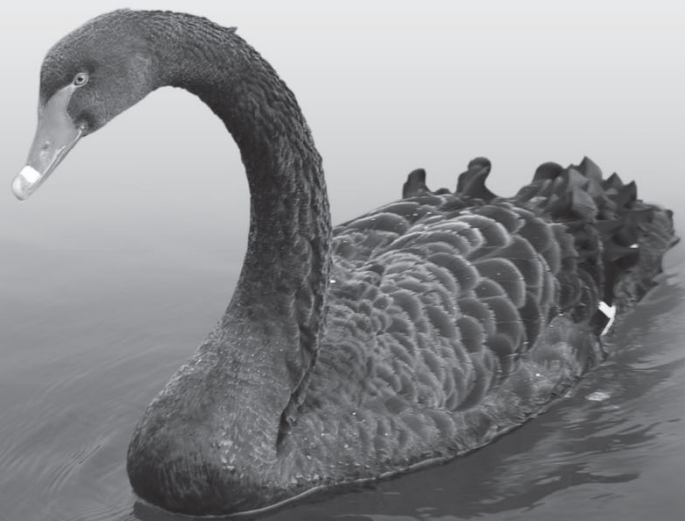


July 2019

**Metropolitan Region
Scheme Amendment
1355/57** (Minor Amendment)



Redcliffe Connect Precinct

Amendment Report

City of Belmont

Metropolitan Region Scheme Amendment 1355/57 (Minor Amendment)

Redcliffe Connect Precinct

Amendment Report

City of Belmont



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.

Disclaimer

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MRS Amendment 1355/57 Amendment Report
File 833-2-15-15 Pt 1

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This document is available in alternative formats on application to the Department of Planning, Lands and Heritage Communications Branch.

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The Metropolitan Region Scheme

What it is and how it is amended - minor

Planning Perth's future

Perth is currently home to more than 2 million people and this is anticipated to grow to 3.5 million by 2050.

To meet this growth, land must be identified for future housing, employment opportunities, transport, conservation and recreation.

The Metropolitan Region Scheme (MRS) provides for this by defining what land can be used for. It is also the means by which landowners can be compensated for land acquired for public purposes.

The role of the WAPC?

The Western Australian Planning Commission (WAPC) has statewide responsibility for planning how land in metropolitan and regional areas can be used and developed. The WAPC comprises a Chair and 16 members, representing industry, government and the community.

The WAPC is a statutory authority and operates in accordance with the *Planning and Development Act 2005*. It is supported by the Department of Planning, Lands and Heritage, which provides professional and technical expertise, administrative services and corporate resources.

What is the Metropolitan Region Scheme?

The MRS is a large town planning scheme which defines how land can be used in the Perth metropolitan area, dividing it into broad zones and reservations. The metropolitan area stretches from south of Rockingham to north of Yanchep and east of Mundaring.

The MRS uses a set of maps and a scheme text to set the planning rules and identify the various zones and reservations.

This plan has been in operation since 1963 and provides the legal basis for planning in the Perth metropolitan area.

The MRS is amended frequently as the region grows and changes.

What is an amendment?

An amendment to the MRS changes the zoning or reservation of land to allow for a different land use.

When a rezoning or a new reservation is considered, it is classified as either a major or a minor amendment and is advertised to seek comment from landowners, the broader community and all levels of government. Under the Act, the process for proposed major and minor amendments is different.

This process allows for extensive community consultation and discussion in Parliament, prior to a final decision being made.

How is the Metropolitan Region Scheme amended?

The WAPC is responsible for maintaining the MRS, including reviewing and initiating changes where necessary.

The amendment process is regulated by the *Planning and Development Act 2005*. The Act requires an amendment to be consistent with both the *Swan River Trust Act 1988* and the *Heritage of Western Australia Act 1990* and does not allow for an amendment to occur within the defined area of which a redevelopment scheme applies.

The amendment proposed in this report is being made under the provisions of section 57 (often referred to as a minor amendment).

The minor amendment process includes (also see the diagram on page viii):

- Request submitted and considered by the WAPC.
- WAPC determines to either progress or reject application, classifying it as either a major or minor amendment.

- If progressed, the application is referred to the Environmental Protection Authority (EPA) to set the level of environmental assessment. If the EPA requires an environmental review, this is carried out before the amendment is advertised.
- Consent by the Minister for Planning to call for submissions.
- Proposed amendment is advertised for public comment. Advertisements are placed in local and statewide newspapers and the information is made available on www.dplh.wa.gov.au/mrs-amendments. Landowners directly affected by a proposed amendment are contacted in writing. Where there is an environmental review, this is also made available for comment.
- WAPC receives public submissions over a period of 60 days.
- WAPC reviews the proposed amendment in light of both the submissions and planning advice provided by the Department of Planning, Lands and Heritage.
- WAPC provides recommendation to the Minister for Planning whether to accept, reject or modify the proposed amendment.
- Minister considers proposed amendment.
- If approved, with or without modification, the amendment becomes legally effective in the MRS with the publishing of a notice in the Government Gazette. If declined, the amendment is discarded.
- Within three months of an MRS amendment being finalised, all affected local governments must initiate an amendment to its local planning scheme to match the new zonings.

Zones and reservations

Zones and reservations in the MRS are broad categories to define how land can be used and developed. The following descriptions are a guide only.

Zones

Urban: areas in which a range of activities are undertaken including residential, commercial, recreational and light industry.

Urban deferred: land identified for future urban uses following the extension of urban services, the progressive development of adjacent urban areas, and resolution of any environmental and planning requirements relating to development.

The WAPC must be satisfied that these issues have been addressed before rezoning to urban.

Central city area: strategic regional centres for major retail, commercial and office facilities as well as employment, civic, business and residential uses.

Industrial and special industrial: land on which manufacturing, processing, warehousing and related activities are undertaken.

Rural: land on which a range of agricultural, extractive and conservation uses is undertaken.

Private recreation: areas of significance to the region's recreation resource, which are (or are proposed to be) managed by the private sector.

Rural - water protection: rural land over public groundwater areas where land use is controlled to avoid contamination.

Reservations

Land reserved for community purposes. It may be reserved to protect a resource or to provide areas for infrastructure.

Parks and recreation: land of regional significance for ecological, recreation or landscape purposes.

Railways: provides for public transit routes, freight rail lines and associated facilities such as marshalling yards, maintenance depots and park n' ride stations.

Port installations: regional maritime shipping facilities.

State forests: areas of woodland located on Crown land and managed under the *Conservation and Land Management Act 1984*.

Water catchments: water sources protected for high quality public water supply. These areas have strict controls on land use to avoid pollution of the water resource.

Civic and cultural: significant civic precincts and buildings.

Waterways: permanent inland and coastal waters including many rivers and reservoirs.

Public purposes: land for public facilities such as hospitals, high schools, universities, prisons, utilities for electricity, water and treatment of wastewater, commonwealth government and other special uses.

Primary regional roads: important regionally significant roads as part of the planned road network that are currently, or proposed to be declared, under the *Main Roads Act 1930*.

Other regional roads: roads of regional significance in the planned road network for which the planning responsibilities are shared by the WAPC and local governments.

What if my land is rezoned?

Landowners may find that an amendment seeks to rezone their property, for example from rural to urban or urban deferred.

If the zoning is changed, landowners do not have to change their lifestyle or the way they use the land. However, depending on the new zone, there may be opportunities to change the land use, such as seek approval to subdivide or apply to develop it in some way that suits the new zoning.

The WAPC realises that many people choose their properties because they like them as they are and may not want to change from, for example, a rural-residential lifestyle to an urban area. Others are keen to change the land use.

For these reasons, amendments to the MRS are advertised so that all affected landowners and the broader community have time to examine the proposal and provide their comment.

What if my land is reserved?

Land is reserved because it will eventually be needed for a public purpose such as parks and recreation or other regional roads.

If your land is proposed to be reserved in an advertised amendment, you can continue to use and enjoy your property. Generally, reserved land can remain in private ownership until it is needed for the purpose for which it is reserved.

To protect landowners, there are procedures for acquisition or compensation by the WAPC. These are outlined in *Your Property and the planning system – region schemes*, a leaflet reproduced at the back of this report and online at <https://www.dplh.wa.gov.au/your-property-and-region-schemes>.

How can my views be heard?

You can lodge a submission during the advertised period:

- online at www.dplh.wa.gov.au/mrs-amendments.
- in writing to Western Australian Planning Commission, Level 2, 140 William Street, Perth 6000 (a submission form is included at the back of this report).

Publications

Amendments made to the MRS using the provisions of section 57 will in most cases have information published under the following titles:

Amendment report

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

Environmental review report

The EPA considers the environmental impact of an amendment to the MRS before it is advertised. Should the EPA require formal assessment, an environmental review is undertaken, and that information is made available for comment at the same time as the *Amendment Report*.

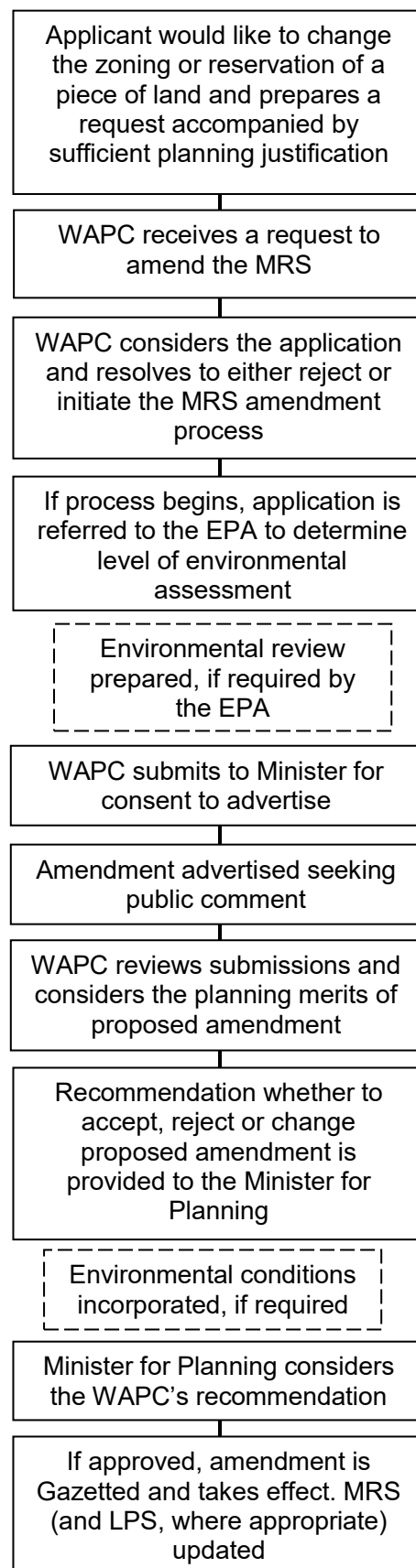
Report on submissions

This publication documents the planning rationale, determination of submissions received, and the recommendations for final approval of the amendment made by the WAPC.

Submissions

All written submissions received on the proposed amendment are reproduced as a public record.

A simple diagram of the amendment process.



Abbreviations

AHA	Aboriginal Heritage Act
DA6	Development Area 6
DWER	Department of Water and Environmental Regulation
EPA	Environmental Protection Authority
LPS	Local Planning Scheme
MRS	Metropolitan Region Scheme
SPP	State Planning Policy
SWALSC	South West Aboriginal Land and Sea Council
WAPC	Western Australian Planning Commission

Amendment Report

Metropolitan Region Scheme Amendment 1355/57

Redcliffe Connect Precinct

Amendment Report

1 Purpose

The purpose of the amendment is to transfer approximately 1.6 hectares of land in Redcliffe from the Primary Regional Roads and Public Purposes - Commonwealth Government reservations to the Urban zone under the Metropolitan Region Scheme (MRS), as shown on the amending figure for Proposal 1.

The minor rationalisation of two portions of road reserve is also proposed, namely a small truncation adjacent to Lot 6 (Kanowna Avenue East) and the eastern most portion of the Ryans Court reserve, rectifying noted anomalies in the MRS.

The MRS amendment will allow for the residential development of the subject land, following a local scheme amendment, structure planning and subdivision approval.

2 Background

The subject land is located in the City of Belmont and is approximately 8 kilometres east of the Perth Central Business District. The Ryans Court Precinct site west of Tonkin Highway was used for residential purpose prior to being partially reserved in the MRS as Primary Regional Roads and the majority of this site has been cleared of vegetation from this past use. The Stanton Road Precinct east of Tonkin Highway has no historic land uses other than being reserved in the MRS as Primary Regional Roads and Public Purposes - Commonwealth Government. This precinct contains some remnant banksia woodland, identified as a threatened ecological species.

The surrounding land on both sides of Tonkin Highway is predominantly zoned Residential R20 and both precincts are adjacent to primary schools; St Maria Goretti's Catholic School (Ryans Court Precinct) and Redcliffe Primary School (Stanton Road Precinct). The Perth Airport is located directly east of the Stanton Road Precinct.

The 'Redcliffe Connect Precinct' will form part of the established residential suburb of Redcliffe and will be developed in a manner which is consistent with the Department of Communities and City of Belmont vision for the area. The amendment area is part of an emerging METRONET precinct that will transform Redcliffe from a suburban area to a transit oriented precinct.

3 Scope and content of the amendment

The amendment proposes to rezone approximately 1.6 hectares of land in Redcliffe from the Primary Regional Roads and Public Purposes - Commonwealth Government reservations to the Urban zone in the MRS.

4 Discussion

Strategic Planning Context

Perth and Peel @ 3.5 Million / Central Sub-regional Planning Framework

The *Perth and Peel@3.5 Million* document provides a snapshot of the Perth and Peel regions in the future. It makes the case for change from a “business-as-usual” perspective to a more considered, connected, consolidated urban form. Future areas for urban development have been determined in conjunction with the State Government’s draft *Strategic Assessment of the Perth and Peel Regions*, in order to avoid and protect areas that have significant regional environmental value.

The *Central Sub-regional Planning Framework* (the *Framework*) identifies the site as part of the existing regional road reservation, and partially within an *Urban Corridor* (Ryans Court Precinct) and *Activity Centre* (Stanton Road Precinct). Both of these categories advocate higher densities in proximity to public transport. The *Framework* also identifies a high-frequency public transit route along Stanton Road connecting to the future Redcliffe Station.

METRONET

The proposed amendment area is located in close proximity to the Redcliffe Station which is currently under construction as part of the Forrestfield Airport Link project.

A key objective of the METRONET project is to ensure that station precincts are designed to enable well-designed, liveable places with appropriate built form character, development density, function and amenity, consistent with transit-oriented development principles.

State Planning Policy 3.0: Urban Growth and Settlement

State Planning Policy (SPP) 3.0 sets out the principles and considerations that guide the development of new urban growth and settlements. It focuses on consolidation in areas with good access to employment, services and transportation, minimised environmental impact and efficient use of suitable land and infrastructure.

The amendment is consistent with SPP 3.0 as it will realise residential consolidation and intensification within an area of under-utilised urban land that has immediate access to transport, services and employment. All essential services can be readily and efficiently connected from immediate surrounding areas.

State Planning Policy 3.7: Planning in Bushfire Prone Areas

SPP 3.7 forms the foundation for land-use planning to address bushfire risk management in Western Australia. It is used to inform and guide decision-makers, referral authorities and proponents to achieve acceptable fire protection outcomes on planning proposals in bushfire-prone areas.

A Bushfire Management Plan has been approved by the Department of Fire and Emergency Services for the subject site.

State Planning Policy 4.2 - Activity Centres for Perth and Peel

SPP 4.2 requires comprehensive planning for activity centres and provides a hierarchy of planning documents required to plan for activity centre development (local planning strategies, local planning schemes and activity centre structure plans).

The Stanton Road Precinct is identified within the wider Perth Airport Specialised Activity Centre area as per SPP 4.2 and the *Framework*. This Activity Centre area encompasses part of the Redcliffe suburb on the eastern side of Tonkin Highway, including the new Redcliffe Station.

State Planning Policy 5.1: Land Use Planning in the Vicinity of Perth Airport

SPP 5.1 acknowledges the fundamental importance of Perth Airport to the continued economic development of Western Australia, and the negative impacts of airport noise on sensitive land uses (i.e. residential development).

The amendment area does not fall within the 20 Australian Noise Exposure Forecast noise contour, which is the minimum noise level upon which sensitive land uses (residential) can be undertaken without the need for mitigating acoustic treatment.

Draft State Planning Policy 5.4: Noise and Rail Transport Noise and Freight Considerations

Draft SPP 5.4 requires consideration of transport noise for sensitive land uses abutting regional transport routes to avoid or mitigate land use conflict between the two. SPP 5.4 also seeks to protect the functionality of the State's transport corridors by protecting them from encroaching incompatible development.

The amendment area abuts Tonkin Highway and as a result a Road Traffic Noise Assessment will be undertaken as part of the local structure planning phase, to gain an understanding of future road noise associated with this key traffic route as set out in SPP 5.4. Interface treatments such as Quiet House Design criteria and notifications on title will be applied where found appropriate.

Statutory Planning Context

Environment

The Department of Water and Environmental Regulation (DWER) advises that the proposed amendment area contains flora, vegetation and fauna values including potential habitat for Threatened Fauna Black Cockatoos and Threatened Flora species. The Stanton Road Precinct specifically contains Banksia woodlands listed as a Priority 3 Ecological Community by the Department of Biodiversity Conservation and Attractions, and a Threatened Ecological Community under the *Environment Protection and Biodiversity Conservation Act 2000*. Any amendment will need to consider and demonstrate appropriate avoidance, management and mitigation of impacts to these values.

The proponent will consider the mitigation of impacts to threatened fauna habitat through the retention of bushland and significant trees in public open space as part of the future detailed planning processes. It is also noted that a separate Local Planning Scheme (LPS) amendment will be required for the site which will be considered by the Environmental Protection Authority (EPA).

The amendment area is in close proximity to Tonkin Highway and Perth Airport. Any amendment should demonstrate consideration of SPP 5.1 and SPP 5.4. The EPA's Environmental Factor Guideline Social Surroundings may also need to be considered in this regard. In this regard, refer to "Strategic Planning Context" section above for discussion on SPP's 5.1 and 5.4.

Urban Water Management

No District Water Management Strategy is required for the site, as the amendment is simply rationalising reserved land that is surplus to requirements. The DWER raised no objections to the progression of the proposed amendment.

Infrastructure

Regional Roads

Main Roads Western Australia raises no objections to the proposed amendment.

Water and Wastewater

The Water Corporation advises the following:

Water: Reticulated water is currently available to the subject area. All water main extensions, if required for the development site, must be laid within the existing and proposed road reserves, on the correct alignment and in accordance with the Utility Providers Code of Practice.

The proposed water reticulation extensions/strategy will need to be further refined by the developer's consultant engineers at the subdivision stage in consultation with the Land Servicing Section.

Wastewater: Reticulated sewerage is currently available to the subject area. All sewer main extensions, if required for the development site, should be laid within the existing and proposed road reserves, on the correct alignment and in accordance with the Utility Providers Code of Practice. The developer will not be responsible for the headworks infrastructure.

Development Area 6 (DA6): Due to the increase in development density in DA6, upgrading of the current system will be required in the future. The Redcliffe Connect Precinct is partly within DA6.

Regarding DA6, the Water Corporation informs the following regarding all infrastructure:

- The proponent and/or developer will not need to fund any headworks infrastructure required. The headworks infrastructure is currently not on the Water Corporation Capital Works Program but will be constructed when required by the Water Corporation.
- All new or upgraded reticulation mains will need to be paid for by the proponent and/or developer. It is highly recommended that the costs of reticulation works mentioned above are included in the DA6 project's developer contribution scheme to be established by the City of Belmont. This is so a coordinated approach is taken instead of individual land owners being responsible for the upgrades.

Drainage: The subject area falls within the Perth Airport Southern Drainage Catchment. The Water Corporation's drainage systems only take predevelopment flows, therefore, the developer will need to compensate any additional flows on their own land.

General Comments: The developer may be required to fund new works or the upgrading of existing works and protection of all works. A contribution for Water, Sewerage and Drainage headworks may also be required.

The proponent has been advised of the above requirements which relate to the subsequent stages of the planning and development process.

5 Aboriginal heritage

The *Aboriginal Heritage Act 1972* (AHA) provides for the protection and preservation of Aboriginal heritage and culture throughout Western Australia, including places and objects that are of significance to Aboriginal people. Aboriginal sites and materials are protected whether or not they have been previously recorded or reported.

The process of rezoning or reservation of land in a region scheme is not in itself directly affected by the AHA. Proposed changes to land-use at the MRS amendment stage are broad by nature and do not physically interfere with the land. Consideration of any protection that may be required is addressed more specifically at later stages of the planning process, typically being a local planning scheme amendment and when preparing a local structure plan.

Proponents of proposals are advised to familiarise themselves with the State's *Cultural Heritage Due Diligence Guidelines* (the Guidelines). These have been developed to assist proponents identify any risks to Aboriginal heritage and to mitigate risk where heritage sites may be present. The Guidelines are available electronically at: <https://www.dplh.wa.gov.au/information-and-services/aboriginal-heritage/land-use-under-the-aha/aboriginal-heritage-surveys>.

Nevertheless, in recognising the importance of having reliable Aboriginal information on land and the values attached to it, the Western Australian Planning Commission (WAPC) and the Department of Planning, Lands and Heritage have entered into a Memorandum of Understanding with the South West Aboriginal Land and Sea Council (SWALSC) for the provision of Aboriginal consultative services. All MRS amendment proposals likely to be of interest to Aboriginal persons are referred to SWALSC for comment before being released for public submission. The SWALSC is the recognised Native Title Representative Body for Western Australia's southwest region and as such is well placed to provide advice on Aboriginal heritage.

This amendment was not referred to SWALSC as it was not expected to impact on Aboriginal heritage values. However, the amendment will be referred to SWALSC during the public advertising period.

6 Co-ordination of local and region scheme amendments

Under Section 126(3) of the *Planning and Development Act 2005* the WAPC has the option of concurrently rezoning land being zoned Urban under the MRS to a 'Development' zone (or equivalent) in a local planning scheme. As text modifications are required to be undertaken to the City of Belmont LPS 15, the concurrent amendment of the site to a 'Development' zone cannot be undertaken.

7 Substantiality

The *Planning and Development Act 2005* allows for amendments to the MRS to be processed as either "minor" or "major" amendments depending on whether they are considered to constitute a substantial alteration to the MRS or not. Development Control Policy 1.9 - *Amendment to Region Schemes* sets out the criteria for deciding whether the major or minor

process should be followed. In this regard, the amendment is proposed to be processed as a "minor" amendment as follows:

- the proposed amendment is not considered complex and is generally consistent with the *Central Sub-regional Planning Framework* which identifies the site as existing regional road reservation, *Urban Corridor* and *Activity Centre* areas;
- the subject land was previously controlled by Main Roads Western Australia and Perth Airport for potential expansion works to the Tonkin Highway and Perth Airport respectively. The land is now surplus to requirements;
- the proposed amendment is considered to represent a logical extension of the Redcliffe Urban Precinct, and is within close proximity of the Perth Airport activity centre, multiple primary schools, Redcliffe Station and regional roads; and
- key state government agencies agree to the initiation of the proposed amendment (subject to resolution of various minor issues at later stages of the planning and development process).

8 Sustainability appraisal

The proposed amendment will allow further planning and development to occur to facilitate residential development in close proximity to existing rail, road and urban infrastructure in accordance with the general intent of *Perth and Peel@3.5 Million* and the associated *Central Sub-regional Planning Framework*.

9 Environmental Protection Authority advice

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

The EPA has advised that the proposed amendment does not require formal assessment under Part IV of the *Environmental Protection Act 1986*. However, it has provided advice on the key environmental factors for the amendment. A copy of the notice from the EPA is included at appendix A.

10 The amendment process

The procedures for amending the MRS are prescribed by the *Planning and Development Act 2005*. The amendment proposed in this report is being made under the provisions of section 57 of that Act.

In essence, the procedure for an amendment not constituting a substantial alteration to the MRS (often referred to as a minor amendment) involves:

- formulation of the amendment by the WAPC;
- referral to the EPA for environmental assessment;
- completion of an environmental review (if required) to EPA instructions;

- public submissions sought on the proposed amendment (including environmental review if required);
- consideration of submissions;
- approval, with or without any modifications in response to submissions, or decline to approve by the Minister; and
- the amendment takes legal effect with gazettal of the Minister's approval.

An explanation of this process entitled *The Metropolitan Region Scheme, what it is and how it is amended*, can also be found in the front of this report.

11 Submissions on the amendment

The WAPC invites people to comment on this proposed amendment to the MRS.

The amendment will be advertised for public submissions for a period of 60 days from Tuesday 23 July 2019 to Friday 27 September 2019.

Copies of the amendments are available for public inspection at the:

- Western Australian Planning Commission, 140 William Street, Perth;
- City of Belmont; and
- State Reference Library, Northbridge.

Online submissions are encouraged via: <https://consultation.dplh.wa.gov.au>

Written submissions commenting on the amendment should be sent to:-

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

or by email to:-

mrs@dplh.wa.gov.au

and must be received by 5 pm 27 September 2019.

All submissions received by the WAPC will be acknowledged.

For your convenience a submission form (form 57) is contained in this report (appendix E). Additional copies of the form are available from the display locations and the Department of Planning, Lands and Heritage website www.dplh.wa.gov.au/mrs-amendments.

You should be aware that calling for submissions is a public process and all submissions lodged will become public. All submissions are published and made available when the Minister has made a determination on the amendment. Advice of disclosure and access requirements are shown on side two of the submission form.

Before making your submission, it is recommended that you read the information in appendix D of this report regarding preparing a submission.

12 Modifications to the amendment

After considering any comments received from the public and government agencies, the WAPC may recommend that the Minister modify the amendment. The Minister may approve the amendment, with or without any modifications in response to submissions, or decline to approve.

13 Final outcome

The recommendations of the WAPC, including any modifications, along with the determination of the Minister, are published in a report on submissions. Anyone who has made a submission, along with affected landowners, will be notified of the outcome when the amendment is Gazetted to give it legal effect.

MRS Amendment 1355/57

Redcliffe Connect Precinct

**Amending Figure
Proposal 1**



REDCLIFFE CONNECT PRECINCT Proposed Minor Amendment as advertised

1 May 2019

Proposal 1

Proposed Amendment:

 Urban zone

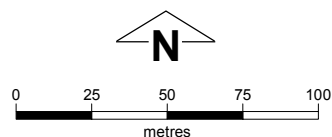
Oracle reference no: 2975

File number: 833/02/15/0015

Version number: 2



Date: 10/04/2019
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
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Appendix A

Notice of environmental assessment

Department of Planning, Lands and Heritage Received	
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Attachments	<input type="checkbox"/>
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File No	R15/0817

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

Our Ref: CMS17505
Enquiries: Angela Coletti, 6364 7600
Email: Angela.Coletti@dwer.wa.gov.au

Dear Ms Fagan

DECISION UNDER SECTION 48A(1)(a)
Environmental Protection Act 1986

SCHEME:	Metropolitan Region Scheme Amendment 1355/57
LOCATION:	Redcliffe Connect Precinct in the City of Belmont
RESPONSIBLE AUTHORITY:	Western Australian Planning Commission
DECISION:	Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme Amendment Not to be Assessed Under Part IV of EP Act. Advice Given. (Not Appealable)

Thank you for referring the above proposed scheme to the Environmental Protection Authority (EPA).

After consideration of the information provided by you, the EPA considers that the proposed scheme should not be assessed under Part IV Division 3 of the *Environmental Protection Act 1986* (EP Act) but nevertheless provides the attached advice and recommendations.

Please note the following:

- For the purposes of Part IV of the EP Act, the scheme is defined as an assessed scheme. In relation to the implementation of the scheme, please note the requirements of Part IV Division 4 of the EP Act.
- There is no appeal right in respect of the EPA's decision to not assess the scheme.

A copy of this letter and the attached advice and recommendations will be made available to the public via the EPA website.

Yours sincerely



Anthony Sutton
Delegate of the Environmental Protection Authority
Executive Director
EPA Services

29 June 2019

Encl. Scheme Advice and Recommendations

**ADVICE UNDER SECTION 48A(1)(a)
ENVIRONMENTAL PROTECTION ACT 1986**

Metropolitan Region Scheme 1355-57

Location: Redcliffe Connect Precinct – City of Belmont

Determination: Scheme Not Assessed – Advice Given (not appealable)

Determination Published: 1 July 2019

Summary

The Western Australian Planning Commission (WAPC) has initiated Metropolitan Region Scheme (MRS) Amendment 1355-57 to transfer approximately 1.6 hectares (ha) of land in Redcliffe from the Primary Regional Roads and Public Purposes – Commonwealth Government reservations to the Urban zone.

The Environmental Protection Authority (EPA) has considered the scheme amendment in accordance with the requirements of the *Environmental Protection Act 1986* (EP Act). The EPA considers that the scheme amendment is unlikely to have a significant effect on the environment and does not warrant formal assessment under Part IV of the EP Act. The EPA has based its decision on the documentation provided by the WAPC. Having considered this matter, the following advice is provided:

Environmental Factors

The EPA has identified the following preliminary environmental factors relevant to this scheme amendment:

- Flora and Vegetation;
- Terrestrial Fauna; and
- Social Surroundings.

Advice and Recommendations regarding Environmental Factors

The amendment area contains flora and vegetation and fauna values including potential habitat for Threatened Fauna (Black Cockatoos). The Stanton Road Precinct specifically contains Banksia woodlands listed as a Priority 3 Ecological Community by the Department of Biodiversity Conservation and Attractions, and a Threatened Ecological Community (TEC) under the *Environment Protection and Biodiversity Conservation Act 2000* (EPBC Act).

The EPA recommends that future structure planning be informed by a survey for the TEC and a targeted fauna tree habitat survey for Black Cockatoos. The proponent will need to consider and demonstrate appropriate avoidance, management and mitigation of impacts to these environmental values.

The Redcliffe Connect Precinct is also likely to be impacted by noise due to proximity to Tonkin Highway and the Perth Airport. Any scheme amendment should demonstrate clear consideration of State Planning Policy (SPP) 5.1 *Land use planning in the vicinity of Perth Airport* and 5.4 *Road and rail transport noise and freight considerations in land use planning*.

The EPA's Environmental Factor Guideline *Social Surroundings* may also need to be considered in this regard.

Conclusion

The EPA concludes that the amendment can be managed to meet the EPA's environmental objectives, through the retention of fauna habitat as part of future structure planning.

Appendix B

List of detail plans supporting the amendment

Redcliffe Connect Precinct
Proposed Minor Amendment
Amendment 1355/57
as advertised
3.2740

Detail Plans

1.6278	-	Redcliffe	Urban	Proposal 1
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Appendix C

**Your property and the
planning system - region schemes**

Your property and the planning system – region schemes

Rights to compensation in relation to reserved land

The Western Australian Planning Commission (WAPC) has statewide responsibility for planning how land in metropolitan and regional areas can be used and developed. It does this by reserving and zoning land for immediate and future development through region schemes and/or planning control areas.

Region schemes

The WAPC administers three region schemes which classify land into zones and reservations:

- Metropolitan Region Scheme
- Peel Region Scheme
- Greater Bunbury Region Scheme.

Zones are large areas identified for purposes such as industry (industrial zone) and residential (urban zone).

Reservations are required for public purposes such as schools, railways, major roads, and parks and recreation.

How do you amend a region scheme?

Schemes can be amended as regions grow and change. This process begins with the local government, landowner, State Government or WAPC making a request to amend a scheme. The WAPC considers the request and can either refuse or approve the initiation of an amendment.

The amendment process is lengthy and in general, takes between 12 to 24 months to complete and includes extensive consultation with landowners and the broader community. In some cases amendments are subject to assessment by the Environmental Protection Authority. Amendments can be classified as Major or Minor, in accordance with *Development Control Policy 1.9 – Amendment to Region Schemes*.

Planning Control Area

In some instances, the WAPC will use a planning control area (PCA) to protect land required for a particular purpose from development until it may be reserved in one of the region schemes. A PCA acts in a similar manner as a region scheme but can be applied as a temporary measure to enable an amendment to be progressed. This also provides affected landowners with rights to claim compensation while a decision is made to reserve land or not. A PCA is valid for up to five years.

This means the WAPC is the decision-making authority for any development applications on land within a PCA. A person must not commence and carry out development within the PCA area without the prior approval of the WAPC. There are penalties for failure to comply with this requirement.

The same compensation and alternative purchase rules apply as with a region scheme. However, if compensation is paid and the PCA or reservation is reduced or removed in the future, the compensation is repayable in whole or part upon the subsequent sale or subdivision of the property.

What if your land is proposed to be reserved?

The WAPC approaches landowners on land proposed to be reserved and invites them to comment through the amendment process.

The Government will ultimately acquire reserved land, but as the reservations are strategic and long-term requirements, the land can generally remain in private ownership until it is needed for the public purpose. Several options are available to the owners of reserved land:

- **Retain ownership of your property** and continue quiet enjoyment until it is needed for the public purpose. You may complete any development or subdivision approved prior to the reservation taking effect. Under non-conforming use rights, you may continue to use the property for the purpose for which it was legally being used immediately before the reservation came into effect.
- **Sell the property on the open market** to another person(s). The WAPC recognises that the reservation may make this difficult. Subject to acquisition priorities and the availability of funds, the WAPC would be willing to consider purchasing a reserved property if an owner is unable to achieve a private sale on the open market. This does affect your right to otherwise claim statutory compensation (outlined in the compensation section below).
- **Offer the property for sale** to the WAPC. Subject to acquisition priorities and the availability of funds, the WAPC would be willing to consider purchasing a reserved property. The WAPC purchases a property at its current market value, ignoring the impact of the reservation and proposed public purpose. The WAPC obtains two independent valuations to provide it with advice on the value of the property.

Am I entitled to claim compensation?

If your land is reserved in a region scheme or subject to a PCA and **you are the owner of the land when it was first reserved or the PCA was declared**, you may be able to make a claim for compensation for injurious affection if:

1. **Private Sale** – you sell the property on the open market at a reduced price (due to the effect of the reservation or PCA);
or
2. **Refused development** – the WAPC has either refused a development application over the property or approved it subject to conditions that are unacceptable to you.

What is injurious affection?

Injurious affection occurs when the value of a piece of land is affected by the application of a reservation or restriction for a public purpose.

How do I claim compensation?

1. Private sale

If you wish to sell your property on the open market at a reduced price (affected value), you will need to complete a *Notice of Intention to Sell* form, which is available online at www.dplh.wa.gov.au. The Department of Planning, Lands and Heritage will establish the extent of the reservation and forward the notice to the Board of Valuers.

The Board of Valuers will determine the value of the property as if there was no reservation or PCA (unaffected value). You may wish to attend the board's meeting to present any matters you believe are relevant to the value of your property.

Following the board's decision:

- The board will advise you of the unaffected value of the property.
- You pay the board's valuation fee to the department and you will be advised of the affected value of the property (as determined by the WAPC) – the minimum price for which you can sell the property and receive the full amount of compensation (the difference between the affected and unaffected values). The valuation fee is refundable upon the sale of the property and the payment of compensation.
- You then arrange the sale of the property (either privately or through an agent) – the sale price must not be less than the affected value.

You (and your agent) must inform prospective purchasers that you are selling the property at a reduced price and that you will be claiming compensation for injurious affection from the WAPC. You must also include a special condition in the offer and acceptance.

- After you sell the property, you can make a claim for compensation for injurious affection through the WAPC **within six months** of the property being sold (registered at Landgate).
- After the WAPC pays compensation, the WAPC will lodge a notification on the Certificate of Title to identify that it has paid compensation, which is only payable once.
- If the property does not sell within one year of the board's valuation, you may ask the board to revalue the property. The sale process is then repeated.
- Alternatively, you may wish to ask the WAPC to purchase the property, as you have been unable to sell it privately. The WAPC will purchase the property at its then fair market value (unaffected value).

2. Refused development

If the WAPC refused your development application or approved it subject to unacceptable conditions, you may make a claim for compensation for injurious affection **within six months** of the WAPC's decision.

The WAPC will either pay compensation or may elect to purchase the property instead of paying compensation. If the WAPC elects to purchase the property, it obtains valuations for the fair market value (unaffected value) as at the date of the election to purchase.

What is compulsory acquisition?

If land is required for a reservation and has not been previously acquired or compensation has been claimed, the Government may compulsorily acquire the property. The WAPC will obtain independent valuations and make an offer of compensation, in accordance with the *Land Administration Act 1997*.

How can I view a region scheme?

- online at www.dplh.wa.gov.au/your-property-and-region-schemes
- office of the WAPC and the Department of Planning, Lands and Heritage Level 2, 140 William Street, Perth
- any local government office.

The WAPC operates in accordance with the *Planning and Development Act 2005* and receives administrative support from the Department of Planning, Lands and Heritage.

This information is correct as at January 2019.

Appendix D

Preparing a submission

Preparing a submission

The WAPC welcomes comment on proposed amendments to the MRS from interested individuals, groups and organisations.

What is a submission?

A submission is a way to express your opinion and provide information. It is an opportunity to explain why the amendment should be supported, withdrawn or modified. Suggestions of alternative courses of action are also welcomed.

Making a submission is not the same as voting in an election. The number of submissions received for or against a proposal will not in itself determine the result. Rather, it is the reasoned argument of why a particular thing should or should not be done. Your submission will assist the WAPC in reviewing its planning proposal before proceeding. Advertised proposals are often modified in response to the public submission process.

What should I say?

Your comments should focus on the particular issues that arise from the proposed amendment. If there are a number of components in the amendment, please indicate exactly which ones you are addressing.

It is important that you state your point of view clearly and give reasons for your conclusions and recommendations. These may include an alternative approach or other ways for the WAPC to improve the amendment or make it more acceptable. Indicate the source of your information or argument where applicable.

If you prefer not to write your own comments, you may consider joining a group interested in making a submission on similar issues. Joint submissions can increase the pool of ideas and information.

Before lodging your submission

Please remember to complete the submission form (form 57 – appendix E). Include your name and full postal address. It is preferred that any attachments be loose rather than bound.

The closing date for submissions and where they should be lodged is shown on form 57 and in the submissions on the amendment section of the amendment report.

Some amendments may be subject to an environmental review. Under these circumstances, the WAPC will forward a copy of any submission raising environmental issues to the EPA.

You should be aware that all submissions lodged with the WAPC are subject to regulations on disclosure and access and will become a public document.

Appendix E

**Submission form for this amendment
(form 57)**

[illegible]

- The WAPC is subject to the *Freedom of Information Act 1992* and as such, submissions made to the WAPC may be subject to applications for access under the act.
- In the course of the WAPC assessing submissions, or making its report on these submissions, copies of your submission or the substance of that submission, may be disclosed to third parties.

Signature Date

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