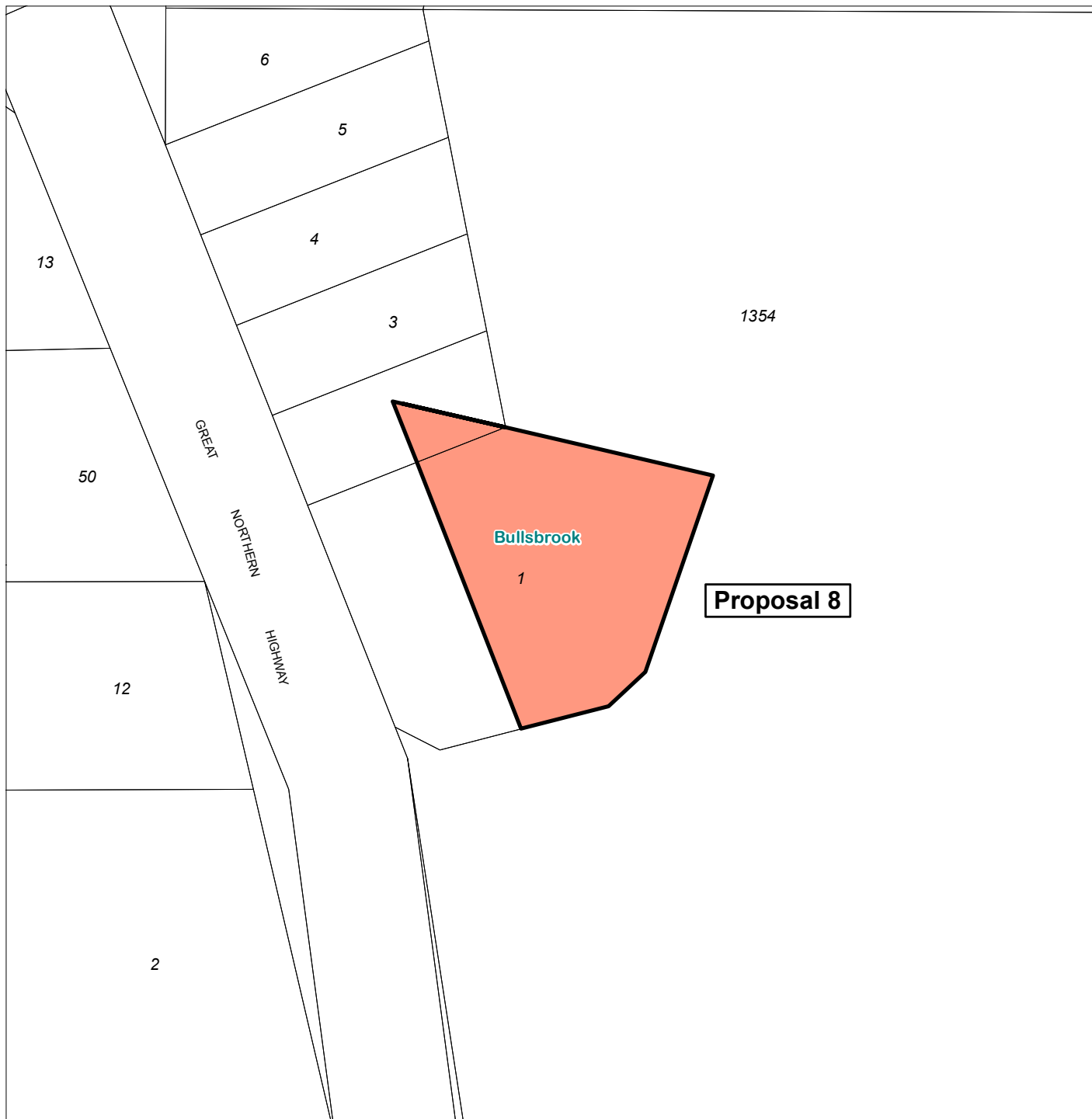
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Version number: 5



Date: 12/04/2018
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Base information supplied by Western Australian Land Information Authority SLIP 944-2017-1







North East and North West Districts Omnibus No. 2
 Proposed minor amendment
 as advertised

28 March 2018

Proposal 8

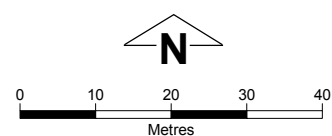
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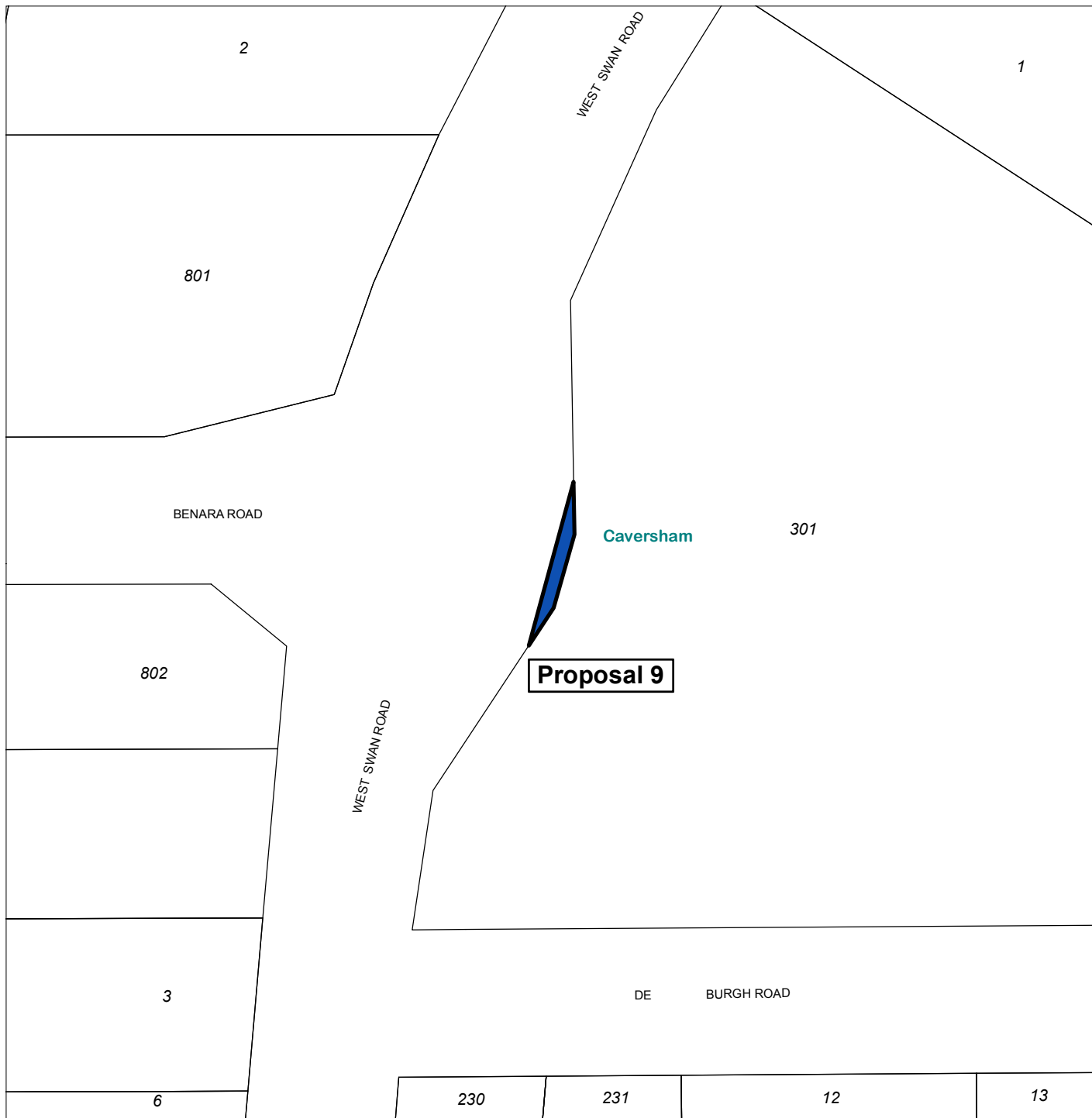
 Urban zone

Oracle reference no: 2925
 File number: 833/02/01/0071
 Version number: 5



Date: 12/04/2018
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North East and North West Districts Omnibus No. 2
Proposed minor amendment
as advertised

28 March 2018

Proposal 9

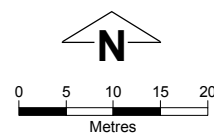
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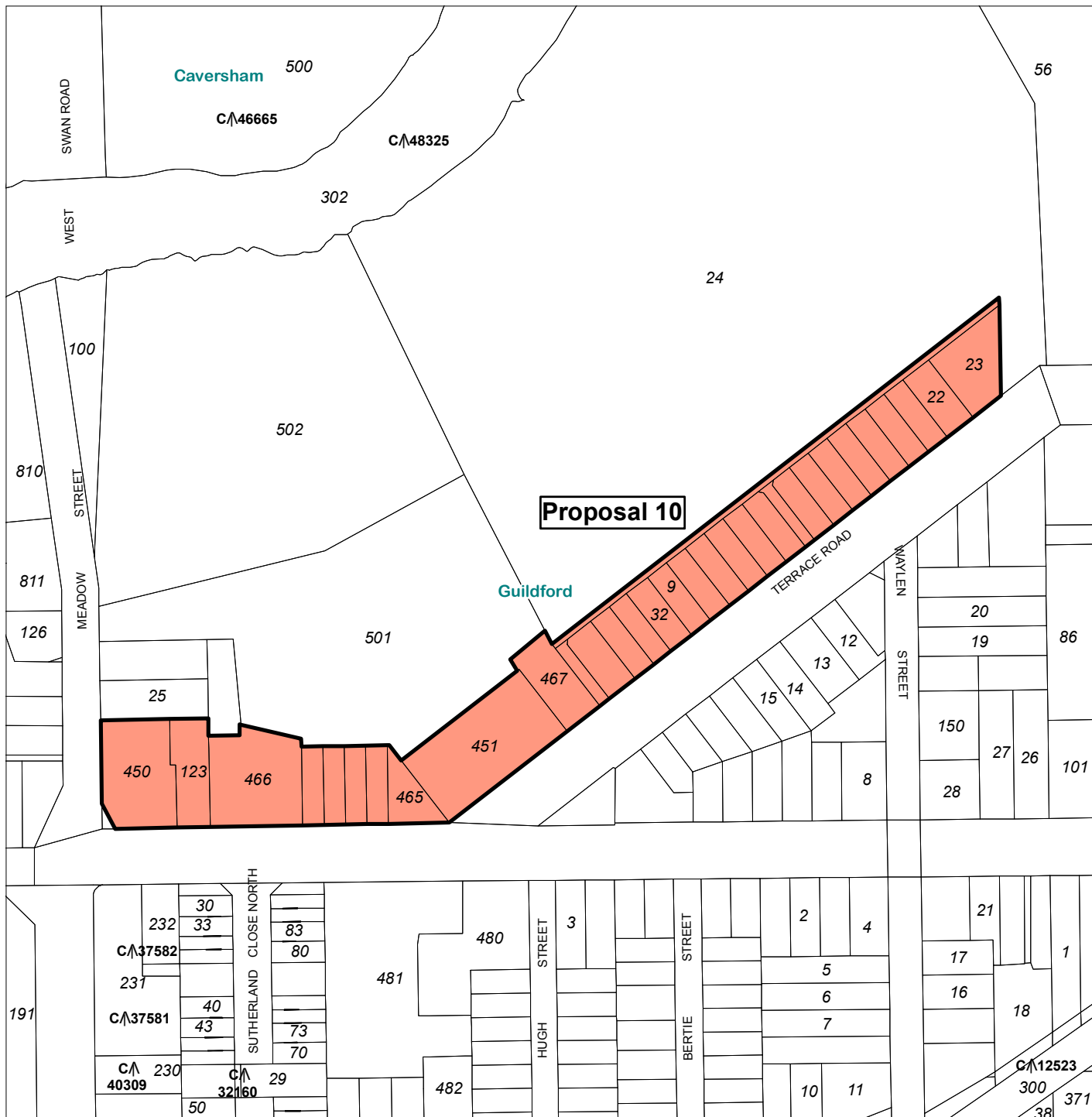
 Other regional roads reservation

Oracle reference no: 2925
File number: 833/02/01/0071
Version number: 5



Date: 12/04/2018
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North East and North West Districts Omnibus No. 2

Proposed minor amendment as advertised

28 March 2018

Proposal 10

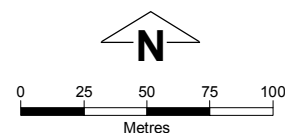
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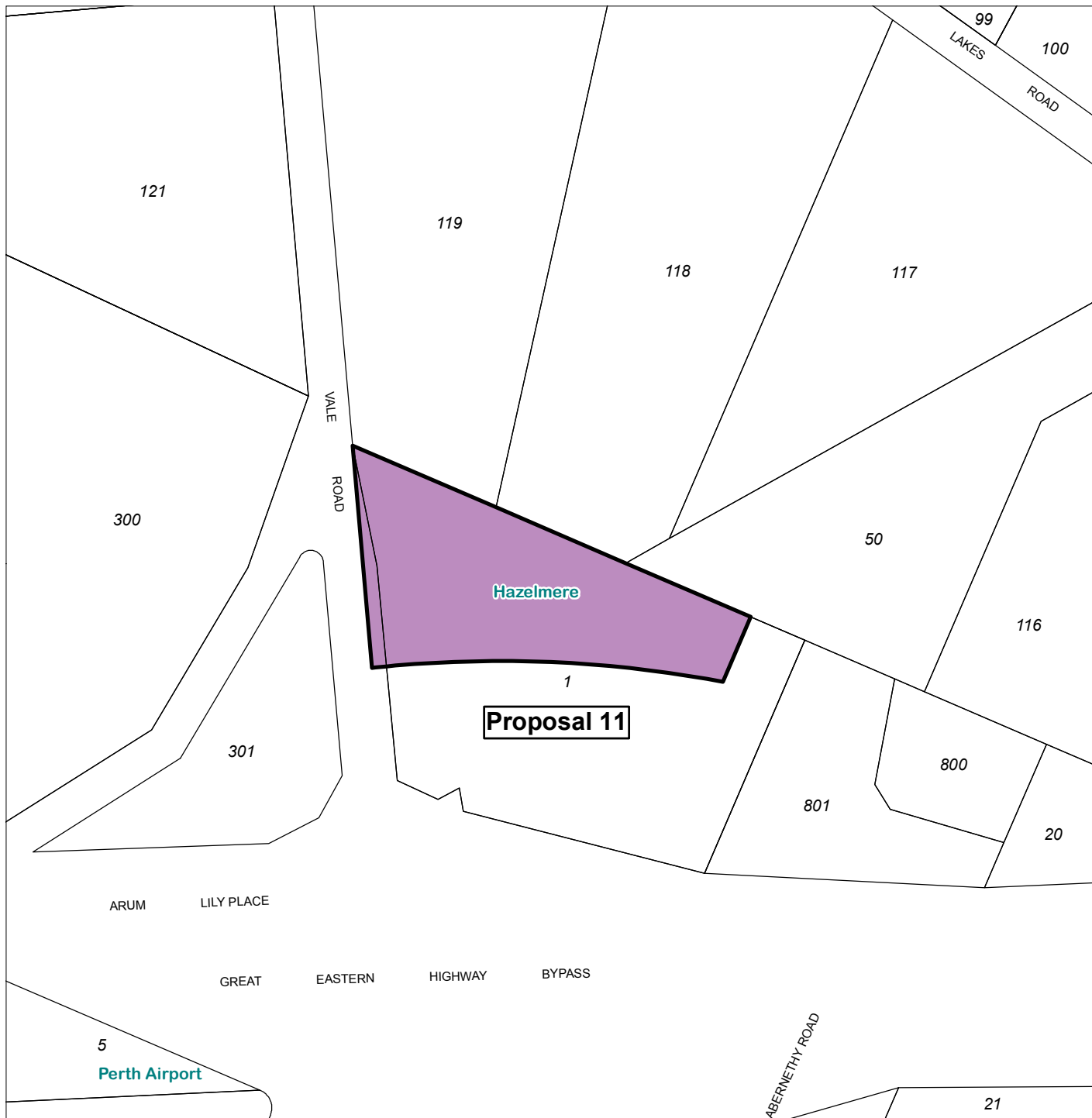
 Urban zone

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File number: 833/02/01/0071
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North East and North West Districts Omnibus No. 2

Proposed minor amendment
as advertised

28 March 2018

Proposal 11

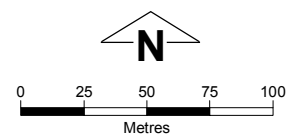
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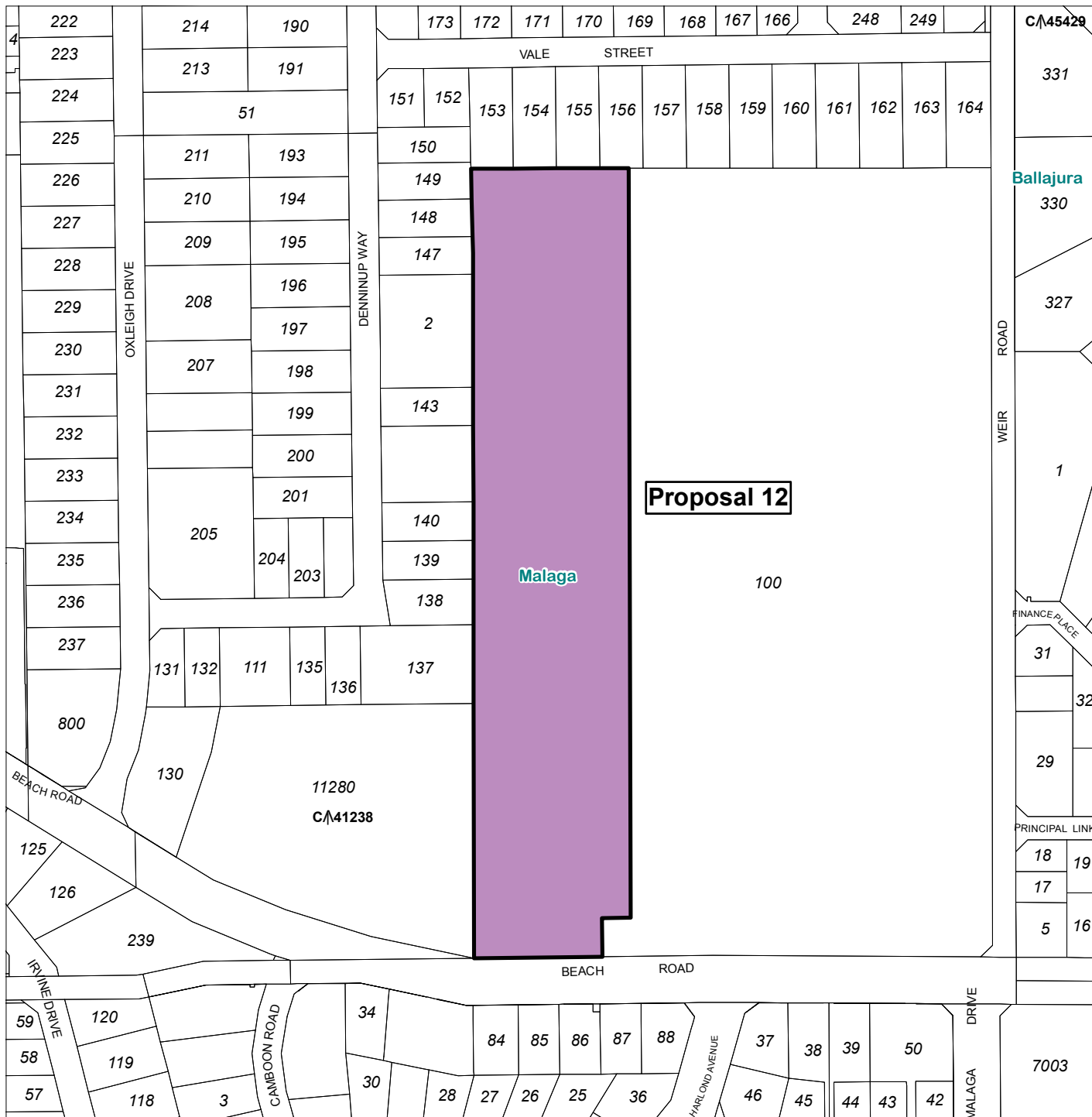
 Industrial zone

Oracle reference no: 2925
File number: 833/02/01/0071
Version number: 5



Date: 12/04/2018
Produced by Geospatial Research and Modelling, Department of Planning, Lands and Heritage, Perth WA
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North East and North West Districts Omnibus No. 2
Proposed minor amendment
as advertised

28 March 2018

Proposal 12

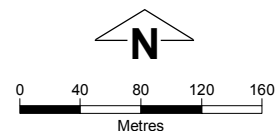
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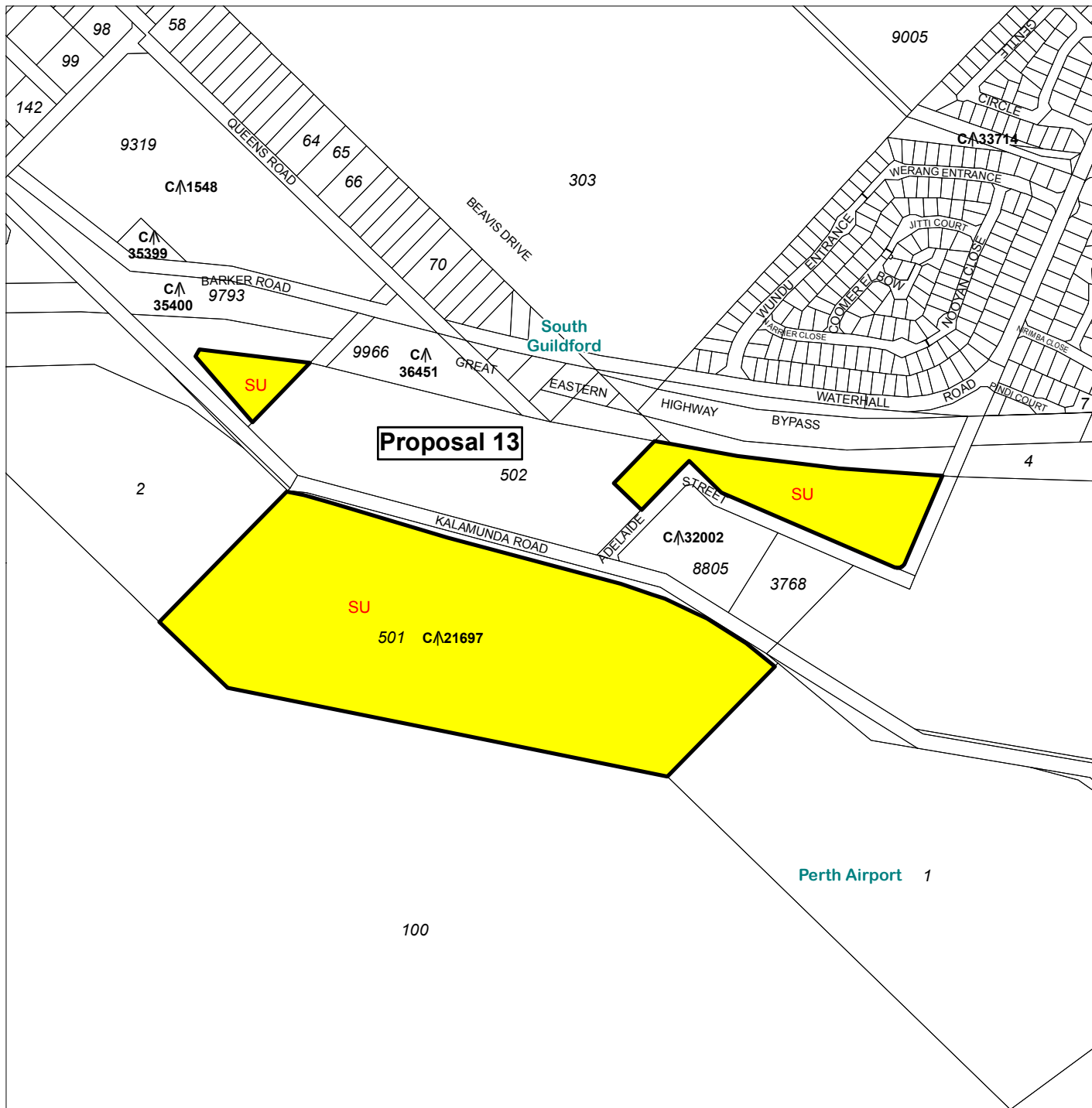
 Industrial zone

Oracle reference no: 2925
 File number: 833/02/01/0071
 Version number: 5



Date: 12/04/2018
 Produced by Geospatial Research and Modelling, Department of Planning, Lands and Heritage, Perth WA
 Base information supplied by Western Australian Land Information Authority SLIP 944-2017-1






North East and North West Districts Omnibus No. 2

Proposed minor amendment
as advertised

28 March 2018

Proposal 13

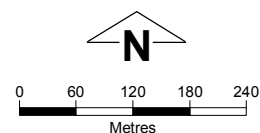
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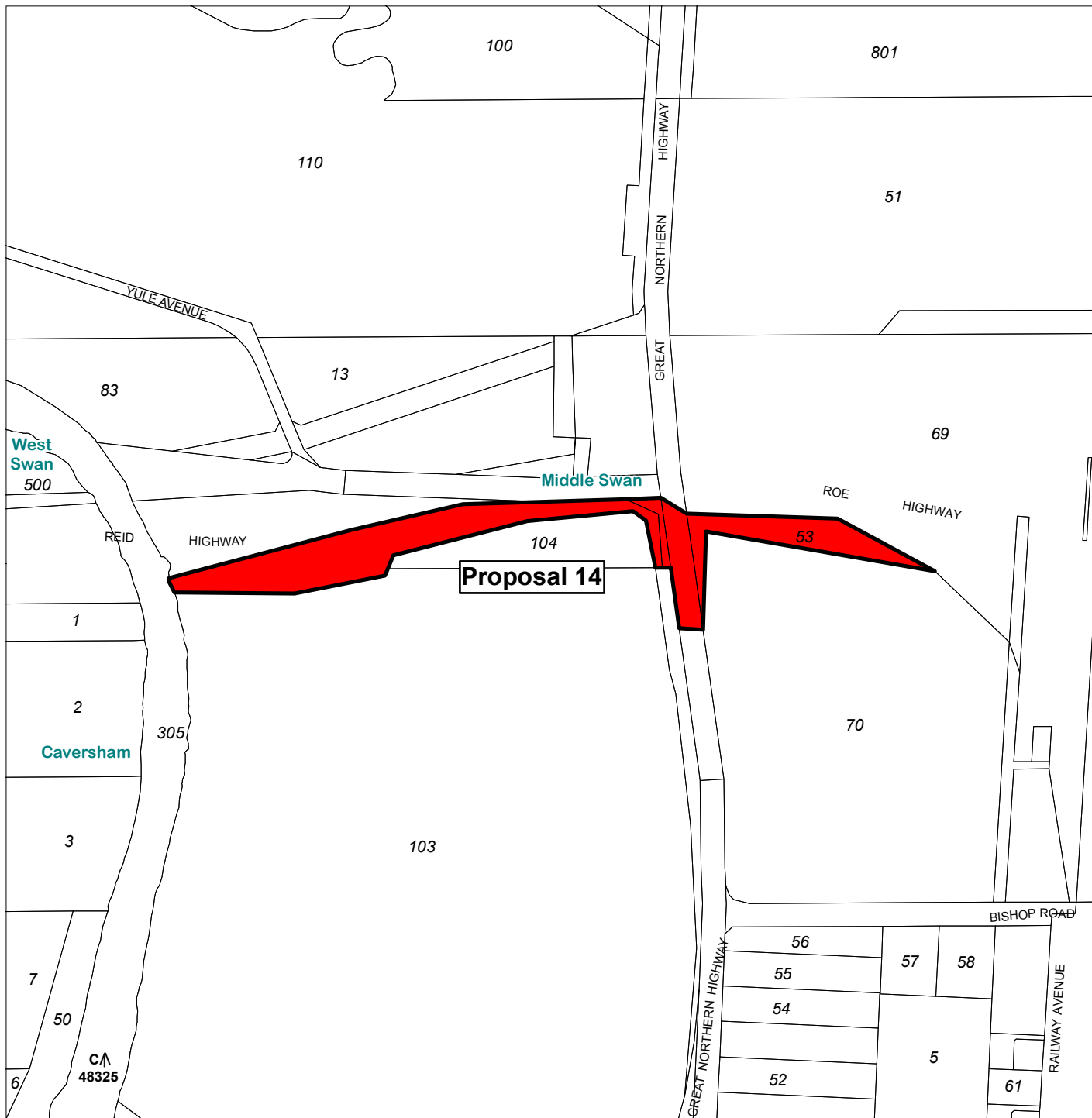
 SU Public purposes reservation - special uses

Oracle reference no: 2925
File number: 833/02/01/0071
Version number: 5



Date: 12/04/2018
Produced by Geospatial Research and Modelling, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 944-2017-1





North East and North West Districts Omnibus No. 2

Proposed minor amendment
as advertised

28 March 2018

Proposal 14

Proposed Amendment:

 Primary regional roads reservation

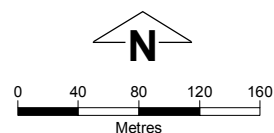
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File number: 833/02/01/0071

Version number: 5



Date: 12/04/2018
Produced by Geospatial Research and Modelling, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 944-2017-1






North East and North West Districts Omnibus No. 2
Proposed minor amendment
as advertised

28 March 2018

Proposal 15

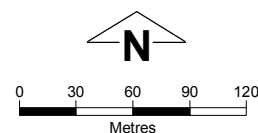
Proposed Amendment:

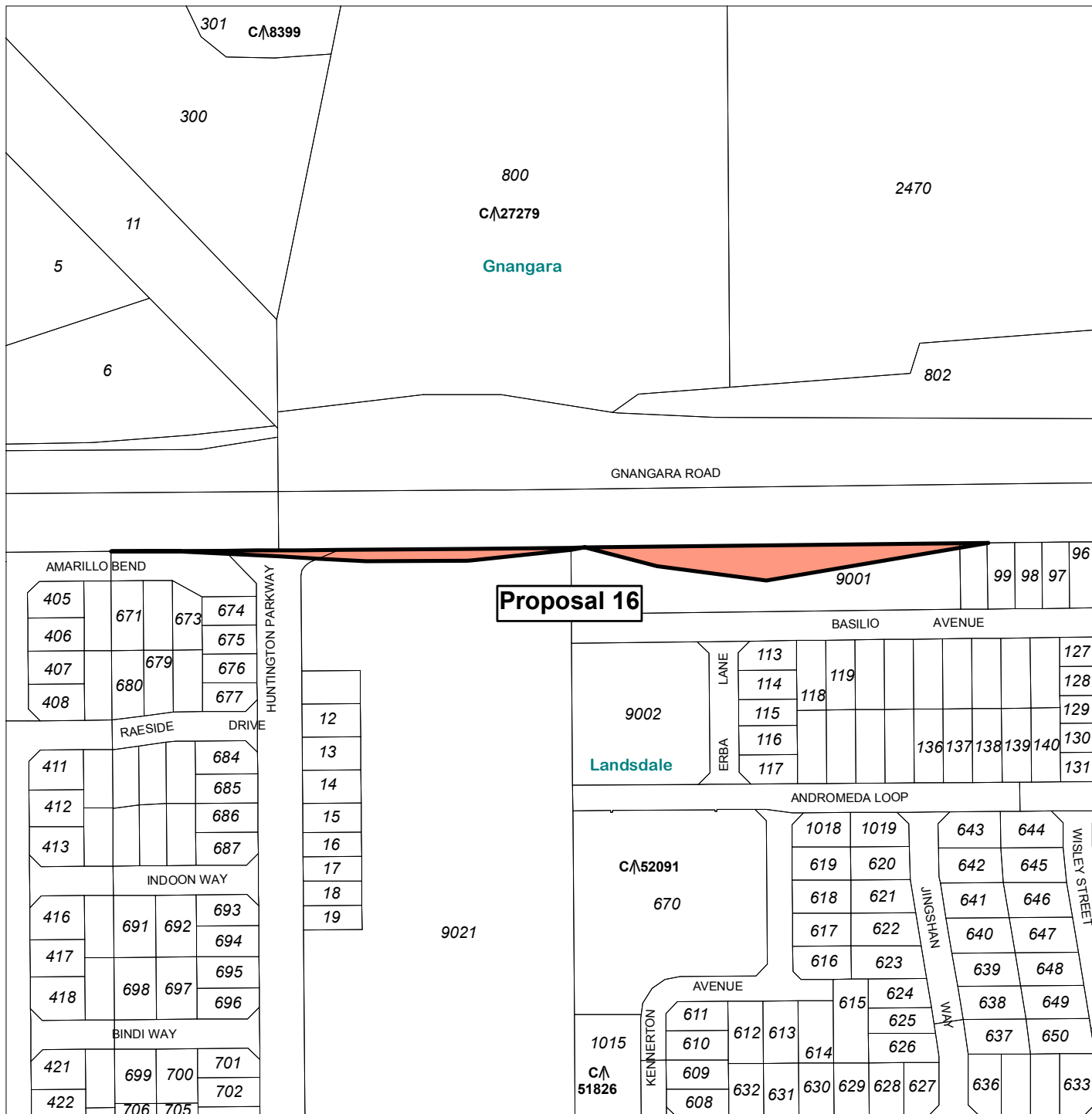
 Urban deferred zone

Oracle reference no: 2925
 File number: 833/02/01/0071
 Version number: 5



Date: 12/04/2018
 Produced by Geospatial Research and Modelling, Department of Planning, Lands and Heritage, Perth WA
 Base information supplied by Western Australian Land Information Authority SLIP 944-2017-1





North East and North West Districts Omnibus No. 2

Proposed minor amendment
as advertised

28 March 2018

Proposal 16

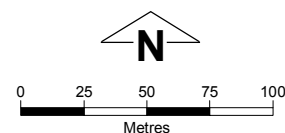
Proposed Amendment:

 Urban zone

Oracle reference no: 2925
File number: 833/02/01/0071
Version number: 5



Date: 12/04/2018
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





North East and North West Districts Omnibus No. 2

Proposed minor amendment as advertised

28 March 2018

Proposal 17

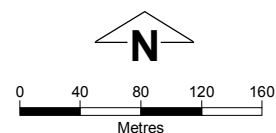
Proposed Amendment:

- Other regional roads reservation
- Urban zone

Oracle reference no: 2925
File number: 833/02/01/0071
Version number: 5



Date: 12/04/2018
Produced by Geospatial Research and Modelling, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 944-2017-1







North East and North West Districts Omnibus No. 2
Proposed minor amendment
as advertised

28 March 2018

Proposal 18

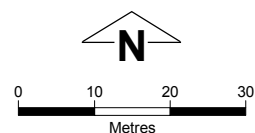
Proposed Amendment:

-  Private recreation zone
-  Urban zone

Oracle reference no: 2925
File number: 833/02/01/0071
Version number: 5



Date: 12/04/2018
Produced by Geospatial Research and Modelling, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 944-2017-1






North East and North West Districts Omnibus No. 2
Proposed minor amendment
as advertised


28 March 2018

Proposal 19

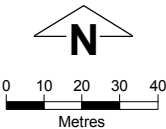
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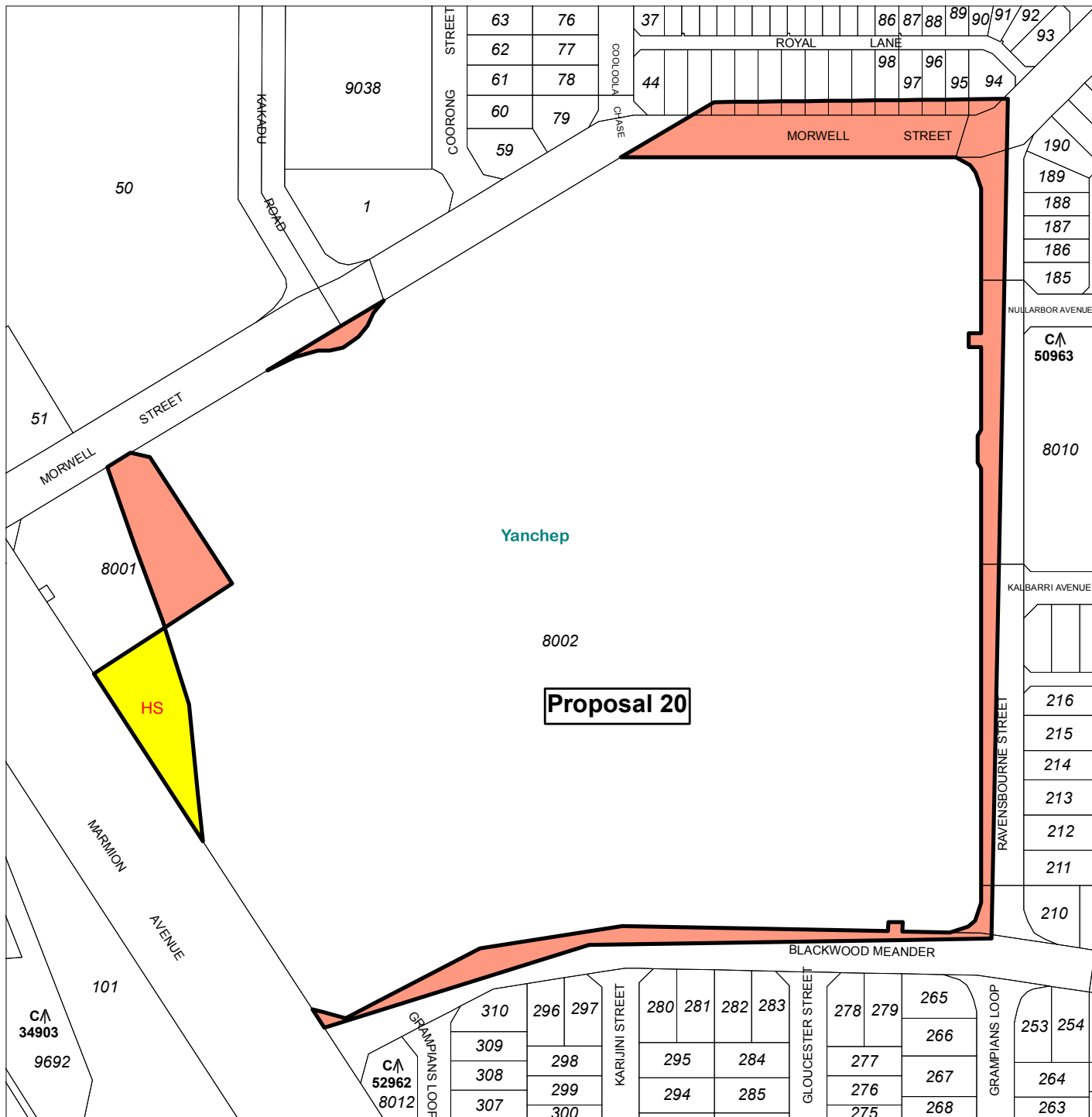
 Parks and recreation reservation

Notice of Delegation

 (Site No) Bush Forever area addition

Oracle reference no: 2925
File number: 833/02/01/0071
Version number: 5





North East and North West Districts Omnibus No. 2

Proposed minor amendment
as advertised

28 March 2018

Proposal 20

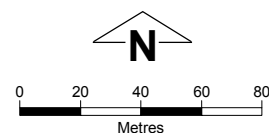
Proposed Amendment:

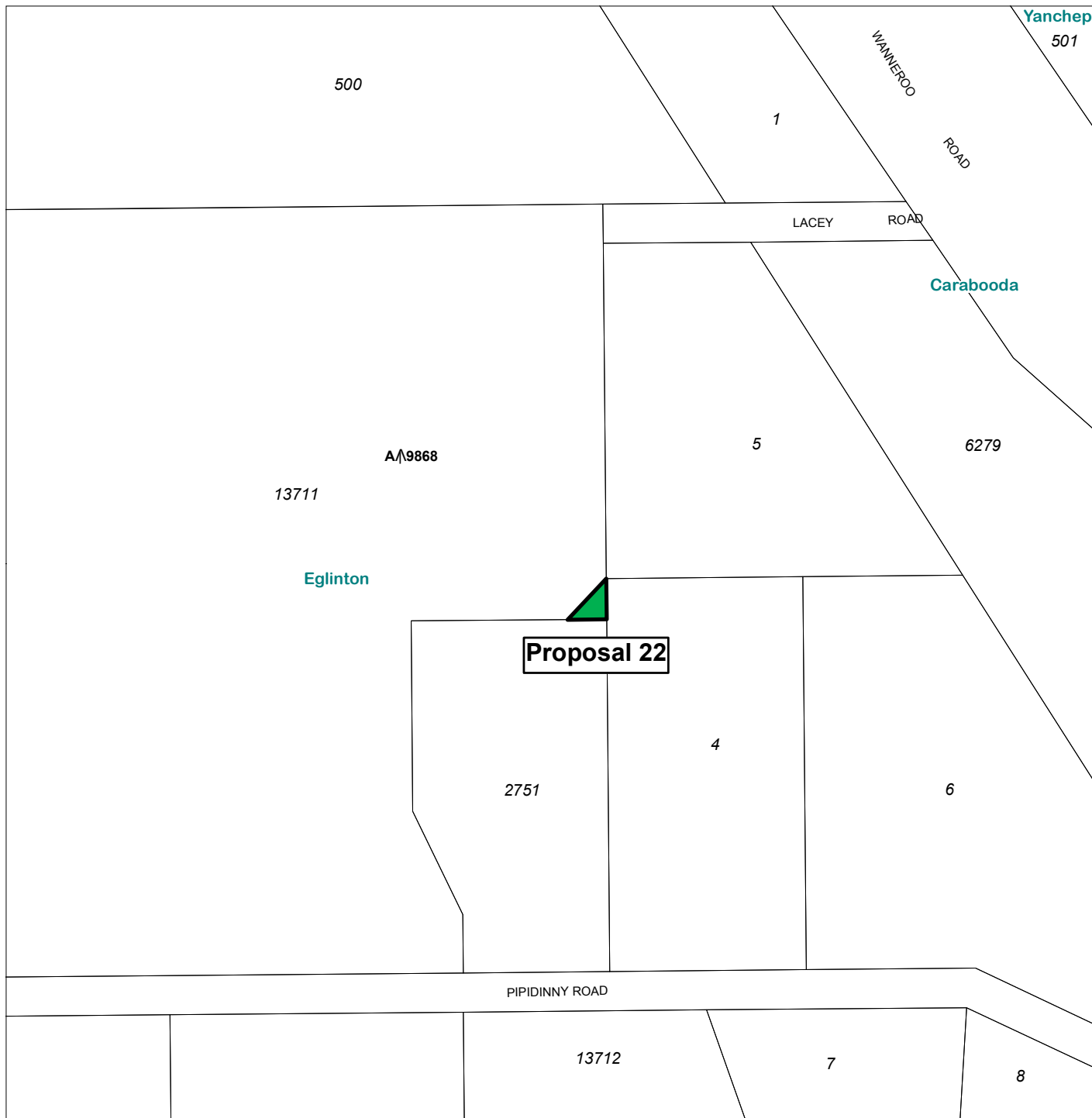
- HS** Public purposes reservation - high school
- Urban zone

Oracle reference no: 2925
File number: 833/02/01/0071
Version number: 5



Date: 12/04/2018
Produced by Geospatial Research and Modelling, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 944-2017-1






North East and North West Districts Omnibus No. 2
 Proposed minor amendment
 as advertised

28 March 2018

Proposal 22

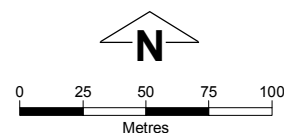
Proposed Amendment:

 Parks and recreation reservation

Oracle reference no: 2925
 File number: 833/02/01/0071
 Version number: 5



Date: 12/04/2018
 Produced by Geospatial Research and Modelling, Department of Planning, Lands and Heritage, Perth WA
 Base information supplied by Western Australian Land Information Authority SLIP 944-2017-1





North East and North West Districts Omnibus No. 2
Proposed minor amendment
as advertised


28 March 2018

Proposal 23

Proposed Amendment:

 Urban zone

Notice of Delegation

 (Site No) Bush Forever area for removal

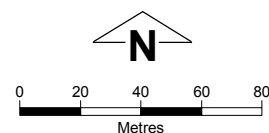
Oracle reference no: 2925

File number: 833/02/01/0071

Version number: 5



Date: 13/04/2018
Produced by Geospatial Research and Modelling, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 944-2017-1





North East and North West Districts Omnibus No. 2

Proposed minor amendment
as advertised

28 March 2018

Proposal 24

Proposed Amendment:



Other regional roads reservation

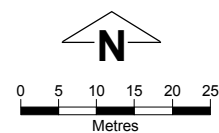
Oracle reference no: 2925

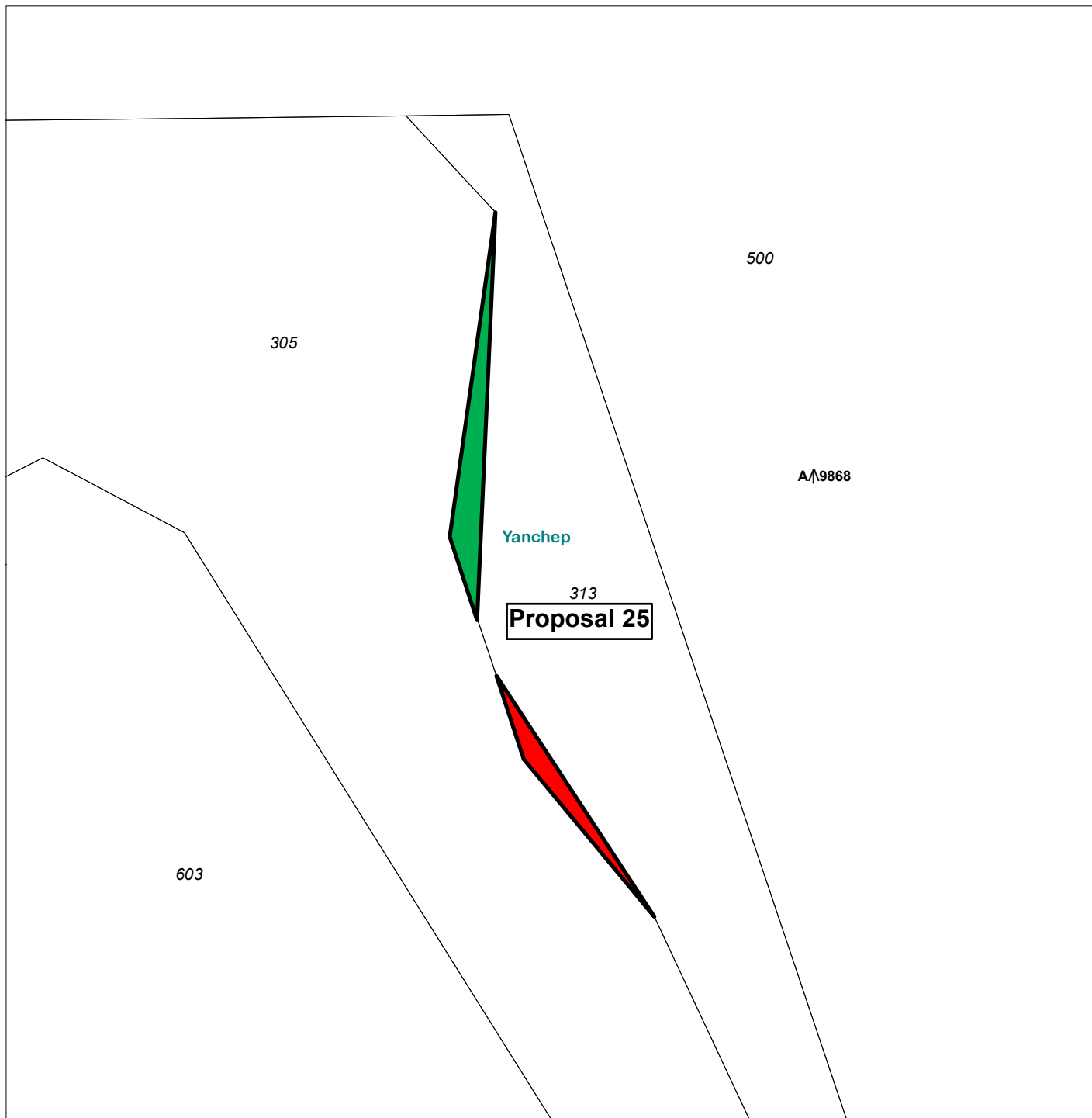
File number: 833/02/01/0071

Version number: 5



Date: 12/04/2018
Produced by Geospatial Research and Modelling, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 944-2017-1







North East and North West Districts Omnibus No. 2
 Proposed minor amendment
 as advertised

28 March 2018

Proposal 25

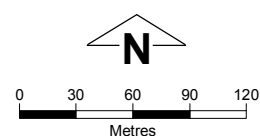
Proposed Amendment:

-  Parks and recreation reservation
-  Primary regional roads reservation

Oracle reference no: 2925
 File number: 833/02/01/0071
 Version number: 5

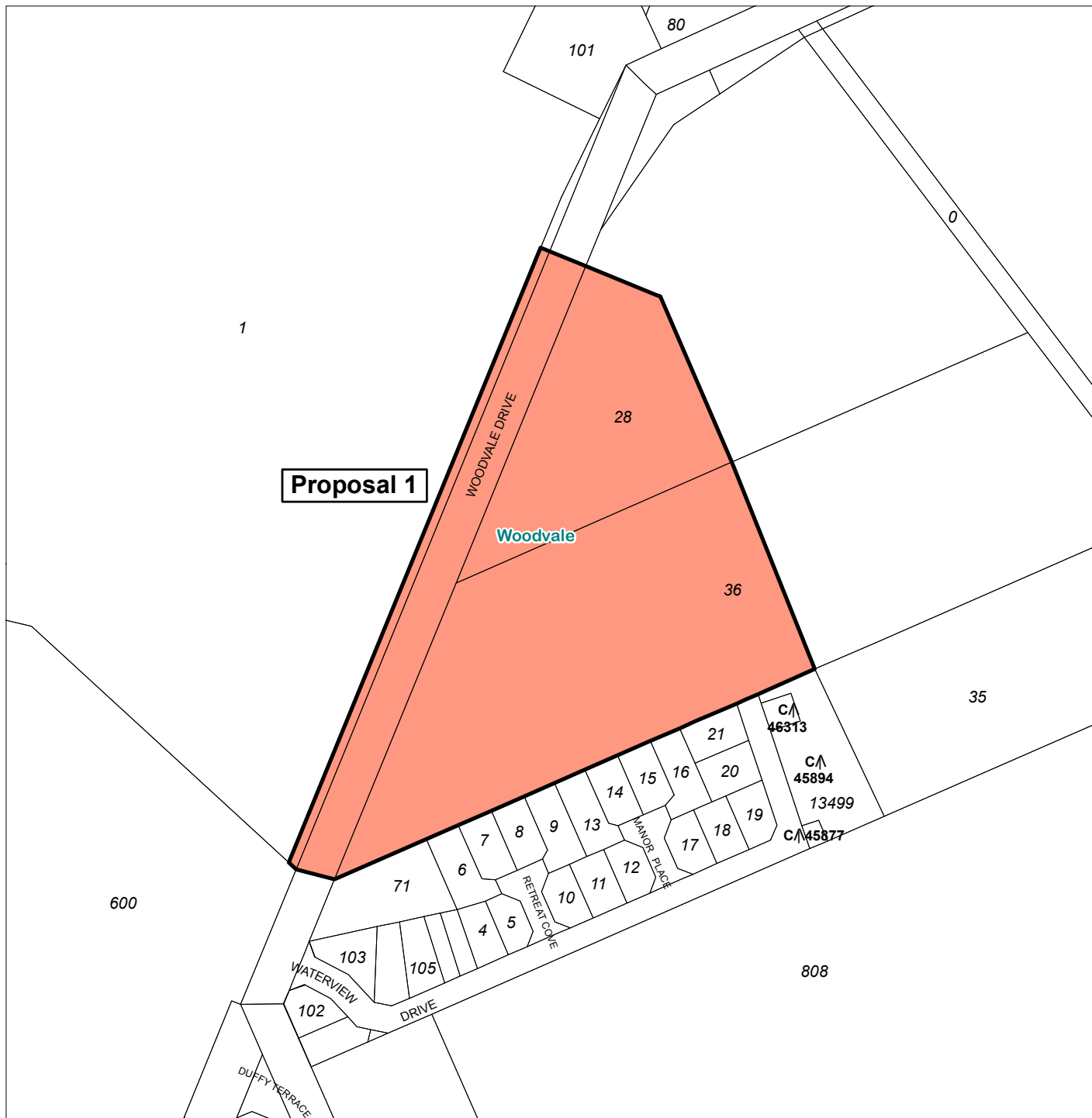


Date: 12/04/2018
 Produced by Geospatial Research and Modelling, Department of Planning, Lands and Heritage, Perth WA
 Base information supplied by Western Australian Land Information Authority SLIP 944-2017-1



Schedule 4

The amending figures - proposals 1 - 25
as modified



North East and North West Districts Omnibus No. 2

Proposed minor amendment as modified

1 May 2019

Proposal 1

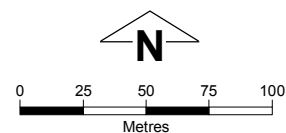
Proposed Amendment:

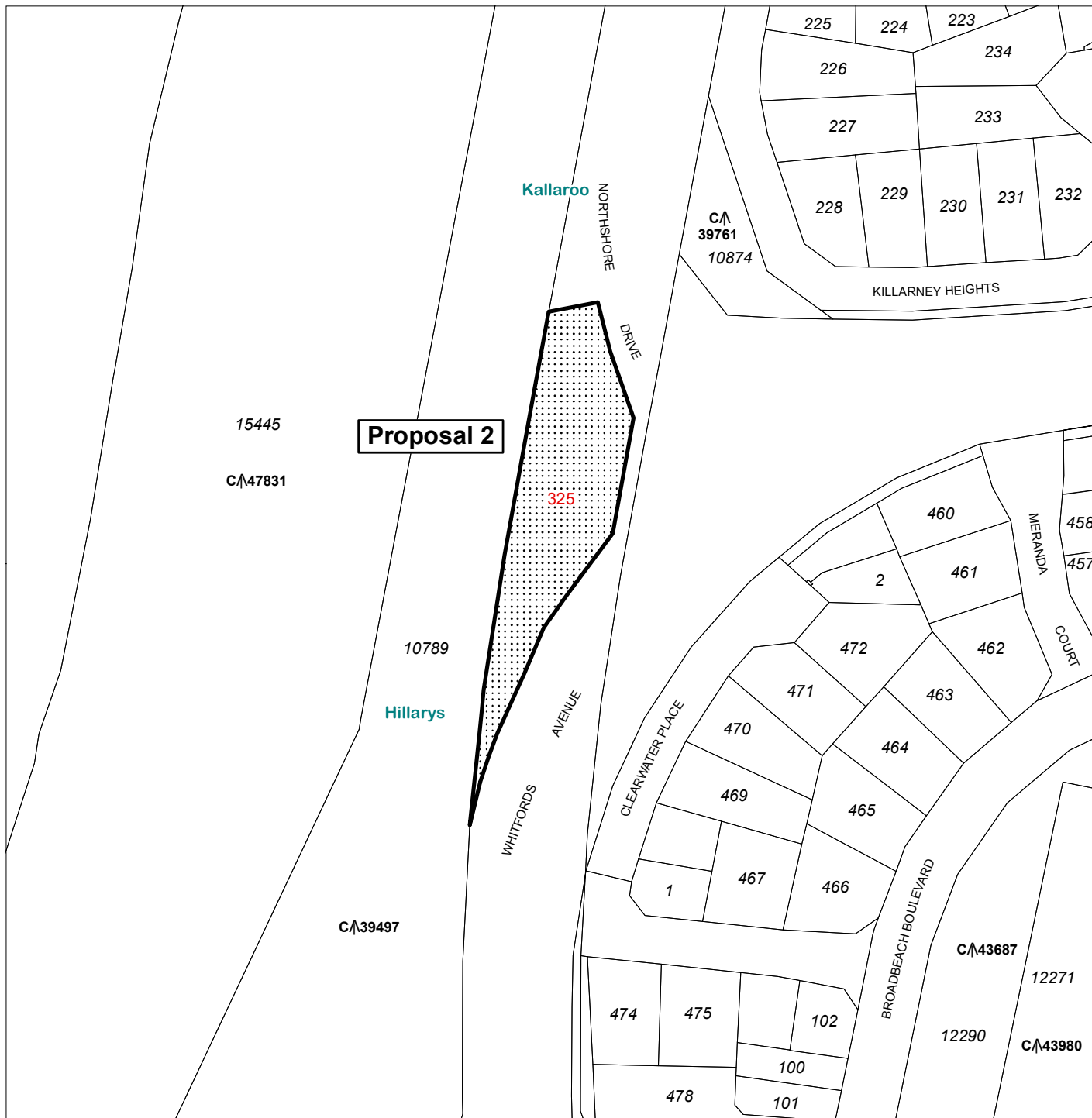
 Urban zone

Oracle reference no: 2925
File number: 833/02/01/0071
Version number: 6



Date: 20/03/2019
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 1096-2018-1






North East and North West Districts Omnibus No. 2
 Proposed minor amendment
 as modified

1 May 2019

Proposal 2

Proposed Amendment:

Notice of Delegation

 (Site No) Bush Forever area for removal

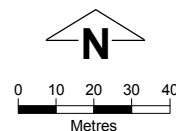
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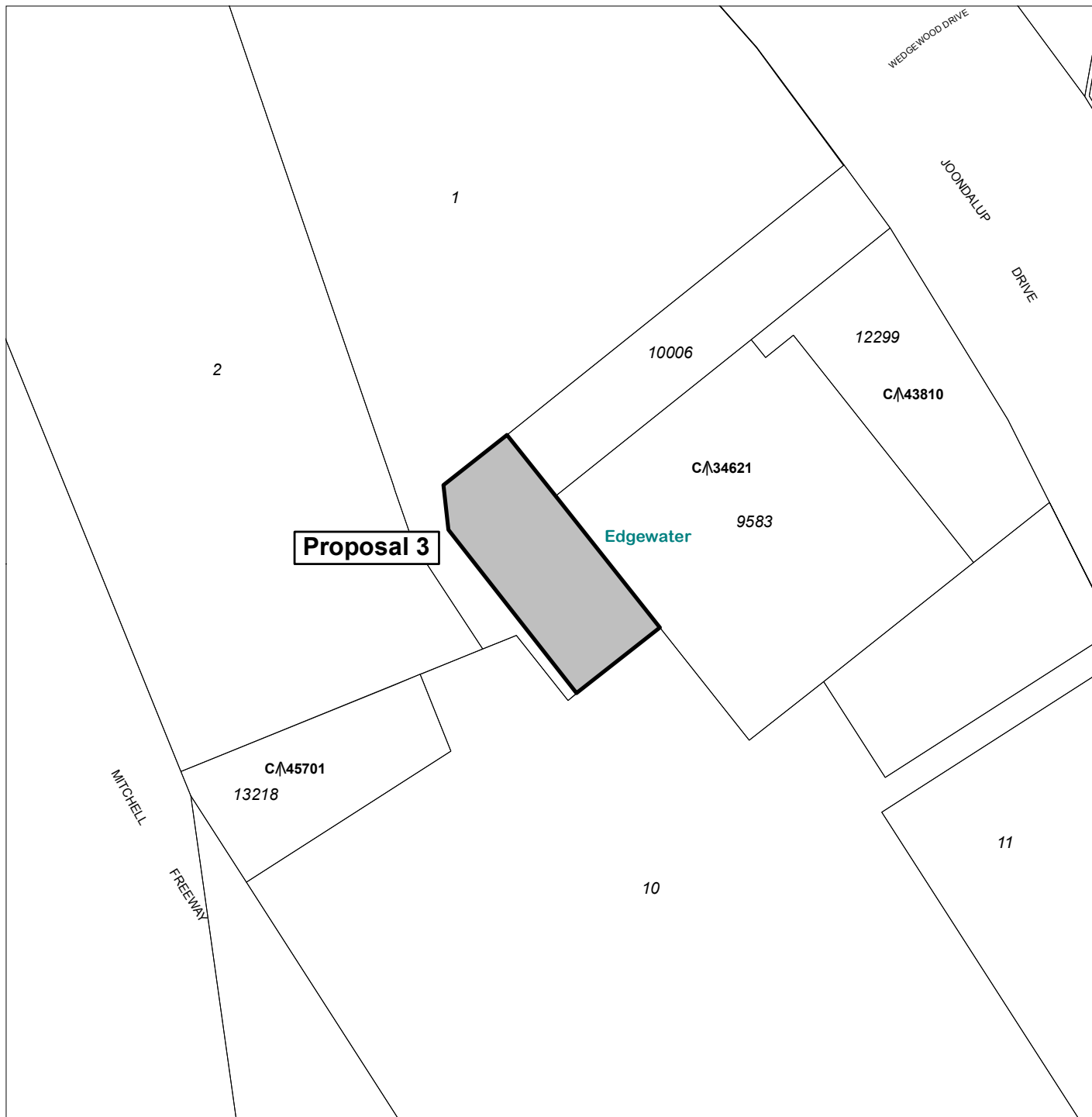
File number: 833/02/01/0071

Version number: 6



Date: 21/03/2019
 Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
 Base information supplied by Western Australian Land Information Authority SLIP 1096-2018-1





North East and North West Districts Omnibus No. 2
 Proposed minor amendment
 as modified

1 May 2019

Proposal 3

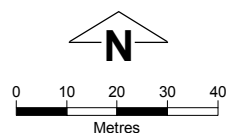
Proposed Amendment:

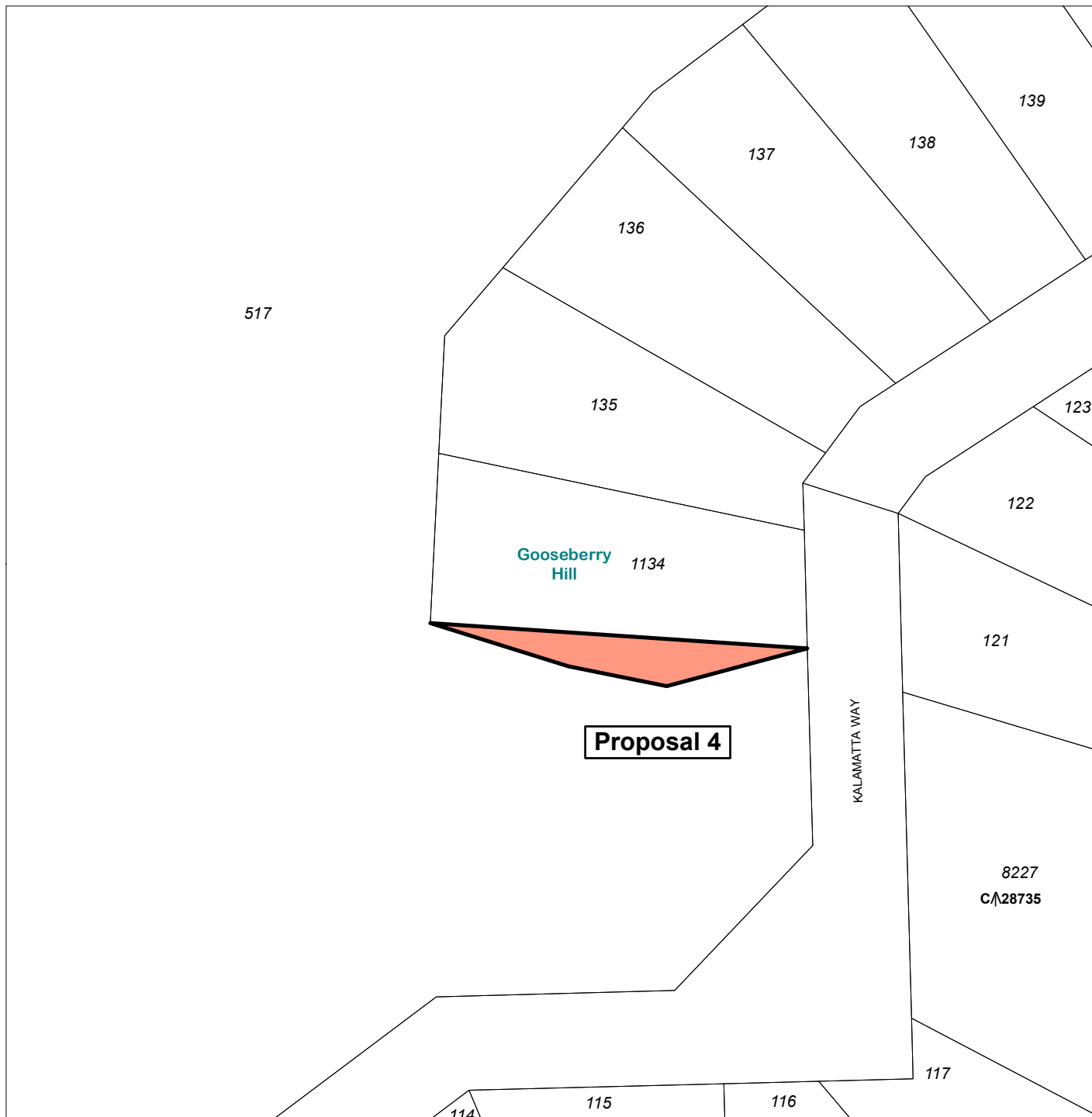
 Railways reservation

Oracle reference no: 2925
 File number: 833/02/01/0071
 Version number: 6



Date: 21/03/2019
 Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
 Base information supplied by Western Australian Land Information Authority SLIP 1096-2018-1





North East and North West Districts Omnibus No. 2
 Proposed minor amendment
 as modified

1 May 2019

Proposal 4

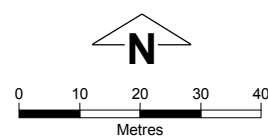
Proposed Amendment:

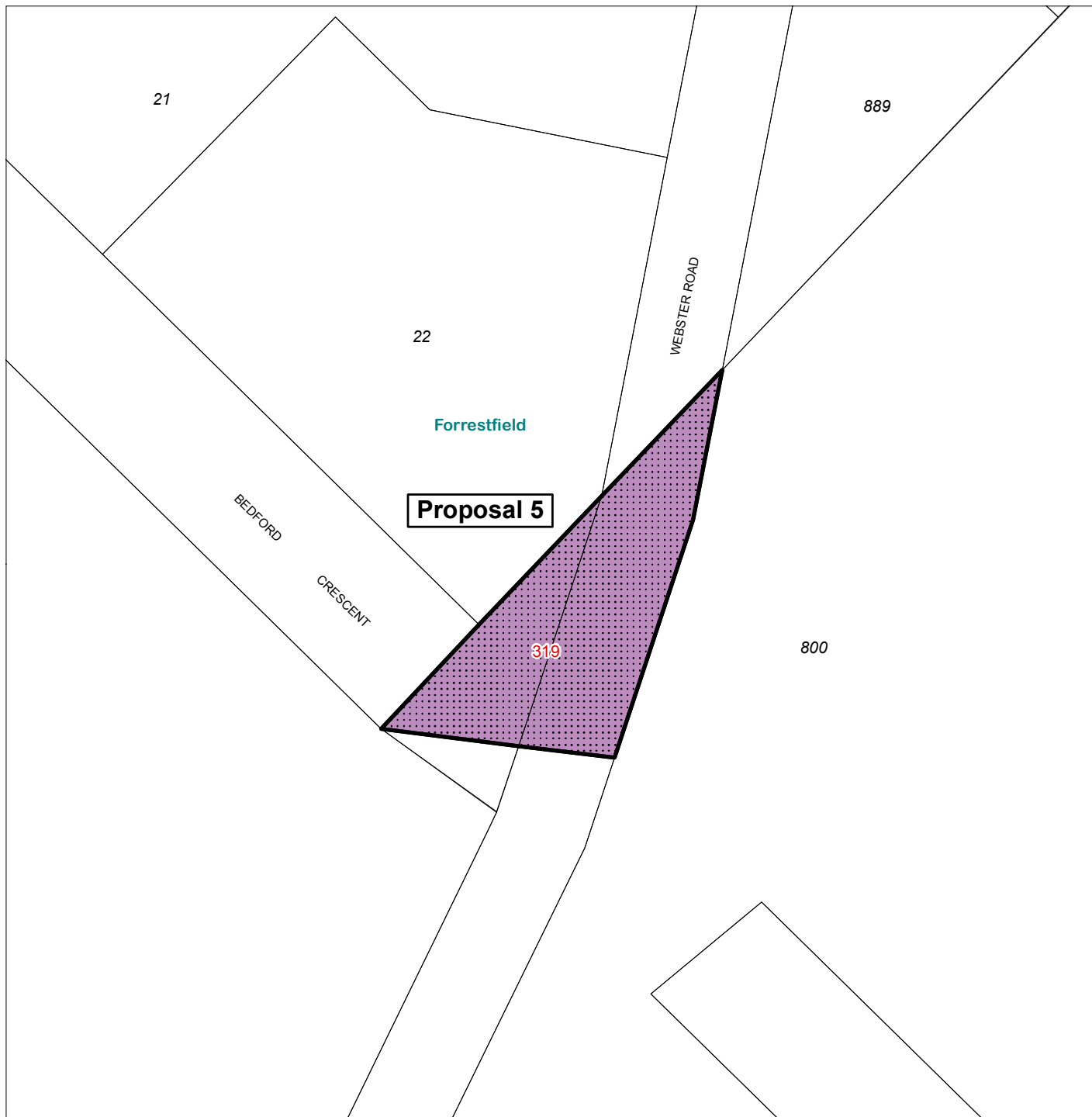
 Urban zone

Oracle reference no: 2925
 File number: 833/02/01/0071
 Version number: 6



Date: 20/03/2019
 Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
 Base information supplied by Western Australian Land Information Authority SLIP 1096-2018-1





North East and North West Districts Omnibus No. 2
 Proposed minor amendment
 as modified


1 May 2019

Proposal 5

Proposed Amendment:

 Industrial zone

Notice of Delegation

 (Site No) Bush Forever area for removal

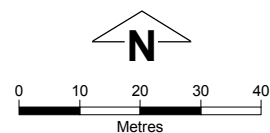
Oracle reference no: 2925

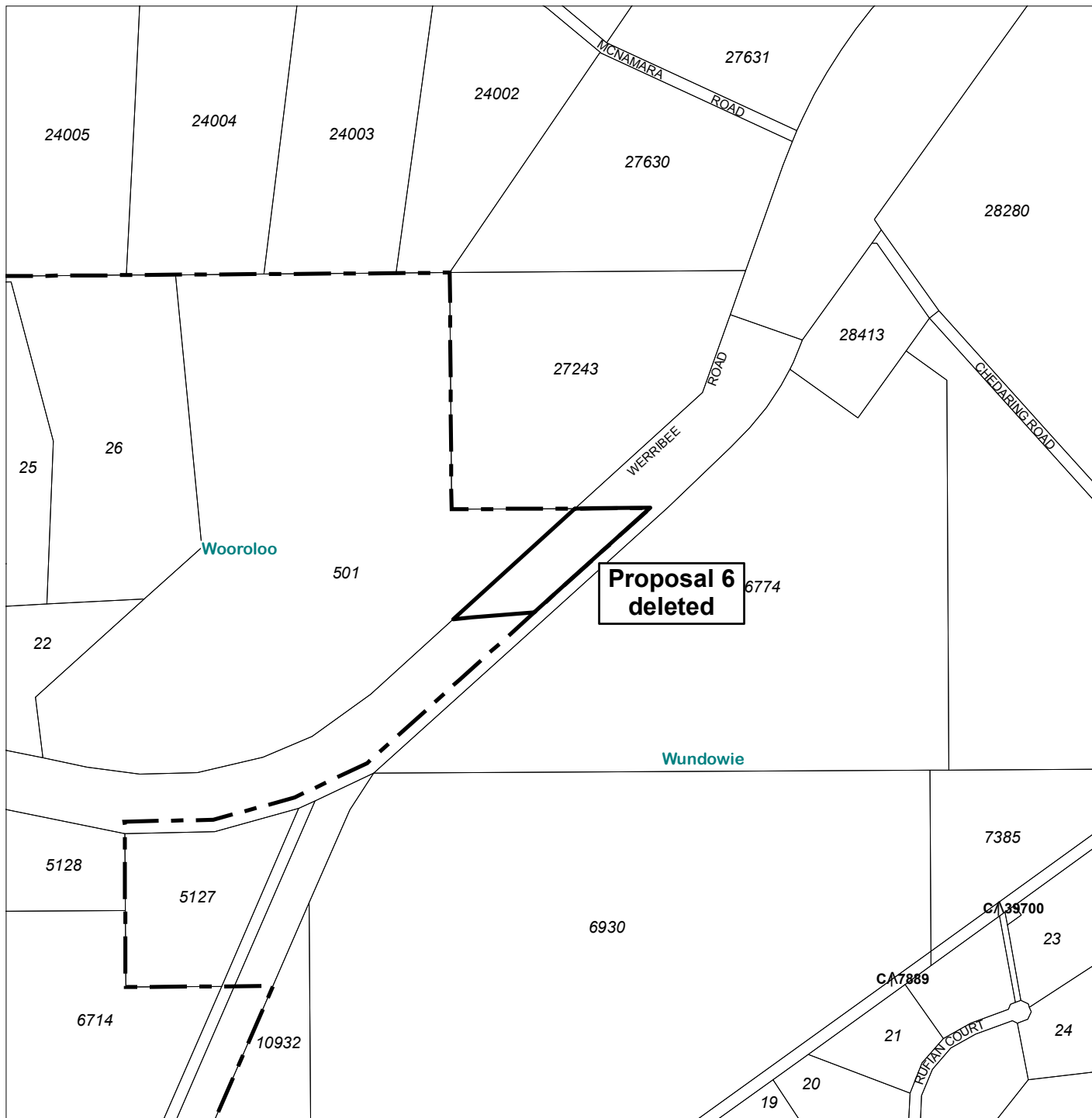
File number: 833/02/01/0071

Version number: 6



Date: 20/03/2019
 Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
 Base information supplied by Western Australian Land Information Authority SLIP 1096-2018-1





North East and North West Districts Omnibus No. 2

Proposed minor amendment
as modified

1 May 2019

Proposal 6

Proposed Amendment:



Parks and recreation reservation



Scheme Boundary

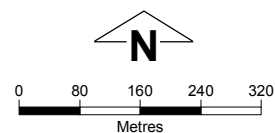
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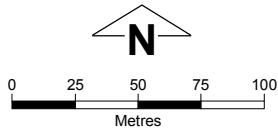
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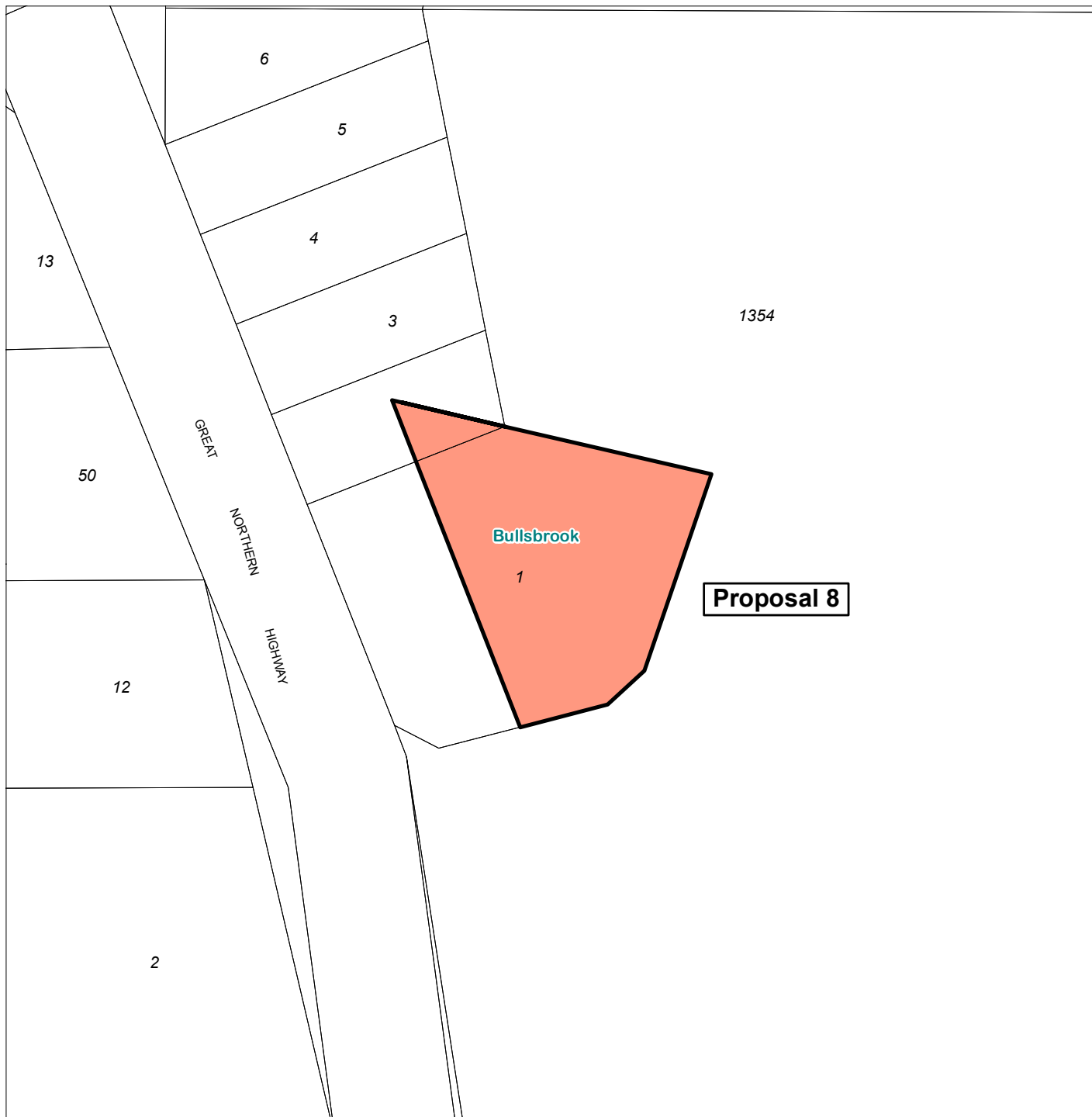
Version number: 6



Date: 20/03/2019
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 1096-2018-1







North East and North West Districts Omnibus No. 2
 Proposed minor amendment
 as modified

1 May 2019

Proposal 8

Proposed Amendment:

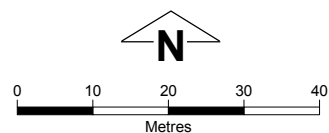


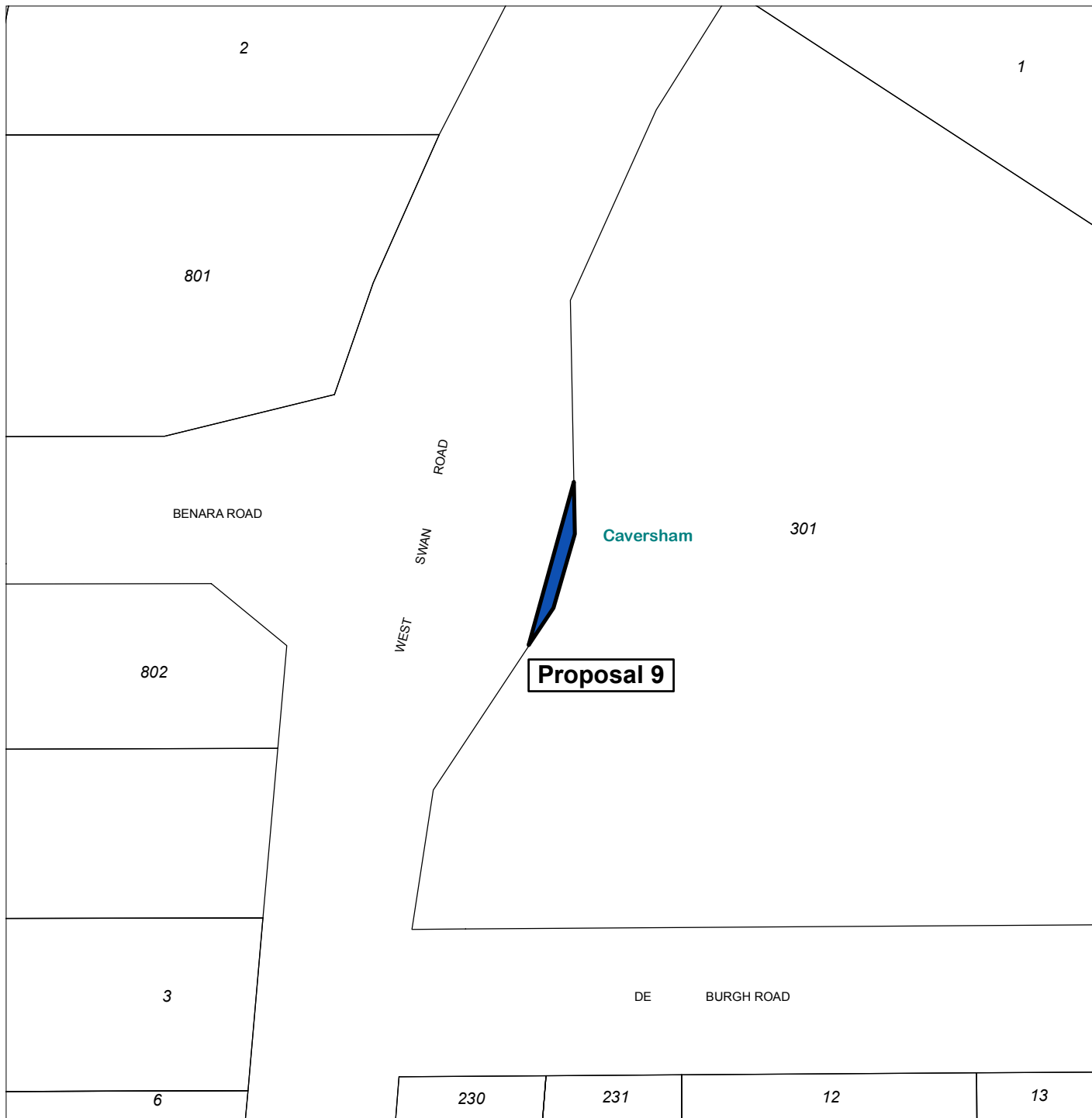
Urban zone

Oracle reference no: 2925
 File number: 833/02/01/0071
 Version number: 6



Date: 20/03/2019
 Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
 Base information supplied by Western Australian Land Information Authority SLIP 1096-2018-1






North East and North West Districts Omnibus No. 2
Proposed minor amendment
as modified

1 May 2019

Proposal 9

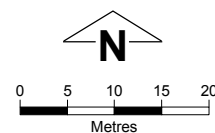
Proposed Amendment:

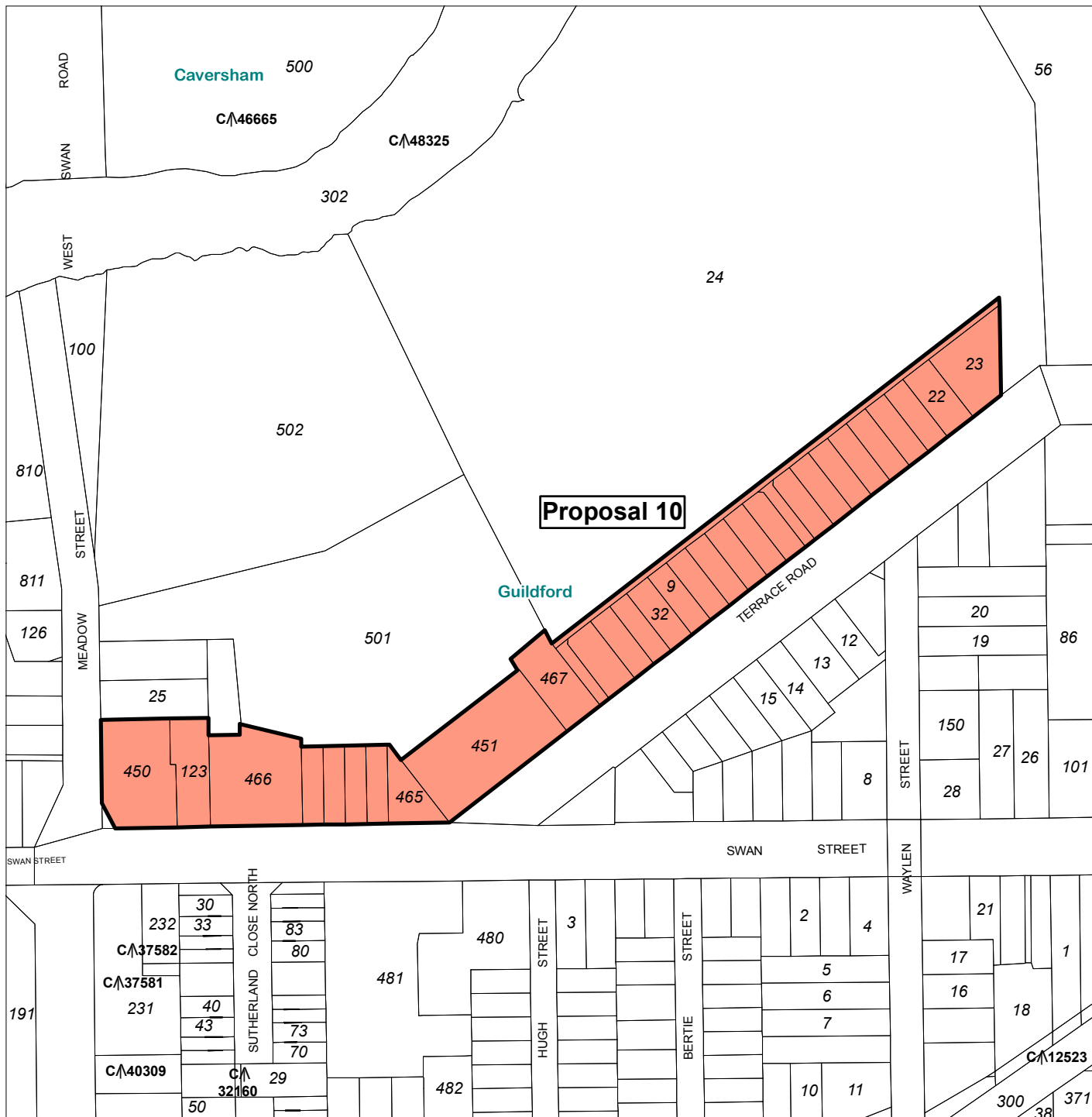
 Other regional roads reservation

Oracle reference no: 2925
File number: 833/02/01/0071
Version number: 6



Date: 20/03/2019
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 1096-2018-1





North East and North West Districts Omnibus No. 2

Proposed minor amendment
as modified

1 May 2019

Proposal 10

Proposed Amendment:

 Urban zone

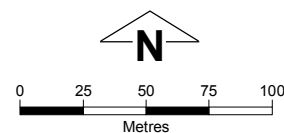
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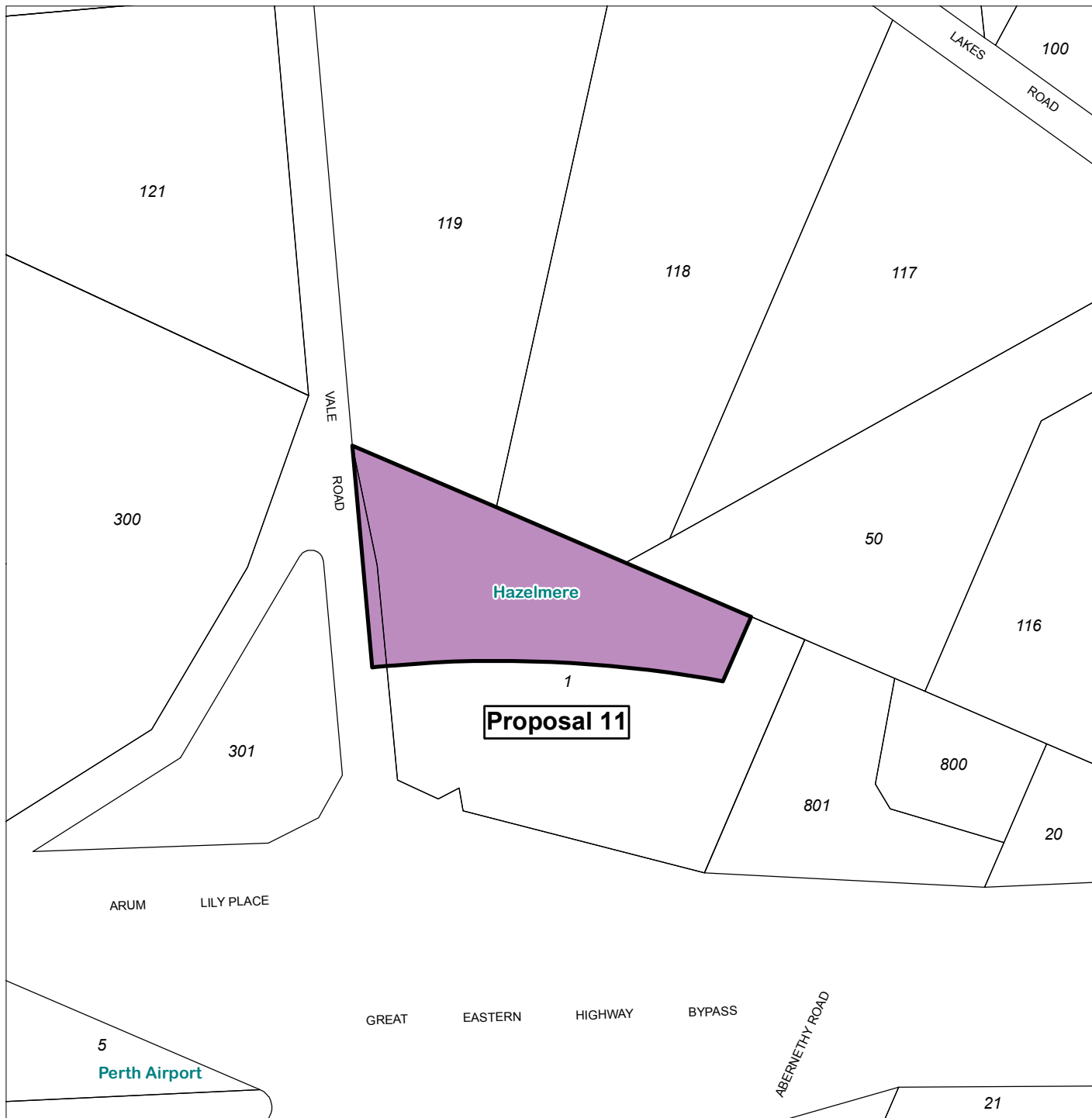
File number: 833/02/01/0071

Version number: 6



Date: 20/03/2019
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 1096-2018-1





North East and North West Districts Omnibus No. 2
Proposed minor amendment
as modified

1 May 2019

Proposal 11

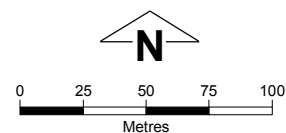
Proposed Amendment:

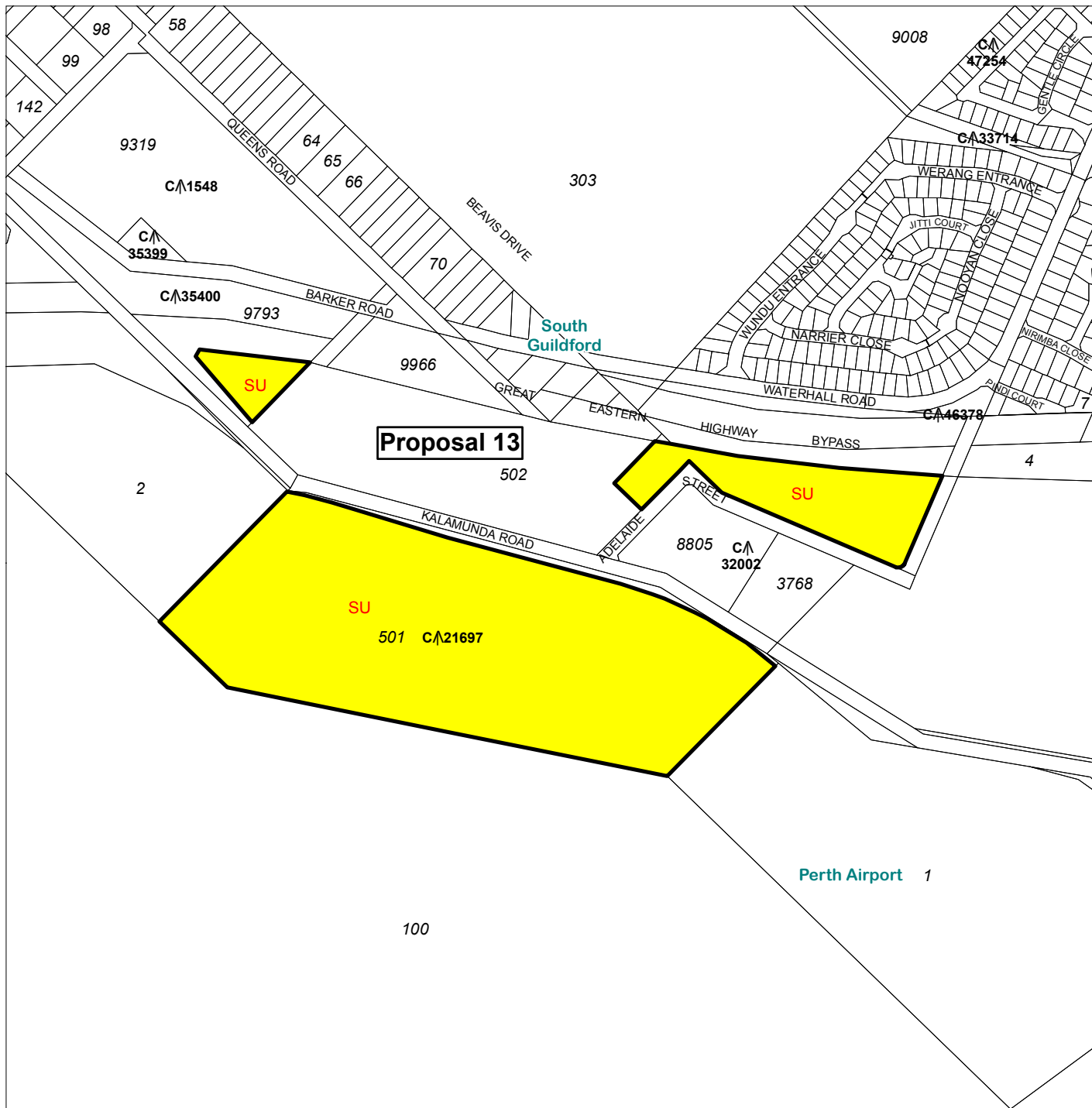
 Industrial zone

Oracle reference no: 2925
File number: 833/02/01/0071
Version number: 6



Date: 20/03/2019
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 1096-2018-1






North East and North West Districts Omnibus No. 2

Proposed minor amendment as modified

1 May 2019

Proposal 13

Proposed Amendment:

 **SU** Public purposes reservation - special uses

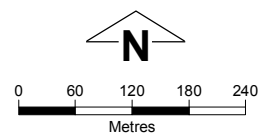
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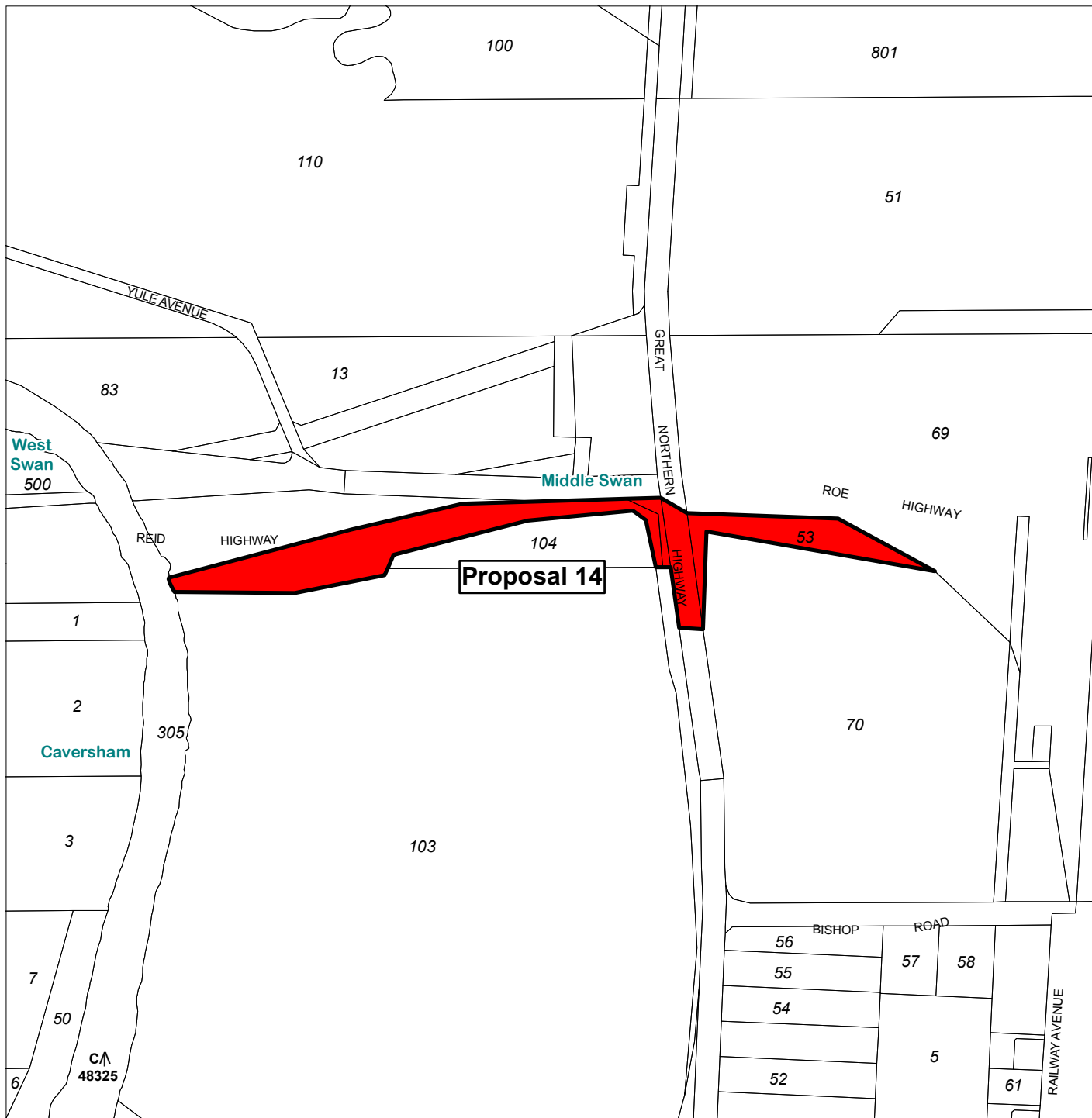
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Version number: 6



Date: 20/03/2019
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 1096-2018-1





North East and North West Districts Omnibus No. 2

Proposed minor amendment
as modified

1 May 2019

Proposal 14

Proposed Amendment:



Primary regional roads reservation

Oracle reference no: 2925

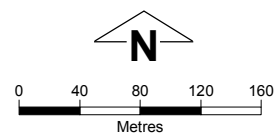
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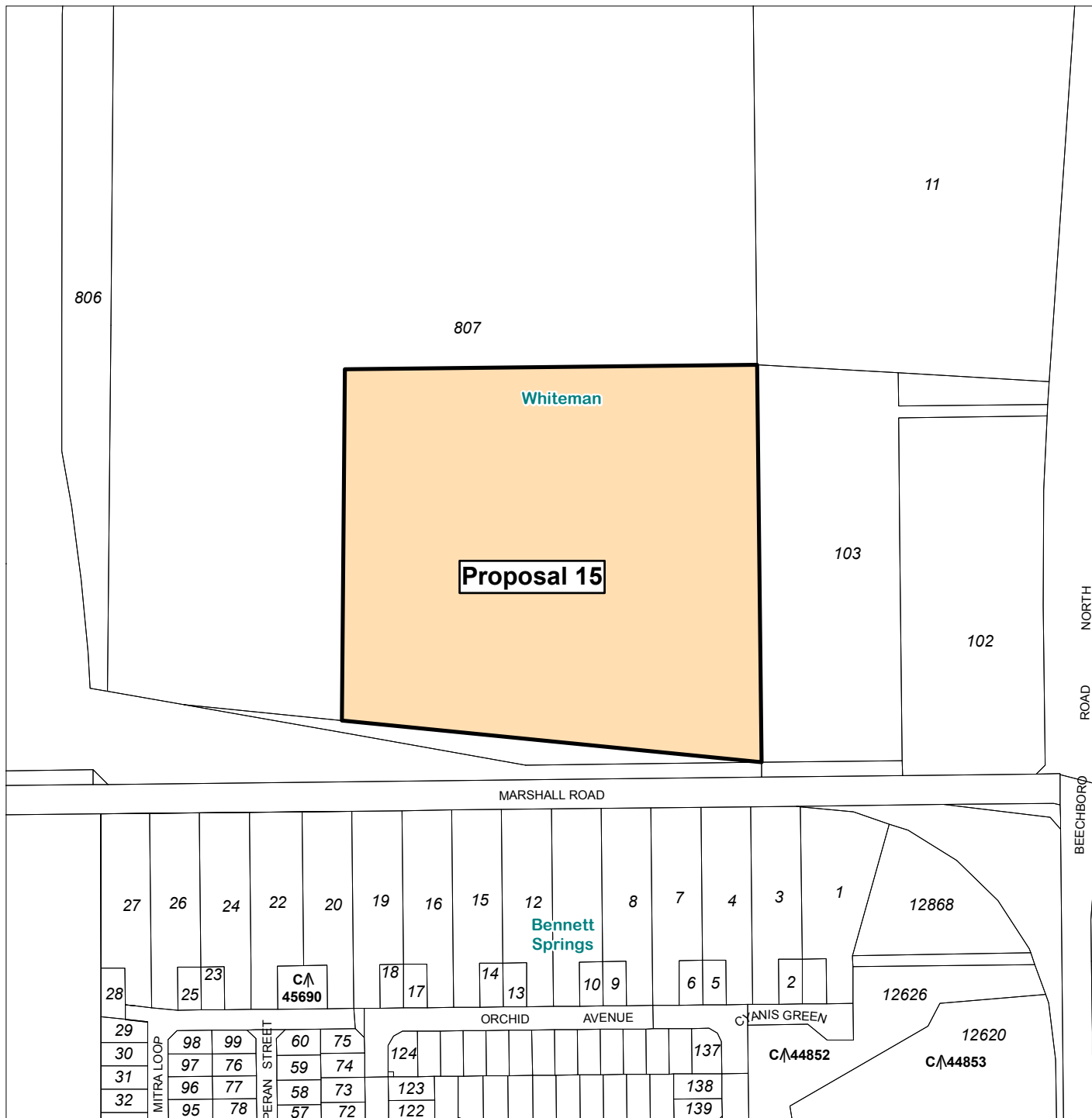
Version number: 6



Western
Australian
Planning
Commission

Date: 20/03/2019
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 1096-2018-1






North East and North West Districts Omnibus No. 2
Proposed minor amendment
as modified

1 May 2019

Proposal 15

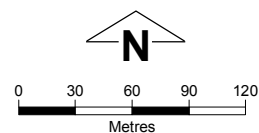
Proposed Amendment:

 Urban deferred zone

Oracle reference no: 2925
 File number: 833/02/01/0071
 Version number: 6



Date: 20/03/2019
 Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
 Base information supplied by Western Australian Land Information Authority SLIP 1096-2018-1







North East and North West Districts Omnibus No. 2

Proposed minor amendment as modified

1 May 2019

Proposal 17

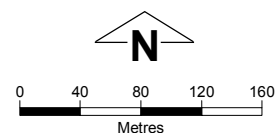
Proposed Amendment:

-  Other regional roads reservation
-  Urban zone

Oracle reference no: 2925
File number: 833/02/01/0071
Version number: 6



Date: 21/03/2019
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 1096-2018-1







North East and North West Districts Omnibus No. 2
 Proposed minor amendment
 as modified

1 May 2019

Proposal 18

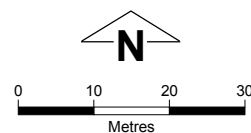
Proposed Amendment:

-  Private recreation zone
-  Urban zone

Oracle reference no: 2925
 File number: 833/02/01/0071
 Version number: 6



Date: 20/03/2019
 Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
 Base information supplied by Western Australian Land Information Authority SLIP 1096-2018-1






North East and North West Districts Omnibus No. 2
Proposed minor amendment
as modified


1 May 2019

Proposal 19

Proposed Amendment:

 Parks and recreation reservation

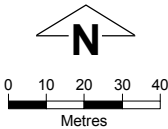
Notice of Delegation

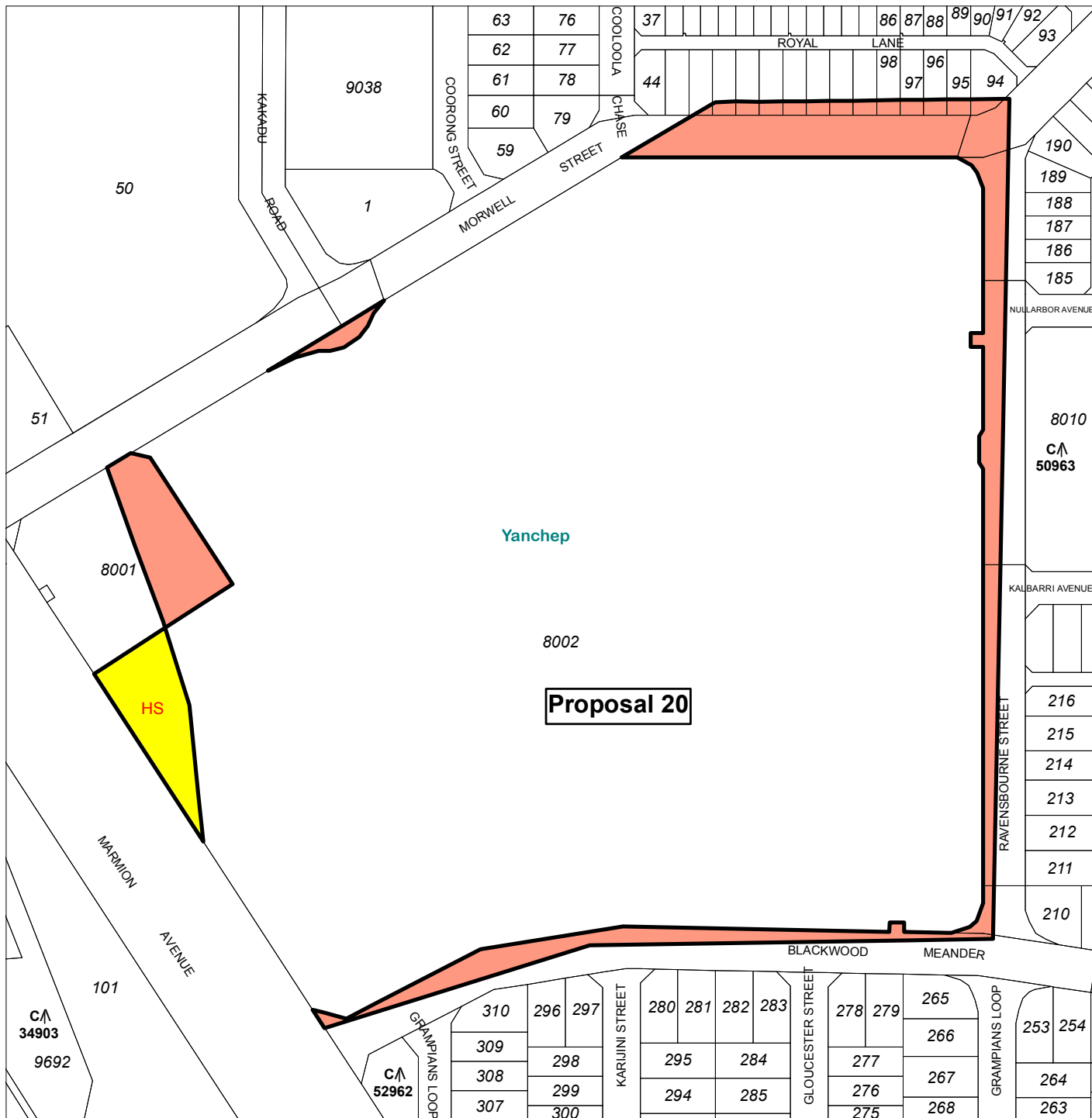
 (Site No) Bush Forever area addition

Oracle reference no: 2925
File number: 833/02/01/0071
Version number: 6



Date: 21/03/2019
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 1096-2018-1





North East and North West Districts Omnibus No. 2

Proposed minor amendment as modified

1 May 2019

Proposal 20

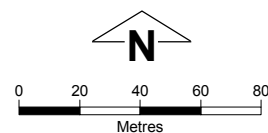
Proposed Amendment:

- HS** Public purposes reservation - high school
- Urban zone

Oracle reference no: 2925
File number: 833/02/01/0071
Version number: 6



Date: 21/03/2019
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 1096-2018-1








North East and North West Districts Omnibus No. 2

Proposed minor amendment as modified


1 May 2019

Proposal 21

Proposed Amendment:

-  Industrial zone
-  SU Public purposes reservation - special uses
-  Rural zone

Notice of Delegation

-  (Site No) Bush Forever area addition

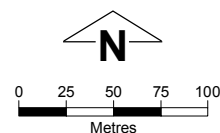
Oracle reference no: 2925

File number: 833/02/01/0071

Version number: 6



Date: 21/03/2019
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 1096-2018-1





North East and North West Districts Omnibus No. 2

Proposed minor amendment
as modified

1 May 2019

Proposal 22

Proposed Amendment:



Parks and recreation reservation

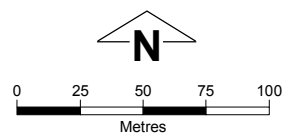
Oracle reference no: 2925

File number: 833/02/01/0071

Version number: 6



Date: 21/03/2019
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 1096-2018-1





North East and North West Districts Omnibus No. 2

Proposed minor amendment
as modified


1 May 2019

Proposal 23

Proposed Amendment:

 Urban zone

Notice of Delegation

 (Site No) Bush Forever area for removal

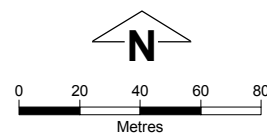
Oracle reference no: 2925

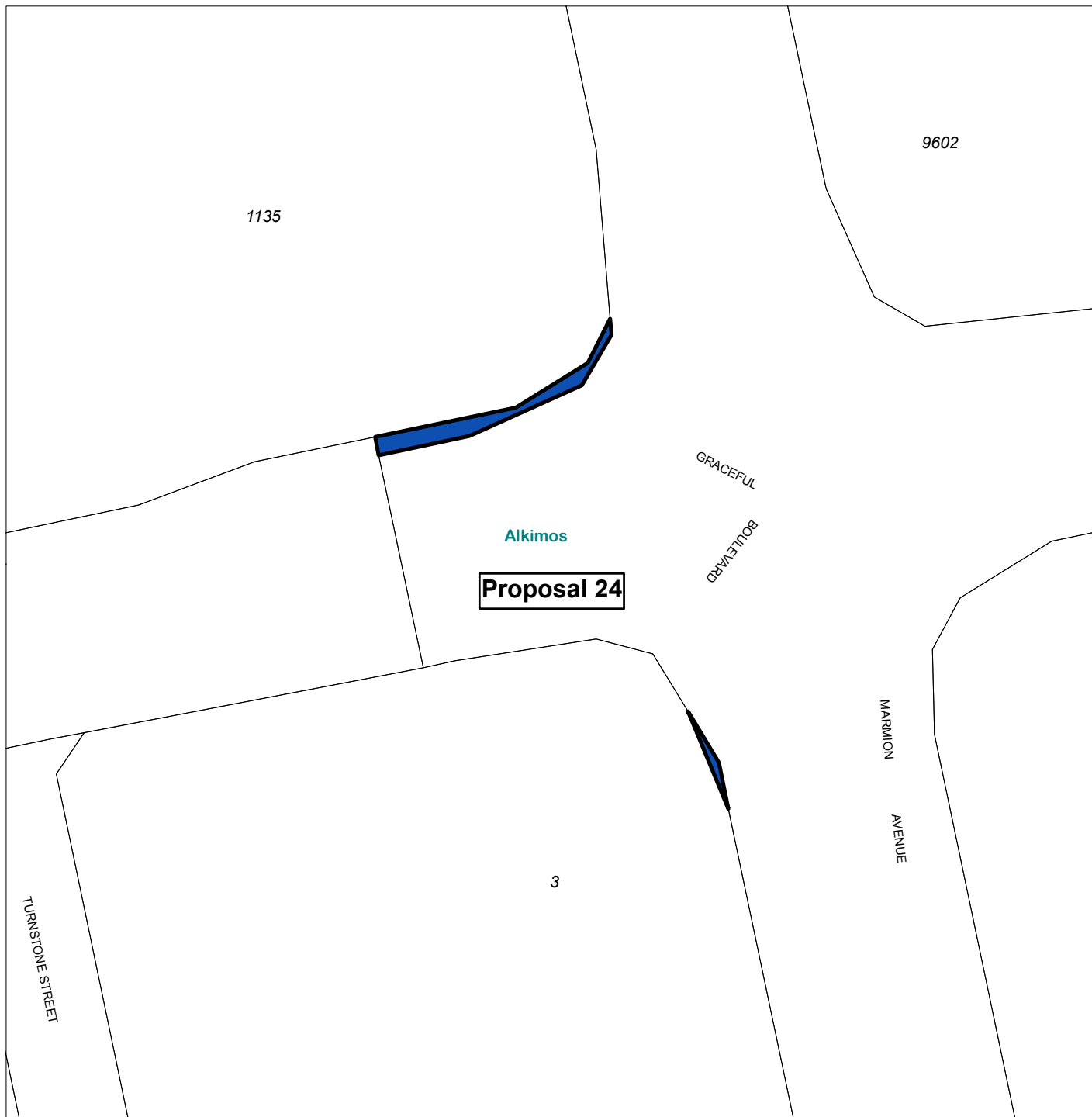
File number: 833/02/01/0071

Version number: 6



Date: 21/03/2019
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 1096-2018-1





North East and North West Districts Omnibus No. 2

Proposed minor amendment
as modified

1 May 2019

Proposal 24

Proposed Amendment:



Other regional roads reservation

Oracle reference no: 2925

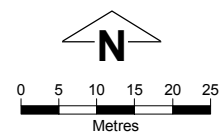
File number: 833/02/01/0071

Version number: 6



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Australian
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Commission

Date: 21/03/2019
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 1096-2018-1





North East and North West Districts Omnibus No. 2
 Proposed minor amendment
 as modified

1 May 2019

Proposal 25

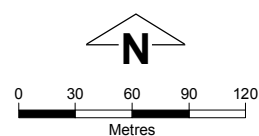
Proposed Amendment:

- Parks and recreation reservation
- Primary regional roads reservation

Oracle reference no: 2925
 File number: 833/02/01/0071
 Version number: 6



Date: 21/03/2019
 Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
 Base information supplied by Western Australian Land Information Authority SLIP 1096-2018-1



Appendix 1

List of detail plans as advertised

North-East and North-West Districts Omnibus 2

Proposed Minor Amendment

Amendment 1339/57

as advertised

Amending Plan 1.7730

Detail Plans

1.5744, 1.5748, 1.5749, 1.5759, 1.5783, 1.5788

Amending Plan 1.7731

Detail Plans

1.5848, 1.5889, 1.5928, 1.5938, 1.5939, 1.5957, 1.5959, 1.5960, 1.5969

Amending Plan 1.7732

Detail Plans

1.6092, 1.6093, 1.6094, 1.6119, 1.6120, 1.6121, 1.6125, 1.6139, 1.6187, 1.6224,
1.6238, 1.6239, 1.6304, 1.6350

Amending Plan 1.7733

Detail Plans

1.6004

Amending Plan 1.7753

Detail Plans

1.5830

Appendix 2

List of detail plans as modified

North-East and North-West Districts Omnibus 2

Proposed Minor Amendment

Amendment 1339/57

as modified

Amendment Plan 1.7730/1

Detail Plans

1.5744, 1.5748, 1.5749, 1.5759, 15775, 1.5783, 1.5788

Amendment Plan 1.7731/1

Detail Plans

1.5848, 1.5889, 1.5928, 1.5938, 1.5939, 1.5957, 1.5959, 1.5960, 1.5969

Amendment Plan 1.7732/1

Detail Plans

1.6092, 1.6093, 1.6094, 1.6119, 1.6120, 1.6121, 1.6125, 1.6139, 1.6187, 1,6224,
1.6238, 1.6239, 1.6304, 1.6350

Amendment Plan 1.7753/1

Detail Plans

1.5830

Submissions

From: Nugraha, Yohan
Sent: Friday, 20 July 2018 4:09 PM
To: mrs
Cc: Thomas, Andrew
Subject: METROPOLITAN REGION SCHEME PROPOSED AMENDMENT 1339/57 NORTH-EAST & NORTH-WEST DISTRICTS OMNIBUS 2

Your ref: 833-2-1-71 Pt1
Our ref: DT/15/05120

METROPOLITAN REGION SCHEME PROPOSED AMENDMENT 1339/57 NORTH-EAST & NORTH-WEST DISTRICTS OMNIBUS 2

I refer to your letter dated 13 July 2018 regarding the request for comment for the abovementioned MRS amendment.

The Department of Transport (DoT) has no comment to provide for the above application.

Thank you for the opportunity to comment on the proposal.

Kind Regards,

Yohan Nugraha
Transport Designer / Planner | Integrated Transport Planning | Department of Transport
Level 8, 140 William Street, Perth WA 6000
Tel: (08) 65516103 | Fax: 65516947
Email: Yohan.Nugraha@transport.wa.gov.au | Web: www.transport.wa.gov.au



Clear Direction • Fresh Thinking • Excellent Service • Great People

DEPARTMENT OF PLANNING	
20 JUL 2018	
FILE	RLS/0758/1

Submission 2

Response ID ANON-3DUF-H4V6-T

Submitted to Metropolitan Region Scheme Minor Amendment 1339/57 – North-East and North-West Districts Omnibus 2
Submitted on 2018-07-24 14:33:47

Feedback Form

1 What is your name?

Name:

Fiona

2 What is your surname?

Surname:

Snellin

3 All submissions will be published as part of the consultation process. Do you wish to have your name removed from your submission?

No

4 What is your email address?

Email:

Fiona.Snellin@atcogas.com.au

5 What is your address?

address:

81 Prinsep Road JANDAKOT WA 6164

6 Contact phone number:

phone number:

61635000

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

Yes

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

ATCO Gas has no objection to the proposed minor amendments as described in the Metropolitan Region Scheme Amendment 1339/57 being the North-East and North-West Districts Omnibus 2 Amendment Report.

ATCO Gas owns and operates the gas distribution network within the Metropolitan region however the proposed amendments will not materially interfere with the gas distribution network. See attached list with supporting ATCO Gas maps of the 25 locations.

Thank you

Fiona Snellin

Land Management and Project Coordinator

ATCO Gas Australia Pty Ltd

File upload:

C:\Users\Fsnellin\Desktop\LM18316_MRS Amendment 1339_54 North East and North West Omnibus 2 Proposals 1_25 with ATCO Gas Maps_.pdf was uploaded

DEPARTMENT OF PLANNING	
24 JUL 2018	
FILE	NS/0758/1

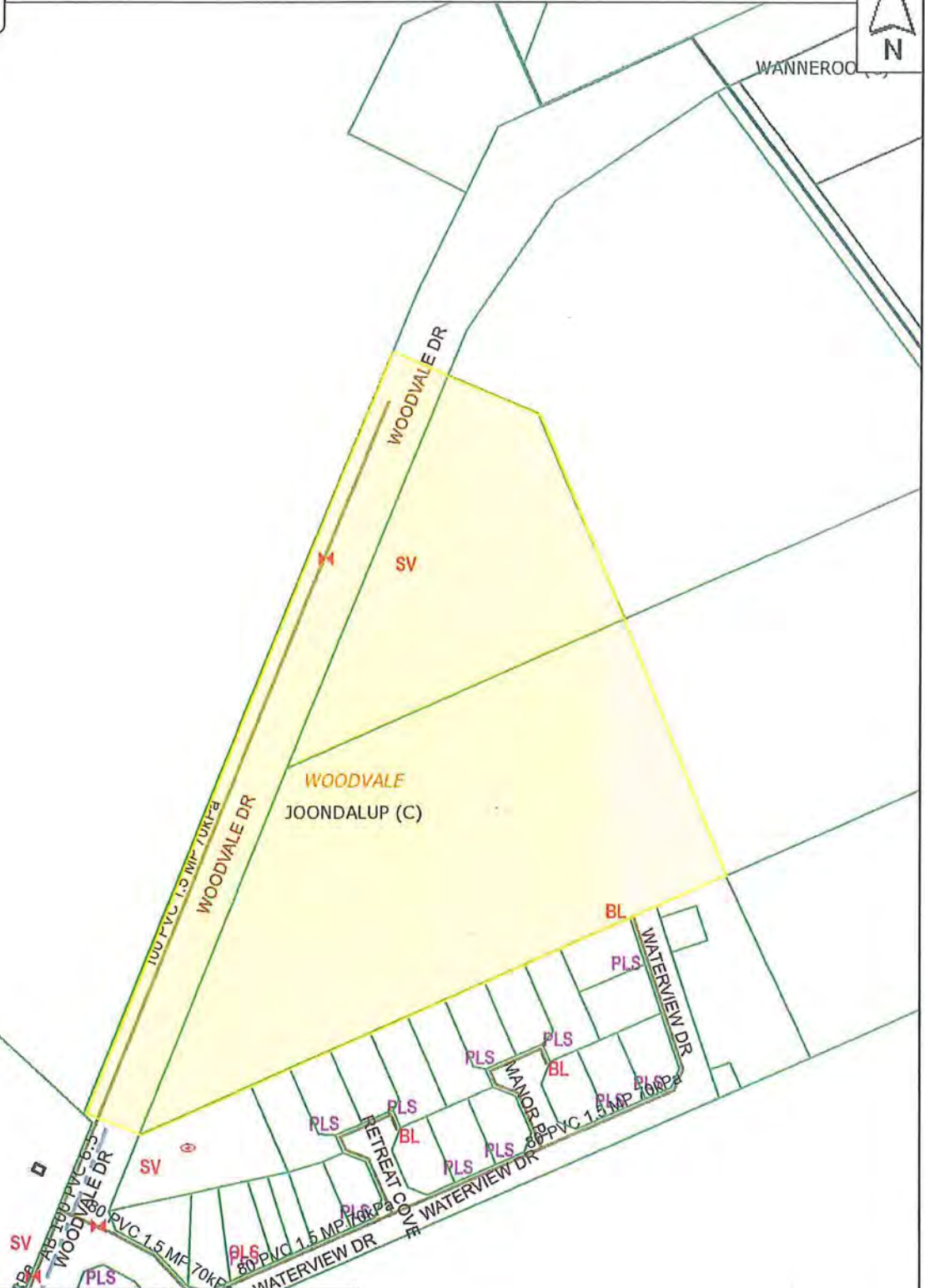
Area	Address	ATCO Asset	Objection	Condition
City of Joondalup	Lot 28 and 36 Woodvale Dr	In road reserve	No	No
	Northshore and Whitfords Ave Hillarys	No	No	No
	Lot 2 George Grey Pl Edgewater	No	No	No
	Lot 1134 Kalamatta Way Gooseberry Hill	No	No	No
	Webster Rd and Bedford Cres Forrestfield	No	No	No
City of Kalamunda	Werribee Rd Wooroloo	No	No	No
	Lot 1 Katharine St Bellevue	In road reserve	No	No
	Lots 1 and 2 Great Northern Hwy Bullsbrook	No	No	No
	Ptn of Benara Rd and West Swan Rd Caversham	No	No	No
	Lot 450 Swan St and Multi Lots Terrace Rd Guildford	Service Connections and Meters	No	No
Shire of Mundaring	Lot 1 Vale Rd Hazelmere and ptn of road reserve	No	No	No
City of Wanneroo	Ptn of Lot 100 Weir Rd Malaga	HP Gas main within 4.6m	No	HP Safety Requirements within 15 metres of HP gas main.
	Ptn of Reserve 21697	No	No	No
	Lots adj Reid Hwy, Roe Hwy Gt Northern Hwy Middleswan	In road reserve	No	No
	Lot 807 adj Hepburn Ave Marshall Rd Whiteman	No	No	No
City of Wanneroo	Lots 9019 Gnangara Rd Lots 99 100 and 9001 Basilito Ave and ptns of road reserves Lansdale	No	No	No
	Ptns of Lots adj to Pinjar Rd, ptn Lot 265 Capri Leone Way and ptn os of CL Way and Santa Rosalia road reserve Sinagra	In road reserve	No	No
	Ptns of Lots 48 and 61 St Andrews Drive and ptn of Lot 888 St Andrews Drive, Yanchep	No	No	No
	Ptn of Reserve 21490 Pinjar	No	No	No
	Numerous Lots Morwell St, Morewell St road reserve, Ravensbourne St road reserve, Blackwood Meaner road reserve and ptn of Lot 8002 Ravensbourne St Yanchep	No	No	No
City of Wanneroo	Ptn of Lot 9060 Fortitude Blvd, ptn of Reserve 52210, ptn Reserve 51094 and ptn of Supreme Loop road reserve Gnangara	No	No	No
	Ptn of Reserve 9868 (Crown Allotment 13711) Eglinton	No	No	No
	Ptn of Portside Promenade Alkimos	In road reserve	No	No
	Ptn of Graceful Blvd and Marmion Avenue Alkimos	No	No	No
City of Wanneroo	Ptn of Lot 313 adj to Res 9868 and ptn of lot 305 adj to Res 9868 Yanchep	No	No	No



ATCO Gas_Proposal 1 Area



WANNEROO



Operator: ATCO\fsnellin Printed from GNIS at: Jul 24, 2018 9:00:35 AM
Scale = 1: 2,503
Map Centre: E: 386,655.420 N: 6,482,212.134 GDA94 MGA Zone 50

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

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

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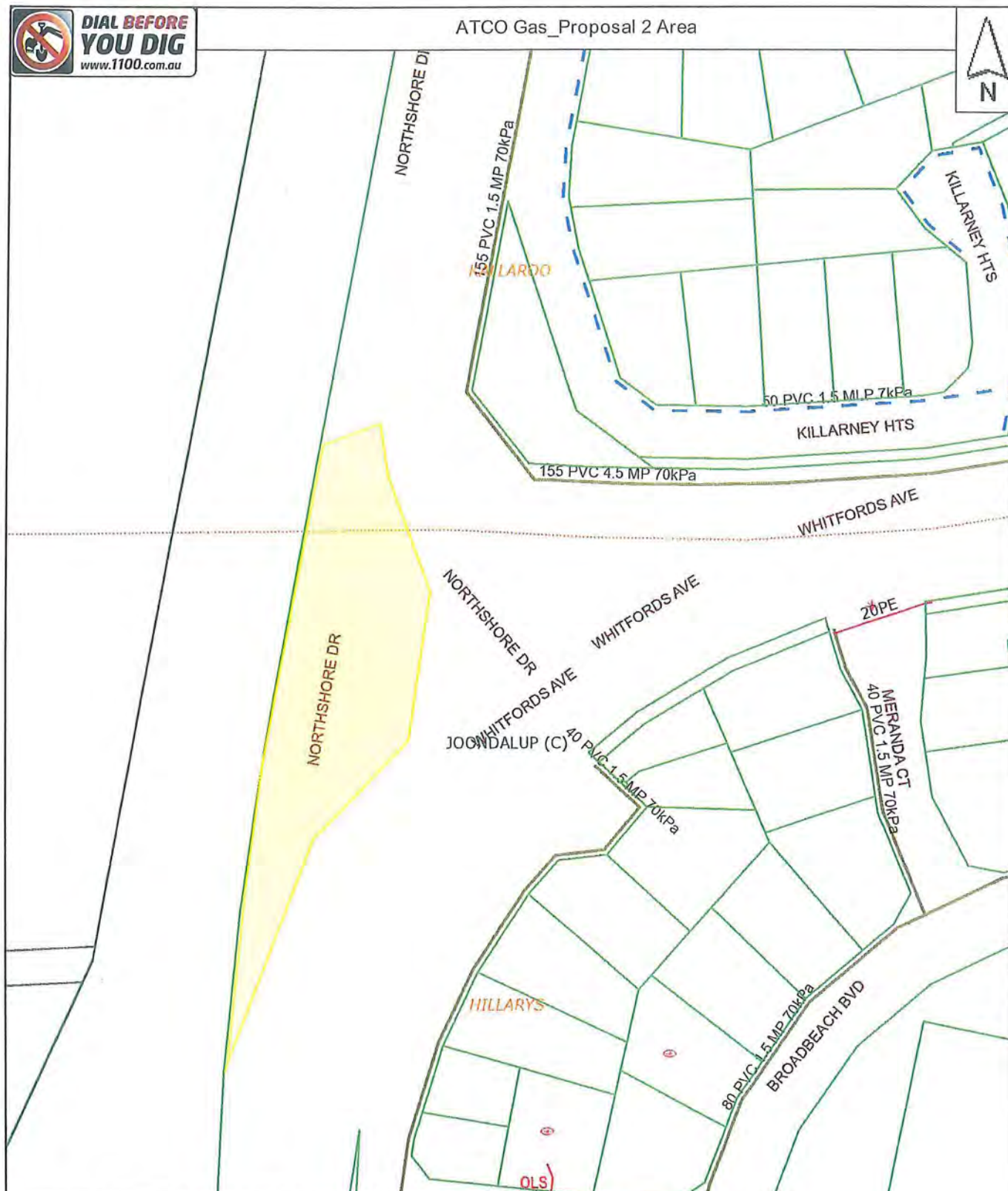
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ATCO Gas_Proposal 2 Area



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Scale = 1: 1,539
Map Centre: E: 380,094.600 N: 6,481,073.342 GDA94 MGA Zone 50

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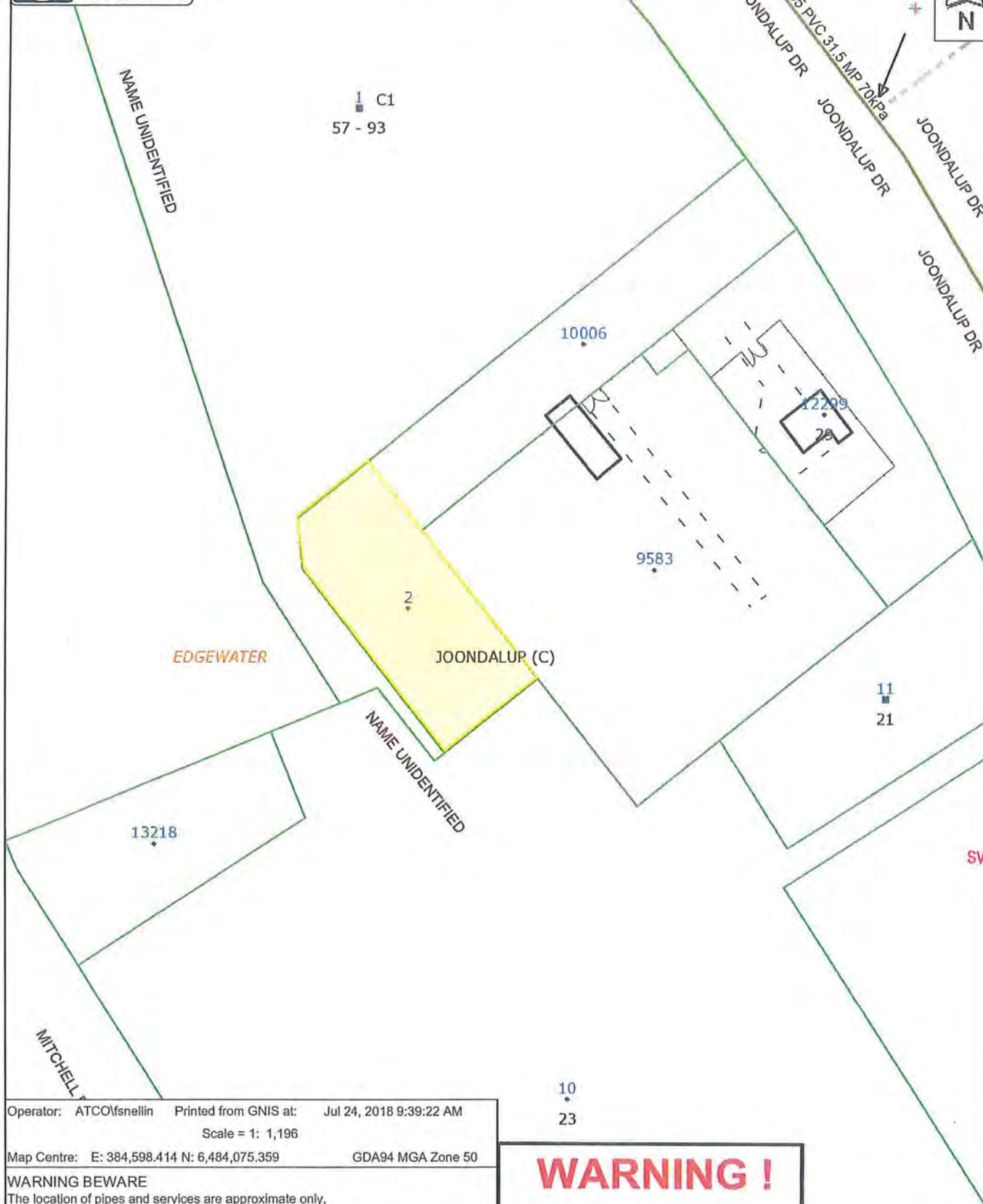
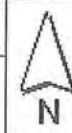
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ATCO Gas_Proposal 3 Area



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Scale = 1: 1,196
Map Centre: E: 384,598,414 N: 6,484,075.359 GDA94 MGA Zone 50

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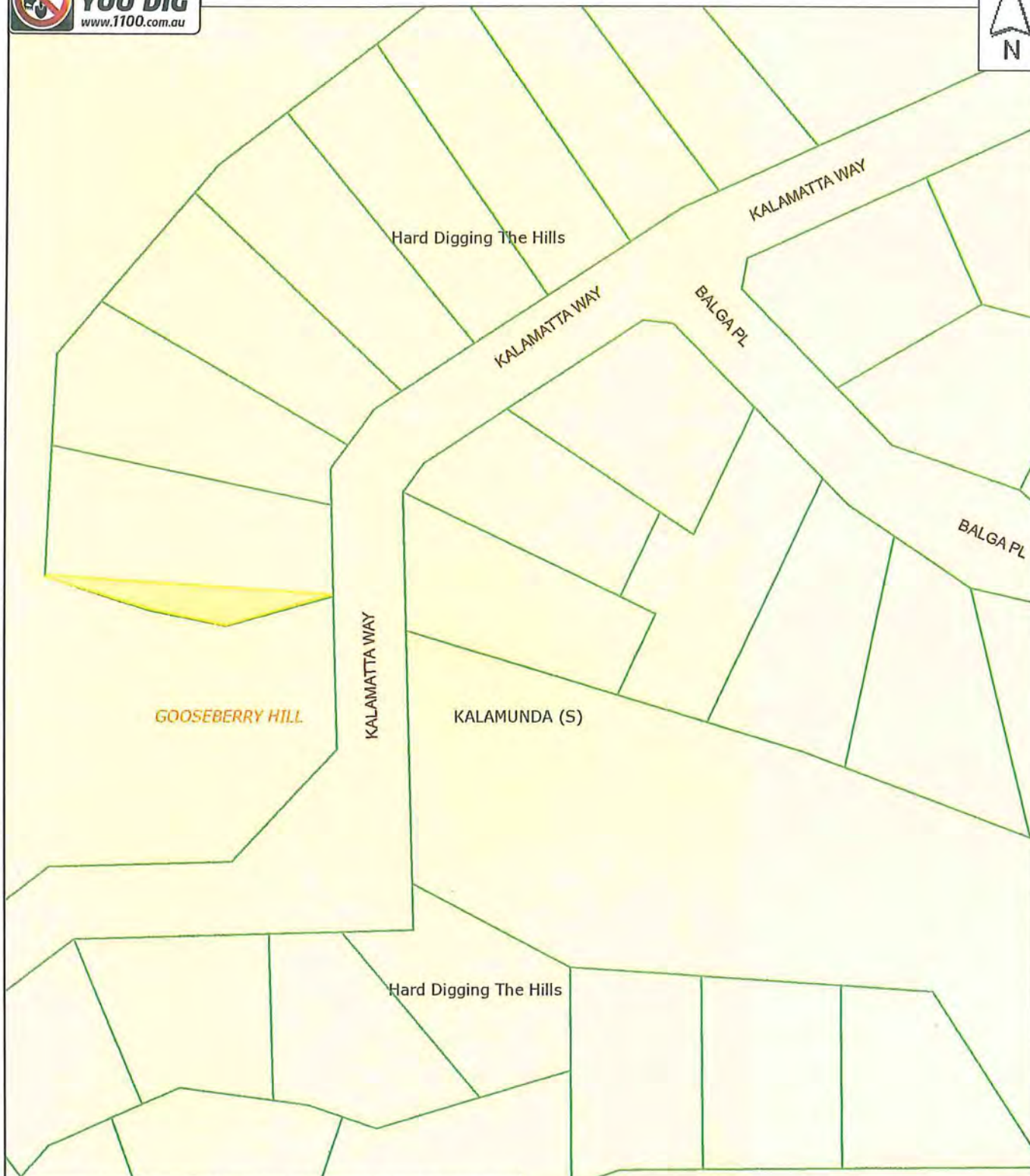
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ATCO Gas_Proposal 4 Area



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Scale = 1: 1,518
Map Centre: E: 410,034.370 N: 6,464,707.302 GDA94 MGA Zone 50

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ATCO Gas_Proposal Area 5

9



22
80

155-PVC-1.5-MP-70kPa

BEDFORD CRES

BEDFORD CRES

FORRESTFIELD

KALAMUNDA (S)

WEBSTER RD

WEBSTER RD

WEBSTER RD

64

63

62

Operator: ATCO\fsnellin Printed from GNIS at: Jul 24, 2018 9:53:58 AM

Scale = 1: 1,019

Map Centre: E: 404,235.097 N: 6,461,085.872

GDA94 MGA Zone 50

WARNING BEWARE

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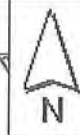
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ATCO Gas_Proposal 6 Area



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Scale = 1: 5,703
Map Centre: E: 439,074.428 N: 6,483,084.819 GDA94 MGA Zone 50

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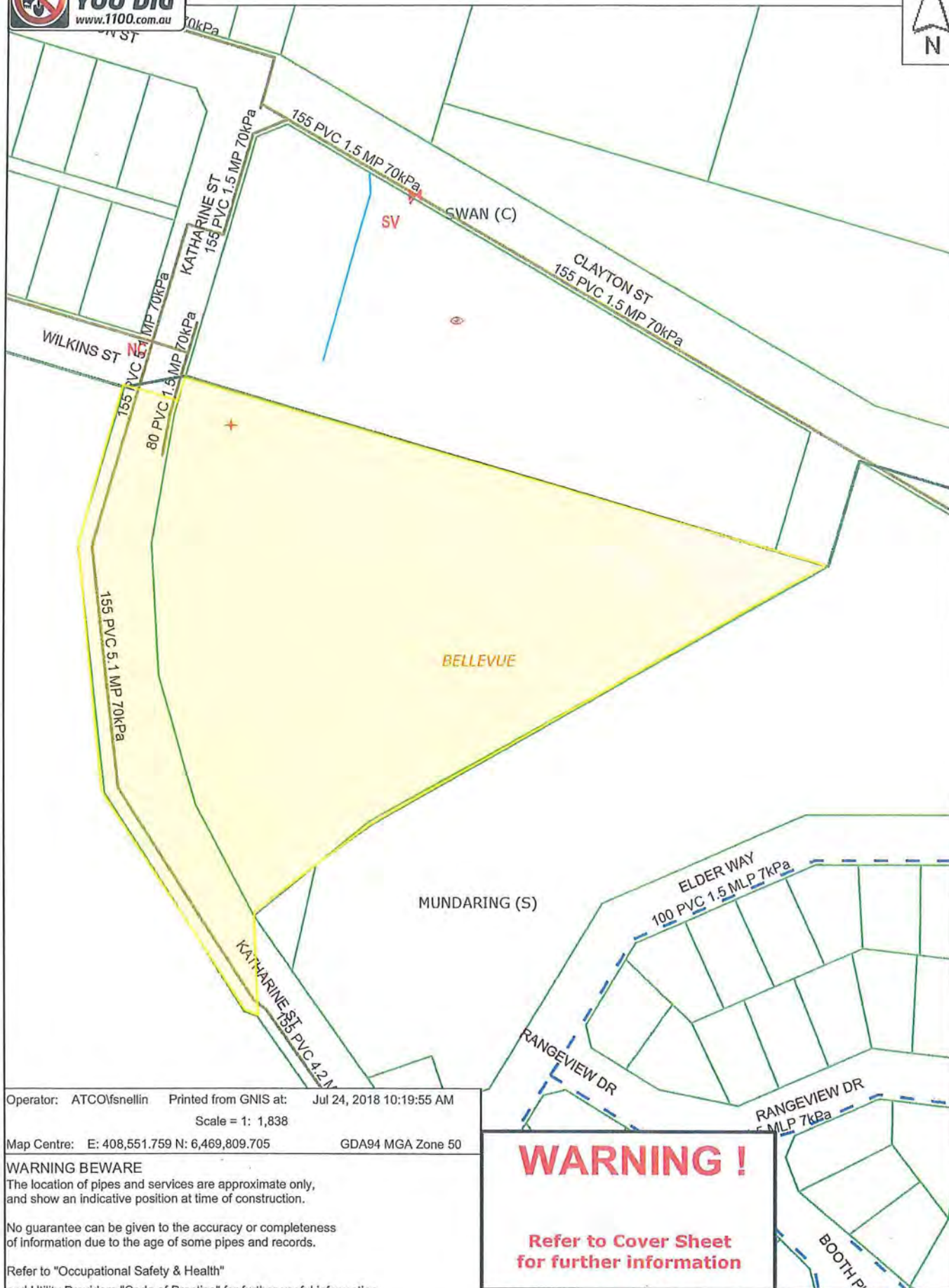
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ATOC Gas_Proposal 7 Area



Operator: ATCO\fsnellin Printed from GNIS at: Jul 24, 2018 10:19:55 AM
Scale = 1: 1,838
Map Centre: E: 408,551.759 N: 6,469,809.705 GDA94 MGA Zone 50

WARNING BEWARE

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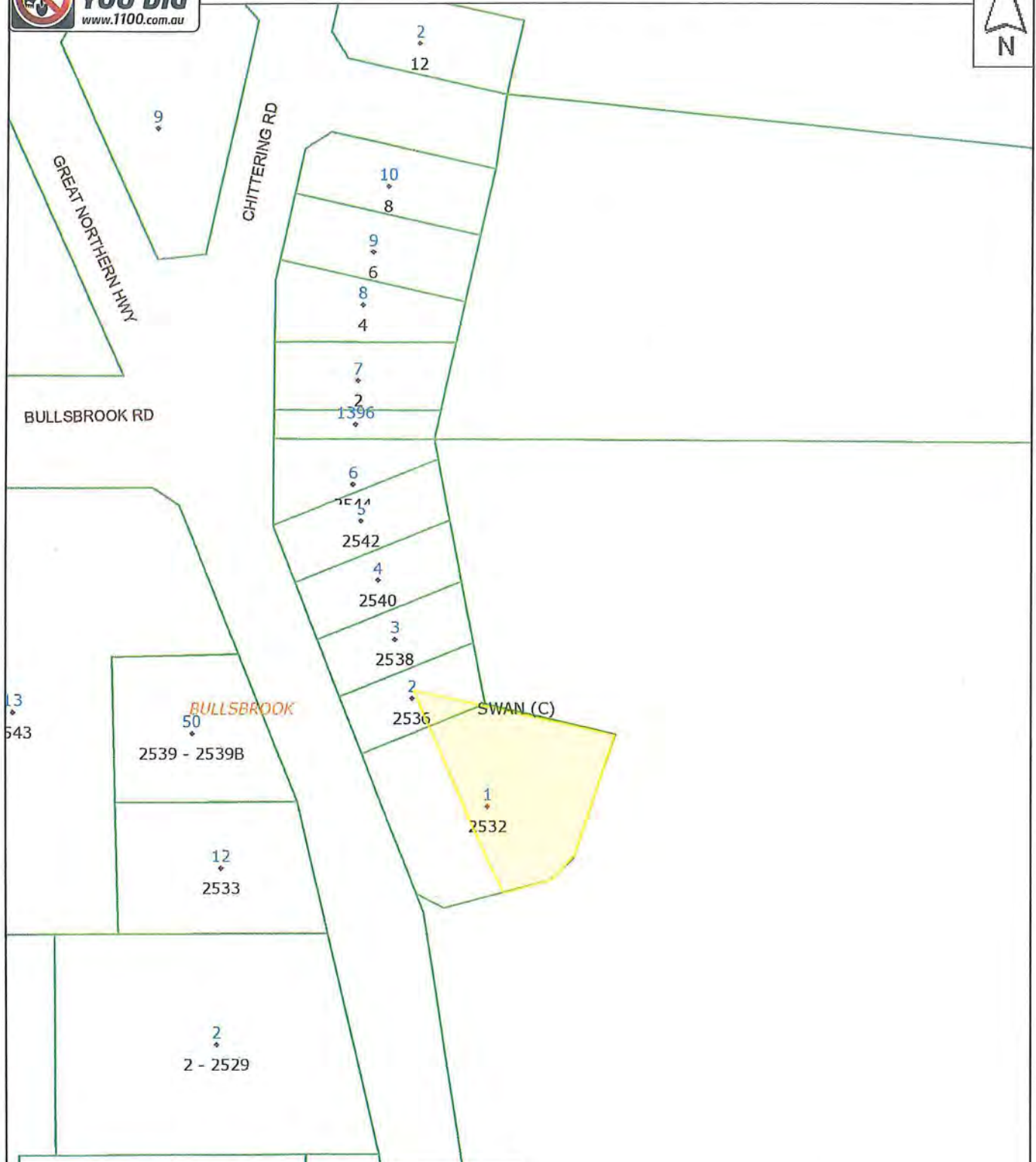
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ATCO Gas_Proposal 8 Area



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Scale = 1: 1,473

Map Centre: E: 408,262.382 N: 6,495,560.116 GDA94 MGA Zone 50

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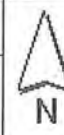
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ATCO Gas_Proposal 9 Area



801
2131

WEST SWAN RD

BENARA RD

155 PVC 1.5 MP 70kPa

CAVERSHAM

160 PE 1.5 MP 70kPa

160 PE 1.5 MP 70kPa

AB 150 PVC 1.5
SWAN (C)

1.4m Deep

AB 150 PVC 4.2

NC

EST SWAN RD

Operator: ATCO\fsnellin Printed from GNIS at: Jul 24, 2018 10:38:34 AM
Scale = 1: 420

Map Centre: E: 403,032.412 N: 6,472,864.701 GDA94 MGA Zone 50

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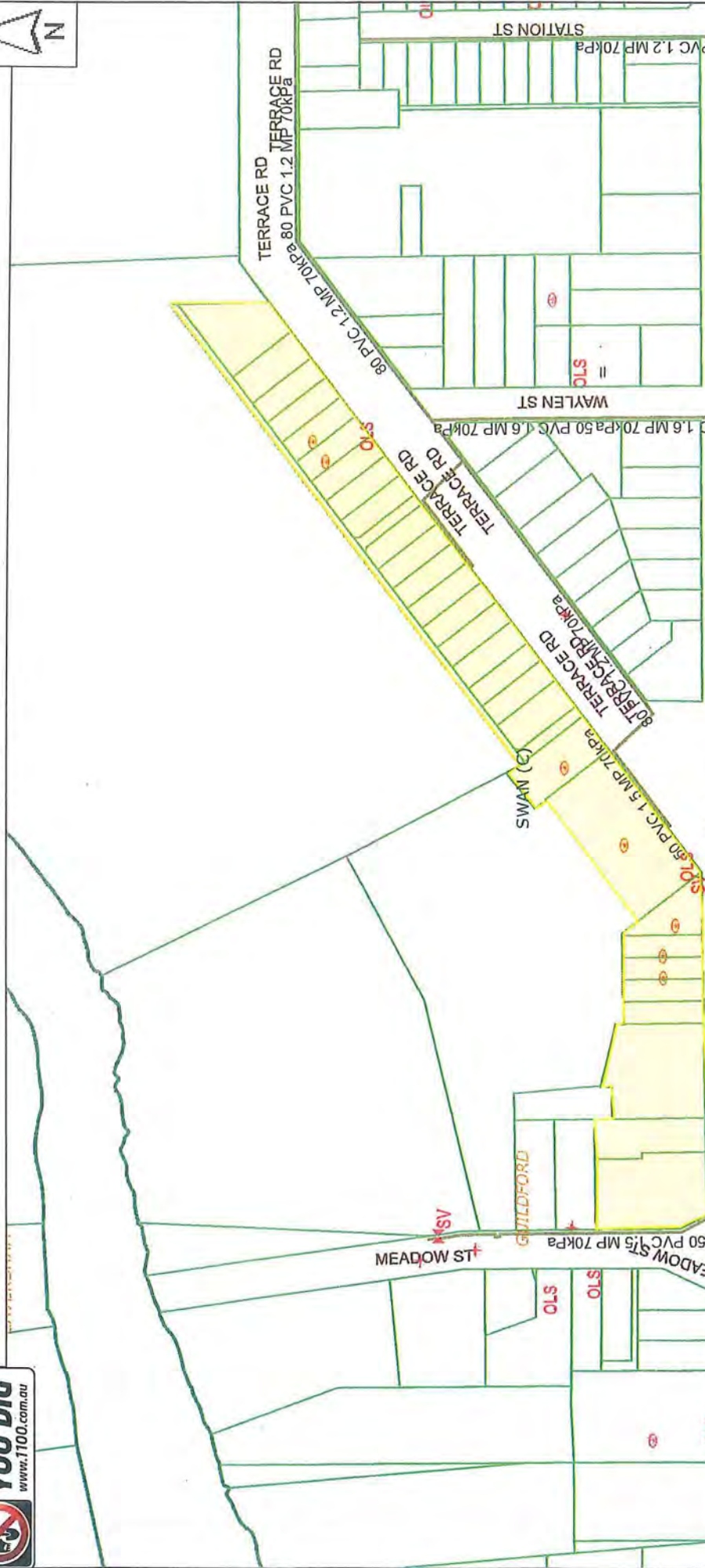
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ATCO Gas_Proposal 10 Area



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Scale = 1: 2,835
Map Centre: E: 402,993.151 N: 6,470,608.780 GDA94 MGA Zone 50

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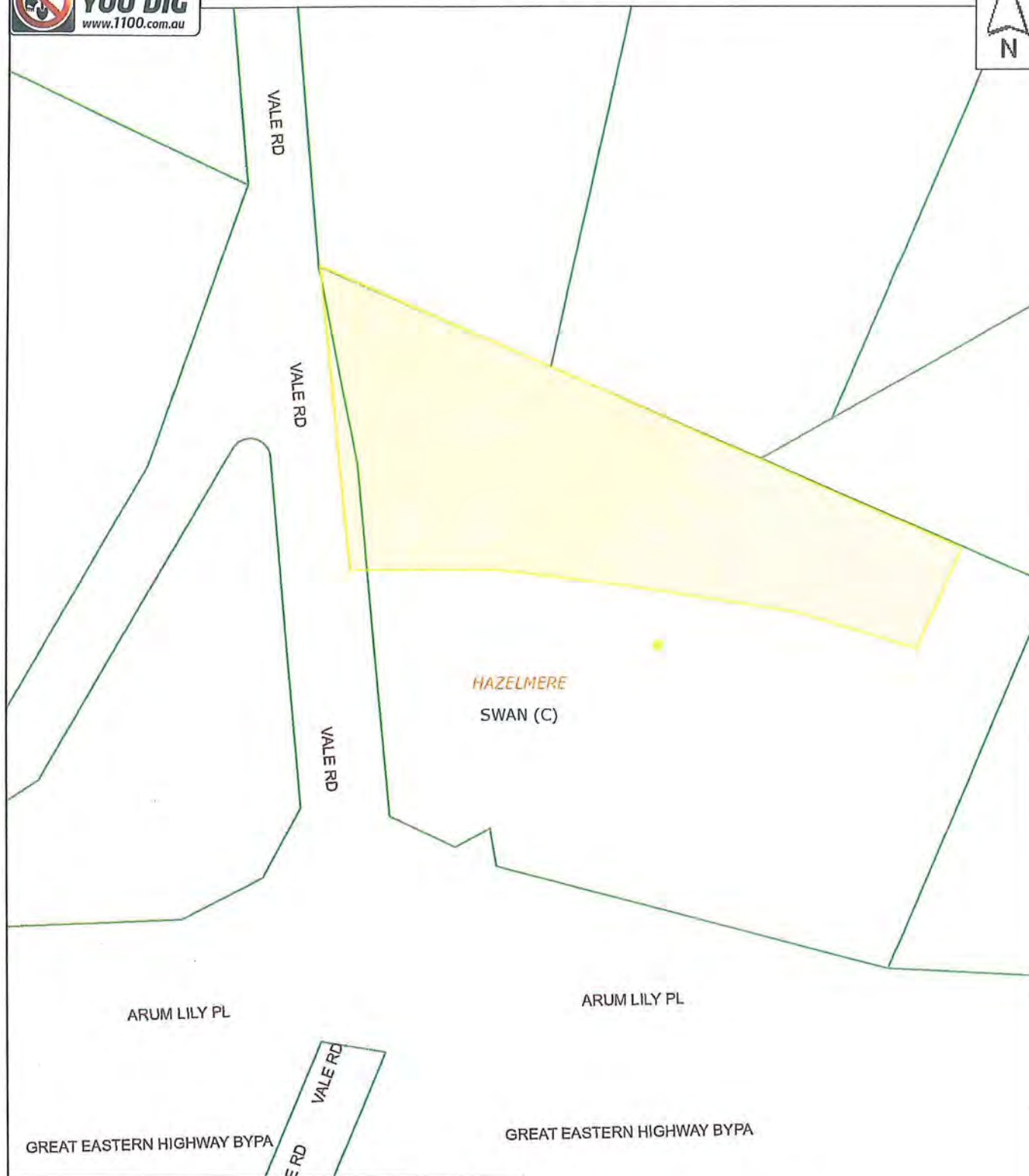
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ATCO Gas_Proposal 11 Area



Operator: ATCO\fsnellin Printed from GNIS at: Jul 24, 2018 10:48:52 AM
Scale = 1: 1,716

Map Centre: E: 405,422.808 N: 6,468,399.037 GDA94 MGA Zone 50

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GREAT EASTERN HIGHWAY BYPA

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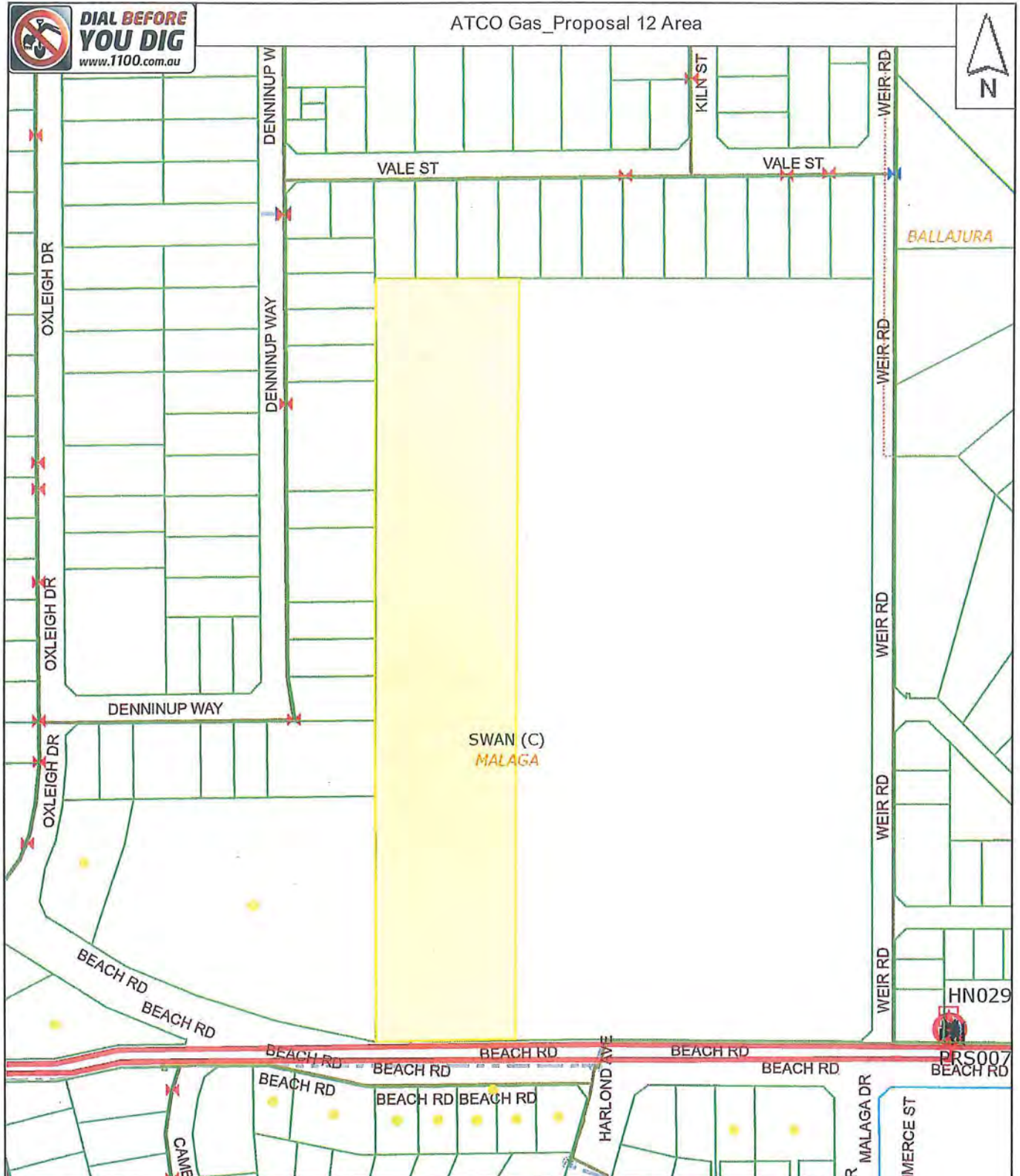
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ABERNETHY RD
ABERNETHY RD



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ATCO Gas_Proposal 12 Area



Operator: ATCO\fsnellin Printed from GNIS at: Jul 24, 2018 10:54:12 AM
Scale = 1: 4,759
Map Centre: E: 395,094.949 N: 6,475,398.093 GDA94 MGA Zone 50

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WARNING

**HIGH PRESSURE
GAS PIPELINE
IN THE VICINITY**

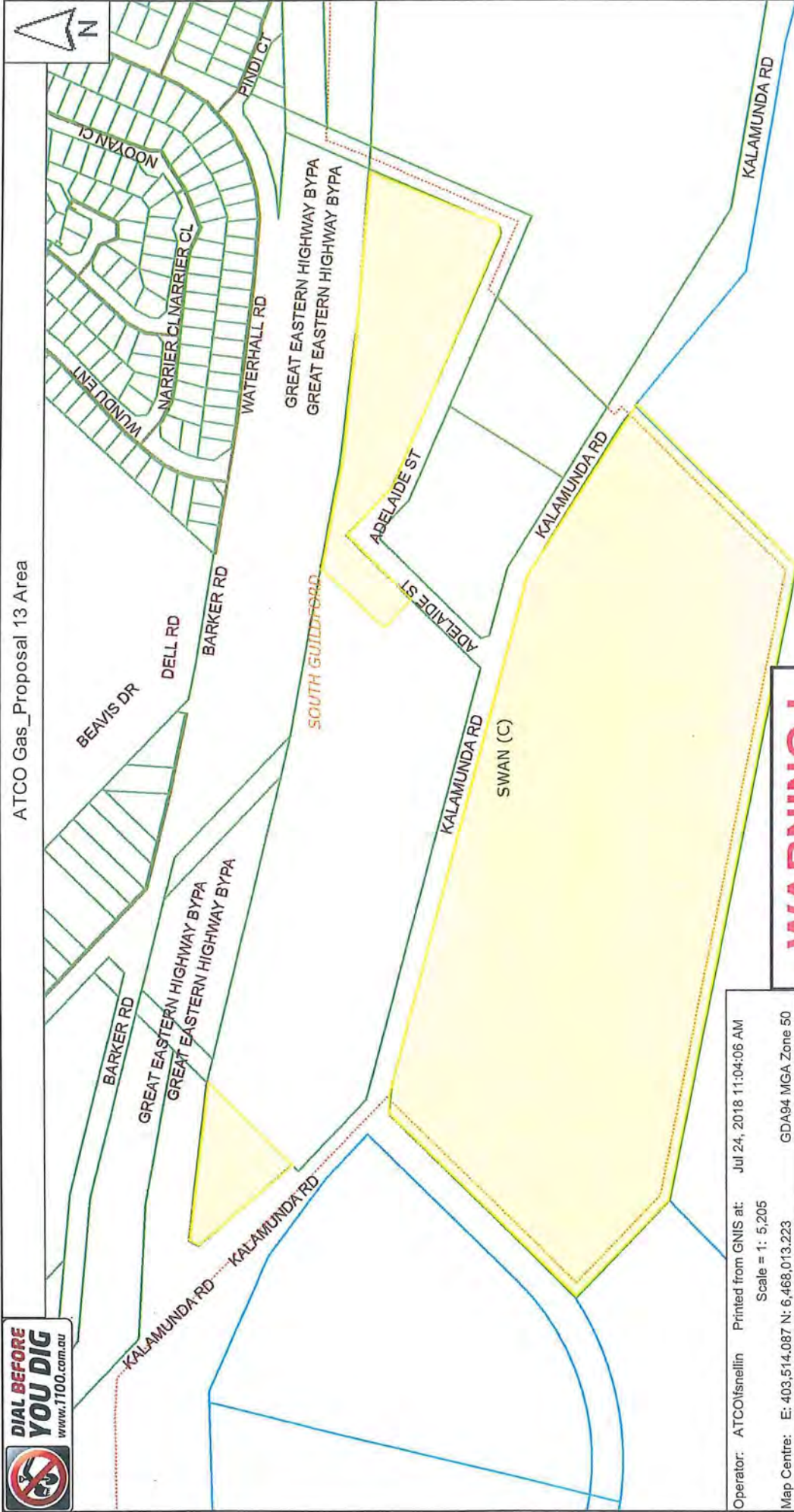
No excavation permitted without the
prior approval of ATCO Gas Australia

PHONE 1300 926 755

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ATCO Gas_Proposal 13 Area



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Scale = 1: 5,205
Map Centre: E: 403,514,087 N: 6,468,013,223 GDA94 MGA Zone 50

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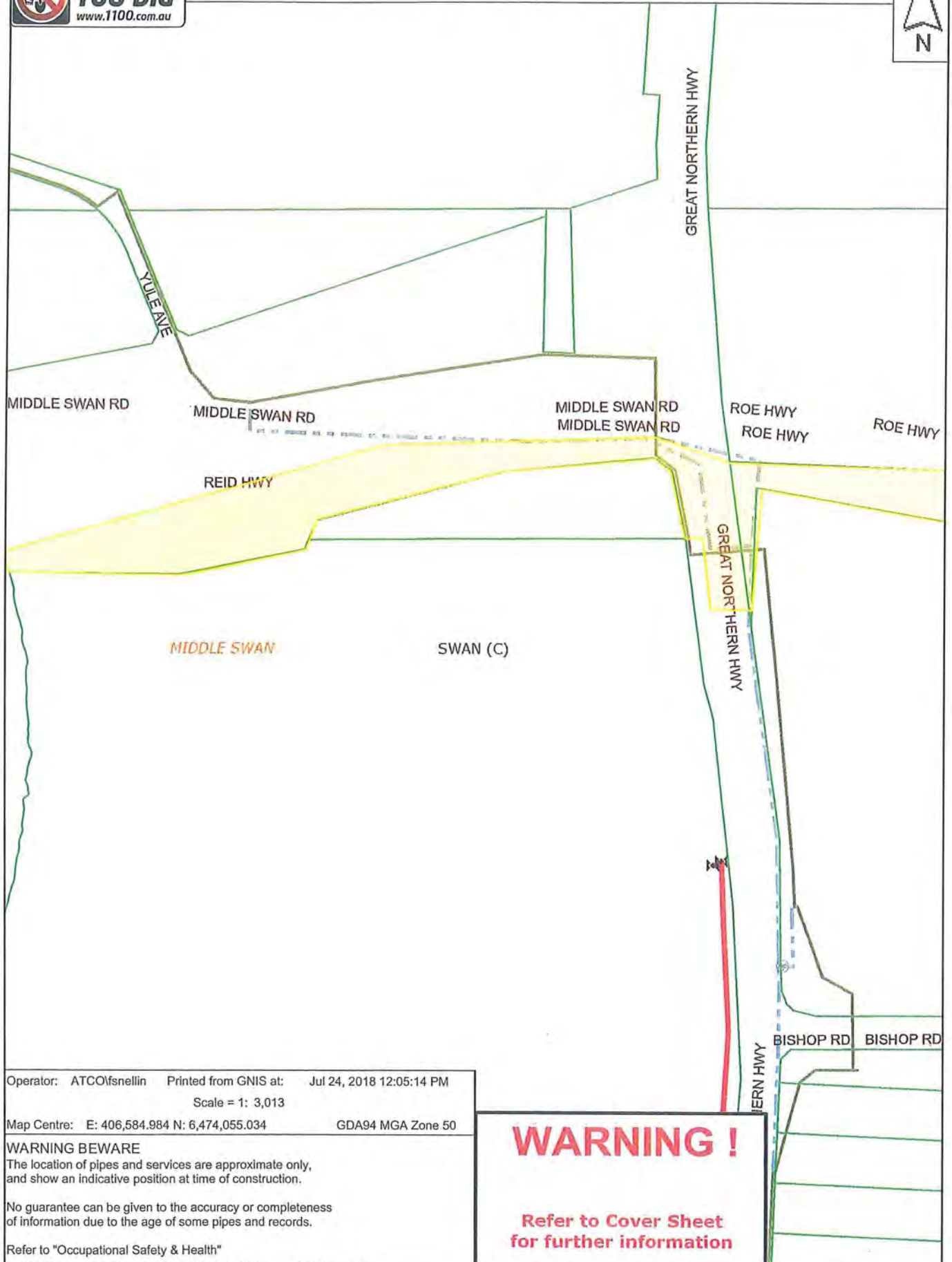
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ATCO Gas_Proposal 14 Area



Operator: ATCO\fsnellin Printed from GNIS at: Jul 24, 2018 12:05:14 PM
Scale = 1: 3,013
Map Centre: E: 406,584.984 N: 6,474,055.034 GDA94 MGA Zone 50

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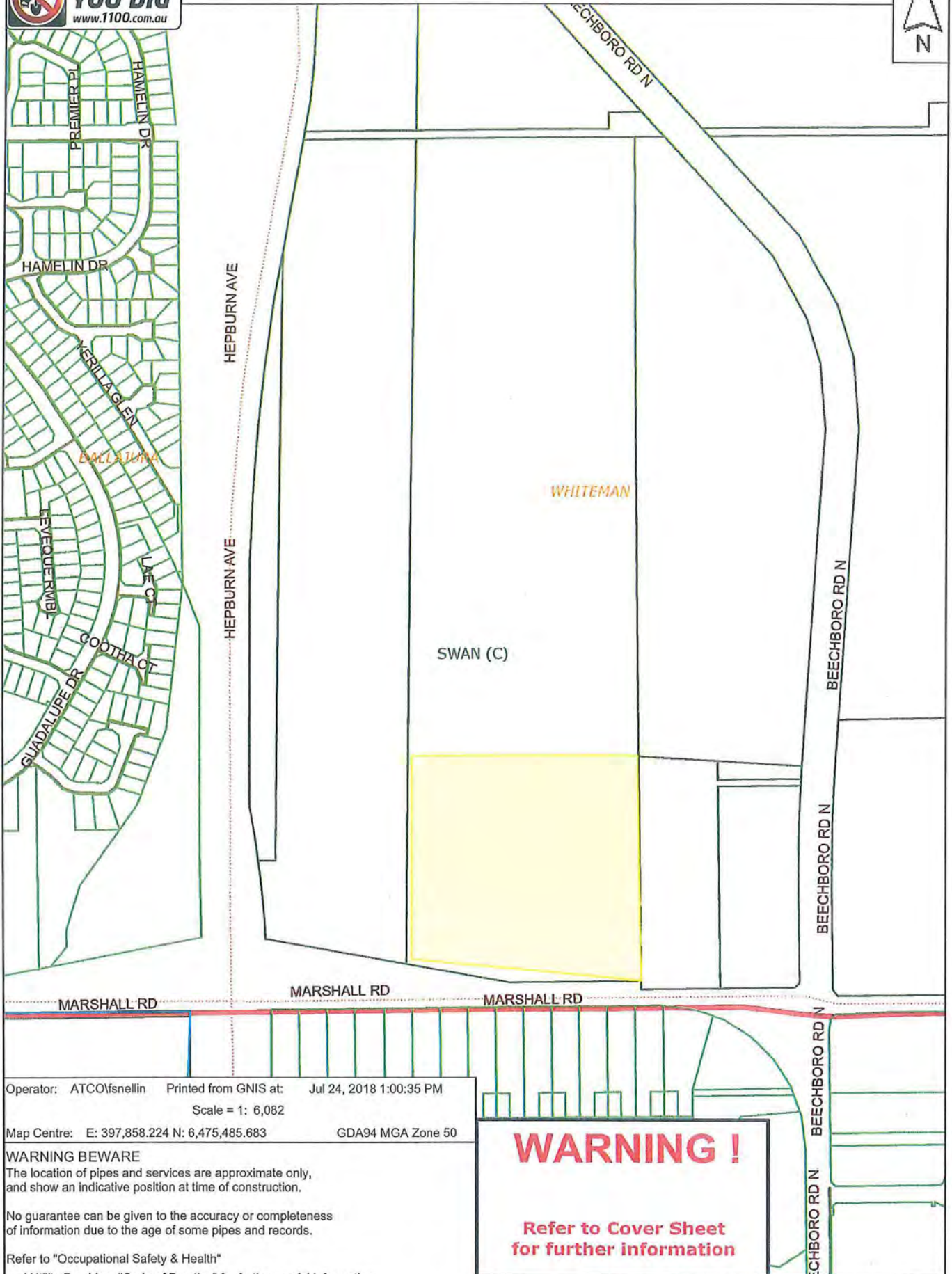
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ATCO Gas_Proposal 15 Area



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Scale = 1: 6,082
Map Centre: E: 397,858.224 N: 6,475,485.683 GDA94 MGA Zone 50

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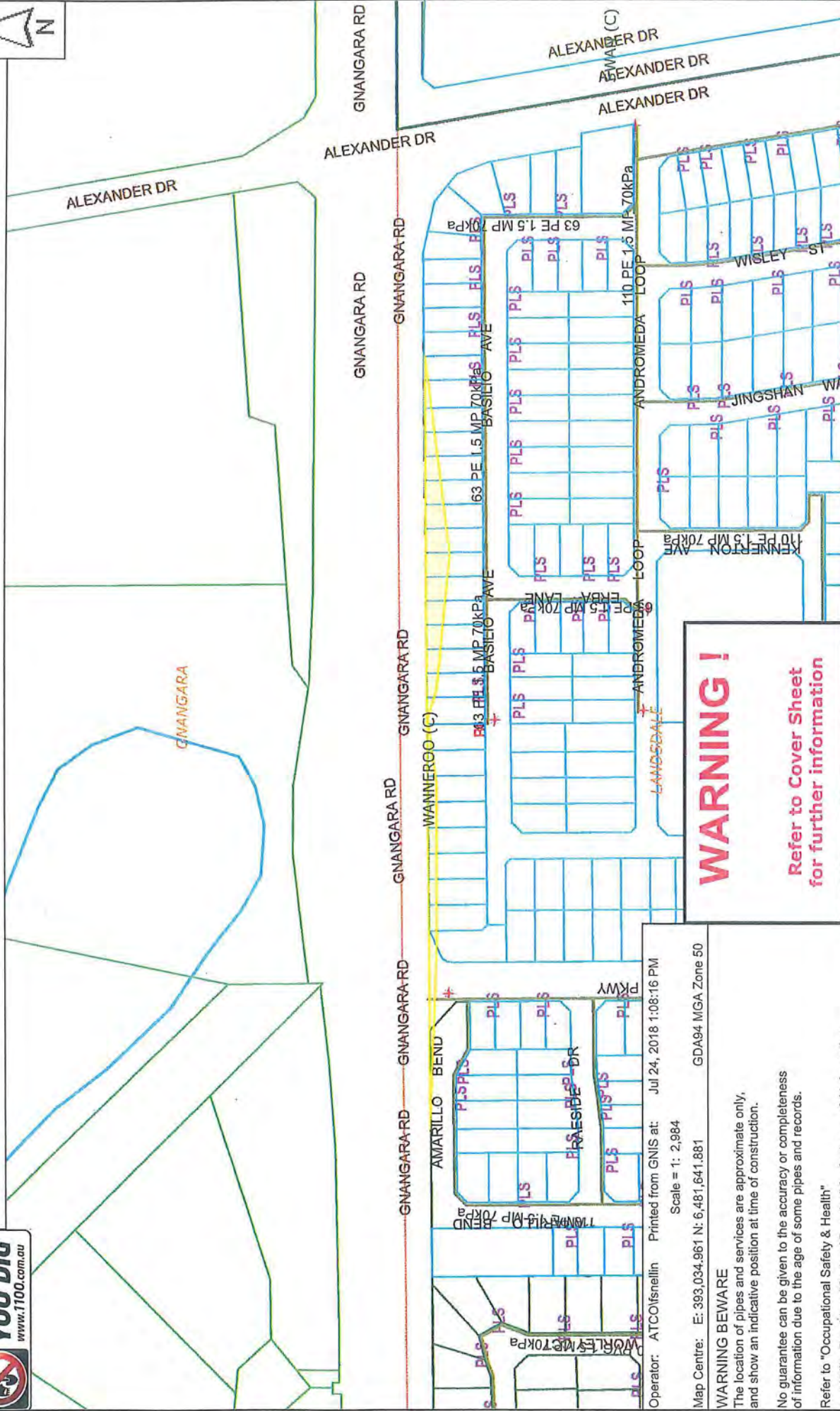
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ATCO Gas_Proposal 16 Area



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Operator: ATCOInsnellin Printed from GNIS at: Jul 24, 2018 1:08:16 PM
Scale = 1: 2,984

Map Centre: E: 393,034.961 N: 6,481,641.881 GDA94 MGA Zone 50

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ATCO Gas_Proposal Area 17



Operator: ATCO\fsnellin Printed from GNIS at: Jul 24, 2018 1:22:42 PM

Scale = 1: 3,949

Map Centre: E: 386,573.275 N: 6,488,151.079

GDA94 MGA Zone 50

WARNING BEWARE

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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.

© ATCO Gas Australia Pty Ltd ABN 90 089 531 975

WARNING !

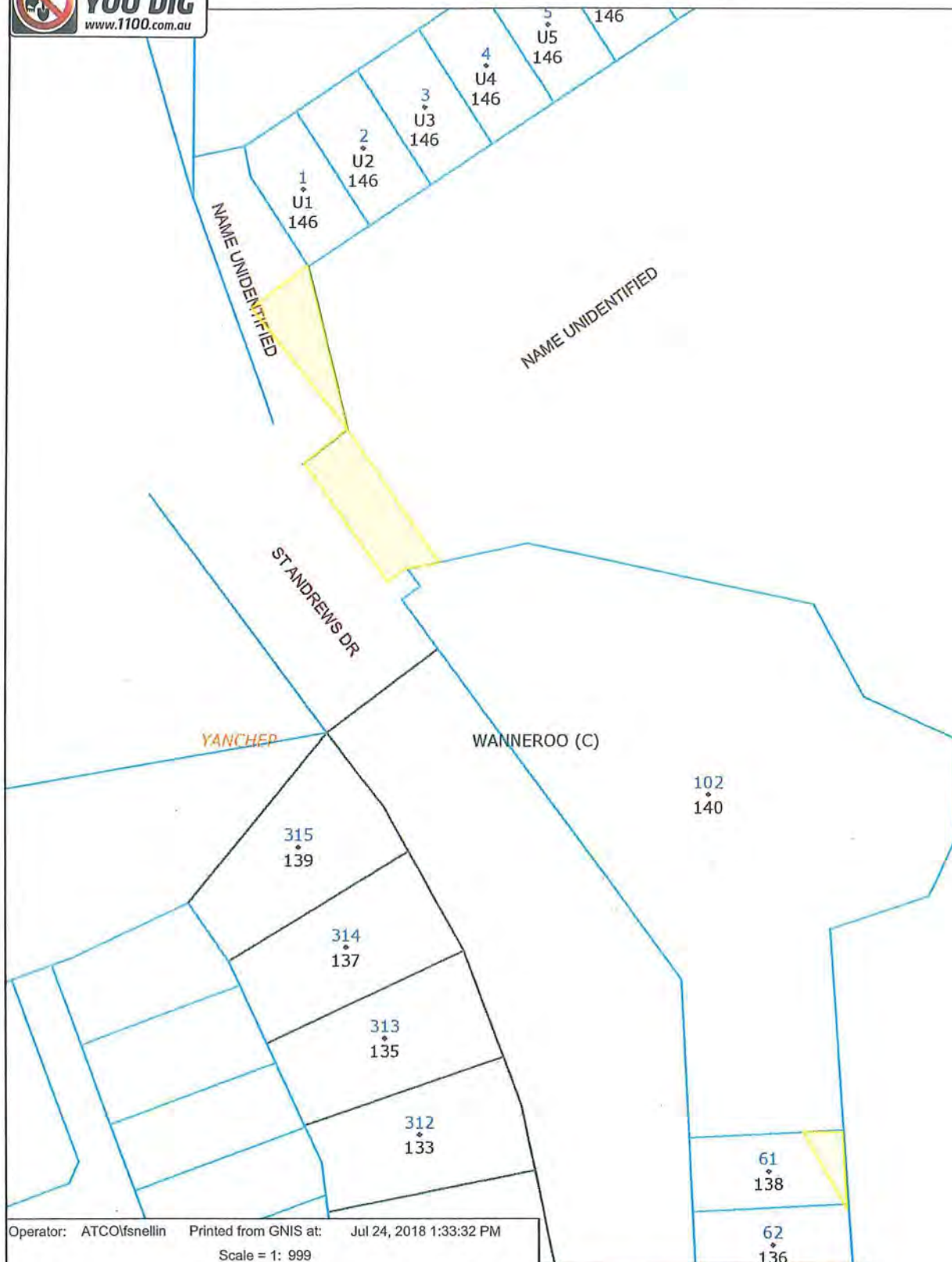
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YOU DIG**
www.1100.com.au

ATCO Gas_Proposal 18 Area



Operator: ATCO\fsnellin Printed from GNIS at: Jul 24, 2018 1:33:32 PM

Scale = 1: 999

Map Centre: E: 371,898,334 N: 6,510,235.224

GDA94 MGA Zone 50

WARNING BEWARE

The location of pipes and services are approximate only,
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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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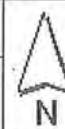
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for further information**

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ATCO Gas_Proposal 19 Area



Operator: ATCO\fsnellin Printed from GNIS at: Jul 24, 2018 1:30:10 PM
Scale = 1: 3,584
Map Centre: E: 388,479.022 N: 6,493,584.374 GDA94 MGA Zone 50

WARNING BEWARE

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

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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 !

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for further information**

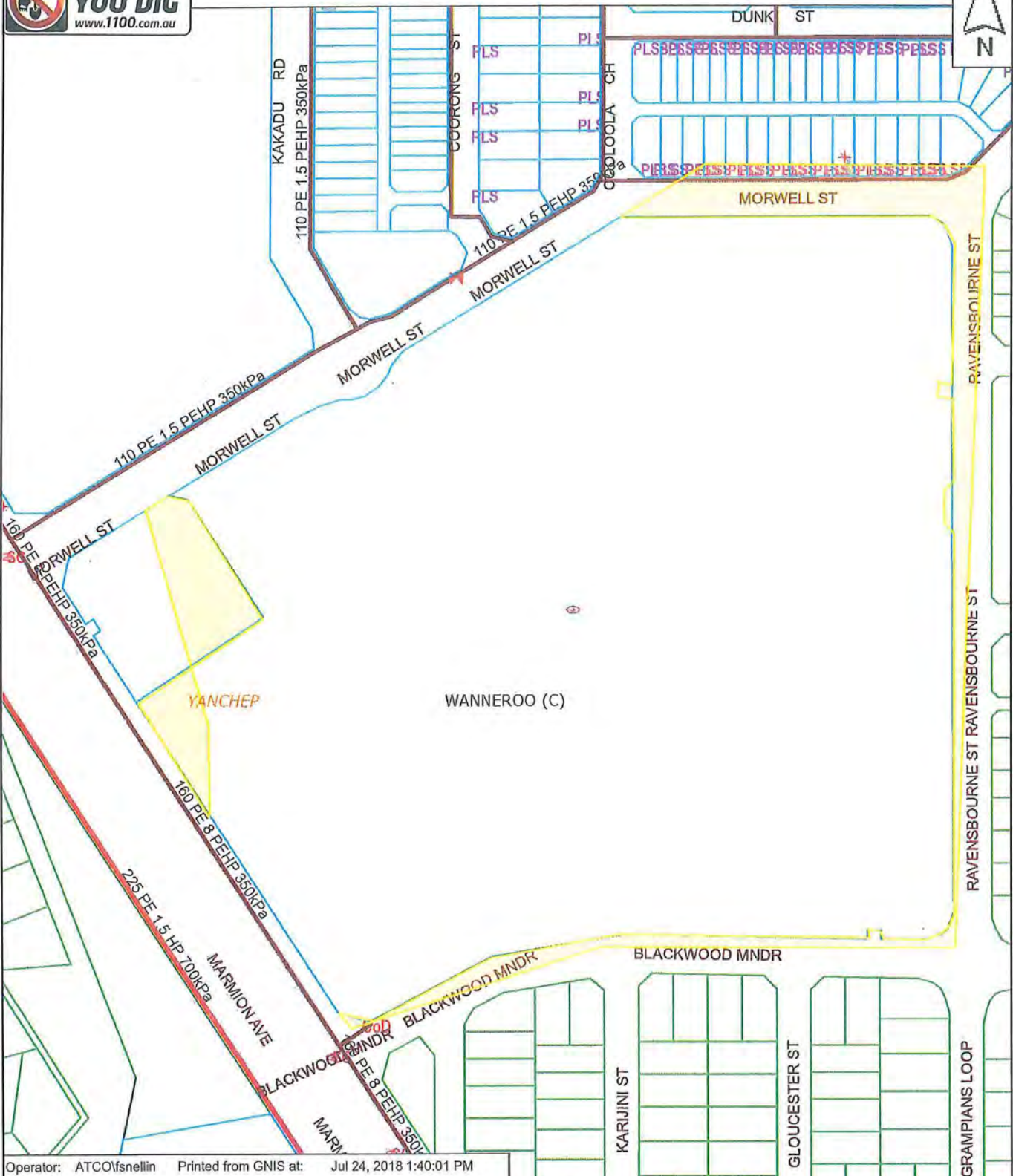
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**DIAL BEFORE
YOU DIG**
www.1100.com.au

ATCO Gas_Proposal 20 Area

DUNK ST



Operator: ATCO\fsnellin Printed from GNIS at: Jul 24, 2018 1:40:01 PM
Scale = 1: 2,477
Map Centre: E: 371,178.530 N: 6,508,349.827 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 !

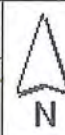
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ATCO Gas_Proposal 21 Area



Operator: ATCO\fsnellin Printed from GNIS at: Jul 24, 2018 1:44:51 PM
Scale = 1: 3,324
Map Centre: E: 391,832.132 N: 6,482,309.708 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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ATCO Gas_Proposal 22 Area



LACEY RD

LACEY RD
CARABOODA

WANNEROO (C)

EGLINTON

PIPIDINNY RD

Operator: ATCO\fsnellin Printed from GNIS at: Jul 24, 2018 1:47:25 PM
Scale = 1: 2,852
Map Centre: E: 375,502.668 N: 6,504,871.971 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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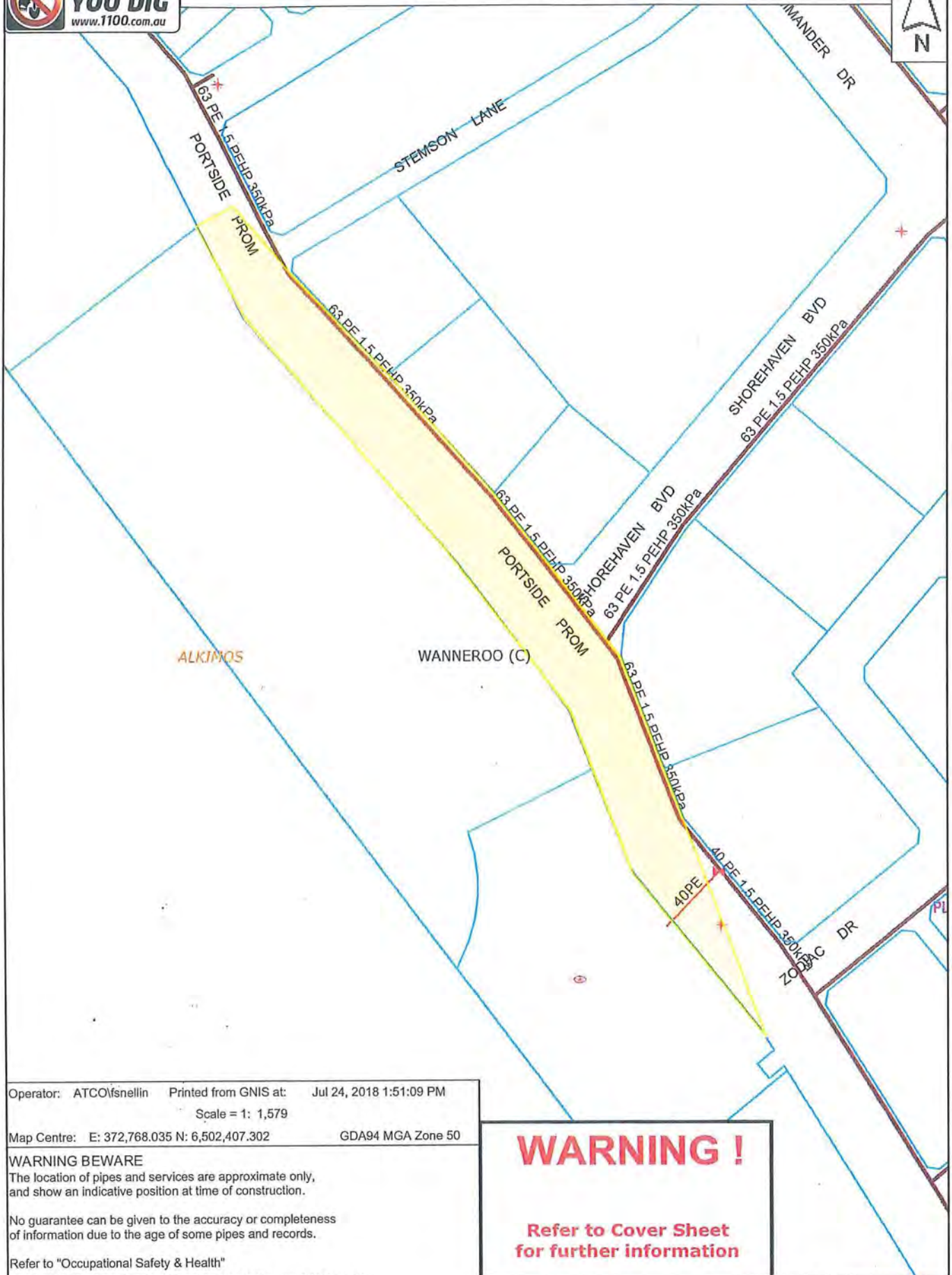
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ATCO Gas_Proposal 23 Area



Operator: ATCO\fsnellin Printed from GNIS at: Jul 24, 2018 1:51:09 PM
Scale = 1: 1,579
Map Centre: E: 372,768.035 N: 6,502,407.302 GDA94 MGA Zone 50

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

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WARNING !

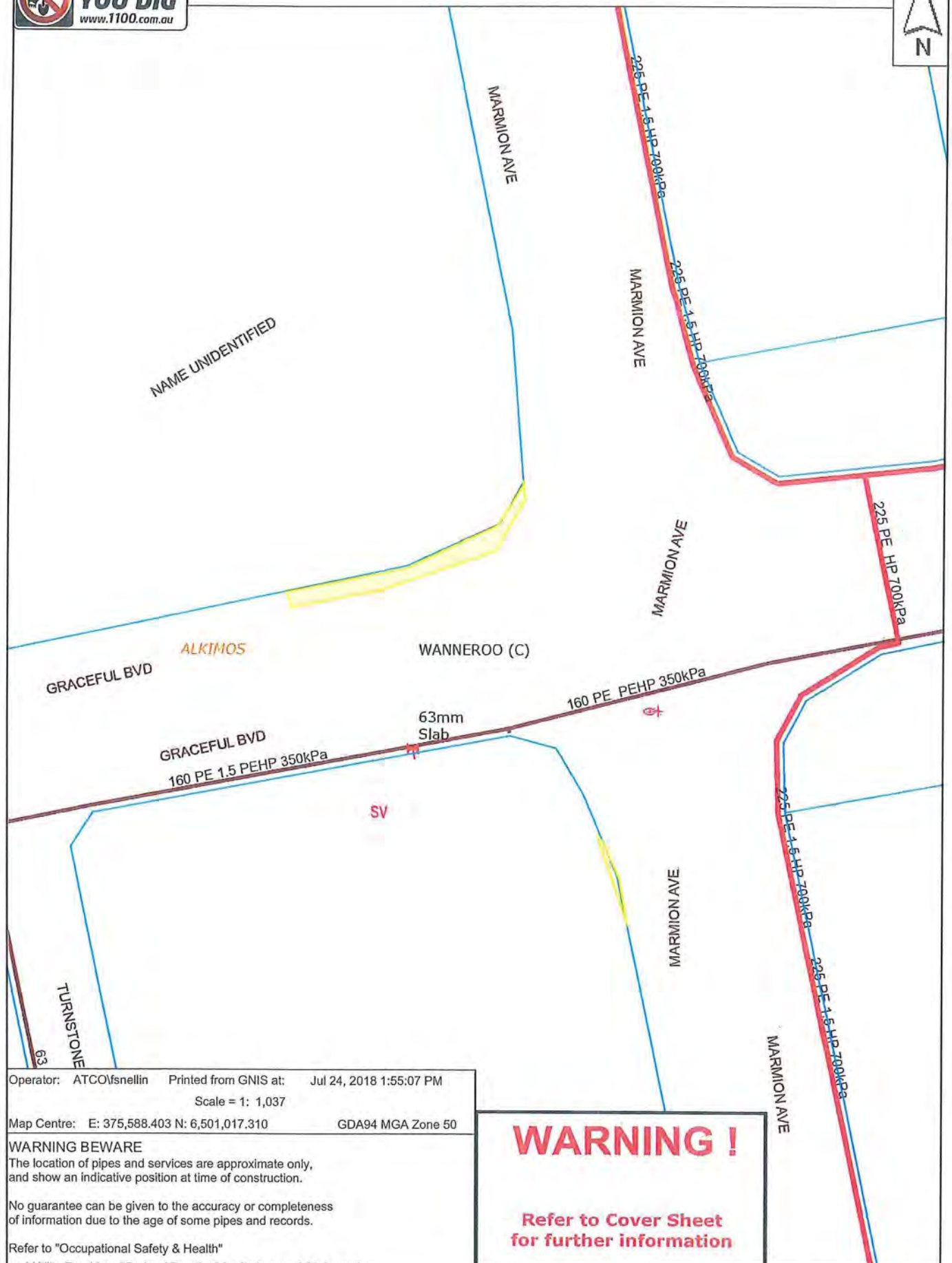
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ATCO Gas_Proposal 24 Area



Operator: ATCO\fsnellin Printed from GNIS at: Jul 24, 2018 1:55:07 PM
Scale = 1: 1,037
Map Centre: E: 375,588.403 N: 6,501,017.310 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.

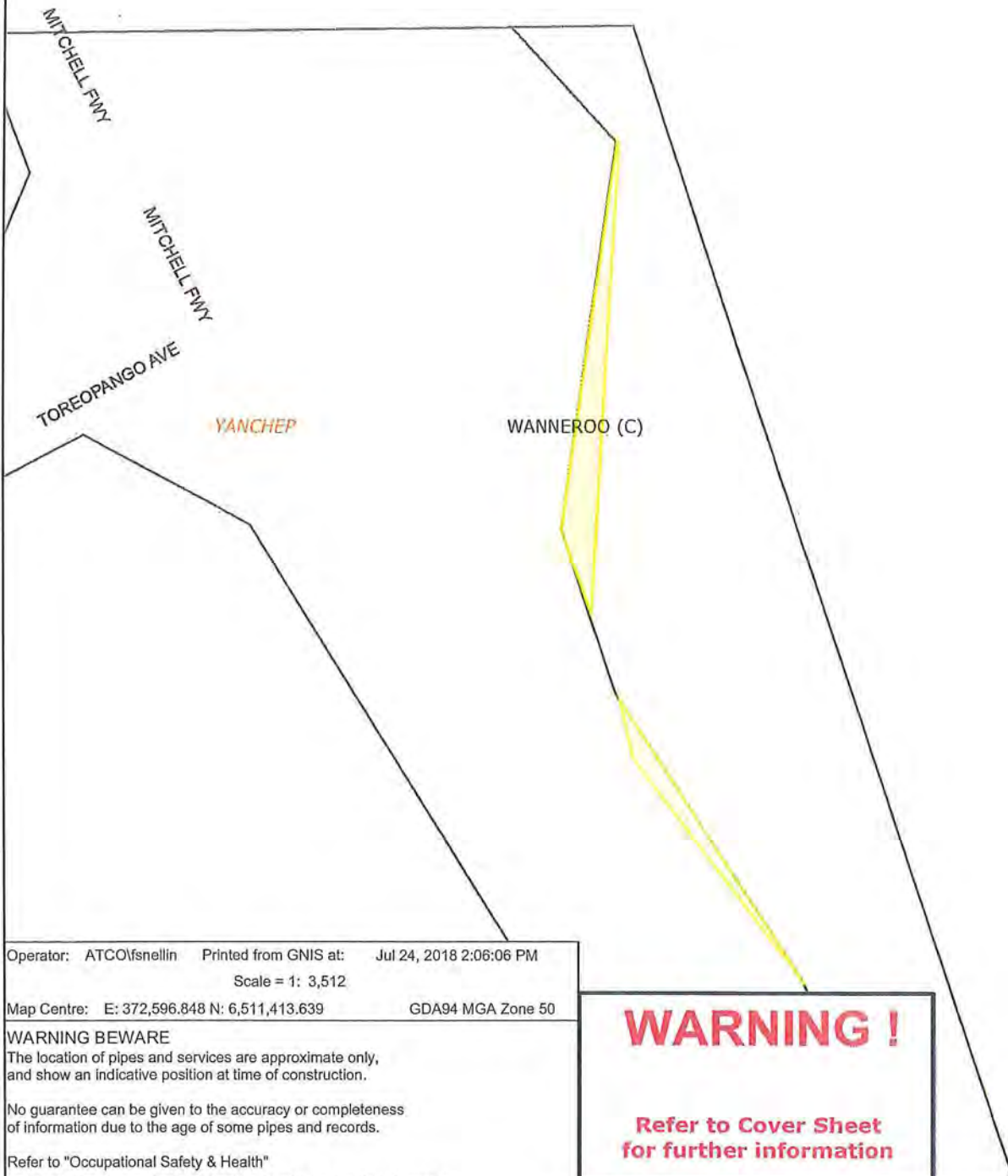
Refer to "Occupational Safety & Health"
and Utility Providers "Code of Practice" for further useful information.

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Operator: ATCO\fsnellin Printed from GNIS at: Jul 24, 2018 2:06:06 PM
Scale = 1: 3,512
Map Centre: E: 372,596.848 N: 6,511,413.639 GDA94 MGA Zone 50

WARNING BEWARE
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Thomas, Andrew

From: Ricciardi, Janelle [<mailto:Janelle.Ricciardi@pta.wa.gov.au>]

Sent: Wednesday, 25 July 2018 1:13 PM

To: 'Thomas, Andrew'

Subject: PTA Comments - MRS Amendment 1339/57 North-East & North-West Districts Omnibus 2

Your Ref: 833-2-1 -71 Pt 1 (RLS/0750/1)

PTA Ref: 00147/18

Hi Andrew,

I refer to your letter dated 13 July 2018 seeking comments regarding MRS Amendment 1339/57, North-East & North-West Districts Omnibus 2.

The Public Transport Authority (PTA) has the following comments to make –

- supports proposal 3
- supports proposal 6
- requests a small amendment to proposal 15 by including the words 'and alignment' after '...transport interchange' (lifting of urban deferment paragraph)

Kind regards,

Janelle Ricciardi

A/Strategic Railway Network Planner | IP&LS

Public Transport Authority of Western Australia

One40 William Street Perth WA 6000

Tel: (08) 6551 6517

Email: janelle.ricciardi@pta.wa.gov.au | Web: www.pta.wa.gov.au



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Development
Services

629 Newcastle Street
Leederville WA 6007

PO Box 100
Leederville WA 6902

T (08) 9420 2099
F (08) 9420 3193



Your Ref: 833-2-1-71 Pt 1 (RLS/0750/1)
Our Ref: JT1 2010 10868 V02 (MRS355678)
Enquiries: Brett Coombes
Direct Tel: 9420 3165
Fax: 9420 3193

26 July 2018

Secretary
Western Australian Planning Commission
LOCKED BAG 2506
PERTH WA 6001

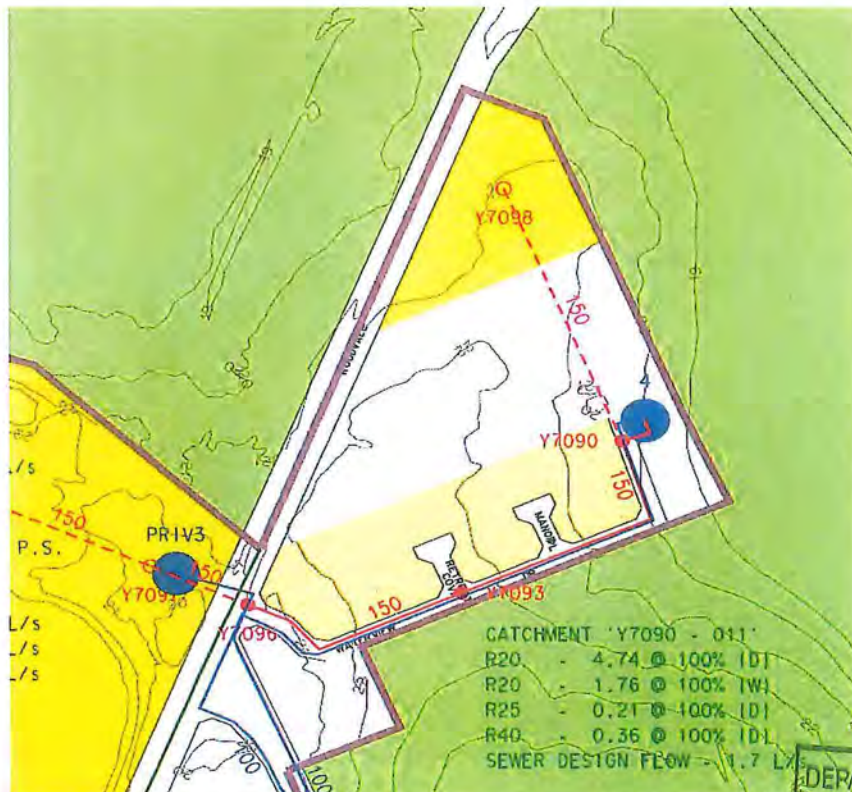
Attention: Andrew Thomas

MRS Amendment NW and NE Omnibus 2

Thank you for your letter of 13 July inviting comments on the proposed amendments.

Proposal 1

The Woodvale Baptist Church on Lot 28 Woodvale Drive currently discharges its wastewater via a private pump station and pressure main southwards along Woodvale Drive to discharge into a Water Corporation gravity sewer. Future subdivision and development of the adjoining Lot 36 will require a suitable route through Lot 36 to accommodate a gravity sewer extension from the Waterview Drive wastewater pump station to serve Lot 28.



Proposal 12

Because of the longstanding "Public Purposes – SEC" classification of this land in the MRS, the Water Corporation has not previously planned for water and wastewater servicing of any industrial development on the site.

The western portion of Lot 100 that is proposed to be transferred to the "Industrial" zone is physically landlocked between the electricity substation and the rear boundary fences of the industrial lots to the east fronting Denninup Way. The industrial lots fronting Denninup Way are provided with water and sewerage services off mains running along Denningup Way. There are no water or sewerage mains along Weir Road. It is not clear how water and sewer mains can be extended to service a future subdivision of the subject portion of Lot 100 Weir Road. The proponent/owner of the land will need to commission a suitably qualified engineer to undertake further servicing investigations.

Should you have any queries or require further clarification on any of the above issues, please do not hesitate to contact the Enquiries Officer.

A handwritten signature in black ink, appearing to read "B. Coombes". The signature is stylized with a large, looped initial 'B' and a trailing flourish.

Brett Coombes
Senior Planner
Development Services



Department of
**Primary Industries and
Regional Development**

Your reference: 833-2-1-71 Pt1
(RLS/0750/1 (RLS/0736/1
Our reference: LUP 407
Enquiries: Rod Safstrom

Ms Sam Fagan
Secretary
Western Australian Planning Commission
Locked Bag 2506 Perth WA
Info@dplh.wa.gov.au

Dear Ms. Fagan,

**Metropolitan Region Scheme Proposed Amendment 1339/57
North-East & North-West Districts Omnibus**

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

The Department of Primary Industries and Regional Development has no objection to Proposals 1, 6 -10,11, 13, 15, 21 and 22 that refer to Rural Zoned land as the impacts on agriculture are not significant. The remaining amendments do not impact on agriculture and have not been considered.

For further information, contact Mr Rod Safstrom on 9368 3169 or
rodney.safstrom@dpird.wa.gov.au.

Yours sincerely

A handwritten signature in cursive script that reads "Melanie Strawbridge".

Melanie Strawbridge
DIRECTOR
LAND AND WATER ASSESSMENT

August 2 2018

DEPARTMENT OF PLANNING	
- 2 AUG 2018	
FILE	RLS/0750/1

Submission 6

07 AUG 2018

can be
achments
can Q
oc No
ile No

To whom it may concern.

Can you please verify to me the MRS amendments for the above as a concerned resident of GWANGARA. It appears to me that there are many of these Minor amendments, and are often not in the interests of the people who actually live here. It appears its a loophole in the process of getting a much larger plan passed by stealth (rather like a jigsaw puzzle). Now please answer the following.

1. Actual amendments and what they mean (1339/57)
2. Where does Minor and Major amendments begin and finish. Is it on size, cost, Developer interests etc.
3. Who decides which is what.
4. Who has the right to decide our future when they dont know the circumstances or even know we exist and dont live here anyway.
5. Would you agree its a worry that the buck stops at the planning minister.
6. Would you agree most people cant afford Supreme Court action to stop this appalling planning process.
7. Would you agree D.A.P.S. is undermining peoples rights to a fair go as we have no 3rd party appeal rights.
8. Would like comprehensive answers to the above as similar ones will be sent later to a higher level as our questions are not being answered by the present and past planning ministers.
9. Define once and for all Minor + Major amendments. I am aware

Minister stops at the minister for planning and Major goes to both houses but given only 12 days to decide an outcome which doesn't involve the residents affected is highly undemocratic in my view and I feel an answer to this should be forthcoming to the people who have to receive these off hand decisions by people who aren't affected, don't care doesn't affect their families, doesn't cost them time and money etc and can rubber stamp things at will.

NOTE: I have recently received a letter from the Wanneroo Council which states they don't have the resources to stop people doing the wrong thing like land clearing etc. Well I am not a wealthy man and if I don't pay my rates can I throw my hands in the air and say I can't pay.!!! I may send that one to the newspapers. Absolute incompetence.

You can contact me on chriskizwebb@bigpond.com with the answers, or phone 9306 4140 - 0402 127964. Before August the 12th. Please.

Regards.

Chris Webb



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

Your ref: 833-2-1-71 Pt 1 (RLS/0750/1)
Our ref: J0820/201701
Enquiries: simone.soliman@jtsi.wa.gov.au
Phone: 9222 0476

Ms Sam Fagan
Secretary
Western Australian Planning Commission
140 William Street
PERTH WA 6000

Attention: Andrew Thomas

Thank you for providing the Department of Jobs, Tourism, Science and Innovation with the opportunity to comment on the Metropolitan Region Scheme Proposed Amendment 1339/57 North-East and North-West Districts Omnibus 2.

The Department has reviewed the amendment and has no comments to provide.

Should you have any queries, please contact Simone Soliman, Project Officer on 9222 0476.

Christine Ginbey
EXECUTIVE DIRECTOR
Infrastructure and Land Planning

8 August 2018



Level 6, 1 Adelaide Terrace East Perth Western Australia 6004
Telephone +61 8 9222 0555 Facsimile +61 8 92220505
www.jtsi.wa.gov.au
wa.gov.au
ABN 90 199 516 864

Response ID ANON-3DUF-H4V4-R

Submitted to Metropolitan Region Scheme Minor Amendment 1339/57 – North-East and North-West Districts Omnibus 2
Submitted on 2018-08-09 10:13:40

Feedback Form

1 What is your name?

Name:
Peter

2 What is your surname?

Surname:
Jones

3 All submissions will be published as part of the consultation process. Do you wish to have your name removed from your submission?

No

4 What is your email address?

Email:
admin@planningsolutions.com.au

5 What is your address?

address:
Lot 200 (584) Kalamunda Road, High Wycombe

6 Contact phone number:

phone number:
9227 7970

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

Yes

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:
Refer attached.

File upload:
180809 1886 PJ MRS Submission.pdf was uploaded

DEPARTMENT OF PLANNING	
- 9 AUG 2018	
FILE	205/0758/1

P. G. Jones
11 Yalinda Drive
GELORUP WA6230

06 August 2018

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

Dear Madam,

**LOT 1 VALE ROAD, HAZELMERE
SUBMISSION – METROPOLITAN REGION SCHEME AMENDMENT 1339/57
NORTH-EAST AND NORTH-WEST DISTRICTS OMNIBUS 2**

As joint landowner of Lot 200 (584) Kalamunda Road, High Wycombe, which is in close proximity to lot 1 Vale Road, I offer full support to Proposal No.11 under the currently advertised Metropolitan Region Scheme Omnibus Amendment 1339/57.

I do not consider the proposed amendment to rezone the land subject to Proposal No.11 will cause any undue effect to my property or to the surrounding locality.

I also consider the rezoning to Industry will allow the land to be developed in a manner consistent with the neighbouring properties and is suitable for the surrounding context.

I thank the WAPC for the opportunity to comment on the proposed amendment and look forward to a favourable determination.

Yours faithfully



PETER G. JONES

Response ID ANON-3DUF-H4V7-U

Submitted to Metropolitan Region Scheme Minor Amendment 1339/57 – North-East and North-West Districts Omnibus 2
Submitted on 2018-08-09 10:15:16

Feedback Form

1 What is your name?

Name:
Bronwyn

2 What is your surname?

Surname:
Jones

3 All submissions will be published as part of the consultation process. Do you wish to have your name removed from your submission?

No

4 What is your email address?

Email:
admin@planningsolutions.com.au

5 What is your address?

address:
Lot 200 (584) Kalamunda Road, High Wycombe

6 Contact phone number:

phone number:
9227 7970

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

Yes

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:
Refer attached.

File upload:
180809 1886 BJ MRS Submission.pdf was uploaded

DEPARTMENT OF PLANNING	
- 9 AUG 2018	
FILE	180809/0758/1

B. L. Jones
63 Loch Street
DERBY WA 6728

06 August 2018

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

Dear Madam,

**LOT 1 VALE ROAD, HAZELMERE
SUBMISSION – METROPOLITAN REGION SCHEME AMENDMENT 1339/57
NORTH-EAST AND NORTH-WEST DISTRICTS OMNIBUS 2**

As joint landowner of Lot 200 (584) Kalamunda Road, High Wycombe, which is in close proximity to lot 1 Vale Road, I offer full support to Proposal No.11 under the currently advertised Metropolitan Region Scheme Omnibus Amendment 1339/57.

I do not consider the proposed amendment to rezone the land subject to Proposal No.11 will cause any undue effect to my property or to the surrounding locality.

I also consider the rezoning to Industry will allow the land to be developed in a manner consistent with the neighbouring properties and is suitable for the surrounding context.

I thank the WAPC for the opportunity to comment on the proposed amendment and look forward to a favourable determination.

Yours faithfully


BRONWYN L. JONES

Response ID ANON-3DUF-H4VM-H

Submitted to Metropolitan Region Scheme Minor Amendment 1339/57 – North-East and North-West Districts Omnibus 2
Submitted on 2018-08-09 10:18:22

Feedback Form

1 What is your name?

Name:
David

2 What is your surname?

Surname:
Jones

3 All submissions will be published as part of the consultation process. Do you wish to have your name removed from your submission?

No

4 What is your email address?

Email:
admin@planningsolutions.com.au

5 What is your address?

address:
Lot 200 (584) Kalamunda Road, High Wycombe

6 Contact phone number:

phone number:
9227 7970

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

Yes

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:
Refer attached.

File upload:
180809 1886 DJ MRS Submission.pdf was uploaded

DEPARTMENT OF PLANNING	
- 9 AUG 2018	
FILE	180809/1886/1

D. N. Jones
29 Stirling Crescent
HIGH WYCOMBE WA 6057

06 August 2018

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

Dear Madam,

**LOT 1 VALE ROAD, HAZELMERE
SUBMISSION – METROPOLITAN REGION SCHEME AMENDMENT 1339/57
NORTH-EAST AND NORTH-WEST DISTRICTS OMNIBUS 2**

As joint landowner of Lot 200 (584) Kalamunda Road, High Wycombe, which is in close proximity to lot 1 Vale Road, I offer full support to Proposal No.11 under the currently advertised Metropolitan Region Scheme Omnibus Amendment 1339/57.

I do not consider the proposed amendment to rezone the land subject to Proposal No.11 will cause any undue effect to my property or to the surrounding locality.

I also consider the rezoning to Industry will allow the land to be developed in a manner consistent with the neighbouring properties and is suitable for the surrounding context.

I thank the WAPC for the opportunity to comment on the proposed amendment and look forward to a favourable determination.

Yours faithfully



DAVID N. JONES

Response ID ANON-3DUF-H4VV-T

Submitted to Metropolitan Region Scheme Minor Amendment 1339/57 – North-East and North-West Districts Omnibus 2
Submitted on 2018-08-16 11:34:27

Feedback Form

1 What is your name?

Name:

Jesse

2 What is your surname?

Surname:

Dunbar

3 All submissions will be published as part of the consultation process. Do you wish to have your name removed from your submission?

Yes

4 What is your email address?

Email:

admin@planningsolutions.com.au

5 What is your address?

address:

Lot 1 Vale Road, Hazelmere

6 Contact phone number:

phone number:

9227 7970

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

Yes

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

Refer to the attached.

File upload:

180816 1886 Submission - NE NW Omnibus MRS Amt.pdf was uploaded



PS Ref: 1886

16 August 2018

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

Dear Madam,

**LOT 1 VALE ROAD, HAZELMERE
SUBMISSION – METROPOLITAN REGION SCHEME MAJOR AMENDMENT 1339/57
NORTH-EAST AND NORTH-WEST DISTRICTS OMNIBUS 2**

Planning Solutions acts on behalf of Mr. David Jones, the registered proprietor of Lot 1 Vale Road, Hazelmere (**subject site**).

This submission is lodged in respect to Proposal No. 11 of the WAPC's proposed Metropolitan Region Scheme (**MRS**) Amendment 1339/57, North-East and North-West Districts Omnibus 2 (**Omnibus Amendment**). The Omnibus Amendment seeks to rezone a portion of the subject site from 'Rural' to 'Industrial', in accordance with the endorsed Hazelmere Enterprise Area Structure Plan.

The subject site is located immediately north of the Great Eastern Highway Bypass and Abernethy Road intersection, and will also be affected by a future Railways reservation proposed as part of Major Amendment 1313/41 relating to the Midland Freight Rail Realignment, as advertised by the WAPC earlier this year.

We have reviewed the Omnibus Amendment report and associated amendment plans and provide the following submission in **support** of the amendment.

1 Background

The purpose of the Omnibus Amendment is to update various zones and reservations in the North-East and North-West Districts of the MRS. The Omnibus Amendment encompasses 25 minor amendments, rationalisations and general updates. Proposal No. 11 of the Omnibus Amendment seeks to rezone a portion of the subject site and a portion of the adjoining Vale Road reserve from 'Rural' to 'Industrial'. This is in accordance with the WAPC endorsed Hazelmere Enterprise Area Structure Plan (**HEASP**), which identifies the land for light industrial purposes.

The rezoning of the subject site was initially proposed to occur in 2013 under Minor Amendment 1252/57 to the MRS. In July 2014 a late pre-referral submission was provided to the WAPC by the Public Transport Authority (**PTA**) in relation to the Minor Amendment, requesting the subject site be excluded on the basis that the land requirement for the future Midland Freight Rail Realignment was yet to be determined. Lot 1 was ultimately omitted from the Minor Amendment.

Since this time, the alignment of the proposed Midland Freight Railway Corridor has been progressed, with the PTA's preferred alignment currently protected by Planning Control area 119, and an amendment to reserve the land under the MRS currently being considered by the WAPC. Accordingly, Proposal No. 11 seeks to rezone the unencumbered portion of subject site in accordance with the previous Minor Amendment.

2 Proposal No. 11

On review of the Omnibus Amendment report as well as other relevant documents and information, we consider Proposal No. 11 to be entirely appropriate for the subject site and is consistent with orderly and proper planning. We consider that the proposal warrants approval for the following reasons:

1. The proposed rezoning is consistent with the State and local planning framework applicable to the site. The extent of the proposed Industrial zoning is consistent with the existing Primary Regional Roads reservation for the Great Eastern Highway Bypass, and the Midland Freight Rail Planning Control Area 119.
2. The proposal brings the zoning of the subject site in line with the WAPC endorsed HEASP, which seeks to facilitate industrial growth within the locality whilst protecting key sensitive areas. The subject site is located within Precinct 3 – Hazelmere Enterprise Area Buffer Area under the HEASP, and is identified for Light Industrial development. The proposed Industrial zoning for the land under the MRS is therefore entirely appropriate for the locality as justified within the HEASP.
3. The proposed rezoning of the subject site was originally supported by the WAPC under Minor Amendment 1252/57, but was ultimately omitted due to the PTA's concerns over the Midland Freight Railway Corridor. This corridor is currently protected by Planning Control Area 119 and is proposed to be reserved Railways under the MRS pursuant to Major Amendment 1313/41. The future Railways reserve portion of the site has been excluded from the proposed Omnibus Amendment, ensuring it does not jeopardise the Freight Rail Corridor, therefore satisfying the reason for omitting the proposal from the original MRS Minor Amendment 1252/57.
4. The proposed rezoning will provide greater certainty to the landowner to take advantage of the development potential of the land to be developed for a broader range of industrial purposes, consistent with neighbouring properties. It is considered that the rezoning will not cause any detrimental effect to the character and amenity of the surrounding locality, which has been rezoned and progressively developed for Industrial purposes in accordance with the HEASP.
5. Given the locational context of the subject site, the proposed Industrial zoning of the land is far more appropriate than the existing Rural zoning. The subject site is located in close proximity to Industrial zoned land to the north, the Great Eastern Highway Bypass and Lloyd Street interchange freight route, Perth Airport to the south, and the future Midland Freight Rail which will traverse directly through the site. Given these constraints, the proposed Industrial zoning of the land is entirely appropriate, and is consistent with orderly and proper planning.
6. Under the provisions of the City of Swan's Local Planning Scheme No. 17 (**LPS17**), the land is subject to an Additional Use of Agricultural Machinery Sales and Services, which allows for limited industrial activities. The site is currently used for these purposes, with the landowner's business, Swantrax, operating from the site. The proposed MRS rezoning will bring the existing industrial-type use of the land into conformity with the proposed Industrial zoning.
7. The Omnibus Amendment was provided to various referral agencies for comment prior to being considered for initiation by the WAPC. All agencies (with the exception of Main Roads WA) raised no objection to the proposed rezoning of the subject site. Importantly, no issues were raised by the PTA in relation to the proposed rezoning and its impact on the Midland Freight Rail Corridor.

For the reasons outlined above, we are fully supportive of Proposal No. 11 of the Omnibus Amendment and consider it warrants approval accordingly.

4 Conclusion

On behalf of our client, we thank the WAPC for the opportunity to provide comments in relation to the proposed Omnibus Amendment and look forward to a favourable outcome for the subject site.

In summary, we provide our full support to Proposal No. 11 of the Omnibus Amendment for the following reasons:

1. Proposal No. 11 will allow for the land to be developed for industrial purposes, in accordance with the WAPC endorsed Hazelmere Enterprise Area Structure Plan.
2. The proposed Industrial zoning is more appropriate for the subject site in lieu of the existing Rural zoning, and will not cause any undue affect to the character or amenity of the locality, which continues to be progressively developed for industrial purposes.
3. The proposed Industrial zoning is consistent with the current use of the land for limited industrial activities, in accordance with the provisions of the City's LPS17.
4. The proposed rezoning does not jeopardise the future Midland Freight Railway Realignment reservation, as currently advertised via Major Amendment 1313/41.

We look forward to confirmation of this submission and request to be informed on the progress of the proposed amendment. We would be pleased to meet with the relevant staff of the WAPC to discuss this matter further, if required.

Should you have any queries or require further clarification in regard to the above matter please do not hesitate to contact the undersigned.

Yours faithfully



JESSE DUNBAR
SENIOR PLANNER

180816 1886 Submission - NE NW Omnibus MRS Amt

Your Ref: 833-2-1-71 Pt 1 (RLS/0750/1)
Our Ref: LM: Planning AUG 2018
Contact: Neil Parry
Telephone: 08 9223 4944



**Dampier Bunbury
Pipeline**

ABN 78 081 609 289
Level 6, 12-14 The Esplanade
Perth WA 6000
Postal Address
PO Box Z5267
Perth St Georges Tce WA 6831
Telephone: +61 8 9223 4300
Facsimile: +61 8 9223 4301

31 August 2018

Ms Sam Fagan
Western Australian Planning Commission
140 William Street
PERTH WA 6000

Attention: Andrew Thomas

Dear Ms Fagan

**METROPOLITAN REGION SCHEME PROPOSED AMENDMENT 1339/57 NORTH-EAST &
NORTH WEST DISTRICTS OMNIBUS 2**

Thank you for your referral of 13 July 2018 seeking comment on the above proposal.

DBP as the owner and operator of the Dampier to Bunbury Natural Gas Pipeline, has reviewed the documentation and has no objection to the proposal.

Thank you for the opportunity to provide comments and should you have any further inquiries, please do not hesitate to contact me on the number above.

Yours sincerely

Neil Parry
Manager, Land Management
Dampier Bunbury Pipeline





Our Ref: PS.MRS 1339/57

Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001

Dear Sir/Madam,

NORTH-EAST AND NORTH-WEST DISTRICTS OMNIBUS 2

Thank you for the opportunity to provide officer comment on the above amendment to the Metropolitan Region Scheme.

The proposals of relevance to the Shire of Mundaring are 6 & 7.

Proposal 6

Proposal 6 relates to a portion of land on the Shire's north-eastern boundary (outlined in purple in Figure 1). The property is partially zoned Rural and reserved for Railways Reservation and is intended to be wholly reserved Parks and Recreation.

Figure 1 shows the future alignment of the Perth-Adelaide National Highway transecting the subject property. The Shire advocates the creation of the Perth-Adelaide National Highway within the adopted Local Planning Strategy:

Lobby for construction of the Perth – Adelaide Highway at the earliest feasible opportunity

If a Parks and Recreation reservation would prejudice the future configuration/construction of the Perth-Adelaide National Highway, the Shire recommends that an appropriate alternative zone/reservation be applied.

DEPARTMENT OF PLANNING	
- 3 SEP 2018	
FILE	PLS/0755/1



Figure 1

Proposal 7

Officer comments regarding Proposal 7 remain consistent with the preliminary advice provided on the amendment:

215 (Lot 1) Katharine Street, Bellevue, is within Precinct 11 of the recently adopted *Shire of Mundaring Foothills Growth Strategy*.

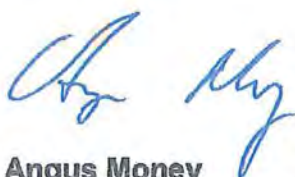
This Strategy provides Council-endorsed guidance for assessment of MRS amendment requests to rezone Rural zoned land to Urban within the study area.

In relation to Precinct 11, the Strategy requires a number of studies to be completed before MRS Amendments will be considered, including a revised Traffic and Land Use Study, development contributions position being established/implemented and amendment to LPS4 conforming the ANEF Special Control Area to the latest version of State Planning Policy 5.1.

Consequently, the Shire advises that, since Proposal 7 is generally inconsistent with Council's adopted position regarding consideration of MRS amendments within the Strategy area, it should not be adopted.

Further enquiries should be directed to Christopher Jennings (Senior Strategic Planning Officer) of the Shire's Planning & Environment Team on 9290 6652.

Yours sincerely

A handwritten signature in blue ink, appearing to read "Angus Money".

Angus Money
MANAGER PLANNING AND ENVIRONMENT



Government of Western Australia
Department of Water and Environmental Regulation

Your ref: 833-2-1-71 Pt 1 (RLS/0750/1)

Our ref: DWERT954, PA 021910

Enquiries: Bree Lyons, 6250 8035

Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6000

Via email: andrew.thomas@planning.wa.gov.au

Attention: Andrew Thomas – Senior Planning Officer

Dear Sir/Madam,

Re: Metropolitan Region Scheme Amendment 1339/57 – North-West and North-East Districts Omnibus 2

Thank you for the above referral dated 21 June 2018. The Department of Water and Environmental Regulation (DWER) has considered the proposed amendment and would like to provide the following advice:

District Water Management Strategy

The DWER has endorsed the associated Lot 1 Katherine Street, Bellevue District Water Management Strategy (DWMS) dated December 2017 and therefore supports the proposed amendment for Proposal 7.

The DWER recommends the proposed amendment for Proposal 15 should be supported by a DWMS. The DWMS should be consistent with the *Guidelines for district water management strategies* (2013), *Better Urban Water Management* (2008) and *State Planning Policy 2.9 Water Resources*. Preferably, the DWMS should be endorsed by the DWER prior to rezoning to Urban Deferred.

Contamination and Acid Sulfate Soils

It is noted that the proposed amendment broadly seeks to rationalise the current land uses of each listed parcel. The DWER expects any future applications for subdivision or development to which section 58(6) of the *Contaminated Sites Act 2003* applies to be referred to the DWER for comment. Future planning applications in areas in proximity to a mapped acid sulfate soil risk area should be dealt with in accordance with the *Acid sulfate soils planning guidelines*.

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

Yours sincerely,

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

21 September 2018





Government of Western Australia
Department of Education

Submission 15

Your ref : 833-2-1-71 Pt 1
Our ref : (RLS/0750/1)
Enquiries : D18/0416616

Ms Sam Fagan
Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6000

Department of Planning, Lands and Heritage Received	
Scanned	21 SEP 2018
Attachments	A 9836193
Scan QA	
Doc No	RLS/0758
File No	

S. RADWY

Dear Ms Fagan

**Proposed MRS Amendment 1339/57
North-East & North-West Districts Omnibus 2**

Thank you for your letter dated 13 July 2018 regarding the proposed MRS Amendment for the North-East & North-West Districts Omnibus 2.

The Department of Education has reviewed the document and wishes to advise that it has no objection to the proposed MRS Amendments.

Yours sincerely

STEPHEN MULDOON
SENIOR CONSULTANT
ASSET PLANNING and SERVICES

18 September 2018

Your Ref: 833-2-1-71 Pt 1 (RLS/0750/1)
21 September 2018



Mr. David Caddy
Chair
Western Australian Planning Commission
Locked Bag 2506
Perth WA 6001

PO Box 6
Cloverdale WA 6985
AUSTRALIA
T: +61 8 9478 8888
F: +61 8 9478 8889
E: enquiries@perthairport.com.au
perthairport.com.au



Attn: Andrew Thomas

Dear Mr Caddy

METROPOLITAN REGION SCHEME PROPOSED AMENDMENT 1339/57

I refer to the letter dated on 13 July 2018 inviting comments on the proposed amendment containing 25 separate proposals to update various zones and reservations of the MRS. Perth Airport has reviewed the documentation and has prepared comments on selected proposals from an aircraft noise perspective.

Proposal 7

Perth Airport objects to Lot 1 Katharine Street, Bellevue and the nearby portion of road reserve being rezoned as Urban, on the basis that the subject area is heavily affected by aircraft noise and will continue to be affected into the future.

The subject area under this proposal is within the 20-25 contour of the 2014 ANEF. Under SPP 5.1 residential development within the 20-25 ANEF contour is considered "conditionally acceptable", in line with the Australian Standard AS2021:2015 Acoustics – Aircraft Noise Intrusion – Building Siting and Construction (AS2021). Any residential development within the 20-25 ANEF zone should be subject to discretionary control under local planning schemes and will require aircraft noise attenuation in line with or exceeding the above standard.

Perth Airport produces additional 'noise above' metrics, which can assist in demonstrating the likely impact of aircraft noise exposure on an area at the ultimate airfield capacity. The N65 is one such 'noise above' metric. It is produced because the ANEF is not well suited to conveying the impact of aircraft noise and aircraft noise exposure to the community, as over-flight frequency and the sound level of single events (typically two factors that determine how a person will react to noise) are not clearly translated by the ANEF system.

Under the N65 the western portion of the subject area will be exposed to up to 100 aircraft noise events exceeding 65 decibels across an average day. The remainder of the site will be exposed to up to 100 noise events. Noise at this level is disruptive to a normal conversation, even inside a house, and will be unacceptable to most people. It is worth noting that the area will receive a significant number of additional aircraft noise events at levels less than 65 decibels which may also annoy some people. It is recommended that any residential development built on the site be insulated in line with or exceeding Australian Standard AS2021:2015 Acoustics – Aircraft Noise Intrusion – Building Siting and Construction.

Should this amendment proceed past the preliminary comments stage to a formal amendment, Perth Airport would recommend noise attenuation measures outlined in AS2021 be included as a condition of approval to achieve a minimum level of noise insulation.

Further, future acoustic assessments should be undertaken of future constructed dwellings to monitor impacts. Should monitoring prove these future dwellings are not meeting the

Australian Standard, additional noise mitigation works would be required to be implemented by the landowner. This should be conditioned/included as advice on any future approval.

It is noted that any noise reduction measures are based on external windows and doors being shut, which is not conducive to Perth lifestyles, nor will these reduction measures have any great impact on outdoor areas. It is imperative that a notice is placed on the Certificate of Title of all future lots, to ensure potential buyers are adequately informed of the aircraft noise impact.

Previous determinations by the Minister for Planning have considered the following words to be appropriate for application to titles.

"This land is subjected to aircraft noise at any time by the 24 hour a day, 7 day a week passenger and freight aircraft flight operations arriving and departing Perth Airport.

The frequency of aircraft movements and the size of aircraft are forecast to increase indefinitely into the future.

It is the responsibility of landowners to noise attenuate their property to ensure their amenity, as Perth Airport will remain curfew free."

Proposal 10

The subject area under proposal 10 will be exposed to an even greater level of aircraft noise than that in Proposal 7. This area falls under the extended centreline of the existing main runway and will continue to host key flight corridors overhead now, and into the future. It is within the 25-30 contour of the 2014 ANEF and will experience >200 aircraft noise events in excess of 65 decibels across and average day. Noise at this level will be unacceptable to most people. It is worth noting that the area will receive a significant number of additional aircraft noise events at levels less than 65 decibels which may also annoy some people.

Perth Airport acknowledges that the subject area encapsulates purely those lots which have already been developed and the rezoning will merely reflect this. However, the potential for these lots to be developed to a higher density is of great concern. Perth Airport will strongly object to any such proposal in this regard.

Any residential development or intensification of density within this area should be subject to discretionary control under local planning schemes and will require aircraft noise attenuation in line with or exceeding the above standard. Further, a notification on the Certificate of Title such as that outlined above, should be imposed at this time.

Proposal 11

One of the principles for the preliminary airspace design for the proposed parallel runway system at Perth Airport is to use existing flight corridors as much as possible to limit the aircraft noise exposure to newly-affected residents. Accordingly, the flight corridor for aircraft departing from the new runway will closely follow the departure corridor for the existing cross runway and overfly Hazelmere. For this reason, the subject area under Proposal 11 will be overflown by aircraft now, and into the future.

Currently, this area is within the 20-25 contour of the 20414 ANEF and will experience >200 aircraft noise events in excess of 65 decibels across an average day. Noise at this level is disruptive to a normal conversation, even inside a house, and will be unacceptable to most people. It is worth noting that the area will receive a significant number of additional aircraft noise events at levels less than 65 decibels which may also annoy some people. As such, it is Perth Airport's position that this area is completely inappropriate for residential land uses, and Perth Airport is therefore supportive of the proposal to rezone this area Industrial.

Proposal 13

Perth Airport has commenced discussion with the Metropolitan Cemeteries Board, Main Roads WA and the City of Swan about the potential to use the southwest portion of this lot for a road realignment. The portion under discussion is relatively small and has not currently been used for cemetery purposes. Assuming the proposed rezoning will not prejudice these road realignment plans, no objection is raised to this proposal.

Summary

Perth Airport has begun work on the next Master Plan to be delivered in 2020. An important input to the Master Plan is the update of the ANEF and the N65, which are anticipated to expand. Perth Airport looks forward to consulting with the WAPC throughout this, and the overall Master Plan document.

Perth Airport appreciates the opportunity to comment at this preliminary stage. Should you require any additional information, please contact Dean Pettit (Senior Airport Planner) on (08) 9478 8438.

Yours sincerely,



Allan Mason
CHIEF PROJECTS & DEVELOPMENT OFFICER



Government of **Western Australia**
Department of **Health**

Submission 17

Your Ref: 833-2-1-71 Pt1 (RLS/0750/1)
Our Ref: F-AA-59926 D-AA-18/44171
Enquiries: Vic Andrich 9388 4999

Ms Sam Fagan
Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6000

Attention: Andrew Thomas, Senior Planning Officer

Department of Planning, Lands and Heritage Received	
Scanned	25 SEP 2018
Attachments	A 9837616
Scan QA	
Doc No.	RLS/0758
File No.	
S. RADUEY	

Dear Ms Fagan

**METROPOLITAN REGION SCHEME MAJOR AMENDMENT 1339/57 -
NORTH-EAST AND NORTH-WEST DISTRICT OMNIBUS 2**

Thank you for your letter of 13 July 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 (08) 9388 4999 or ehinfo@health.wa.gov.au

Yours sincerely

Jim Dodds
**EXECUTIVE DIRECTOR
ENVIRONMENTAL HEALTH DIRECTORATE**

13 September 2018

Our ref: 46491679
Contact: Peter Gianatti (9326 6683)

27 September 2018

Attention: Andrew Thomas
Department of Planning, Lands and Heritage
Locked Bag 2506
Perth, WA 6001

Dear Andrew,

Western Power Comments: Proposal 12 of the North East and North West Districts Omnibus No. 2

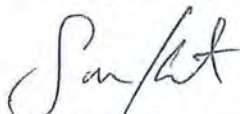
Thank you for referring the North East and North West Districts Omnibus No. 2 amendments proposed to the Metropolitan Region Scheme (MRS).

Western Power has reviewed the proposal and provides comments below for consideration:

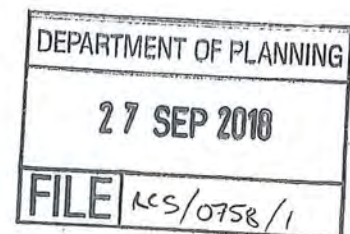
- It is requested that an additional portion of land at Lot 100 Weir Road, Malaga is included as part of Proposal 12 for rezoning to an Industrial zone. This rezoning is requested either by inclusion in the assessment of this Omnibus No. 2 proposal or by setting it aside for inclusion in a future omnibus amendment if it is considered by the Western Australian Planning Commission (WAPC) to be a substantial variation to the original amendment, subsequently requiring readvertising.
- Refer to Annexure A to this letter for an outline of the additional portion of land requested to be included which is a 62m wide extension along the northern boundary of the site.
- The additional portion of vacant land is under review by Western Power to be surplus to its needs and it provides opportunity to establish a public road connection between Weir and Beach Roads, also for neighbouring landholders to acquire land for industrial uses additional to their current operations (e.g. hardstand, dual access, etc).

Should you wish to discuss this matter further, please contact Property Specialist, Peter Gianatti, on 9326 6683.

Yours sincerely,



Sinisa Krstic
Property Team Leader
Property and Fleet

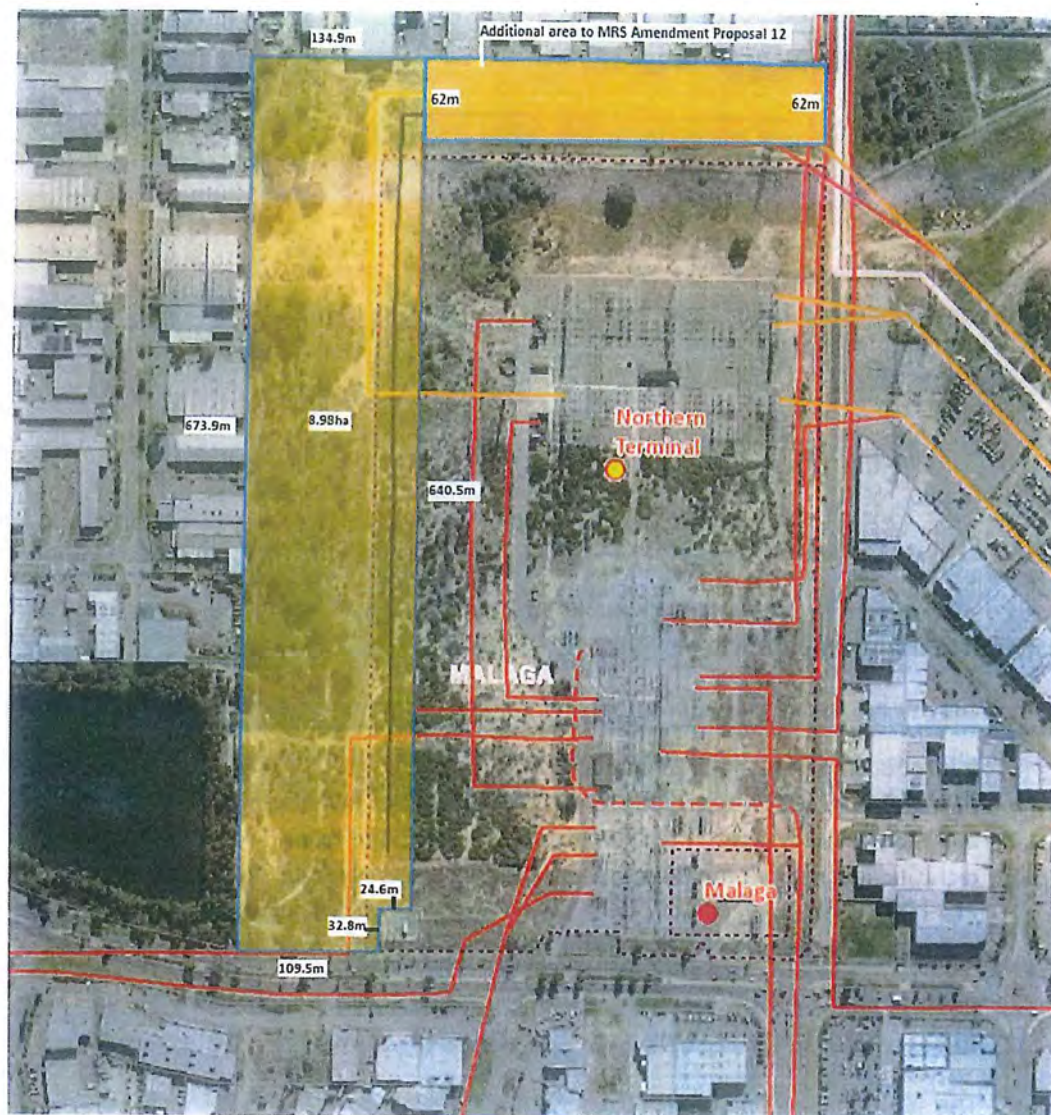


363 Wellington Street Perth 6000
GPO Box L921 Perth WA 6842
enquiry@westernpower.com.au
www.westernpower.com.au



T 13 10 67
F (08) 9225 2660
TTY 1800 13 13 51
TTS 13 14 50

Annexure A – Proposed Additional Portion of Vacant Land to be Rezoned



Your Ref: MRS 1339/57
Officer: John Elliott
Phone: 08 9267 9095
Email: john.elliott@swan.wa.gov.au
Fax: 9267 9444

1 October 2018

Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001

Department of Planning, Lands and Heritage Received	
Scanned	08 OCT 2018
Attachments	A9852182
Scan QA	
Doc No.	R180758
File No.	S. RADNEY

Dear Sir/Madam

METROPOLITAN REGION SCHEME AMENDMENT NO. 1339/57 NORTH-EAST & NORTH-WEST OMNIBUS 2 - CITY OF SWAN SUBMISSION

Council, at its meeting on 26 September 2018, considered the above matter and resolved to:

- 1) Make a submission on proposed Metropolitan Region Scheme Amendment No.1339/57 (North-East and North-West Districts Omnibus 2) advising the Western Australian Planning Commission (WAPC) that the City of Swan:
 - A. Has no objection to Proposals 8-10 and 12-15 as advertised.
 - B. As per recommendation
- 2) Defer making a recommendation on proposal 10 of Metropolitan Region Scheme Amendment No. 1339/57 until the Ordinary Council Meeting in October in order for City staff to provide further information as to the implications of the proposed amendment in potential development outcomes and potential impact on the heritage values of the Guildford townsite.
- 3) Note that the reason for this motion is that it is considered prudent to fully assess the implications changes to MRS scheme maps may have on Guildford, given potential State heritage listing. The future of Guildford and its value as a heritage tourism destination should not be put at risk without fully assessing the impact of such an amendment upon Guildford.

Should you have any queries regarding this matter, please do not hesitate to contact John Elliott on 08 9267 9095.

Yours faithfully

for M J Foley
CHIEF EXECUTIVE OFFICER



Enc:

2 Midland Square, Midland
PO Box 196, Midland WA 6936

enquiries 08 9267 9267
facsimile 08 9267 9444

COUNCIL MINUTES

3. STATUTORY PLANNING

3.1 METROPOLITAN REGION SCHEME AMENDMENT NO.1339/57 NORTH-EAST & NORTH-WEST OMNIBUS 2 - CITY OF SWAN SUBMISSION

Ward: (All Wards) (Statutory Planning)

Disclosure of Interest: Nil

Authorised Officer: (Executive Manager Planning and Development)

RECOMMENDATION

That the Council resolve to:

- 1) Make a submission on proposed Metropolitan Region Scheme Amendment No.1339/57 (North-East and North-West Districts Omnibus 2) advising the Western Australian Planning Commission (WAPC) that the City of Swan:
 - a. Has no objection to Proposals 8-10 and 12-15 as advertised.
 - b. Objects to Proposal 11 (Hazelmere) as advertised because it is piecemeal and prejudicial approach to the proper and orderly planning of the freight rail realignment and Lloyd Street's intersection with the Great Eastern Highway Bypass. It is recommended that Proposal 11 be omitted and dealt with once an MRS Amendment for the regional reservations are finalised and Main Roads WA is satisfied their land acquisition requirements won't encroach into the rail corridor alignment or this proposal. This approach will provide certainty and will reduce the need for any corrective amendments to the Metropolitan Regional Scheme at a later date. It will also avoid untimely delays to the other proposals that form part of this MRS Amendment No.1339/57.
- 2) Advise the WAPC that Council will consider initiating an amendment to Local Planning Scheme No.17 (LPS17) to reclassify the subject portions of land once a MRS Amendment come into effect and where there is discrepancy between the Metropolitan Region Scheme and Local Planning Scheme No.17.

MOTION that the Council resolve to:

1. Make a submission on proposed Metropolitan Region Scheme Amendment No.1339/57 (North-East and North-West Districts Omnibus 2) advising the Western Australian Planning Commission (WAPC) that the City of Swan:
 - A. Has no objection to Proposals 8-10 and 12-15 as advertised.
 - B. As per recommendation

2. Defer making a recommendation on proposal 10 of Metropolitan Region Scheme Amendment No. 1339/57 until the Ordinary Council Meeting in October in order for City staff to provide further information as to the implications of the proposed amendment in potential development outcomes and potential impact on the heritage values of the Guildford townsite.
3. Note that the reason for this motion is that it is considered prudent to fully assess the implications changes to MRS scheme maps may have on Guildford, given potential State heritage listing. The future of Guildford and its value as a heritage tourism destination should not be put at risk without fully assessing the impact of such an amendment upon Guildford.

(Cr Kiely – Cr Johnson)

RESOLVED UNANIMOUSLY TO:

- 1) Make a submission on proposed Metropolitan Region Scheme Amendment No.1339/57 (North-East and North-West Districts Omnibus 2) advising the Western Australian Planning Commission (WAPC) that the City of Swan:
 - A. Has no objection to Proposals 8-10 and 12-15 as advertised.
 - B. As per recommendation
- 2) Defer making a recommendation on proposal 10 of Metropolitan Region Scheme Amendment No. 1339/57 until the Ordinary Council Meeting in October in order for City staff to provide further information as to the implications of the proposed amendment in potential development outcomes and potential impact on the heritage values of the Guildford townsite.
- 3) Note that the reason for this motion is that it is considered prudent to fully assess the implications changes to MRS scheme maps may have on Guildford, given potential State heritage listing. The future of Guildford and its value as a heritage tourism destination should not be put at risk without fully assessing the impact of such an amendment upon Guildford.

METROPOLITAN REGION SCHEME AMENDMENT NO.1339/57 NORTH-EAST & NORTH-WEST OMNIBUS 2 - CITY OF SWAN SUBMISSION

Ward: (All Wards) (Statutory Planning)

Disclosure of Interest: Nil

Authorised Officer: (Executive Manager Planning and Development)

KEY ISSUES

- The Western Australian Planning Commission (WAPC) seeks comment on advertised Metropolitan Region Scheme (MRS) Amendment 1339/57 (North-East & North-West Districts Omnibus 2).
- This omnibus proposal is part of the WAPC's continuing program to keep the Metropolitan Region Scheme maps up to date. It involves 25 separate proposals across five local governments with eight located in the City of Swan.
- Staff consider the progression of Proposal 11 (to rezone less than half of Lot 1 Vale Road Hazelmere from 'Rural' to 'Industrial') at this time is illogical, unfairly builds-up landowner's expectations and prejudicial to the finalisation of the reservation of the Midland freight rail realignment in the MRS. It is recommended that Proposal 11 be omitted from MRS Amendment No.1339/57.
- Otherwise staff have no objection to Proposals 8-10 and 12-15 as they represent minor and logical changes to the MRS.
- The particulars of a local planning scheme amendment do not need to be determined at this time and will be the subject of a future report to Council.

It is recommended that the Council make a submission advising the Western Australian Planning Commission that it:

- Objects to Proposal 11 as it represents a piecemeal approach to the planning for Lot 1 Vale Road, Hazelmere and should be omitted and dealt with when an MRS Amendment for the regional reservations are finalised.
- Otherwise does not object to Proposals 8, 9, 10, 12, 13, 14 and 15.

AUTHORITY/DISCRETION

The Council's resolution is required because staff do not have delegation to make comment on proposed amendments to the Metropolitan Region Scheme.

CONSULTATION

The WAPC is seeking public comment on the advertised Metropolitan Region Scheme Amendment No.1339/57 and submissions are to be made to the WAPC on or before 21 September 2018, noting that the City of Swan was granted an extension of time to make its submission by 2 October 2018.

The City, like affected owners, relevant agencies and the general public, have the choice of making a submission to the WAPC. The City's submission will be considered by the WAPC alongside other submissions in their assessment and decision.

Landowners are encouraged to make comments directly to the WAPC. Council is advised that as of August 2018 there has not been any written advice or requests received from landowner(s) expressing their views on the proposal on the advertised MRS Amendment 1339/57.

DETAILS

The North-East and North-West Metropolitan Region Scheme (MRS) Amendment No.1339/59 is largely an administrative exercise by the WAPC to keep its MRS Maps up-to-date and reflective of its intentions.

It involves 25 proposal areas across the multiple local governments (Swan, Joondalup, Kalamunda, Wanneroo and Mundaring) with eight (8) situated in the City of Swan. Within Swan it involves two (2) properties in Bullsbrook, part of the existing Benara Road / West Swan Road roundabout in Caversham, 31 properties in Guildford, one (1) property in Hazelmere, one (1) property in Malaga, three (3) properties in South Guildford, parts of the Reid Highway / Great Northern Highway intersection and one (1) property in Whiteman.

City staff have reviewed the eight (8) proposals and offer no objection with the exception of "Proposal 11" which involves part of Lot 1 Vale Road, Hazelmere. An assessment of each of the eight (8) proposals is provided under the following headings along with staff recommendations.

Of the 17 proposals in other local government areas, staff find that there are no planning implications to the City of Swan. It is recommended that Council make no reference or comment to these other proposals in its submission.

Proposal 8 - Rezone portions of two (2) lots in Bullsbrook to 'Urban'

This involves rezoning portions of Lot 1 (No.2532) and Lot 2 (No.2536) Great Northern Highway, Bullsbrook from 'Rural' to 'Urban' in the MRS. The existing 'Primary Regional Roads' reserve will remain unaltered, which affects the front portions of these lots and represents future road widening requirements for the Great Northern Highway.

Staff have no objection because the proposed 'Urban' zone better reflects the existing commercial (Lot 1) and residential (Lot 2) land uses that occur on this land. As such there is no need to keep the current 'Rural' zone for these lots. It is also an outcome that is consistent with the approved Bullsbrook Townsite District Structure Plan.

Proposal 9 - Transfer part of the Benara Road / West Swan Road intersection in Caversham from 'Rural' to 'Other Regional Roads'

The roundabout at the intersection of Benara Road and West Swan Road is wider than what is currently depicted as 'Other Regional Roads' in the MRS maps and Proposal 9 seeks to correct this anomaly. Staff have no objection because it is simply an administrative exercise to update the MRS maps to be consistent with the roundabout that was built in 2013 and its associated land widening requirements.

Proposal 10 - Rezone Lot 450 Swan Street; Lots 123, 466, 461, 462, 463, 464, 465 Swan Street, and Lots 451, 467, 50, 24, 6, 31, 32, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 and 66 Terrace Road, Guildford to 'Urban'

This seeks to address a long-standing irregularity in the MRS for this land in the historic Guildford town-site west of Meadow Street, south of St Charles Seminary, south and east of Guildford Grammar and north of Swan Street and Terrace Road. It involves the 31 properties in Guildford and proposes to rezone this land from 'Rural' to 'Urban' in the MRS.

Staff have no objections to this proposal, which is simply an administrative exercise to update the MRS to reflect the existing residential and commercial land uses on the site and to catch-up with the existing zones and reserves in our Local Planning Scheme.

Proposal 11: Rezone part Lot 1 Vale Road, Hazelmere and a portion of the Vale Road road reserve to 'Industrial'

Proposal 11 is to rezone less than half (approx. 1.28ha) of Lot 1 Vale Road, Hazelmere (owned by Mrs Anita Dzintra Jones and Mr David Norman Jones) and a slither of the Vale Road road reserve from 'Rural' to 'Industrial' in the MRS. The remaining balance of Lot 1 (approx. 1.64ha) will remain unchanged as 'Primary Regional Roads' regional reserve (approx. 0.83ha) or 'Rural' in the MRS (approx. 0.81ha).

City staff have significant concerns with progressing Proposal 11 at this time because:

- It is considered prejudicial to the proper and orderly planning of the freight rail realignment. This is because the actual reservation requirements will only be determined once an MRS Amendment is approved and in effect.
- An MRS Amendment to reserve the freight rail alignment has not been finalised and Council resolved at its 6 June 2018 Ordinary Meeting that it was prepared to support draft MRS Amendment No.1313/41 on the proviso that four (4) issues are satisfactorily resolved and requested that the WAPC provide affected landowners the opportunity to comment on any further modifications that may result in more land being required. With the outcomes unknown and uncertain city staff finds it premature to progress Proposal 11 at this time.
- Main Roads WA is currently in the process of finalising their land acquisition requirements for the nearby Lloyd Street and its intersection with the Great Eastern Highway Bypass, which is situated on part of the subject Lot 1. This could require more land than what is currently provided in the 'Primary Regional Roads' reserve and compel changes that would encroach into the Proposal 11 area.

To protect these regionally significant roads and freight rail-lines it is recommended that Proposal 11 be omitted and addressed when MRS Amendment for the regional reservations are finalised and Main Roads WA is satisfied their land acquisition requirements won't encroach into the rail corridor alignment or this proposal. This is considered a pragmatic approach that addresses the City's concerns, will provide

greater certainty to all parties and avoid untimely delays to the other 24 proposals that form part of this MRS Amendment No.1339/57

Proposal 12: Transfer portion of Lot 10 Weir Road Malaga to 'Industrial'

The motivation for Proposal 12 is that Western Power has identified that the eastern portion of Lot 100 Weir Road Malaga is surplus to its requirements and can be sold as part of the State's land asset sales program. It is proposed that approx. 8ha be transferred from 'Public Purposes - State Electricity Commission' reservation to 'Industrial' in the MRS. This land is under-developed, contains vegetation which may provide habitat for species of Black Cockatoo and includes two (2) 330kV electricity transmission towers with their associated lines.

From a planning perspective staff have no objections to Proposal 12 because:

- It is centrally located Malaga so represents a logical site to increase the availability of industrial land.
- While electricity transmission towers and lines exist on a small portion of the rezoning area such infrastructure can and do exist on private property throughout Malaga and are often used as car parking areas.
- The land is currently owned by the state so Western Power can impose any development restrictions associated with its infrastructure as part of its sale. Likewise any potential purchaser will fully understand these existing impediments to portions of the land prior to purchase.

Any requirements for any further environmental, servicing and access investigations can be addressed at subsequent planning stages and this will be considered as part of a future report to Council once this MRS Amendment has been finalised. All that needs to be said at this time is that there are local zones available that can accommodate any need for further investigations prior to the subdivision and development of the land.

Proposal 13: Transfer those portions of Guildford Cemetery currently 'Rural' and 'Public Purposes - Commonwealth Government' to the 'Public Purposes - Special Use'

This is an administrative exercise to apply one (1) consistent MRS reservation over the Guildford Cemetery. Staff have no objections because the 'Public Purposes - Special Use' already applies to the original cemetery area and best represents the current and intended use of Lot 501 and Lot 502 Kalamunda Road, South Guildford.

Proposal 14: Transfer three (3) lots that form part of the Reid Highway, Roe Highway and Great Northern Highway intersection from 'Industrial' and 'Urban' to 'Primary Regional Roads'

Currently the intersection of the Reid Highway, Roe Highway and Great Northern Highway in Middle Swan is wider than what is currently depicted as 'Primary Regional Roads' in the MRS maps. Staff have no objection to Proposal 14 because it simply updates the MRS maps to reflect current landownership and be consistent with the intersection and its lead-up roads that was constructed over 2009 and 2010.

Proposal 15: Transfer a portion of Lot 807 in Whiteman to 'Urban Deferred'

Proposal 15 involves a portion of WAPC owned land north of Marshall Road, west of Potter's House and east of the new North Link extension (previously Hepburn Avenue) and proposes to rezone approx. 7.3ha of land from MRS 'Rural' to 'Urban Deferred'. City staff have no objection to this proposal as it will result in one consistent MRS zone across this land, which will facilitate the coordinated future planning of this site.

OPTIONS AND IMPLICATIONS

Option 1: Council may resolve to provide comments as per the staff recommendations.

Implications: The Western Australian Planning Commission (WAPC) will consider the City's comments and make a recommendation to the Minister of Planning on whether or not to amend the proposed Metropolitan Region Scheme (MRS) amendment. Whether or not the WAPC will agree or disagree with the Council's recommendation will not be known until after the Minister has made a decision.

This is the recommended option.

This is because it explains the Council's concerns and/or positions on the eight (8) proposals within its municipal boundaries, specifically "Proposal 11".

Option 2: Council may instead resolve to advise the Western Australian Planning Commission (WAPC) that it has no comment and no objections.

Implications: The Western Australian Planning Commission (WAPC) will consider the City's comments and make a recommendation to the Minister of Planning on whether or not to amend the proposed Metropolitan Region Scheme (MRS) amendment. Whether or not the WAPC will agree or disagree with the Council's recommendation will not be known until after the Minister has made a decision.

This is not the recommended option.

To not express a view on Proposal 11 would leave the City as a planning authority in a problematic situation whereby a rezoning has preceded in advance of the proper and orderly review of the freight railway realignment and the finalisation of land acquisition requirements for the Lloyd Street / Great Eastern Highway Bypass intersection. This can be avoided if this land was left 'Rural' with its rezoning potential addressed once the regional reservation requirements are finalised into the Metropolitan Region Scheme.

ATTACHMENTS

Location maps of Proposals 8 to 15

Proposed Changes to the Metropolitan Region Scheme Maps of Proposals 8 to 15

Extracts of the MRS Amendment 1339/57 Report relevant to Proposals 8 to 15

STRATEGIC IMPLICATIONS

Lloyd Street is a key future road required to support the Hazelmere Industrial Precinct and to provide a direct link between the Midland and its hospital and Perth Airport and land south of the Helena River. Mechanisms to ensure sufficient land is set aside for this road and not impact on the proposed freight rail realignment corridor (Proposal 11) is of strategic interest and utmost importance and is reflected in the staff recommendation.

STATUTORY IMPLICATIONS

Under s.124(3) of the *Planning and Development Act 2005*, if a region planning scheme is amended and is inconsistent with a local planning scheme, the local government is required to initiate an amendment to the local planning scheme to eliminate this inconsistency.

If the MRS Amendment is approved and gazetted the City of Swan will have 90 days from the date of Gazettal to initiate an amendment to LPS17 to rezone the lands to be consistent with the objectives of the new MRS zone where the land is no longer the subject of a regional reserve.

The particulars of a local planning scheme amendment do not need to be determined at this time and will be the subject of a future report to Council. This is because the proposed changes to the Metropolitan Region Scheme do not permit or warrant the WAPC to make concurrent changes to a local planning scheme.

Without prejudicing Council's future consideration all that can be said at this time is that there are local zones and reserves that would be compatible with the changes to the underlying MRS maps. In the case of Proposal 10 (Guildford town-site) there would be limited changes (if any) as the LPS17 already provides for a suitable zone and additional uses to the land.

Where regional reservation are proposed or widen (as is the case with Proposals 9, 13 & 14) these don't require Council's further consideration as these changes will automatically have effect into LPS17.

The gazettal of an 'Urban Deferred' zone doesn't require or compel any changes to a Local Planning Scheme. As such Proposal 15 (Whiteman) will not changes to LPS17 until the WAPC is satisfied that the criteria for the lifting of urban deferment is met and the land is transferred to the MRS 'Urban' zone as part of a future, separate request.

FINANCIAL IMPLICATIONS

Nil

VOTING REQUIREMENTS

Simple majority

RECOMMENDATION

That the Council resolve to:

- 1) Make a submission on proposed Metropolitan Region Scheme Amendment No.1339/57 (North-East and North-West Districts Omnibus 2) advising the Western Australian Planning Commission (WAPC) that the City of Swan:
 - a. Has no objection to Proposals 8-10 and 12-15 as advertised.
 - b. Objects to Proposal 11 (Hazelmere) as advertised because it is piecemeal and prejudicial approach to the proper and orderly planning of the freight rail realignment and Lloyd Street's intersection with the Great Eastern Highway Bypass. It is recommended that Proposal 11 be omitted and dealt with once an MRS Amendment for the regional reservations are finalised and Main Roads WA is satisfied their land acquisition requirements won't encroach into the rail corridor alignment or this proposal. This approach will provide certainty and will reduce the need for any corrective amendments to the Metropolitan Regional Scheme at a later date. It will also avoid untimely delays to the other proposals that form part of this MRS Amendment No.1339/57.
- 2) Advise the WAPC that Council will consider initiating an amendment to Local Planning Scheme No.17 (LPS17) to reclassify the subject portions of land once a MRS Amendment come into effect and where there is discrepancy between the Metropolitan Region Scheme and Local Planning Scheme No.17.

Addition to Submission 19

Your Ref: MRS 1339/57
Officer: John Elliott
Phone: 08 9267 9095
Email: john.elliott@swan.wa.gov.au
Fax: 9267 9444

30 October 2018

Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001

Dear Sir/Madam

PROPOSAL 10 OF METROPOLITAN REGION SCHEME AMENDMENT NO. 1339/57 NORTH-EAST & NORTH-WEST OMNIBUS - CITY OF SWAN SUBMISSION

Council, at its meeting on 24 October 2018, considered the above matter and resolved to:

- 1) Make a submission on Proposal 10 of Metropolitan Region Scheme Amendment No.1339/57 (North-East and North-West Districts Omnibus 2) advising the WAPC that the City of Swan has no objection to the rezoning of Lot 450 Swan Street; Lots 123, 466, 461, 462, 463, 464 and 465 Swan Street, and Lots 451, 467, 50, 24, 6, 31, 32, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 and 66 Terrace Road, Guildford from 'Rural' to 'Urban' in the MRS.
- 2) Advise the WAPC that the Council finds it unnecessary to initiate an amendment to Local Planning Scheme No.17 if the Proposal 10 area was to come into effect as advertised. This is because the existing 'Residential', 'General Commercial' and 'Private Clubs & Institutions' local zones, local road reserves and Additional Uses are consistent with the objectives of the proposed MRS 'Urban' zone, thereby meeting the City's obligations for conformity with a region scheme under s.124(3) of the *Planning and Development Act 2005*.

Should you have any queries regarding this matter, please do not hesitate to contact John Elliott on 08 9267 9095.

Yours faithfully

for M J Foley
CHIEF EXECUTIVE OFFICER

Enc:

DEPARTMENT OF PLANNING	
30 OCT 2018	
FILE	RS/0758/1



COUNCIL MINUTES

3.13 PROPOSAL 10 OF METROPOLITAN REGION SCHEME AMENDMENT NO.1339/57 NORTH-EAST & NORTH-WEST OMNIBUS - CITY OF SWAN SUBMISSION

Ward: (Midland/Guildford Ward) (Statutory Planning)

Disclosure of Interest: Nil

Authorised Officer: (Executive Manager Planning and Development)

KEY ISSUES

- The Western Australian Planning Commission (WAPC) seeks comment on advertised Metropolitan Region Scheme (MRS) Amendment 1339/57 (North-East & North-West Districts Omnibus 2). This is part of the WAPC's continuing program to keep the MRS maps up to date and involves eight (8) separate proposals located in the City of Swan (Proposals 8 to 15).
- Council at its 26 September 2018 ordinary meeting resolved to make a submission on MRS Amendment 1339/57 on all but Proposal 10, which was deferred for City staff to provide further information as to the implications of the proposed amendment in potential development outcomes and potential impact on the heritage values of the Guildford Townsite.
- Proposal 10 is to rezone 31 lots along the northern side of Terrace Road and Swan Street in Guildford from 'Rural' to 'Urban' in the MRS.
- Nineteen of the lots along Terrace Road are already zoned 'Residential' under the City's Local Planning Scheme No.17 and have a Residential Density Coding of R5. Ten of the lots are already zoned 'General Commercial' with a small portion of the rear of Lot 466 zoned 'Private Clubs & Institutions'; the other two lots are private rights-of-way.
- Almost all of the lots have been developed and contain either single houses or commercial buildings.
- These lots are all part of the designated Heritage Area which is the Guildford town site and subject to the Guildford Conservation Precinct local planning policy.
- The existing local planning scheme provisions do not permit grouped dwelling or multiple dwelling development on these lots, with the sole exception of Lot 467 Terrace Road, which has been developed for Multiple Dwellings consistent with a zoning change made by Council approximately 10 years ago.
- Noting the existing Local Planning Scheme controls in place already it is not considered that the proposed MRS amendment, which is a remedy of a longstanding administrative oversight, will have any impact on potential development outcomes or heritage values of the Guildford Townsite.

It is recommended that the Council make a submission advising the Western

Australian Planning Commission that it does not object to Proposal 10.
--

AUTHORITY/DISCRETION

The Council's resolution is required because staff do not have delegation to make comment on proposed amendments to the Metropolitan Region Scheme.

DETAILS

The North-East and North-West MRS Amendment No.1339/57 is largely an administrative exercise by the WAPC to keep its MRS Maps up-to-date. It involves 25 proposal areas across the multiple local governments (Swan, Joondalup, Kalamunda, Wanneroo and Mundaring) with eight (8) situated in the City of Swan (Proposals 8 to 15).

Council at its 26 September 2018 ordinary meeting considered this MRS Amendment No.1339/57 and resolved to:

- "1. *Make a submission on proposed Metropolitan Region Scheme Amendment No.1339/57 (North-East and North-West Districts Omnibus 2) advising the Western Australian Planning Commission (WAPC) that the City of Swan:*

- A. *Has no objection to Proposals 8-10 and 12-15 as advertised.*

- B. *As per recommendation****

***The recommendation referred to in 'B' was: *"Objects to Proposal 11 (Hazelmere) as advertised because it is piecemeal and prejudicial approach to the proper and orderly planning of the freight rail realignment and Lloyd Street's intersection with the Great Eastern Highway Bypass. It is recommended that Proposal 11 be omitted and dealt with once an MRS Amendment for the regional reservations are finalised and Main Roads WA is satisfied their land acquisition requirements won't encroach into the rail corridor alignment or this proposal. This approach will provide certainty and will reduce the need for any corrective amendments to the Metropolitan Regional Scheme at a later date. It will also avoid untimely delays to the other proposals that form part of this MRS Amendment No.1339/57"*

- "2. *Defer making a recommendation on proposal 10 of Metropolitan Region Scheme Amendment No. 1339/57 until the Ordinary Council Meeting in October in order for City staff to provide further information as to the implications of the proposed amendment in potential development outcomes and potential impact on the heritage values of the Guildford townsite*

- "3. *Note that the reason for this motion is that it is considered prudent to fully assess the implications changes to MRS scheme maps may have on Guildford, given potential State heritage listing. The future of Guildford and its value as a heritage tourism destination should not be put at risk without fully assessing the impact of such an amendment upon Guildford."*

Proposal 10 seeks to address a long-standing irregularity in the MRS for land in the historic Guildford town-site west of Meadow Street, south of St Charles Seminary, south

Ordinary Meeting of Council
24 October 2018

and east of Guildford Grammar and north of Swan Street and Terrace Road. It involves 31 properties in Guildford and proposes to rezone this land from 'Rural' to 'Urban' in the MRS. The table below lists the affected properties, their corresponding Local Planning Scheme 17 (LPS17) zones and the applicable guidelines of the Guildford Conservation Precinct Policy that are relevant to development outcomes:

Subject properties in 'Proposal 10'	Existing LPS17 zone	Applicable Guidelines of Local Planning Policy Guildford Conservation Precinct (POL-C-106)
Lot 450 (No.124) Swan Street Guildford Lot 123 (No.120) Swan Street Guildford	General Commercial	Subject of the Commercial Development Design Guidelines of POL-C-106
Guildford Landing Lot 466 (No.114) Swan Street Guildford	Predominately 'General Commercial' (approx. 1923sqm) with approx. 340sqm (1/7th) of the rear of the site zoned 'Private Clubs & Institutions'	Subject of the Commercial Development Design Guidelines of POL-C-106
Lot 461 (No.112) Swan Street Guildford Lot 462 (No.110) Swan Street Guildford Lot 463 (No.108) Swan Street Guildford Lot 464 (No.106) Swan Street Guildford Lot 465 (No.104) Swan Street Guildford Padbury Building Lot 94 (No.112-118) Terrace Road Guildford	'General Commercial'	Subject of the Commercial Development Design Guidelines of POL-C-106
Lot 467 (No.110) Terrace Road Guildford	'General Commercial' with 'Additional Use No.77' (AU 77), which enables 'Residential (Multiple Dwellings)' as a discretionary ('D')	Subject of the Commercial Development Design Guidelines of POL-C-106 as the land is zoned for commercial purposes and sits within a precinct of other commercial buildings

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<p>Lot 24 Terrace Road Guildford</p> <p>Lot 6 (No.104) Terrace Road Guildford</p> <p>Lot 31 (No.102) Terrace Road Guildford</p> <p>Lot 32 (No.100) Terrace Road Guildford</p> <p>Lot 9 (No.98) Terrace Road Guildford</p> <p>Lot 10 (No.96) Terrace Road Guildford</p> <p>Lot 11 (No.94) Terrace Road Guildford</p> <p>Lot 12 (No.92) Terrace Road Guildford</p> <p>Lot 13 (No.90) Terrace Road Guildford</p> <p>Lot 14 (No.88) Terrace Road Guildford</p> <p>Lot 15 (No.86) Terrace Road Guildford</p> <p>Lot 16 (No.84) Terrace Road Guildford</p> <p>Lot 17 (No.82) Terrace Road Guildford</p> <p>Lot 18 (No.80) Terrace Road Guildford</p> <p>Lot 19 (No.78) Terrace Road Guildford</p> <p>Lot 20 (No.76) Terrace Road Guildford</p> <p>Lot 21 (No.74) Terrace Road Guildford</p> <p>Lot 22 (No.72) Terrace Road Guildford</p> <p>Lot 23 (No.70) Terrace Road Guildford</p>	<p>"Residential" R5</p>	<p>Subject of the Residential Development Design Guidelines of POL-C-106</p>
<p>Laneway Lot 50 Terrace Road Guildford</p> <p>Laneway Lot 66 Terrace Road Guildford</p>	<p>'Local Road'</p>	<p>Predominately abut land the subject of the Residential Development Design Guidelines, except where they share a common boundary with Lot 467 (No.110) Terrace Road Guildford which is the subject of the Commercial Development Design Guidelines of POL-C-106</p>

These existing local planning scheme provisions do not permit grouped dwelling or multiple dwelling development on these lots, with the sole exception of Lot 467 Terrace Road, which has been developed for Multiple Dwellings consistent with a zoning change made by Council approximately 10 years ago.

City staff find that there are no implications to the development outcomes or potential impact on the heritage values that would result from Proposal 10 for the following reasons:

- The Metropolitan Region Scheme (MRS) does not detail or provide development standards or give guidance on heritage values; this detail is provided for in the local planning scheme, its policies and the State's Register of Heritage Places.
- A change to the MRS scheme maps would only require a review of the local planning scheme and policies if an inconsistency would result from an MRS Amendment. As illustrated in the table above and attached maps the land is already zoned and used for 'Residential', 'General Commercial' and 'Private Clubs & Institutions' and Additional Uses and are the subject of the Guildford Conservation Precinct Policy. These local classifications and local policies:
 - are compatible with the objectives of proposed underlying MRS 'Urban' zone;
 - there are examples of these local zones and classifications that exist within the Guildford Townsite that is zoned 'Urban' in the MRS, and;
 - with respect to Guildford Conservation Precinct Local Planning Policy (POL-C-106) are already in effect, will continue to guide development outcomes and heritage values and applies irrespective of if the land was 'Rural' or 'Urban' in the Metropolitan Region Scheme.

As such there are no statutory obligations under s.124(3) of the *Planning and Development Act 2005* that would bind the Council to modify its local planning scheme or policy as a direct result of Proposal 10 of MRS Amendment 1339/57.

- With no need to review the existing local zones or the existing Guildford Conservation Precinct Local Planning Policy (POL-C-106) there is no new development implications that could influence the entry of the Guildford Townsite on the State Register of Heritage Places or its heritage values.
- The motivation for Proposal 10 is to correct an administrative oversight in the MRS zoning which does not accord with a legally adopted Local Planning Scheme and historic development.

With no unforeseen issues or complications it is recommended that Council offer no objection to Proposal 10 of MRS 1339/57 as per the staff's recommendation.

OPTIONS AND IMPLICATIONS

Option 1: Council may resolve to provide comments as per the staff recommendations.

Implications: The Western Australian Planning Commission (WAPC) will consider the City's comments on Proposal 10 (alongside the submission Council has

Ordinary Meeting of Council
24 October 2018

already made on Proposals 8-9 and 11-15) and make a recommendation to the Minister of Planning on whether or not to amend the proposed Metropolitan Region Scheme (MRS) amendment. Whether or not the WAPC will agree or disagree with the Council's recommendation will not be known until after the Minister has made a decision.

Option 2: Council may instead resolve to advise the Western Australian Planning Commission (WAPC) that it has no comment to make on Proposal 10.

Implications: City staff will inform the Western Australian Planning Commission (WAPC) that Council has no comment to make on Proposal 10. The WAPC will consider the City's comments on the 7 other proposals and make a recommendation to the Minister of Planning on whether or not to amend the proposed Metropolitan Region Scheme (MRS) amendment.

This is not the recommended option because there are no heritage implications as a result of changing the Metropolitan Region Scheme (MRS), as demonstrated by this report. Should no change arise this would leave this land as 'Rural' in the MRS and this irregularity between the MRS and the current built form and local planning framework would continue to exist.

ATTACHMENTS

Location map

Existing Local Planning Scheme map

Proposed Changes to the Metropolitan Region Scheme Map for Proposal 10

Extract of the MRS Amendment 1339/57 Report relevant to Proposal 10

STRATEGIC IMPLICATIONS

Nil

STATUTORY IMPLICATIONS

Under s.124(3) of the *Planning and Development Act 2005* (the Act), if a region planning scheme is amended and is inconsistent with a local planning scheme, the local government is required to initiate an amendment to the local planning scheme within 90 days of the gazettal date to eliminate any inconsistency with the objectives of the new MRS zone. For Proposal 10 Council is under no obligations under s.124(3) of the Act to modify its local planning scheme. This is because the existing 'Residential', 'General Commercial' and 'Private Clubs & Institutions' local zones and Additional Uses are compatible with the objectives of proposed MRS 'Urban' zone.

Ordinary Meeting of Council
24 October 2018

FINANCIAL IMPLICATIONS

Nil

VOTING REQUIREMENTS

Simple majority

RECOMMENDATION

That the Council resolve to:

- 1) Make a submission on Proposal 10 of Metropolitan Region Scheme Amendment No.1339/57 (North-East and North-West Districts Omnibus 2) advising the WAPC that the City of Swan has no objection to the rezoning of Lot 450 Swan Street; Lots 123, 466, 461, 462, 463, 464 and 465 Swan Street, and Lots 451, 467, 50, 24, 6, 31, 32, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 and 66 Terrace Road, Guildford from 'Rural' to 'Urban' in the MRS.
- 2) Advise the WAPC that the Council finds it unnecessary to initiate an amendment to Local Planning Scheme No.17 if the Proposal 10 area was to come into effect as advertised. This is because the existing 'Residential', 'General Commercial' and 'Private Clubs & Institutions' local zones, local road reserves and Additional Uses are consistent with the objectives of the proposed MRS 'Urban' zone, thereby meeting the City's obligations for conformity with a region scheme under s.124(3) of the *Planning and Development Act 2005*.



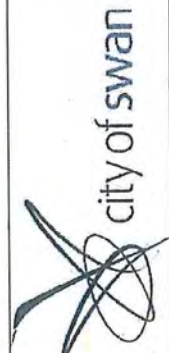
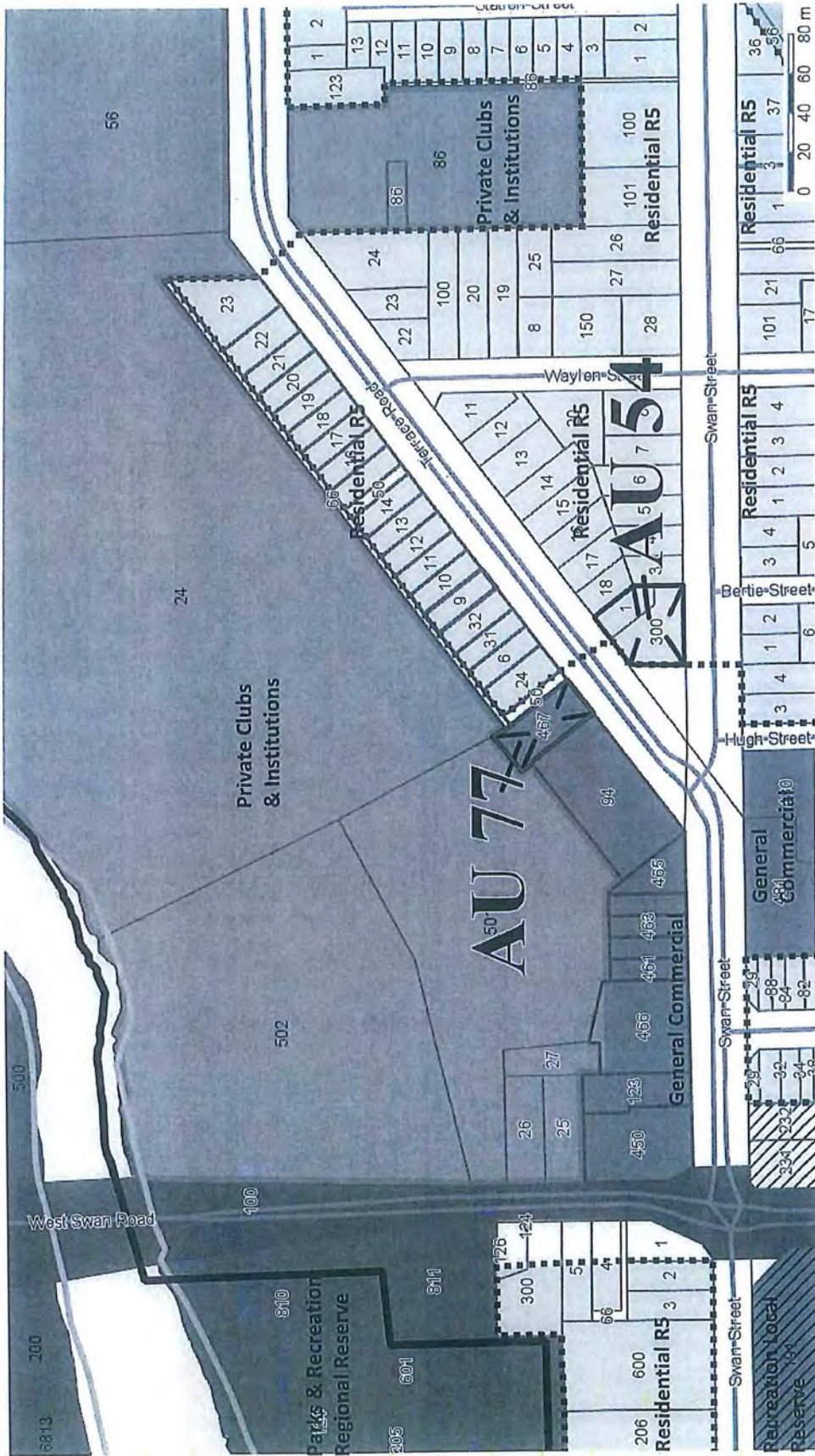
DISCLAIMER: Information shown here on is a composite of information from various different data sources. Users are warned that the information is provided by the City of Swan in this format as a general resource on the understanding that it is not suitable as a basis for decision making without verification with the original source.

Location Map

17/08/2018

1:3000





DISCLAIMER: Information shown here on is a composite of information from various different data sources. Users are warned that the information is provided by the City of Swan in this format as a general resource on the understanding that it is not suitable as a basis for decision making without verification with the original source.

MRS 1339/59
Proposal 10 - LPS17 Map

17/08/2018

1:3000






North East and North West Districts Omnibus No. 2
 Proposed minor amendment
 as advertised

28 March 2018

Proposal 10

Proposed Amendment:

 Urban zone

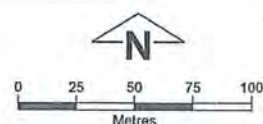
Oracle reference no: 2925

File number: 833/02/01/0071

Version number: 5



Date: 12/04/2018
 Produced by Geospatial Research and Modelling, Department of Planning, Lands and Heritage, Perth WA
 Base information supplied by Western Australian Land Information Authority SLIP 944-2017-1



east of the site. The amendment area is in close proximity to existing residential areas, community facilities and areas of public open space.

Referral agencies, with the exception of the Shire of Mundaring which considers the proposal premature pending a range of actions outlined in its local strategic planning for the locality, raise no objections to the initiation of the proposed amendment.

City of Swan

Proposal 8

Bullsbrook: To transfer portions of Lots 1 and 2 Great Northern Highway, Bullsbrook from the Rural zone to the Urban zone (Figure 8).

Lots 1 and 2 are to be rezoned to reflect their existing residential and commercial land uses which are consistent with an Urban zoning under the MRS.

Proposal 9

Caversham: To transfer a portion of a road widening lot adjacent to the intersection of Benara Road and West Swan Road in Caversham from the Rural zone to the Other Regional Roads reservation (Figure 9).

The amendment area forms part of the Benara Road / West Swan Road intersection and is most appropriately included in the Other Regional Roads reservation.

Proposal 10

Guildford: To rezone Lot 450 Swan Street and Lots 123, 466, 461, 462, 463, 464, 465, 451, 467, 50, 24, 6, 31, 32, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 and 66 Terrace Road from the Rural zone to the Urban zone (Figure 10).

These lots are to be rezoned to reflect their existing residential and commercial land uses which are consistent with an Urban zoning under the MRS.

Proposal 11

Hazelmere: To rezone a portion of Lot 1 Vale Road and a portion of the Vale Road road reserve from the Rural zone to the Industrial zone (Figure 11).

Lot 1 was omitted from MRS Amendment 1252/57 - Hazelmere Enterprise Area Structure Plan - Precinct 3A and 3B HEA Buffer area as the Public Transport Authority advised that it may impact on the alignment for the proposed Midland Freight Rail realignment. As a preferred alignment has been determined and protected through planning Control Area 119, the extent of the land requirement on Lot 1 is now known.

The remaining portion of Lot 1 can now be zoned Industrial, consistent with the Western Australian Planning Commission (WAPC) endorsed Hazelmere Enterprise Area Structure Plan which identifies the land for light industrial purposes.

Proposal 12

Malaga: To transfer a portion of Lot 100 Weir Road from the Public Purposes - State Electricity Commission reservation to the Industrial zone (Figure 12).



mainroads
WESTERN AUSTRALIA

Enquiries: Maryanne Thornely on (08) 9323 4078
Our Ref: 15/6741 (D18#888471)
Your Ref: 833-2-1-71 Pt1

12 October 2018

Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001

email: andrew.thomas@dplh.wa.gov.au (via email) mrs.mrs@planning.wa.gov.au (via email)
and referrals@planning.wa.gov.au (via email)

DEPARTMENT OF PLANNING	
12 OCT 2018	
FILE	RCS/0758/1

Dear Sir/Madam,

Metropolitan Region Scheme Proposed Amendment 1339/57 North-East & North-West Districts Omnibus 2.

Thank you for your correspondence received 20 July 2018. Main Roads has reviewed the information and provides the following advice and comments are made in relation to the Metropolitan Region Scheme Amendment 1339/57 (Minor Amendment North-East and North-West District Omnibus 2). Main Roads has no objections or comment on the other properties.

1. Main Roads **objects to Proposal 6 Wooroloo**: To transfer a portion of Railways Reservation and the Rural zoned portion of the Werribee Road reserve to the Parks and Recreation Reservation. The reasons for the objection are outlined below:
 - A 100% of this land is required for the future Perth to Adelaide National Highway (Orange Route). Please see attached route determination plans which have been finalised.
 - To rezone the land to Parks and Recreation Reservation would undermine an infrastructure project of national significance. This proposal is inconsistent with the forward transport planning for the State of Western Australia.
2. In relation to **Proposal 11 Hazelmere**: To rezone a portion of Lot 1 Vale Road and a portion of the Vale Road road reserve from the Rural zone to the Industrial zone the following comment is made;
 - Main Roads concurs with the proposal statement, however the PCA 119 Land Requirement to protect the Freight Rail Line and Great Eastern Highway Bypass has not been dimensioned. It is noted the PCA has a curve which cannot be determined without appropriate dimensions on plan. See attached PCA 119 plan.
3. Main Roads **supports proposal 14 Middle Swan**: To transfer portions of lots adjacent to the Reid Highway / Roe Highway/Great Northern Highway intersection from the Industrial zone and the Urban zone to the Primary Regional Roads reservation.



mainroads
WESTERN AUSTRALIA

WAPC is advised Main Roads is currently reviewing the Great Northern Highway/ Reid Highway/ Roe Highway intersection. This review may determine that additional land is required beyond what is currently proposed in this amendment. A further amendment will likely be required in the future.

4. The following comments are made in relation to **Proposal 15 Whiteman**: To transfer a portion of Lot 807 adjacent to the intersection of Hepburn Avenue and Marshall Road from the Rural zone to the Urban Deferred zone.

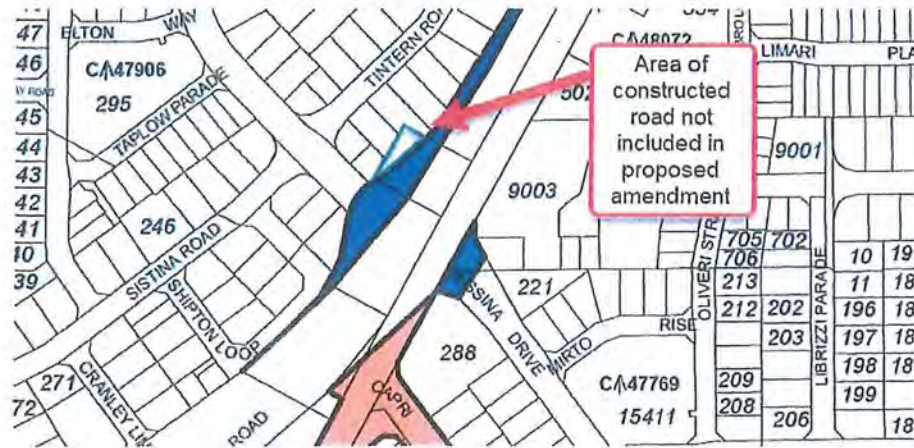
- Access to Lot 807 is unresolved. Future works will impact on the allotments ability to gain lawful vehicular access to a road.

The land is adjacent to a Primary Regional Road reservation, reserved for construction of the Marshall Road flyover. The flyover will be constructed as part of Main Roads Northlink project and will raise Marshall Road over the future Tonkin Highway, limiting opportunity for the land to achieve a safe access point. The future flyover, is located in close proximity of the Beechboro Road/ Marshall Road signalised intersection. The proximity of the future works to the subject land will remove access to the allotment, hence the reasoning why Main Roads is **not in a position to support Proposal 15**.

- To support any form of rezoning over Lot 807 the proposal must demonstrate all access via Beechboro Road.
- Main Roads preference is for an indicative site plan to be developed with holistic consideration for the remaining portion of Lot 807 and the adjacent Lot 11, which is also owned by the WAPC.
- PTAs Metronet Team are also working on the Ellenbrook Rail alignment and may wish to comment on this proposal. Main Roads suggests it is referred to PTA for comment.

5. Main Roads supports **Proposal 17 Sinagra** to designate portions of land to Other Regional Roads Reservation and provides the following comment;

- The reservation has missed a portion of the existing constructed road see image below. The amendment should be modified to include this portion of land.



6. Main Roads is unable to provide comment on **Proposal 25 Yanchep**. It is noted, Land Protection Plan LPP1.3114/1 does not dimension the distance from lot boundary to the MRS boundary. Main Roads is unable to determine if the area to rezoned is required for future road purposes. See attached Land Protection Plan.

Should the Commission disagree with the above Main Roads requests an opportunity to discuss this amendment prior to the Commission making its final determination.

Could you please forward a copy of the Commission's final determination regarding this Omnibus amendment quoting file reference 15/6741 (D18#888471).

If you require any further information please contact Planning Assessment Co-ordinator Maryanne Thornely on (08) 9323 4078 or via email at maryanne.thornely@mainroads.wa.gov.au.

Yours faithfully

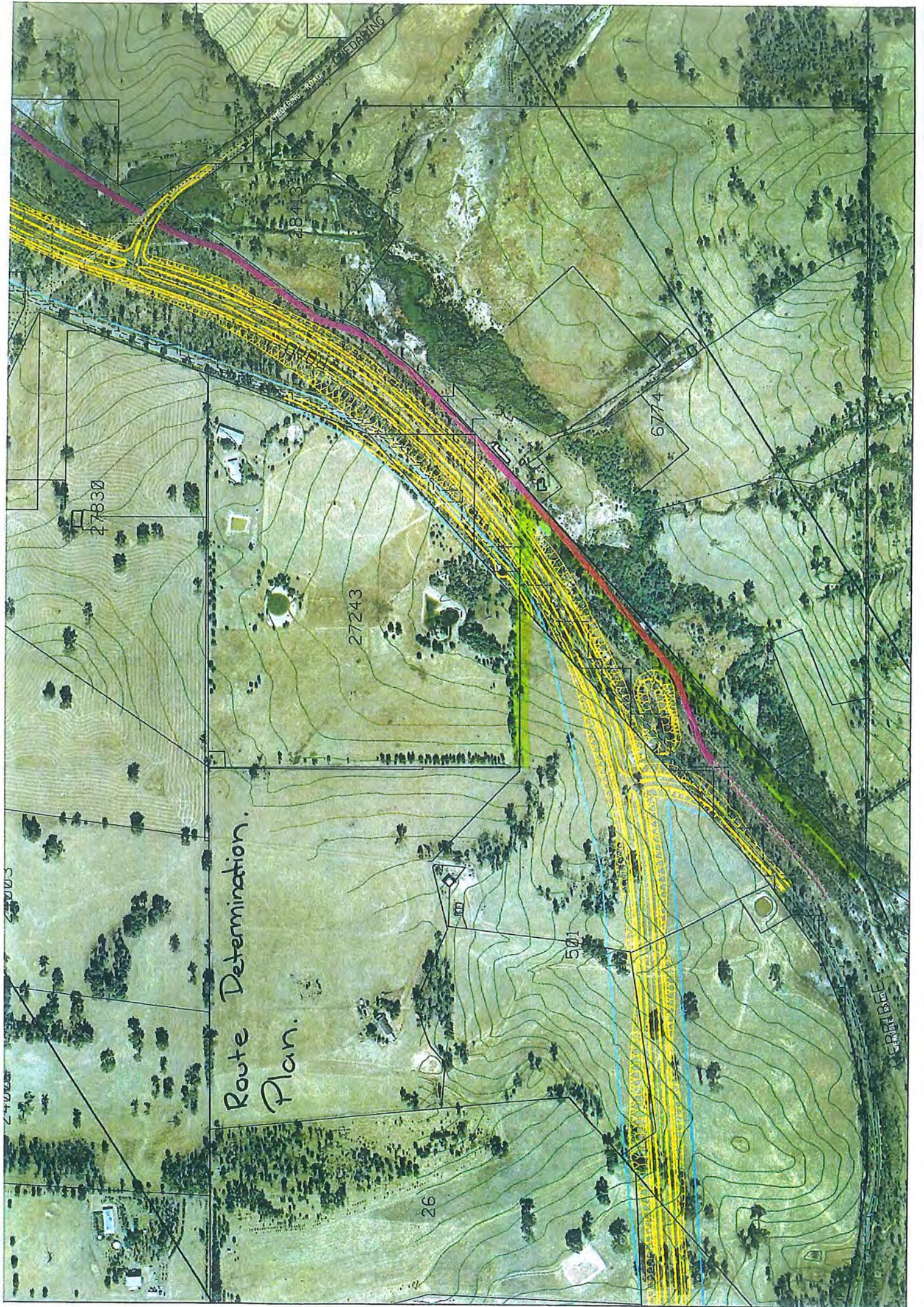
Lindsay Broadhurst

Director Road Planning & Development, Planning and Technical Services

ENC

1. Route Determination Plan
2. PCA 119 plan
3. Land Protection Plan LPP1.3114/1

Route Determination.
Plan.





is used for and is held by the
Western Australian Planning Commission.

Page 17

Planning control area
46119



the study. Knowledge of transacting activity enables physicians to better understand the role of the physician in the patient's care and to better manage the patient's care.

Legend
Planning control area

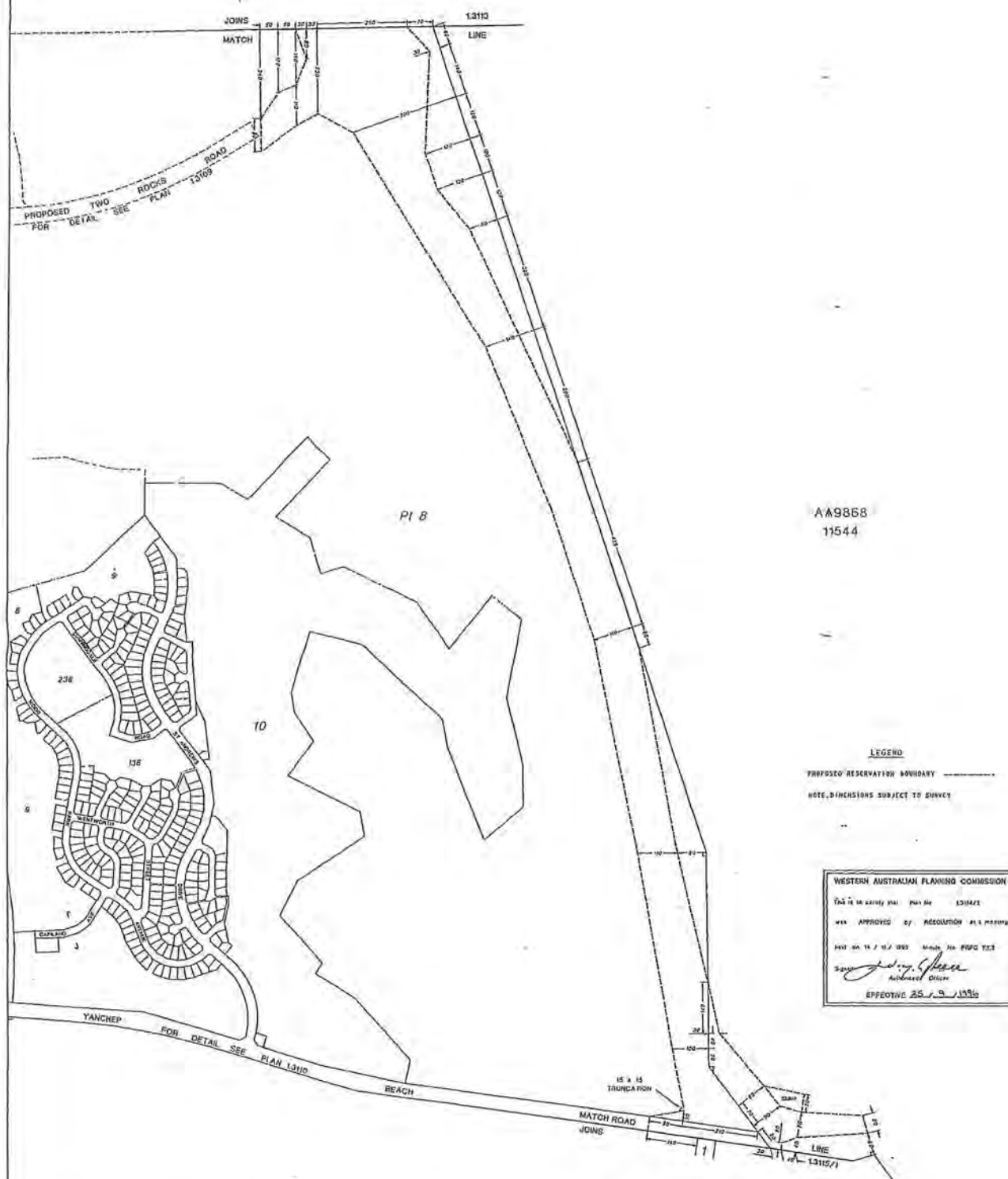
MIDLAND FREIGHT RAIL REALIGNMENT

Program Manager J. Lynn Sancho
 Generalist Officer J. Delvecchia
 Counselor R. Stevens
 Revised
 Version No. 2
 Date Waived for Release 10-6-2009

File number: B150001002119
 Status: replicated
 Metropolitan Region Scheme
 sewerage plant 17422-17423

1.7404

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AA9868
11544

LEGEND

PROPOSED RESERVATION BOUNDARY

NOTE: DIMENSIONS SUBJECT TO SURVEY

WESTERN AUSTRALIAN PLANNING COMMISSION
This is to certify that this plan has been approved by the Commission
on 14/11/1995 under the provisions of the Planning and Development Act 1967
and the Planning and Development Regulations 1995
Authorised Officer
EFFECTIVE 25/1/1996

SUPERSEDES PLAN 1.3114



WESTERN
AUSTRALIAN
PLANNING
COMMISSION

MITCHELL FREEWAY - YANCHEP BEACH ROAD TO TWO ROCKS ROAD
CONTROLLED ACCESS HIGHWAYS RESERVATION - PROPOSED LAND REQUIREMENT

AUTHORISED BY: [Signature]
DRAFTSPERSON: A. CLIFFORD
EXAMINED: [Signature]
REVISED: [Signature]
DATE: 14/11/1995

NORTH
SCALE 1:5000

PLAN NO
1.3114/1

FILE REF: 113/11/1
PLAN REF: 113/11/1
REF: 113/11/1
BAR CODE
02025
02025



Department of Biodiversity,
Conservation and Attractions



Your ref: 833-2-1-71 Pt 1 (RLS/07250/1)
Our ref: PRS 43115
Enquiries: Michael Roberts
Phone: 9303 7755
Email: Michael.Roberts@dbca.wa.gov.au

Ms Sam Fagan
Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001

Attention: Andrew Thomas

Dear Ms Fagan



MRS OMNIBUS AMENDMENT 1339/57 NE and NW Districts Omnibus 2

I refer to your correspondence of 19 September 2018 requesting comments on the above MRS Amendments. The Parks and Wildlife Service of the Department of Biodiversity, Conservation and Attractions (the department) notes that it has previously provided comments on the draft MRS Amendment 1339/57 in August 2017 and accordingly the comments below take into account these previous comments and any new information which has become available to the department in the interim.

City of Swan

Proposal 12

Proposal 12 Malaga: To transfer a portion of Lot 100 Weir Road from the Public Purposes - State Electricity Commission reservation to the Industrial zone. The department reiterates advice previously provided in which it was advised that the subject area contains banksia woodland vegetation which may meet the description and condition thresholds of the Banksia Woodland of the Swan Coastal Plain Threatened Ecological Community (TEC) declared under the Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act). In addition the banksia woodland vegetation may contain foraging habitat for threatened species listed under State and Federal legislation such as Carnaby's black cockatoo (*Calyptorhynchus latirostris*), forest red-tailed black cockatoo (*Calyptorhynchus banksii naso*) and Baudin's cockatoo (*Calyptorhynchus baudinii*). Planning for the future development should make provision to retain as much of the banksia woodland and associated cockatoo habitat as possible, identify and quantify habitat which will be lost, and consider if offsets may be required to mitigate any residual impact on habitat of this species.

Proposal 16

Whiteman: To transfer a portion of Lot 807 adjacent to the intersection of Hepburn Avenue and Marshall Road from the Rural zone to the Urban Deferred zone. The department notes that the final amendment report has now taken into account advice previously provided, in which it was advised that the subject land contains a Resource Enhancement category wetland mapped in the department's *Geomorphic Wetlands Swan Coastal Plain dataset*, which will now be addressed at subsequent stages of the planning process.

City of Kalamunda

Proposal 4

Gooseberry Hill: To transfer a portion of Lot 1134 Kalamatta Way from the Parks and Recreation reservation to the Urban zone. A portion of Lot 1134 Kalamatta Way, which contains a constructed residential dwelling and driveway, is currently reserved for Parks and Recreation. The land was formerly part of the adjacent Parks and Recreation reserve but was excised and amalgamated to form Lot 1134 when the encroachment of the dwelling into the reserve became apparent. The portion of the lot currently reserved for Parks and Recreation to be transferred to the Urban zone, consistent with the use of the land and cadastral boundaries of Lot 1134.

The department has approved the resolution of this issue and the boundary was amended to include this land in Urban to incorporate the house encroachment. The proposed new class A Reserve reflects this new arrangement and is currently in the final stage of creating the new reserve.

City of Wanneroo

Proposal 19

Pinjar: To transfer a portion of Reserve 21490 from the Rural zone to the Parks and Recreation reservation and extend the Bush Forever designation over the same. To rationalise the Parks and Recreation reservation of Crown Allotment 1706 consistent with its cadastral boundaries.

This proposal abuts land management by the department, namely State Forest 65. The department has no objection to the proposal.

Proposal 21

Gnangara: To rezone a portion of Lot 9060 Fortitude Boulevard from the Industrial zone to the Rural zone and to extend the Bush Forever designation over the same area, to transfer a portion of Reserve 52210 from the Rural zone to the Public Purposes - Special Use reservation, and to transfer Reserve 51094 and a portion of the adjacent Supreme Loop road reserve from the Other Regional Roads reservation to the Industrial zone. The zoning and Bush Forever designation of Lot 9060 is to be rationalised consistent with its cadastral boundary. The portion of Reserve 52210 which provides access is to be reserved for Public Purposes - Special Uses, consistent with its cadastral boundaries. Reserve 51094, which is managed by the City of Wanneroo for drainage purposes, and an adjacent portion of the Supreme Loop road reserve are to be transferred to the Industrial zone as they do not form part of Ocean Reef Road.

No objection.

Proposal 22

Eglinton: To transfer a portion of Crown Allotment 13711 (Reserve 9868) from the Rural zone to the Parks and Recreation reservation. The proposal area forms part of Yanchep National Park and is to be reserved for Parks and Recreation purposes consistent with its use for conservation purposes.

No objection.

Proposal 23

Alkimos: To transfer a portion of the Portside Promenade road reserve from the Parks and Recreation reservation to the Urban zone and to remove the Bush Forever designation over the same area (Figure 23). The proposals areas Parks and Recreation reservation and inclusion in Bush Forever site 397 is inconsistent with its use as the Portside Promenade road reserve.

No objection given the current use as a constructed road.

Proposal 25

Yanchep: To transfer a portion Lot 313 adjacent to Reserve 9868 from the Primary Regional Roads reservation to the Parks and Recreation reservation and to transfer a portion of Lot 305 adjacent to Reserve 9868 from the Parks and Recreation reservation to the Primary Regional Roads reservation. To rationalise the Parks and Recreation and Primary Regional Roads reservations consistent with cadastral boundaries.

No objection.

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
REGIONAL MANAGER

24 October 2018

