

January 2020

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



Redcliffe Connect Precinct

Report on Submissions
Submissions

City of Belmont

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

Redcliffe Connect Precinct

**Report on Submissions
Submissions**

City of Belmont



January 2020

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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Perth WA 6001

MRS Amendment 1355/57 Report on Submissions
Submissions
File 833-2-15-15 Pts 1 & 2

Published January 2020

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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 1355/57

Redcliffe Connect Precinct

Report on Submissions

1 Introduction

At its 1 May 2019 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 proposal was considered to be relatively minor in nature. The reasons for that decision are included in the previously published *Amendment Report* for this amendment.

2 The proposed amendment

Purpose

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

The purpose of the amendment is to transfer approximately 1.6 hectares of land in Redcliffe from the Primary Regional Roads and Public Purposes - Commonwealth Government reservations to the Urban zone under the 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.

3 Environmental Protection Authority advice

The proposed amendment was referred to the Environmental Protection Authority (EPA) for advice on whether environmental assessment would be required. On 28 June 2019, the EPA determined that the amendment should not be assessed under Part IV Division 3 of the *Environmental Protection Act 1986*. The EPA provided advice regarding three preliminary environmental factors:

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

The EPA recommends that future structure planning be informed by a survey for Threatened Ecological Communities and a targeted fauna tree habitat survey for Black Cockatoos. The Redcliffe Connect Precinct is also likely to be impacted by noise due to its proximity to Tonkin Highway and Perth Airport. Consideration of *State Planning Policy 5.1: Land Use*

Planning in the Vicinity of Perth Airport and *State Planning Policy 5.4: Road and Rail Noise* is required and the EPA's *Environmental Factor Guideline Social Surroundings* may also need to be considered.

A copy of the notice from the EPA is in Appendix A of the previously published *Amendment Report*.

4 Call for submissions

The amendment was advertised for public submissions from 23 July to 27 September 2019.

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

- i) the Western Australian Planning Commission in 140 William Street, Perth:
- ii) the offices of the City of Belmont: and
- iii) the State Reference Library, Northbridge.

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

5 Submissions

Twelve submissions (includes two late submissions) were received on the amendment. An alphabetic index of all the persons and organisations lodging submissions is at Schedule 1.

One submission supported the amendment and 11 submissions contained neutral comments, non-objections or general comments on the amendment (primarily from government agencies).

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

a) Banksia Woodland and Cockatoo Habitat

- The amendment area contains 1.18 hectares of Black Cockatoo foraging habitat, and it is not certain whether a targeted presence/absence survey was undertaken.

WAPC Comment

The Department of Water and Environmental Regulation, the Department of Biodiversity Conservation and Attractions and the Environmental Protection Authority have all supported the amendment, noting that any remaining environmental aspects on the site can be satisfactorily addressed as part of subsequent stages of planning.

It is acknowledged that remnant vegetation remains on site, including Banksia Woodland, a Threatened Ecological Community, which could provide foraging and breeding habitat for threatened Black cockatoo species. The proponent has advised that tree retention will be a

key design aspect for both sites within the amendment. Subsequent surveys to confirm and locate significant vegetation to be retained within areas of open space will be carried out as part of future detailed planning stages.

b) Bushfire Management

- Bushfire concerns have not been addressed, and it is not certain that the required separation between future dwellings and bushfire prone vegetation can be achieved.

WAPC Comment

The Department of Fire and Emergency Services has confirmed that bushfire risk had been adequately addressed and minor modifications to the Bushfire Management Plan can be undertaken at detailed planning stages.

The proponent has also advised that in future planning stages its landscape architect (Syrinx) will liaise with Perth Airport in order to guide any landscaping abutting the amendment area and ensure a low fuel interface.

7 Determinations

The responses to all submissions are detailed in *Schedule 2 - Summary of submissions and determinations*. It is recommended that the amendment be adopted for finalisation without modification.

8 Coordination of region and local scheme amendments

Under section 126(3) of the *Planning and Development Act 2005* the WAPC has the option of concurrently rezoning land that is being zoned Urban under the MRS, to a "Development" zone (or similar) in the corresponding Local Planning Scheme (LPS).

Due to the requirement for a text amendment to the City of Belmont LPS No. 15, a concurrent amendment is not possible in accordance with *Planning Bulletin 105/2010 - Section 126 - Zoning Amended by Regional Planning Schemes*, and a separate LPS amendment will be required to be undertaken for the site.

9 Conclusion and recommendation

This report summarises the background to minor MRS amendment 1355/57 and examines the various submissions made on it. The WAPC, after considering the submissions, is satisfied that the amendment as shown on the amending figure for Proposal 1 in Schedule 3, and in detail on the MRS Amendment Plan listed in Appendix 1 should be approved and finalised.

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

10 Ministers decision

Amendments to the MRS 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 1355/57 is now finalised as advertised and shown on WAPC amending plan 3.2740 (and in more detail on detail plan 1.6278), and has effect in the Metropolitan Region Scheme from the date of notice in the *Government Gazette* on 31 January 2020.

Schedule 1

Alphabetical listing of submissions

Alphabetical Listing of Submissions

MRS Amendment 1355/57

Redcliffe Connect Precinct

Submission Number	Name
3	ATCO Gas
8	Belmont, City of
4	Biodiversity, Conservation and Attractions, Department of
10	Communities, Department of
9	Education, Department of
7	Jobs, Tourism, Science and Innovation, Department of
5	Primary Industries and Regional Development, Department of
6	Transport, Department of
2	Water and Environmental Regulation, Department of
1	Water Corporation
Late Submission	Name
12	Health, Department of
11	Main Roads Western Australia

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, 3, 5, 6, 7, 11 (Late), 12 (Late)

Submitted by: Water Corporation, Department of Water & Environmental Regulation, ATCO Gas, Department of Primary Industries and Regional Development, Department of Transport, Department of Jobs, Tourism, Science & Innovation, Main Roads WA, Department of Health

Summary of Submission: COMMENT

Refer to the "Submissions" section of this report for a full copy of these comments.

The above State Government agencies and infrastructure providers raise no objections, no comment or provide general comments that relate to the subsequent more detailed stages of the planning and development process. Where applicable, the proponent has been made aware of the above comments.

Planning Comment: Comments noted.

Determination: Submissions noted.

Submission: 4

Submitted by: Department of Biodiversity, Conservation and Attractions

Summary of Submission: COMMENT

The Environmental Assessment Report (Strategen, 2018) indicates that while the condition of a majority of the native vegetation within the amendment area is mapped as Completely Degraded to Degraded, 1.18 hectares of remnant vegetation on site could provide foraging and breeding habitat for threatened Black cockatoo species. It is understood that 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.

Planning Comment: Comments noted.

Determination: Submission noted.

Submission: 8

Submitted by: City of Belmont

Summary of Submission: COMMENT

Proposed MRS Amendment

The amendment proposes to reclassify approximately 1.6 hectares of land adjacent to Tonkin Highway, Ryans Court and Stanton Road, Redcliffe from 'Primary Regional Roads' and 'Public Purposes - Commonwealth Government' Reserve, to an 'Urban' Zone under the MRS. It is noted that this land was previously set aside for expansion works to Tonkin Highway and Perth Airport, however is no longer required for these purposes.

The land, which is split into two precincts (the Ryans Court Precinct and the Stanton Road Precinct), adjoins land already zoned 'Urban' under the MRS. It is also located within proximity to services, employment and transport including the new Redcliffe Train Station. As a result, the proposed amendment can be considered a logical rationalisation of land that will provide for the implementation of orderly and proper planning controls, in alignment with future local planning framework.

The Ryans Court Precinct and the Stanton Road Precinct form part of 'Development Area 4' and 'Development Area 6' respectively. In accordance with Local Planning Scheme No. 15 (LPS 15), both precincts require a structure plan to be prepared to coordinate future subdivision and zoning of the area. If the MRS amendment is successful, an amendment to LPS 15 should be progressed to amend the zoning of the subject land to accord with the zoning of the surrounding area and/or structure plan.

Bushfire Management

The City previously raised concerns in relation to:

- Revegetation proposed for Perth Airport land not being taken into consideration when assessing the bushfire threat to the amendment area.
- Assumptions being made that an Asset Protection Zone (APZ) could partially be established on Perth Airport land.
- Assumptions being made that environmental approval will be achieved or clearing permit exemptions will apply to achieve an APZ of sufficient size to achieve a BAL-29.
- Assumptions being made that do not take into account the presence of environmental impact/referral requirements under State and Federal environmental legislation.

It does not appear that these concerns have been addressed, and as a result the City cannot be certain that the required separation between future dwellings and bushfire prone vegetation can be achieved. This could therefore be an impediment to rezoning the site for urban development.

Banksia Woodland and Cockatoo Habitat

The City previously outlined that:

- The amendment area contains 1.18 hectares of Black Cockatoo foraging habitat, including 19 breeding trees, one of which contains a potential viable hollow.
- Threatened species including the Carnaby's Cockatoo, Baudin's Cockatoo and Forest Red-tailed Cockatoo are matters of national environmental significance under the *Environment Protection and Biodiversity Conservation Act 1999*.
- Short-term surveys for bird presence are unlikely to give a true representation of habitat used by cockatoos due to the mobile nature of the birds. As a result, it is

recommended that the environmental assessment include a targeted presence/absence survey.

It is not clear whether a targeted presence/absence survey was undertaken, as the environmental report does not form part of the amendment report as an appendix.

In addition, it is noted that the amendment report outlines that any amendment will need to consider and demonstrate appropriate mitigation of impacts to habitat for Black Cockatoos, Threatened Flora species, and Priority 3 Ecological Community and Threatened Ecological Community listed Banksia woodlands. The amendment report has outlined that the proponent will consider the mitigation of impacts to threatened fauna habitat through the retention of bushland and significant trees in public spaces as part of future planning processes. The amendment report however, has not specifically demonstrated appropriate avoidance, management mitigation of impacts to the abovementioned environmental values. It is therefore unclear whether this can be achieved.

It is also noted that correspondence from the Environmental Protection Authority dated 28 June 2019 recommended that future structure planning be informed by a survey for the Threatened Ecological Community (TEC) and a targeted fauna tree habitat survey for Black Cockatoos. The structure planning process for Development Area 6 has substantially progressed and no environmental surveys have been undertaken on the basis that there is currently no environmentally constrained land identified for future development. The City is of the opinion that these environment surveys should be undertaken as part of this amendment process, rather than being left to the future stages of planning. This approach would better align with the principles of orderly and proper planning where investigating the appropriateness of land for development occurs at the earliest planning stage.

Rationalisation of Primary Regional Road Reserve Boundary

The submitter wishes to draw attention to an additional area of land reserved for 'Primary Regional Roads' that is located along Tonkin Highway, between Great Eastern Highway and Stanton Road, outlined in blue in figure 1 included with the submission. This area does not appear to be utilised or required for the purposes of a 'Primary Regional Road', and therefore should be considered for inclusion in the subject amendment.

Amendment Certificate

The Amendment Certificate dated 18 July 2019 outlines that the proposed amendment relates to the local government area of Cockburn, opposed to the local government area of Belmont.

Planning Comment: Refer to 6(a) and (b) above for comments on Bushfire Management and Banksia Woodland and Cockatoo Habitat.

The additional land identified by the City for rationalisation was not considered as part of the amendment, and is therefore outside the scope of this advertised amendment, however this area could be considered as part of a future MRS omnibus amendment.

The minor administrative error on the Amendment Certificate is noted.

Determination: Submission partly dismissed.

Submission: 9

Submitted by: Department of Education

Summary of Submission: COMMENT

The Department has reviewed the document and wishes to reiterate its previous comments:

- Both the Stanton Road Precinct and Ryans Court Precinct would contribute students towards the nearest primary school being Redcliffe Primary School (Primary School).
- Based on concept development plans, the future development on the subject precincts would likely generate approximately 13 students.
- Notwithstanding the minimal student yield, preliminary analysis indicates that along with the wider development of the future METRONET Belmont Station Precinct (MBSP), the total student yield from these developments would have a significant impact on the student accommodation demand on the Primary School.
- In addition, given the limited size of the Primary School site, accommodating the potential students at full development of the precincts including the MBSP will be very challenging.

In view of the above, the Department has no objection to the proposed MRS Amendment. However, the Department would like to engage with the relevant stakeholders including LandCorp and Department of Planning, Lands and Heritage to ascertain the expected dwelling yield and typology within the MBSP and the impact it will have on student enrolments across the existing public schools in the locality.

In relation to the design of future development at Stanton Road Precinct, careful consideration has to be given to its interface with the Primary School including any shared facilities. In this regard, the Department would like to discuss with the developers on the building design and configuration prior to the lodgement of future development application on the subject site.

Planning Comment: Comments noted.

Determination: Submission noted.

Submission: 10

Submitted by: Department of Communities

Summary of Submission: SUPPORT

The Department of Communities, as the requesting body and landowner of the subject land, wishes to advise of its support for the above amendment.

The Department of Communities acquired the affected land from Main Roads WA after being deemed as surplus to operational requirements. The landholding is to be consolidated with other adjacent properties owned by the Department of Communities (Housing) and represents a significant opportunity to facilitate infill development in close proximity to the future Redcliffe train station.

As such, the amendment will assist towards achieving the WAPC's *Perth and Peel @ 3.5 million* targets for 47% infill; is aligned to the intent of the *Central Sub-regional Planning Framework* and will optimise use of land and existing infrastructure. The submitted documentation confirms the land's suitability for future urban development, with bushfire management and response to environmental attributes all being manageable.

Planning Comment: Support noted.

Determination: Submission noted.

Schedule 3

The amendment figure - proposal 1
as advertised



REDCLIFFE CONNECT PRECINCT
Proposed Minor Amendment
as advertised

1 May 2019

Proposal 1

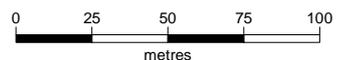
Proposed Amendment:

 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
 Base information supplied by Western Australian Land Information Authority SLIP 1096-2018-1



Appendix 1

List of detail plans as advertised

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

Detail Plans

1.6278 - Redcliffe Urban Proposal 1

Submissions

Development Services 629 Newcastle Street Leederville WA 6007 PO Box 100 Leederville WA 6902 T (08) 9420 2099 F (08) 9420 3193



Your Ref: 833-2-15-15 Pt 2 (RLS/0821/1)
Our Ref: 57059754 (MRS362329)
Enquiries: Brett Coombes
Direct Tel: 9420 3165
Fax: 9420 3193

29 July 2019

Secretary
Western Australian Planning Commission
LOCKED BAG 2506
PERTH WA 6001

Attention: Sam Lissiman

MRS Amendment 1355/57 - Redcliffe Connect Precinct

Thank you for your letter of 22 July 2019 inviting comments on the above amendment.

The amendment appears to be relatively minor in nature as it involves rectifying zoning anomalies over portions of land no longer required for Primary Regional Road reserve.

The rezoning does not affect the Corporation's planning for the area and is unlikely to impact the ability to service the area.

At the subdivision and/or development stage, any remaining water or sewerage pipes within these sites may need to be rationalised or relocated at the developer's cost.

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

A handwritten signature in black ink that reads "B. Coombes".

Brett Coombes
Senior Urban Planner
Development Services

DEPARTMENT OF PLANNING	
29 JUL 2019	
FILE	RLS/0824

Steven Radley

From: Liz Stewart <Liz.Stewart@dwer.wa.gov.au>
Sent: Thursday, 8 August 2019 2:16 PM
To: DPI Referrals
Subject: Metropolitan Region Scheme Proposed Amendment 1355/57 - Redcliffe Connect Precinct

To whom it may concern,

The Department of Water and Environmental Regulation has assessed the above MRS proposed amendment 1355/57 as a proposal of no interest and as such has no comments to provide.

Kind Regards,

Liz Stewart
Natural Resource Management Officer
Swan Avon Planning Advice

Department of Water and Environmental Regulation
Swan Avon Region
7 Ellam St, Victoria Park, WA 6100
T: (08) 6250 8027 | F: (08) 6250 8050
E: liz.stewart@dwer.wa.gov.au | www.dwer.wa.gov.au
Twitter: [@DWER_WA](https://twitter.com/DWER_WA)

Disclaimer: This e-mail is confidential to the addressee and is the view of the writer, not necessarily that of the Department of Water and Environmental Regulation, which accepts no responsibility for the contents. If you are not the addressee, please notify the Department by return e-mail and delete the message from your system; you must not disclose or use the information contained in this email in any way. No warranty is made that this material is free from computer viruses.

DEPARTMENT OF PLANNING
- 8 AUG 2019
FILE RLS/0821

Response ID ANON-K35T-T58D-C

Submitted to MRS minor amendment 1355/57 - Redcliffe Connect Precinct
Submitted on 2019-08-09 08:01:08

Introduction

1 What is your first name?

First name:
Fiona

2 What is your surname?

surname:
Snellin

3 Submissions may 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@alco.com

5 What is your address?

address:
81 Prinsep Rd Jandakot

6 Contact phone number:

phone number:
61635000

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

Support

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 medium low qpressure gas mains within the proposed area. At the time of development the gas mains will either have to be relocated or an easement provided and any expenses are the responsibility of the proponent.

File upload:

C:\Users\fsnellin\Desktop\LM 19311_Redcliffe Connect Precinct MRS Amendment Area 1355_57_ATCO Gas Map.pdf was uploaded

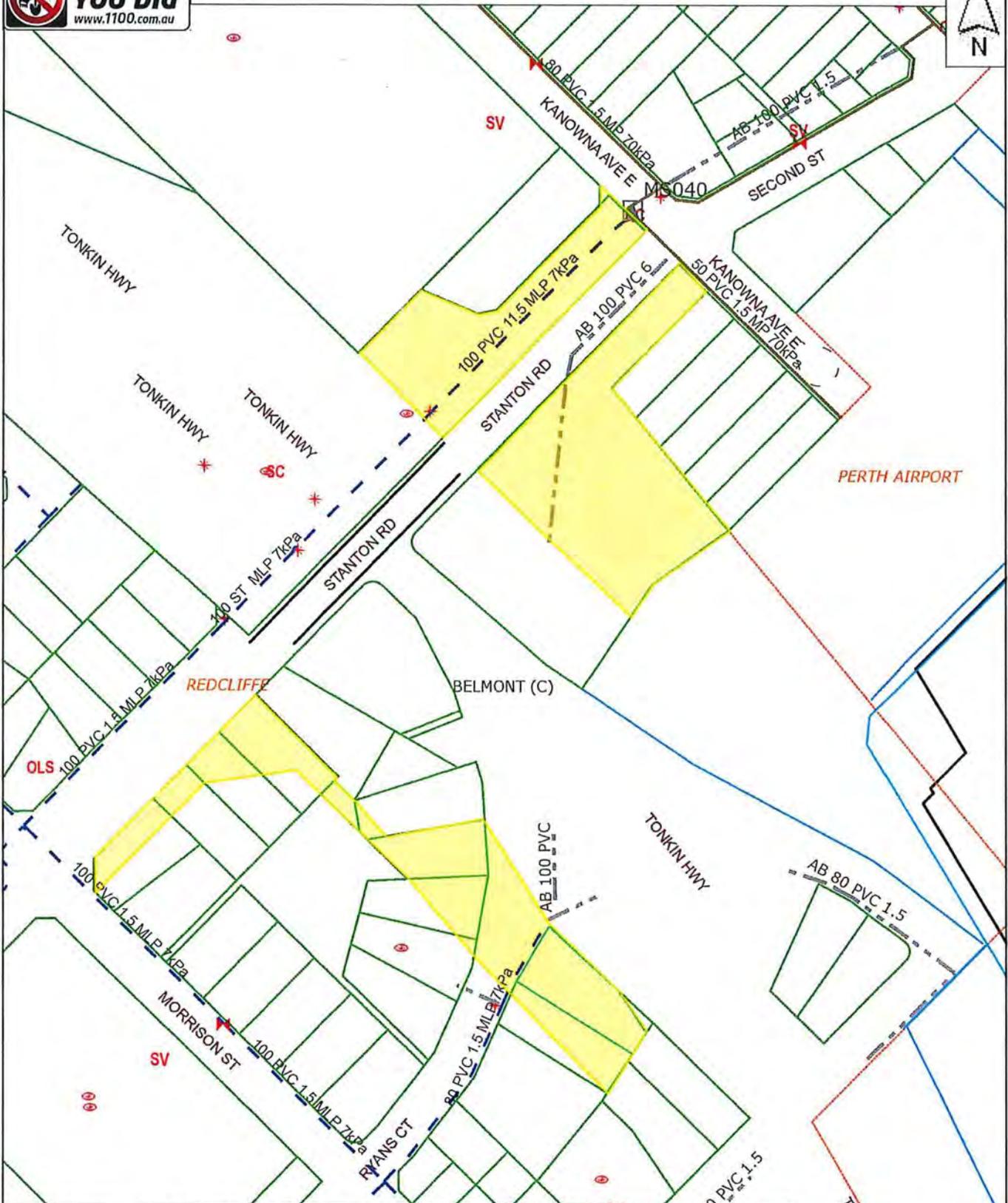
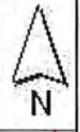
File upload:

No file was uploaded

DEPARTMENT OF PLANNING	
- 9 AUG 2019	
FILE	RLS/0821



MRS Amendment Area 1355/57



ATCO\snellin Aug 9, 2019 7:56:54 AM 1: 2,285
 E: 400,387.477 N: 6,466,006.300 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 information.

© ATCO Gas Australia Pty Ltd ABN 90 089 531 975

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WARNING

Refer to cover sheet
for further
information

Submission 4

Lissiman, Sam

From: Jacqui Clinton [mailto:jacqui.clinton@dbca.wa.gov.au]
Sent: Monday, 12 August 2019 3:54 PM
To: Sam Lissiman <Sam.Lissiman@dplh.wa.gov.au>
Subject: Metropolitan Region Scheme Amendment 1355/57 - Redcliffe Connect Precinct (Your ref: 833-2-15-15 Pt 2 (RLS/0821/1))

Hi Sam,

Thank you for your correspondence dated 22 July 2019 requesting the Department of Biodiversity Conservation and Attractions (DBCA) comments on the proposed MRS Amendment 1355/57 – Redcliffe Connect Precinct. I have attached our response of the 5 February 2019, related to the proposed scheme amendment, which applies to the current referral. DBCA has no further comment to make on this amendment.

Regards

Jacqui

Jacqui Clinton

Senior Planning Officer
Swan Region
Parks and Wildlife Service
Department of Biodiversity, Conservation and Attractions
Phone: (08) 9442 0312 Mobile: 0439 977 455
Email: jacqui.clinton@dbca.wa.gov.au

** I currently work part-time on Mondays, Wednesday and Thursdays*



Department of Biodiversity,
Conservation and Attractions



*We're working for
Western Australia.*

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Department of **Biodiversity,
Conservation and Attractions**



Your ref: 833-2-15-15 (RLS/0785/1)
Our ref: PRS 43588
Enquiries: Jacqui Clinton
Phone: 9442 0312
Email: jacqui.clinton@dbca.wa.gov.au

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

Att: Sam Lissman

**PROPOSED METROPOLITAN REGION SCHEME AMENDMENT – REDCLIFFE
CONNECT PRECINCT**

I refer to your letter of 18 January 2019 requesting comments on the proposed Metropolitan Region Scheme amendment proposal to rezone a portion of the 'Primary Regional Roads' and 'Public Purposes- Commonwealth Government' zones to the 'Urban' zone. The Department of Biodiversity, Conservation and Attractions (DBCA) Parks and Wildlife Service has reviewed the proposal and provides the following advice.

The Environmental Assessment Report (Strategen 2018) indicates that while the condition of a majority of the native vegetation within the amendment area is mapped as Completely Degraded to Degraded, 1.18 hectares of remnant vegetation on site could provide foraging and breeding habitat for threatened Black cockatoo species. It is understood that 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.

Thank you for the opportunity to comment on this proposed amendment. Please contact Jacqui Clinton at Parks and Wildlife's Swan Region office on 9442 0312 or by email at jacqui.clinton@dbca.wa.gov.au if you have any queries regarding this advice.

Yours faithfully,

Benson Todd
REGIONAL MANAGER

5 February 2019

Swan Region
Cnr Australia Il Drive and Hackett Drive, Crawley WA 6009
Locked Bag 104, Bentley Delivery Centre, Western Australia 6983
Phone: (08) 9442 0300 Email: jacqui.clinton@dbca.wa.gov.au
dbca.wa.gov.au



Department of
Primary Industries and
Regional Development

Your reference: 833-2-15-15 Pt 2
(RLS/0821/1)
Our reference: LUP 650
Enquiries: Heather Percy

Ms Sam Fagan
Secretary
Western Australian Planning Commission
mrs@dplh.wa.gov.au

Date: 19 August 2019

Dear Ms Fagan

Metropolitan Region Scheme Proposed Amendment 1355/57 Redcliffe Connect Precinct

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

The Department of Primary Industries and Regional Development has no comment to make as the impacted land is not used for agricultural purposes and lies within an established urban area.

Yours sincerely

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

Melanie Strawbridge
Director Land and Water Assessment
Sustainability and Biosecurity

DEPARTMENT OF PLANNING	
19 AUG 2019	
FILE	RLS/0821

3 Baron-Hay Court, South Perth 6151
Locked Bag 4 Bentley Delivery Centre 6983
Telephone +61 (0)8 9368 3333 enquiries@dpird.wa.gov.au
dpird.wa.gov.au
ABN: 18 951 343 745

From: Nugraha, Yohan <Yohan.Nugraha@transport.wa.gov.au>
Sent: Tuesday, 20 August 2019 12:05 PM
To: mrs
Cc: Sam Lissiman
Subject: Metropolitan Region Scheme Proposed Amendment 1355/57 Redcliffe Connect Precinct

Your ref: 833-2-15-15 Pt2
Our ref: DT/15/05046

METROPOLITAN REGION SCHEME PROPOSED AMENDMENT 1355/57 REDCLIFFE CONNECT PRECINCT

I refer to your email dated 22 July 2019 regarding the above MRS amendment.

The Department of Transport has no comment to provide for the proposal.

The Department recommend that the WAPC obtains MRWA comment in relation to Primary Regional Roads reservation requirements before finalising the application.

Thank you for the opportunity to comment on the application.

Kind Regards,

Yohan Nugraha
A/ Senior Transport Planner | Urban Mobility | 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



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

Your ref: 833-2-15-15 Pt 2 (RLS/0821/1)
Our ref: J0820/201701
Enquiries: simone.soliman@jtsi.wa.gov.au -
Phone: (08) 9222 0476

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

Attention: Sam Lissiman

Thank you for providing the Department of Jobs, Tourism, Science and Innovation with the opportunity to comment on Metropolitan Region Scheme Proposed Amendment 1355/57 Recliffe Connect Precinct.

The Department has reviewed the application and has no comment to make.

Yours sincerely

Christine Ginbey
EXECUTIVE DIRECTOR
INFRASTRUCTURE AND LAND PLANNING

8 August 2019



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

Submission 8

Council Ref : Redcliffe Connect 128/016
Customer Ref : 833-2-15-15 Pt 2 (RLS/0821/1)
Enquiries : Chantelle Gilbert – 9477 7446

29 August 2019

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

CITY OF BELMONT
215 Wright Street
(LMB 379) Cloverdale
Western Australia 6105

All Communications
to be addressed to:
The Chief Executive Officer
LMB 379 Cloverdale
Western Australia 6985



Dear Sam,

***SUBMISSION – PROPOSED METROPOLITAN REGION SCHEME AMENDMENT – 1355/57
(REDCLIFFE CONNECT PRECINCT)***

I refer to the proposed Metropolitan Region Scheme (MRS) Amendment 1355/57 (Redcliffe Connect Precinct) and provide the following submission:

Proposed MRS Amendment

The amendment proposes to reclassify approximately 1.6ha of land adjacent to Tonkin Highway, Ryans Court and Stanton Road, Redcliffe from 'Primary Regional Roads' and 'Public Purposes - Commonwealth Government' Reserve, to an 'Urban' Zone under the MRS. It is noted that this land was previously set aside for expansion works to Tonkin Highway and Perth Airport, however is no longer required for these purposes.

The land, which is split into two precincts (the Ryans Court Precinct and the Stanton Road Precinct), adjoins land already zoned 'Urban' under the MRS. It is also located within close proximity to services, employment and transport including the new Redcliffe Train Station. As a result, the proposed amendment can be considered a logical rationalisation of land that will provide for the implementation of orderly and proper planning controls, in alignment with future local planning framework.

The Ryans Court Precinct and the Stanton Road Precinct form part of 'Development Area 4' and 'Development Area 6' respectively. In accordance with Local Planning Scheme No. 15 (LPS 15), both precincts require a structure plan to be prepared to coordinate future subdivision and zoning of the area. If the MRS amendment is successful, an amendment to LPS 15 should be progressed to amend the zoning of the subject land to accord with the zoning of the surrounding area and/or structure plan.

Bushfire Management

The City previously raised concerns in relation to:



- Revegetation proposed for Perth Airport land not being taken into consideration when assessing the bushfire threat to the amendment area.
- Assumptions being made that an Asset Protection Zone (APZ) could partially be established on Perth Airport land.
- Assumptions being made that environmental approval will be achieved or clearing permit exemptions will apply to achieve an APZ of sufficient size to achieve a BAL-29.
- Assumptions being made that do not take into account the presence of environmental impact/referral requirements under State and Federal environmental legislation.

It does not appear that these concerns have been addressed, and as a result the City cannot be certain that the required separation between future dwellings and bushfire prone vegetation can be achieved. This could therefore be an impediment to rezoning the site for urban development.

Banksia Woodland and Cockatoo Habitat

The City previously outlined that:

- The amendment area contains 1.18 ha of Black Cockatoo foraging habitat, including 19 breeding trees, one of which contains a potential viable hollow.
- Threatened species including the Carnaby's Cockatoo, Baudin's Cockatoo and Forest Red-tailed Cockatoo are matters of national environmental significance under the *Environment Protection and Biodiversity Conservation Act 1999*.
- Short-term surveys for bird presence are unlikely to give a true representation of habitat used by cockatoos due to the mobile nature of the birds. As a result, it is recommended that the environmental assessment include a targeted presence/absence survey.

It is not clear whether a targeted presence/absence survey was undertaken, as the environmental report does not form part of the amendment report as an appendix.

In addition, it is noted that the amendment report outlines that any amendment will need to consider and demonstrate appropriate mitigation of impacts to habitat for Black Cockatoos, Threatened Flora species, and Priority 3 Ecological Community and Threatened Ecological Community listed Banksia woodlands. The amendment report has outlined that the proponent will consider the mitigation of impacts to threatened fauna habitat through the retention of bushland and significant trees in public spaces as part of future planning processes. The amendment report however, has not specifically demonstrated appropriate avoidance, management mitigation of impacts to the abovementioned environmental values. It is therefore unclear whether this can be achieved.

It is also noted that correspondence from the Environmental Protection Authority dated 28 June 2019 recommended that future structure planning be informed by a survey for the Threatened Ecological Community (TEC) and a targeted fauna tree habitat survey for Black Cockatoos. The structure planning process for Development Area 6 has substantially progressed and no environmental surveys have been undertaken on the basis that there is currently no environmentally constrained land identified for future development. The City is of the opinion that these environment surveys should be undertaken as part of this amendment process, rather than being left to the future stages of planning. This approach would better

align with the principles of orderly and proper planning where investigating the appropriateness of land for development occurs at the earliest planning stage.

Rationalisation of Primary Regional Road Reserve Boundary

I wish to draw your attention to an additional area of land reserved for 'Primary Regional Roads' that is located along Tonkin Highway, between Great Eastern Highway and Stanton Road, outlined in blue in figure 1 below. This area does not appear to be utilised or required for the purposes of a 'Primary Regional Road', and therefore should be considered for inclusion in the subject amendment.

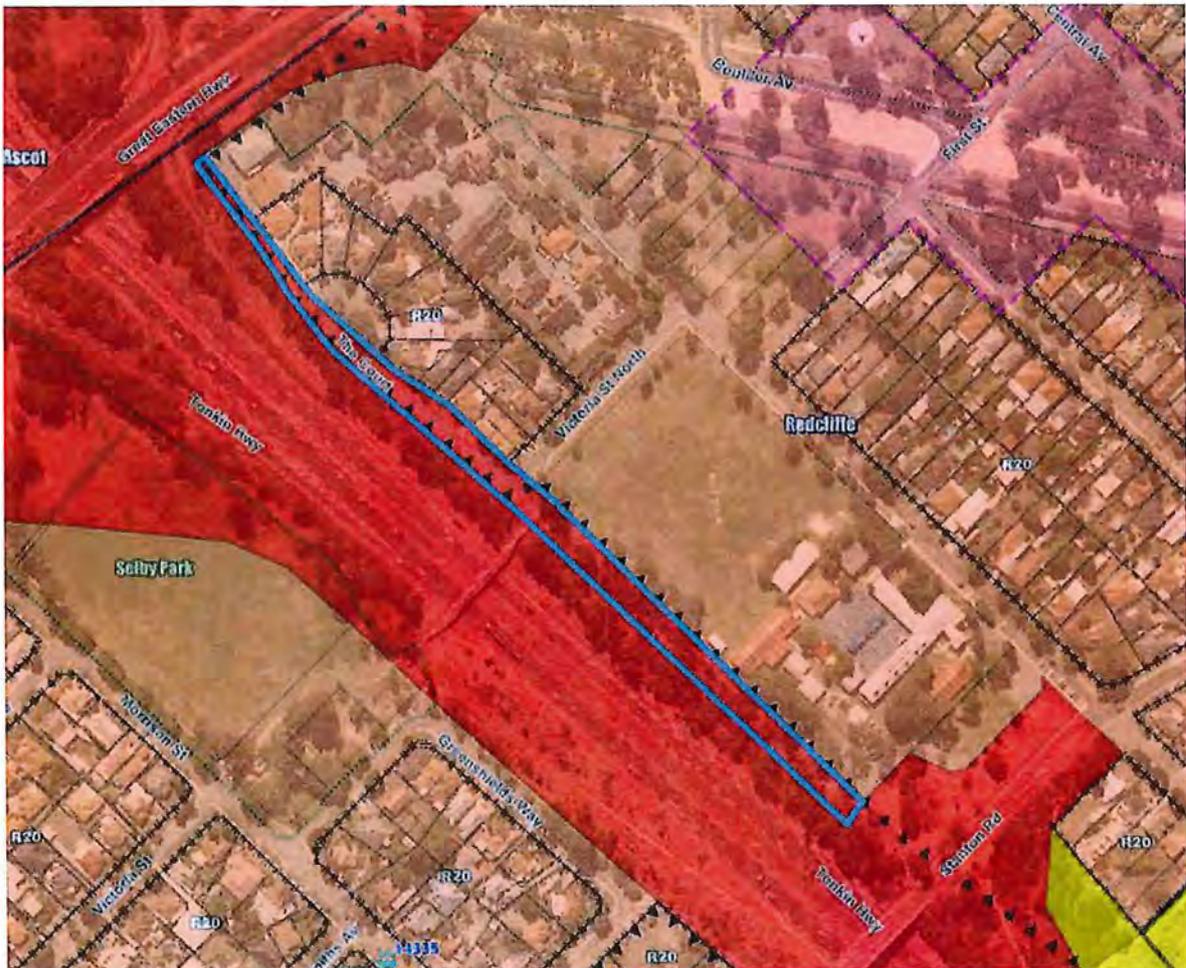


Figure 1: Additional area of land reserved for Primary Regional Roads recommended for inclusion in the subject amendment.

Amendment Certificate

The Amendment Certificate dated 18 July 2019 outlines that the proposed amendment relates to the local government area of Cockburn, opposed to the local government area of Belmont.

Should you require any further information please contact Chantelle Gilbert on 9477 7446 or by email: chantelle.gilbert@belmont.wa.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Lidiya Langford', with a large loop at the top and a horizontal line across the middle.

LIDIJA LANGFORD
COORDINATOR DESIGN PROJECTS



Government of **Western Australia**
Department of **Education**

Submission 9

Your ref : 833-2-15-15
Our ref : (RLS/0821/1)
Enquiries : D19/0400941

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

Department of Planning, Lands and Heritage Received	
Scanned	05 SEP 2019 <input checked="" type="checkbox"/>
Attachments	A 10220511 <input type="checkbox"/>
Scan QA	<input type="checkbox"/>
Doc No.	RLS/0821
File No.	

S. RAOUEY

Dear Ms Fagan

Proposed MRS Amendment 1355/57 – Redcliffe Connect Precinct

Thank you for your letter dated 22 July 2019 providing the Department of Education (Department) the opportunity to formally comment on the abovementioned proposed MRS Amendment for Redcliffe Connect Precinct (MRS Amendment).

As you are aware, the Department had previously provided preliminary comments on the proposed MRS Amendment dated 5 February 2019 (Your Ref: 833-2-15-15 RLS/0785/1; Our Ref: D19/0041790). The Department has reviewed the document and wishes to reiterate its previous comments:

- Both the Stanton Road Precinct and Ryans Court Precinct would contribute students towards the nearest primary school being Redcliffe Primary School (Primary School).
- Based on concept development plans, the future development on the subject precincts would likely generate approximately 13 students.
- Notwithstanding the minimal student yield, preliminary analysis indicates that along with the wider development of the future Metronet Belmont Station Precinct (MBSP), the total student yield from these developments would have a significant impact on the student accommodation demand on the Primary School.
- In addition, given the limited size of the Primary School site, accommodating the potential students at full development of the precincts including the MBSP will be very challenging.

In view of the above, the Department has no objection to the proposed MRS Amendment. However, the Department would like to engage with the relevant stakeholders including LandCorp and Department of Planning Lands and Heritage to ascertain the expected dwelling yield and typology within the MBSP and the impact it will have on student enrolments across the existing public schools in the locality.

In relation to the design of future development at Stanton Road Precinct, careful consideration has to be given to its interface with the Primary School including any shared facilities. In this regard, the Department would like to discuss with the developers on the building design and configuration prior to the lodgement of future development application on the subject site.

Should there be any questions on the above, please do not hesitate to contact Mr Ikmal Ahmad, Principal Consultant – Land Planning on 9264 4435 or via email ikmal.ahmad@education.wa.edu.au.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'M Turnbull'.

Matt Turnbull
**Manager Land and Property
Asset Planning and Services**

30 August 2019



Government of **Western Australia**
Department of **Communities**

Your ref: 1355/57
Our ref: 2019/00778
Enquiries: L Aitken 9222 4832

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

Dear Ms Fagan

MRS Amendment 1355/57 – Redcliffe Connect Precinct

Thank you for the opportunity to comment on the above amendment to the Metropolitan Region Scheme (MRS). The Department of Communities, as the requesting body and landowner of the subject land, wishes to advise of its support for the above amendment.

The Department of Communities acquired the affected land from Main Roads WA after being deemed as surplus to operational requirements. The landholding is to be consolidated with other adjacent properties owned by Communities (Housing) and represents a significant opportunity to facilitate infill development in close proximity to the future Redcliffe train station.

As such, the amendment will assist towards achieving the WAPC's Perth and Peel @ 3.5 million targets for 47% infill; is aligned to the intent of the *Central Sub-regional Planning Framework* and will optimise use of land and existing infrastructure. The submitted documentation confirms the land's suitability for future urban development, with bushfire management and response to environmental attributes all being manageable.

We look forward to the WAPC recommending this amendment to the Minister for Planning for approval. Should you have any queries regarding this submission, please do not hesitate to contact the undersigned on 9222 4832 or lauren.aitken@communities.wa.gov.au.

Yours sincerely

Lauren Aitken
STRATEGIC PLANNER
DEPARTMENT OF COMMUNITIES
26 September 2019

DEPARTMENT OF PLANNING	
26 SEP 2019	
FILE	RLS/08921

Late



Enquiries: Lucas Hodgson on (08) 9323 4806
Our Ref: 18/10393 (D19#789802)
Your Ref: 833-2-15-15 Pt 2

26 September 2019

The Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001
Via email: referrals@planning.wa.gov.au

ATTENTION: SAM LISSIMAN

Dear Sir/ Madam

**PROPOSED METROPOLITAN REGION SCHEME AMENDMENT 1355/57 –
REDCLIFFE CONNECT PRECINCT**

In response to your correspondence dated 22 July 2019, Main Roads has no objections to the proposed scheme amendment.

Main Roads requests a copy of the Commission's final determination on this proposal to be sent to planninginfo@mainroads.wa.gov.au quoting the file reference above.

If you require any further information please contact the enquires officer above or at planninginfo@mainroads.wa.gov.au.

Yours sincerely



Lindsay Broadhurst
Director Road Planning & Development





Your Ref: 833-2-15-15 Pt 2 (RLS/0821/1)
Our Ref: F-AA-18661/02 D-AA-19/115601
Contact: Vic Andrich (08) 9222 2000

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

Department of Planning, Lands and Heritage Received	
Scanned	03 OCT 2019 <input checked="" type="checkbox"/>
Attachment's	A 10247596 <input checked="" type="checkbox"/>
Scan QA	<input type="checkbox"/>
Doc No	RLS/0821
File No	

B. RADUICY

Attention: Sam Lissiman, Senior Planning Officer

Dear Ms Fagan

MRS PROPOSED AMENDMENT 1355/57 – REDCLIFFE CONNECT PRECINCT

Thank you for your letter of 22 July 2019 requesting comments from the Department of Health (DOH) on the above proposal.

The DOH has no objection to the proposed amendment.

Should you have any queries or require further information please contact Vic Andrich on (08) 9222 2000 or ehinfo@health.wa.gov.au

Yours sincerely

Dr Michael Lindsay
**A/EXECUTIVE DIRECTOR
ENVIRONMENTAL HEALTH DIRECTORATE**

26 September 2019