

September 2020

**Metropolitan Region  
Scheme Amendment  
1357/57** (Minor Amendment)



**Metropolitan Redevelopment  
Authority Normalisation  
Midland**

Report on Submissions  
Submissions

City of Swan

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**Metropolitan Region Scheme  
Amendment 1357/57  
(Minor Amendment)**

**Metropolitan Redevelopment Authority  
Normalisation  
Midland**

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**Report on Submissions  
Submissions**

**City of Swan**



September 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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MRS Amendment 1357/57 Report on Submissions  
Submissions  
File 833-2-21-130 Pts 1 & 2

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Internet: [www.dplh.wa.gov.au](http://www.dplh.wa.gov.au)  
Email: [info@dplh.wa.gov.au](mailto:info@dplh.wa.gov.au)  
Phone: (08) 6551 8002  
Fax: (08) 6551 9001

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.



# Contents

## **Report on Submissions**

1	Introduction .....	1
2	The proposed amendment .....	1
3	Environmental Protection Authority advice.....	2
4	Call for submissions .....	2
5	Submissions .....	2
6	Modifications .....	3
7	Determinations.....	3
8	Co-ordination of region and local scheme amendments .....	3
9	Conclusion and recommendation.....	3
10	Ministers decision .....	4

Schedule 1:      Alphabetical listing of submissions

Schedule 2:      Summary of submissions and determinations

Schedule 3:      The amending figure - Proposal 1 as advertised

Schedule 4:      The amending figure - Proposal 1 as modified

Appendix 1:      List of detail plans as advertised

Appendix 2:      List of detail plans as modified

## **Submissions**

## Report on Submissions

## **Metropolitan Region Scheme Amendment 1357/57**

# **Metropolitan Redevelopment Authority Normalisation Midland**

### **Report on Submissions**

## **1 Introduction**

At its July 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 principal differences between the minor and the major MRS amendment processes are that the former includes a 60-day advertising period while the period for the latter is 90 days, the former is not required to be placed before Parliament (for 12 sitting days) while the latter is and there is not requirement for submitters to be offered hearings for minor amendments.

## **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 re-establish the various zones and reservations of the MRS for the MetroNet East Forrestfield Project Area of the Midland Redevelopment Area which is under the planning control of DevelopmentWA, acting through the Metropolitan Redevelopment Authority (the Authority), pursuant to the *Metropolitan Redevelopment Authority Act 2011* (MRA Act).

The amendment will facilitate the future 'normalisation' of the land, when planning control is transferred from the Authority to the WAPC and the City of Swan, and is principally an administrative process. The proposed zones and reservations are consistent with the existing land uses and the Authority's statutory planning framework for the land.

### **Proposal 1**

**Midland: To rezone/reserve the Midland Redevelopment Area as follows:**

- i) Reserve the portion of Great Eastern Highway and Victoria Street between Morrison Road and Lloyd Street as Primary Regional Roads.**
- ii) Reserve the Perth to Midland railway line (portion of Lot 15577) between Morrison Road and Robinson Road as Railways, including the railway yard (portion of Lots 500, 15604 and portion of Robinson Road) bounded by Lloyd Street, Elgee Road and Robinson Road.**
- iii) Reserve the portion of land east of the railway yard reservation (portion of Lot 500 and portion of Robinson Road) as Primary Regional Roads associated with the Roe Highway reservation. Reserve the portion of land adjacent to the river foreshore (Lot 8025), Lots 9032 and 9042 as Parks and Recreation.**
- iv) Reserve Lot 9037 Centennial Place as Public Purposes - University purposes.**
- v) Reserve Lot 515 Clayton Street as Public Purposes – Hospital purposes.**

- vi) Reserve the portion of land adjacent to the river foreshore (Lot 8025) as Parks and Recreation.
- vii) Reserve the portion of the Midland freight rail line (portion of Lot 300) adjacent to Military Road to Railways.
- viii) Rezone the remaining land north of the railway line between Morrison Road and Lloyd Street to Central City Area.
- ix) Rezone the remaining land north of the railway line, between Lloyd Street and the railway yard (reservation identified as Lot 501 Elgee Road) and a portion of Elgee Road as Urban.
- x) Rezone the remaining land south of the railway line between Amherst Road and Lloyd Street to Central City Area.
- xi) Rezone the remaining land south of the railway line and east of Lloyd Street to Urban.

The land is to be reserved to reflect the existing cadastral boundaries of the road, railway and foreshore reservations.

### **3 Environmental Protection Authority advice**

On 4 September 2019, the (Environmental Protection Authority) EPA advised that the proposed amendment should not be assessed under Part IV Division 3 of the *Environmental Protection Act 1986*. The EPA advised that it was not necessary to provide any advice or recommendations in relation to the amendment.

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

### **4 Call for submissions**

The amendment was advertised for public submissions from 25 February 2020 to 1 May 2020. The amendment was made available for public inspection during ordinary business hours at the:

- i) Western Australian Planning Commission, Perth;
- ii) offices of Development WA;
- iii) offices of the City of Swan; and
- iv) State Reference Library, Northbridge.

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

### **5 Submissions**

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

One submission was of support, two were of objection and 12 were of non-objection / comment. There were no particularly significant issues raised in submissions which required further detailed discussion.

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 Modifications**

The WAPC has modified the advertised amendment as follows:

- At the request of the Public Transport Authority (PTA), minor modifications have been made to better reflect existing railway development, landholdings and associated infrastructure. This includes reserving portion of Lot 501 Elgee Road, Bellevue as Railways for the relocation of Midland railway depot and zoning portions of Elgee and Robinson Roads as Industrial, consistent with adjoining development.

The modified amendment does not require readvertising as it does not change the intent of the advertised amendment, reflects existing landuses and does not include new areas.

## **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 with the above modifications.

## **8 Co-ordination 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). However, a concurrent LPS amendment is not being undertaken for this amendment.

Section 58 of the MRA Act allows a LPS to be prepared or amended in accordance with the *Planning and Development Act 2005* in preparation of the redevelopment scheme ceasing to apply when the subject land is removed from a redevelopment area by amendment of the MRA Regulations. The amended LPS comes into operation when the redevelopment scheme ceases to apply.

DevelopmentWA will liaise with the City of Swan and the Department of Planning, Lands and Heritage to support the normalisation of defined projects/precincts and ensure the LPS reflects the MRS, as required.

## **9 Conclusion and recommendation**

This report summarises the background to minor MRS amendment 1357/57 and examines the various submissions made on it.

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

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

## 10 Ministers decision

Amendments to the Metropolitan Region Scheme using the provisions of section 57 of the *Planning and Development Act 2005* require the WAPC to provide a report and recommendation to the Minister for Planning for approval. The Minister may approve, approve with modification or decline to approve the proposed amendment.

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

MRS amendment 1357/57 is now finalised as modified and shown on WAPC Amending Plan 3.2745/1 (and in more detail in the detail plans listed at Appendix 2), and has effect in the Metropolitan Region Scheme from the date of notice in the *Government Gazette* on 11 September 2020.

## **Schedule 1**

### **Alphabetical listing of submissions**

## **Alphabetical Listing of Submissions**

### **MRS Amendment 1357/57**

#### **Metropolitan Redevelopment Authority Normalisation Midland**

<b>Submission Number</b>	<b>Name</b>
4	ATCO Gas
7	Biodiversity, Conservation and Attractions, Department of
11	Communities, Department of
14	Education, Department of
5	Elliott, John
12	Health, Department of
1	Main Roads Western Australia
9	Mines, Industry Regulation and Safety, Department of
8	Owens, Margaret
6	Pavlinovich, Matthew
13	Primary Industries and Regional Development, Department of
15	Public Transport Authority
10	Swan, City of
3	Water Corporation
2	Western Power



## **Schedule 2**

### **Summary of submissions and determinations**

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

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**Submission:** 1, 4, 9, 12, 13

**Submitted by:** Main Roads WA, Atco Gas, Department of Mines, Industry Regulation and Safety, Department of Health, Department of Primary Industries and Regional Development

**Summary of Submission:** COMMENT

The above State Government agencies and infrastructure providers raise no objections, no comment or provide general comments on the amendment. Wherever applicable, these comments have been provided to DevelopmentWA.

**Planning Comment:** Comments noted.

**Determination:** Submissions noted.

---

**Submission:** 2

**Submitted by:** Western Power

**Summary of Submission:** COMMENT

Western Power advises that the structure plan, future subdivision and development processes must protect the transmission line corridor and associated assets from encroachment, mitigating public safety and network reliability risks and ensuring there is no impediment to routine and emergency land access to the network.

1) Prior to subdivision, Western Power will need to review, assess and provide prior written consent to a range of proposals or within the registered easement.

2) In relation to the above, the proponent must submit detailed design plans for the any development or change in land use proposed within the electricity infrastructure corridor to allow determination of its suitability in respect to public safety, routine and emergency land access and future network plans. Regarding public safety assessment, the requirements of detailed studies are summarised below and a required to form part of the servicing strategy:

The studies should identify any mitigation required and be submitted to Western Power for review, record-keeping and to confirm the appropriateness of the proposal prior to subdivision. Western Power can provide data to assist in the preparation of the report, which will incur a fee. Costs will be estimated, and funds must be received prior to assessment commencing. Generally, assessments take between three to five weeks, from receipt of funds.

3) Western Power requires the following additional provisions to be included on the Structure Plan for consideration at the subdivision and development stages:

- Provision of Section 70A Notifications on all proposed lots adjoining the existing Western Power registered easement prior to subdivision clearance advising

prospective purchasers that they are in close proximity to power infrastructure which will be maintained, upgraded and expanded on a regular basis.

- All development being designed and constructed to protect Western Power infrastructure and interests from potential land use conflict.
- No development (including fill, fencing, storage or parking) will be permitted within Western Power registered easements without the prior written approval of Western Power or the relevant power line operator.

Western Power advises that the above advice should not be construed as Western Power's support or otherwise of the land use or development proposed in the existing electricity corridors and associated registered easements. Further detailed studies will be required to determine the suitability of subdivision and development within the easement corridors.

**Planning Comment:** Comments noted. The proponent has been provided with these comments for further consideration in subsequent planning stages, where applicable.

**Determination:** Submission noted.

---

**Submission:** 3

**Submitted by:** Water Corporation

**Summary of Submission:** COMMENT

The Water Corporation advises as follows:

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. Due to the possible increase in development density, upgrading of the current system may be required to prevent existing customers being affected by any future development.

Water Corporation's long-term water planning for this area indicates that a DN1400, headworks water main and as yet undetermined sized trunk main will traverse the subject area. The water main is not scheduled on the Corporation's 5-year Capital Investment Program. However, the undetermined sized trunk main is included on the Corporations 5-year Capital Investment Program with a planned commencement date in 2025.

Existing water mains are located within the subject area. Pressured water mains shall not be located in private land and should be located in and protected by reserves (i.e. road reserves) as no development would be allowed in this area. Any future developer is required to fund the full cost of protecting, relocating or modifying any of the existing infrastructure which may be affected.

Wastewater: Reticulated sewerage is currently available to most of 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.

Due to the possible increase in development density upgrading of the current system may be required to prevent existing customers being affected by any future development.

There is no permanent pump station for a small area bounded by Lloyd Street, Clayton Street, Robinson Road and Elgee Road. When a wastewater connection is required the future proposed development will require headworks infrastructure to be constructed. Consideration must be made to the location of the proposed pump station. A pump station will require appropriate land to be provided for the works and the odour buffer that will surround the works.

It should be noted that existing sewerage mains are located within the subject land. Easements may be required within the subject area. Due consideration will be required when developing in this area. Any future developer is required to fund the full cost of protecting or modifying any of the existing infrastructure which may be affected by the proposed development.

**Drainage:** The subject area falls within the Blackadder Creek Drainage Catchment.

**Planning Comment:** Comments noted. The proponent has been provided with these comments for further consideration in subsequent planning stages, where applicable.

**Determination:** Submission noted.

---

**Submission:** 5

**Submitted by:** John Elliot (interested resident)

**Summary of Submission:** COMMENT

The submitter requests that the following modifications be undertaken:

- There is no need to leave the rear portion of Lot 300 (No. 8 Clayton Street) partially zoned Industrial and the balance zoned Urban. To not address this is problematic from an approval process and an inefficient use of an MRS amendment which can resolve this historic anomaly. It is recommended that the amendment include all this land in the Urban zone.
- The amendment isn't addressing the anomaly where part of the State-owned Helena River Foreshore (part of Lot 700 Lloyd Street, Midland that isn't Other Regional Roads and portion of Upper Lot 10804 Whiteman Road, Midland) will remain Industrial in the MRS. This is not an efficient use of an MRS amendment.
- The WAPC should inform the Minister for Planning and DevelopmentWA that the above anomalies should be incorporated into the Redevelopment Authority's boundaries if the Redevelopment Authority and their Scheme continue to apply. There is no planning requirement to keep land across multiple Schemes requiring multiple planning authorities for a determination. To maintain these anomalies is unnecessary red tape that this amendment and DevelopmentWA's redevelopment boundaries could correct.

**Planning Comment:** The intent of the amendment is administrative in nature and has been prepared to reflect the existing adopted and approved planning framework following the boundary of the Metronet East Midland Project Area.

The WAPC notes that any further changes to the amendment area can be considered in a future MRS amendment process (if appropriate), given further investigation is required prior to making changes.

There are also limitations in including more land or modification of an advertised amendment as it requires reconsideration by EPA and the likely re-advertising of the amendment to notify affected landowners. This will significantly delay the finalisation of this amendment.

**Determination:** Submission noted.

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**Submission:** 6

**Submitted by:** Matthew Pavlinovich (interested resident)

**Summary of Submission:** OBJECTION

The submitter objects to the amendment and advises as follows:

- The MRA has unfinished projects that should be completed before normalisation occurs. Lloyd Street to Hazelmere and the Keane Street extension to Victoria Street are just two examples.
- The reservation of portion of the Midland freight rail line (portion of Lot 300 adjacent to Military Road) to Railways is not supported. The Midland Freight Railway Realignment is not supported.
- Lot 1 Helena Street, Midland and Lots 9005 & 9015 Great Eastern Highway, Midland should be excluded from the Central City Area zone and included in the Parks and Recreation reservation. These lots should be given to the City of Swan as a gift to re-establish as public open space.
- No. 7 Main Gate, Midland should be excluded from the Industrial zone and included in Public Purposes - Museum reservation. This building should be preserved and with the assistance of the State Government it should be developed as a railway museum. It will bring people into the area which the MRA have failed to achieve and activate.

**Planning Comment:** The intent of the amendment is administrative in nature and has been prepared to reflect the existing adopted and approved planning framework. It is noted that the Railways reservation within Lot 300 is consistent with the state-wide planning framework and is subject to Planning Control Area No. 119.

The WAPC notes that any further changes to the amendment area can be considered in a future MRS amendment process (if appropriate), given further investigation is required prior to making changes.

**Determination:** Submission dismissed

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**Submission:** 7

**Submitted by:** Department of Biodiversity, Conservation and Attractions

**Summary of Submission: SUPPORT**

The Department of Biodiversity, Conservation and Attractions supports the proposed amendment.

**Planning Comment:** Support noted.

**Determination:** Submission noted.

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**Submission:** 8

**Submitted by:** Margaret Owens (interested resident)

**Summary of Submission: OBJECTION**

The submitter objects to the amendment as it is one of the few locations in the Canning area that is vital to the community, including humans and flora and fauna. Any reduction of green areas increases local climate variation and is a contradiction of the issues related to climate changing on a local basis. It is irresponsible to do this.

**Planning Comment:** The submitter refers to the Canning area, however the proposed amendment is in the locality of Midland in the City of Swan. It appears the submission has been lodged in error on this amendment.

**Determination:** Submission dismissed.

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**Submission:** 10

**Submitted by:** City of Swan

**Summary of Submission: COMMENT**

The City of Swan supports the proposed amendment and is contingent on the staged normalisation of the Midland Redevelopment Area. The City notes the following:

- There are a number of adjacent lots (outside of the amendment area under the planning control of DevelopmentWA), where this amendment has not resolved existing anomalies/may result in anomalies. The following is noted and may be required to be resolved through a future MRS amendment:
  - an isolated portion of Amherst Road (between Stirling Crescent and south of Montreal Road) is in the Industrial zone. However, this area is fully contained within a road reserve;
  - Lot 700 Lloyd Street and the Helena River Foreshore - Upper Lot 10804 Whiteman Road are currently zoned Industrial and should be considered to be reserved as Parks and Recreation; and
  - a portion of 8 Clayton Street remains Industrial which will result in the lot being split zoned. It is recommended that this lot is fully zoned Urban in the MRS.

- The City will not be seeking to undertake a concurrent LPS rezoning under section 126(3) of the *Planning and Development Act 2005*.
- The City proposed to utilise section 58 of the *Metropolitan Redevelopment Act 2011* to undertake the necessary amendments to its LPS in preparation for when the redevelopment scheme ceases to apply.
- The City, in consultation with DevelopmentWA and the Department of Planning, Lands and Heritage, will work together to support the normalisation of discrete areas in a staged approach and ensure the LPS is consistent with the MRS, as required.
- Request the WAPC ensure that any current or future Foreshore Management Plan for the land adjacent to the Helena River foreshore (Lots 8025, 9032 and 9042) includes a requirement to have those areas that are unsafe for public access fenced off.
- Record the reason for changing the Officers recommendation is to recognise that parts of the Helena River Foreshore area, currently under management of the WAPC, in its current state are unsafe and not suitable for public access.

**Planning Comment:** Comments noted. The proponent has been provided with these comments for further consideration in subsequent planning stages, where applicable.

**Determination:** Submission noted.

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**Submission:** 11

**Submitted by:** Department of Communities

**Summary of Submission:** COMMENT

The Department of Communities (DoC) supports the proposed amendment, and has assets across the Midland Redevelopment Area, with public housing in Victoria Precinct and land in Helena Precinct.

The DoC is keen to ensure that provisions within the Midland Redevelopment Area planning framework are not lost, particularly the objective for social inclusion which promotes a diversity of housing stock within the Midland Redevelopment Area and the comprehensive design guidance.

The DoC requests that the same objectives and guidance is reflected in the City of Swan's planning framework following normalisation. This amendment is proposed to take place in stages over a number of years as DevelopmentWA works with the local government to transfer planning control and other powers for substantially complete precincts. The DoC requests to be kept informed of the planned staging of this amendment as and when it is known.

**Planning Comment:** Comments noted. The proponent has been provided with these comments for further consideration in subsequent planning stages, where applicable.

**Determination:** Submission noted.

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**Submission:** 14

**Submitted by:** Department of Education

**Summary of Submission:** COMMENT

The Department of Education (DoE) notes that there are several existing/future public school sites within the MRA Redevelopment Areas which have been approved via structure plans and that the number and location of these public school sites are based on, in part, the anticipated student enrolment demand for the particular locality.

The DoE has no objection to the proposed amendment subject to the following:

- the future local government planning framework being consistent with the existing MRA framework including, but not limited to, the land use zoning, residential density, dwelling yield and location and number of public school sites; and
- the future reservation of public secondary schools and land use zones in the MRS to reflect the existing MRA framework.

Any changes to the zoning, residential density coding and dwelling lot numbers which may result in an increase to the student yield in the MRA Redevelopment Areas will impact on the provision of public school sites as per WAPC *Development Control Policy 2.4 - School Sites*.

**Planning Comment:** Comments noted. The proponent has been provided with these comments for further consideration in subsequent planning stages, where applicable.

**Determination:** Submission noted.

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**Submission:** 15

**Submitted by:** Public Transport Authority

**Summary of Submission:** COMMENT

The Public Transport Authority (PTA) advises that the Midland Town Centre is the current site for major rail infrastructure projects proposed under MetroNet, namely the relocation of Midland station and the construction of the Bellevue depot (a multi-functional assembly and maintenance facility for railcars). As such, the Railway reserve would serve a vital function in facilitating rail development and the ongoing operation of the PTA's network.

The proposed amendment includes parcels of land, owned by the PTA and State Government, containing key PTA assets associated with the operation of the urban and freight rail networks which are proposed to be zoned to Urban. The PTA requests that the WAPC amend this area to Railways as it aligns with the current and future planning for the land.

These proposed changes will facilitate railway development and protect strategic operations relating to the metropolitan and freight networks on land currently owned and/or managed by PTA. This aligns with the purpose of orderly strategic planning, setting aside land which contains current and future PTA assets for railway purposes.



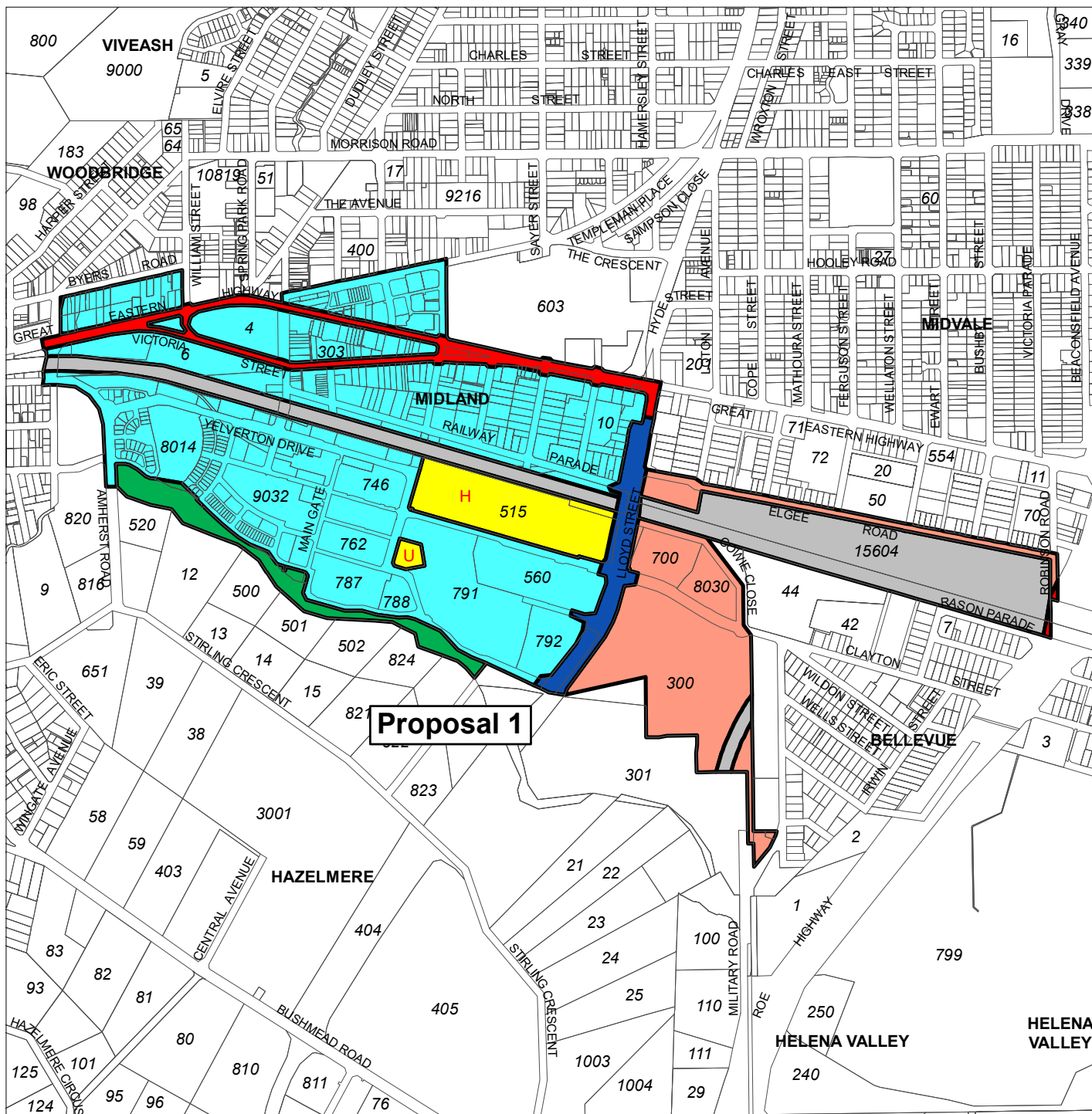
**Planning Comment:** Comments noted. The modifications requested by the PTA have been primarily undertaken to the advertised amendment. However, following further discussion with the PTA it was determined that some of the modifications required further refinement, and would be undertaken as part of a future MRS amendment process.

**Determination:** Submission partly upheld.

---

### **Schedule 3**

**Amending figure - Proposal 1  
as advertised**











## MRA normalisation areas - Midland Proposed minor amendment as advertised

24 July 2019

Proposal 1

Proposed Amendment:

	Central city area zone		H Public purposes reservation - hospital
	Other regional roads reservation		U Public purposes reservation - university
	Parks and recreation reservation		Railways reservation
	Primary regional roads reservation		Urban zone

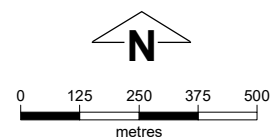
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Version number: 5

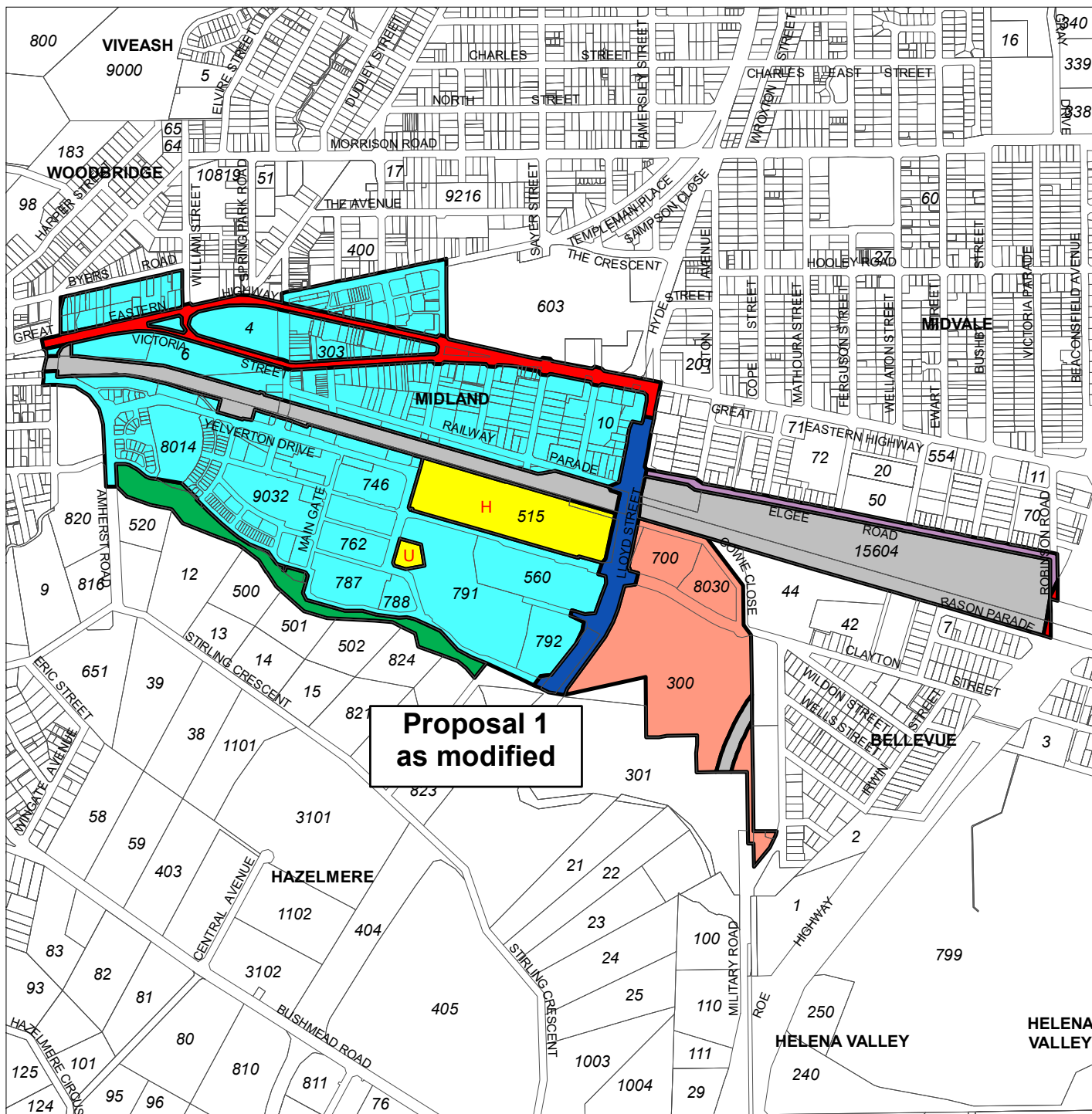


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## **Schedule 4**

**Amending figure- Proposal 1  
as modified**












## MRA normalisation areas - Midland Proposed minor amendment as modified

17 June 2020

Proposal 1

### Proposed Amendment:

	Central city area zone		H Public purposes reservation - hospital
	Industrial zone		U Public purposes reservation - university
	Other regional roads reservation		Railways reservation
	Parks and recreation reservation		Urban zone
	Primary regional roads reservation		

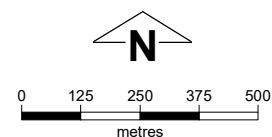
Oracle reference no: 3003

File number: 833/02/21/0130P V

Version number: 7



Date: 7/07/2020  
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## **Appendix 1**

### **List of detail plans as advertised**

**MRA Normalisation Areas - Midland**

**Proposed Minor Amendment**

**Amendment 1357/57**

**as advertised**

**Amendment Plan**

3.2745

**Detail Plans**

Proposal 1

1.6172, 1.6173, 1.6188, 1.6189, 1.6223

## **Appendix 2**

### **List of detail plans as modified**



**MRA Normalisation Areas - Midland**

**Proposed Minor Amendment**

**Amendment 1357/57**

**as modified**

**Amendment Plan**

3.2745/1

**Detail Plans**

Proposal 1

1.6172, 1.6173, 1.6188, 1.6189, 1.6223

## Submissions



Submission

1

Enquiries: Maryanne Thornely on (08) 9323 4078  
Our Ref: 20/1389 (D20#181796)  
Your Ref: 833-2-22-130 Pt 2

3 March 2020

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

Email: [mrs@dplh.wa.gov.au](mailto:mrs@dplh.wa.gov.au)

Dear Sir/Madam

**RE: Metropolitan Region Scheme Proposed Amendment 1357/57  
Metropolitan Redevelopment Authority Normalisation - Midland**

Main Roads has reviewed the information received on 28 February 2020. It is advised, Main Roads has no comments to offer regarding the proposed normalisation of the Midland Metropolitan Redevelopment Authority precincts.

Main Roads requests a copy of the WAPC's final determination to be sent to [planninginfo@mainroads.wa.gov.au](mailto:planninginfo@mainroads.wa.gov.au) quoting the file reference above.

Yours Sincerely

Lindsay Broadhurst  
**Director Road Planning & Development**

Department of Planning,  
Lands and Heritage

**Received**  
**3 March 2020**

File: RLS/0873

**Our Reference:** 51866067

**Your Reference:** 833-2-21-130 Pt2 (RLS/0873/1)

05/03/2020

Western Australian Planning Commission

Dear Sir / Madam

Department of Planning,  
Lands and Heritage

**Received**  
**5 March 2020**

File: RLS/0873

**Metropolitan Region Scheme Proposed Amendment 1357/57 Metropolitan Redevelopment Authority Normalisation - Midland**

The structure plan, future subdivision and development processes must protect the transmission line corridor and associated assets from encroachment, mitigating public safety and network reliability risks and ensuring there is no impediment to routine and emergency land access to the network.

1. Prior to subdivision, Western Power will need to review, assess and provide prior written consent to any proposals below or within the registered easement, in accordance with the easement conditions, including:
  - Landscaping plans (including mature heights and location of species);
  - Ground level changes;
  - Permanent structures;
  - Drainage plans;
  - Conservation controls.
2. In respect to condition 1, the proponent must submit detailed design plans for the any development or change in land use proposed within the electricity infrastructure corridor to allow determination of its suitability in respect to public safety, routine and emergency land access and future network plans. Regarding public safety assessment, the requirements of the detailed study are summarised below and a required to form part of the servicing strategy:
  - Soil Resistivity Report outlining on-site measurement of the soil resistivity, using the Wenner method.
  - An Earth Potential Rise study to determine touch, step and transfer potentials, including documentation of all calculations.
  - A Low Frequency Induction study to investigate the effects of induced voltages from the power line for step, touch and transfer potentials, during both construction and operation of the site.



363 Wellington Street Perth 6000  
GPO Box L921 Perth WA 6842  
e [enquiry@westernpower.com.au](mailto:enquiry@westernpower.com.au)  
[westernpower.com.au](http://westernpower.com.au)



† 13 10 87  
f (08) 9225 2660  
TTY 1800 13 13 51  
TIS 13 14 50

Electricity Networks Corporation  
ABN: 18 540 492 861

- An Electrostatic Induction study to investigate the potential of hazardous charging of metallic objects in the vicinity of the line, such as fences, gates and other services.
- An Electromagnetic Field Study to determine the impacts of Electric and Magnetic Fields as per ARPANSA guidelines.

The studies should identify any mitigation required and be submitted to Western Power for review, record-keeping and to confirm the appropriateness of the proposal prior to subdivision. Please be advised that Western Power can provide data to assist in the preparation of the report, which will attract a fee. Costs will be estimated and funds must be received prior to assessment commencing. Generally assessments will take between three to five weeks, from receipt of funds.

3. Western Power requires the following additional provisions to be included on the Structure Plan for consideration at the subdivision and development stages:
  - Provision of Section 70A Notifications on all proposed lots adjoining the existing Western Power registered easement prior to subdivision clearance advising prospective purchasers that they are in close proximity to power infrastructure which will be maintained, upgraded and expanded on a regular basis.
  - All development shall be designed and constructed to protect Western Power infrastructure and interests from potential land use conflict.
  - No development (including fill, fencing, storage or parking) will be permitted within Western Power registered easements without the prior written approval of Western Power or the relevant power line operator.

Note: The above advice should not be construed as Western Power's support or otherwise of the land use or development proposed in the existing electricity corridors and associated registered easements. Further detailed studies will be required to determine the suitability of subdivision and development within the easement corridors.

Kind Regards

Kate

Customer Service

Your Ref: 833-2-21-130 Pt 2 (RLS/0873/1)  
Our Ref: 57176434 - MRS366163  
Enquiries: Michael Hoglin  
Direct Tel: 9420 3147  
Email: michael.hoglin@watercorporation.com.au

19 March 2020

Secretary  
Western Australian Planning Commission  
LOCKED BAG 2506  
PERTH WA 6001

Attention of: Anthony Muscara

**Re: MRS Amendment 1357/57 Midland**

Thank you for your letter dated 24 February 2020. We offer the following comments in regard to this proposal.

**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.

Due to the possible increase in development density, upgrading of the current system may be required to prevent existing customers being affected by any future development.

Water Corporation's long-term water planning for this area indicates that a DN1400, headworks water main and as yet undetermined sized Trunk Main will traverse the subject area.

This headworks DN1400 water main is not scheduled on our 5-year Capital Investment Program. The as yet undetermined sized Trunk Main is included on our 5-year Capital Investment Program with a planned commencement date in 2025.

Existing water mains are located within the subject area. Pressured water mains shall not be located in private land and should be located in and protected by reserves (i.e. road reserves) as no development would be allowed in this area. Any future developer is required to fund the full cost of protecting, relocating or modifying any of the existing infrastructure which may be affected.

Department of Planning, Lands and Heritage
---

<b>Received</b> <b>19 March 2020</b>
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File: RLS/0873
----------------

## **Wastewater**

Reticulated sewerage is currently available to most of 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.

Due to the possible increase in development density upgrading of the current system may be required to prevent existing customers being affected by any future development.

There is no permanent pump station for a small area bounded by Lloyd St, Clayton St, Robinson Rd and Elgee Rd. When a wastewater connection is required the future proposed development will require headworks infrastructure to be constructed.

Consideration must be made to the location of the aforementioned proposed pump station. A pump station will require appropriate land to be provided for the works and the odour buffer that will surround the works.

It should be noted that existing sewerage mains are located within the subject land. Easements may be required within the subject area. Due consideration will be required when developing in this area. Any future developer is required to fund the full cost of protecting or modifying any of the existing infrastructure which may be affected by the proposed development.

## **Drainage**

The subject area falls within the Blackadder Creek Drainage Catchment.

## **General Comments**

The information provided above is subject to review and may change. If the proposal has not proceeded within the next 12 months, please contact us to confirm that this information is still valid.

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

A handwritten signature in blue ink, appearing to read 'M. Hoglin', with a large, stylized flourish extending downwards and to the right.

**Michael Hoglin**  
**Planner**  
**Development Services**



Submitted to **MRS minor amendment 1357/57 - Metropolitan Redevelopment Authority Normalisation Midland**  
Submitted on **2020-03-23 08:24:41**

## 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@atco.com

### 5 What is your address?

**address:**

81 Prinsep Road Jandakot WA 6164

### 6 Contact phone number:

**phone number:**

6163 5000

### 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 own and operate the gas distribution network within the surrounding road rseeves. The Amendment 1357/57 is not impacted by the Draft DC4.3 trigger distances.

ATCO has no objection to lodge.

**File upload:**

No file was uploaded

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No file was uploaded

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No file was uploaded

Department of Planning,  
Lands and Heritage

**Received**  
**23 March 2020**

File: RLS/0873

Submitted to **MRS minor amendment 1357/57 - Metropolitan Redevelopment Authority Normalisation Midland**  
Submitted on **2020-04-02 10:52:12**

## Introduction

### 1 What is your first name?

**First name:**

John

### 2 What is your surname?

**surname:**

Elliott

### 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:**

johnnaelliott@gmail.com

### 5 What is your address?

**address:**

14 Blackboy Road Greenmount

### 6 Contact phone number:

**phone number:**

0415544773

### 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:**

Conditional support on the proviso that the following take place.

1. No need to leave rear portion of Lot 300 on Dep Plan 414939 (No.8 Clayton St) partially zoned 'Industrial' (when the rest is 'Urban'). To not address this is problematic from an approval process and an inefficient use of a MRS Amendment, which can resolve this historic anomaly. Recommend that this MRS Amendment includes all of this land in 1 single zone (Urban). See attachment map for locations
2. Why isn't this MRS Amendment addressing the anomaly where part of the state-owned Helana River Foreshore (part of Lot 700 Lloyd Street MIDLAND that isn't 'Other Regional Roads' and portion of Upper Lot 10804 Whiteman Road MIDLAND) will remain MRS 'Industrial' in the MRS? This is not an efficient use of a MRS Amendment request. See attachment map for locations
3. The WAPC ought to inform the Minister and Development WA that the land anomalies identified in '1' and '2' above (particularly 1) ought to be incorporated within the Redevelopment Authority's boundaries should the Redevelopment Authority and their scheme continue to apply. There is no planning need to keep land straddling across multiple schemes requiring multiple planning authorities to decide on matters that could otherwise be avoided if the boundaries were adjusted. To maintain these anomalies is unnecessary red tape that both this MRS Amendment and the Development WA's redevelopment boundaries could otherwise avoid.

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spatial depiction of comments.pdf was uploaded

**File upload:**

No file was uploaded

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No file was uploaded

Department of Planning,  
Lands and Heritage

Received  
2 April 2020

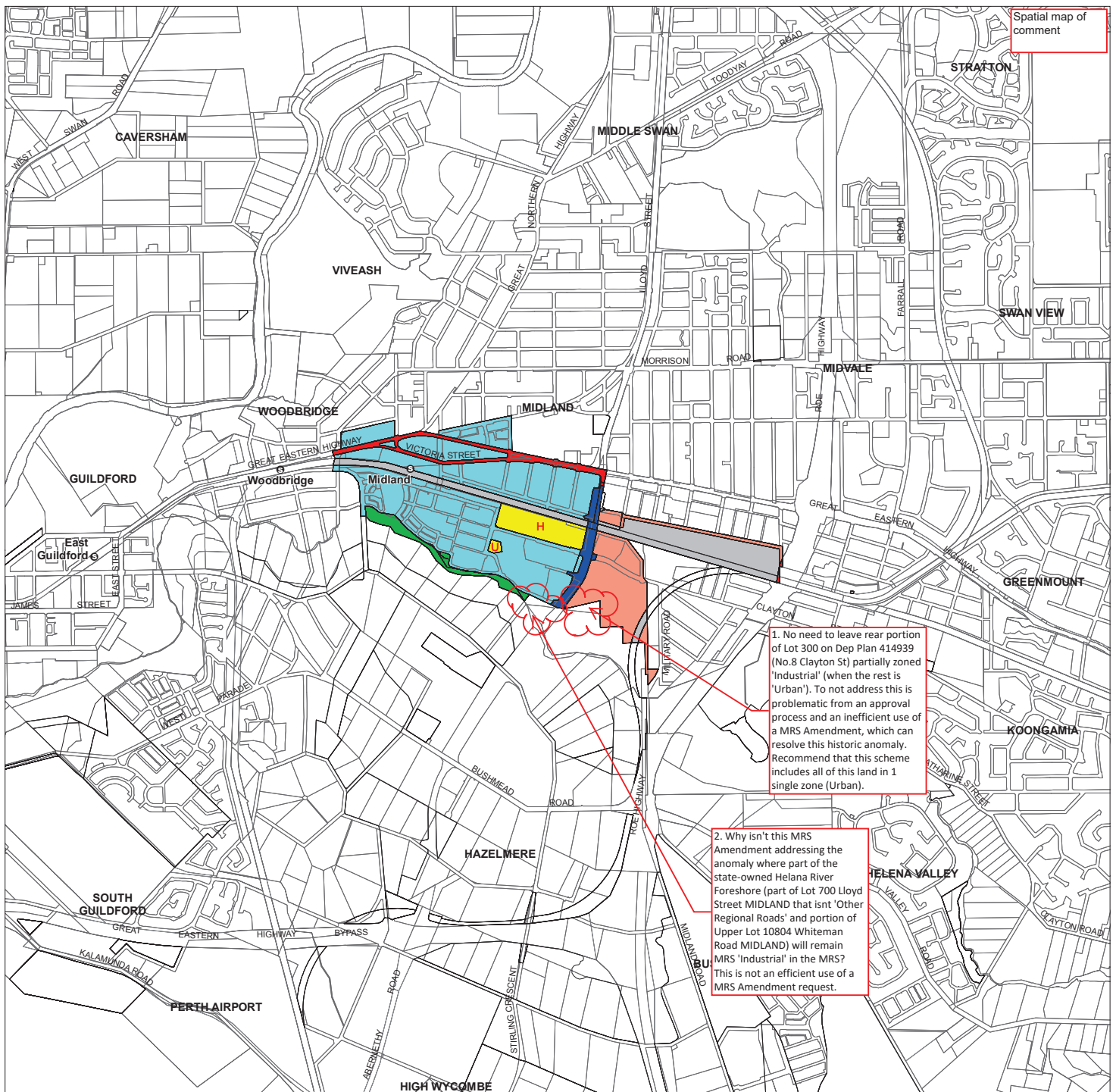
File: RLS/0873

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No file was uploaded

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No file was uploaded



Signed for and on behalf of the  
Western Australian Planning Commission

An officer duly authorised by the Commission  
pursuant to section 24 of the  
**Planning and Development Act 2005**  
for that purpose in the presence of:

Witness

Date

Approved - Minister for Planning

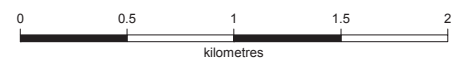
Date

#### Legend

- Excluded from industrial zone and included in central city area zone
- Excluded from industrial, central city area and urban zones and railways reservation and included in other regional roads reservation
- Excluded from industrial zone and included in parks and recreation reservation
- Excluded from urban zone and included in primary regional roads reservation
- H Excluded from industrial zone and included in public purposes - hospital reservation
- U Excluded from industrial zone and included in public purposes - university reservation
- Excluded from industrial zone and included in railways reservation
- Excluded from industrial zone and included in urban zone

#### Metropolitan Region Scheme

Amendment No. 1357/57



Created on date: Wednesday, 7 August 2019  
Document Name: MRS\_3003\_v5\_APlan3.2745  
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

Program Manager: A. Muscara

Geospatial Officer: J. Ballarotta

Examined: A. Power

Revised:

Version No. 5

Date: WAPC/280.10.2 24 July 2019

Plan Number

File number: 833/02/21/130

Plan reference:

Metropolitan Region Scheme  
1:25000 sheet 16

**3.2745**

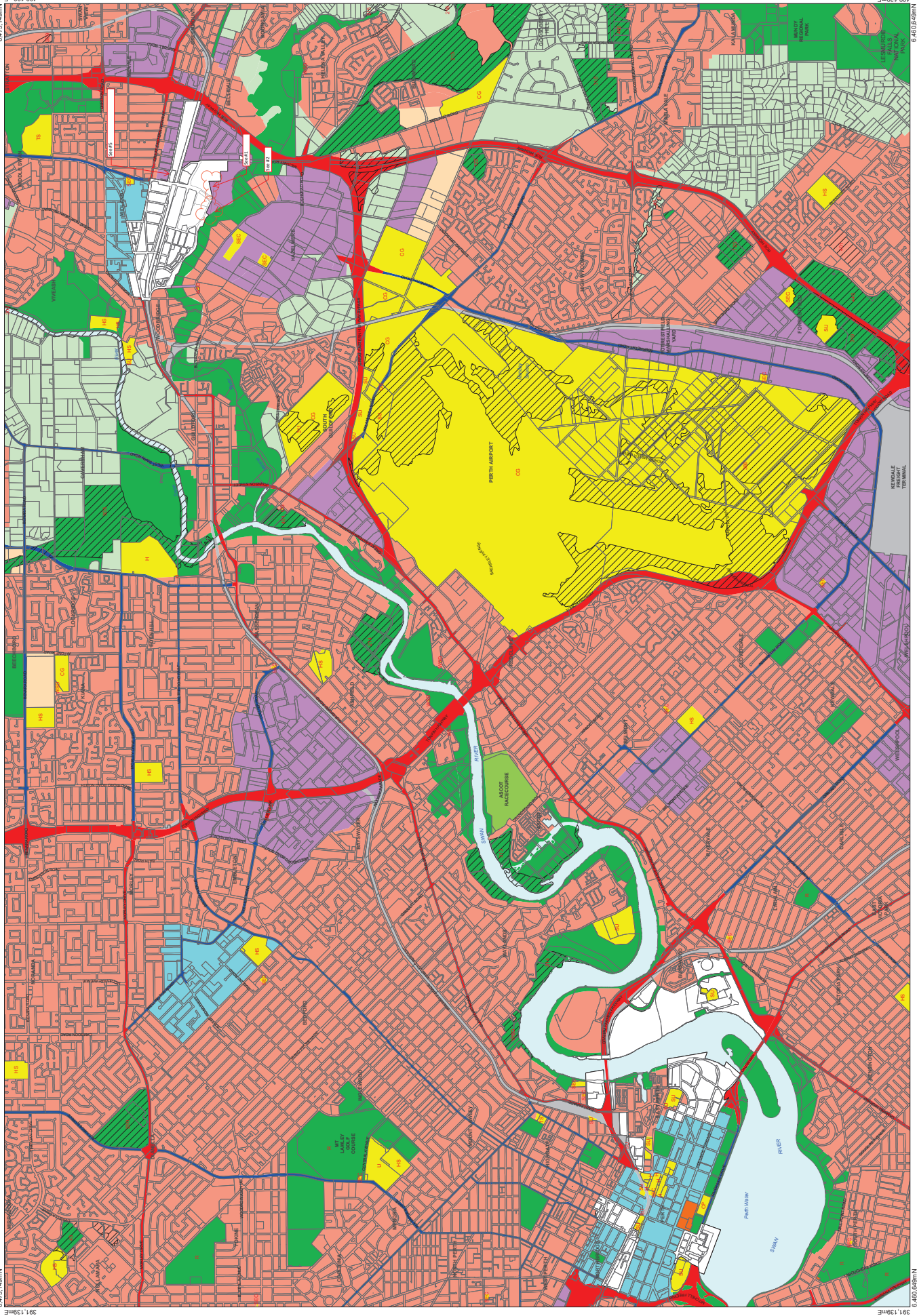
detail plans: 1.6172, 1.6173, 1.6188,  
1.6189, 1.6223

Sheet 1 of 1

Oracle reference no: 3003



# METROPOLITAN REGION SCHEME - Perth, Western Australia



- Legend**
- Scheme boundary
  - Reserved lands**
  - Parks and recreation
  - Restricted public access
  - Railways
  - Port installations
  - State forests
  - Civic and cultural
  - Waterways
  - Water catchments
  - Public purposes - devoted as follows
  - Hospital
  - High school
  - Technical school
  - Car park
  - University
  - Commonwealth Government
  - State Energy Commission
  - Special uses
  - Water Authority of WA
  - Prison
  - Reserved roads**
  - Primary regional roads
  - Other regional roads
  - Zones**
  - Urban
  - Urban deferred
  - Central city area
  - Industrial
  - Special industrial
  - Rural
  - Rural - water protection
  - Private recreation
  - Notice of delegation**
  - (Site No) Bush brever area
  - Redevelopment schemes**
  - Redevelopment scheme/act area

## METROPOLITAN REGION SCHEME

This map has been derived from an electronic version of the scheme held and maintained by the Department of Planning, Lands and Heritage.

This map is one of a set of 38 which depicts the zones and reservations of the Metropolitan Region Scheme. The information shown is correct up to the date shown below as far as the Department and the Commission are aware.

Amended to: 22nd October 2019

METROPOLITAN REGION SCHEME MAP  
1:25000 MAP SERIES

**MAP SHEET 16**  
MAP NAME: Perth Airport

INDEX TO  
ADJOINING  
MAP SHEETS

15	16	17
12	13	14
9	10	11
6	7	8
3	4	5
2	1	18
1	19	20
16	17	18
13	14	15
10	11	12
7	8	9
4	5	6
1	2	3

0 0.25 0.5 1 1.5 2  
kilometres

**Technical notes**

Historical datum - Geocentric datum of Australia 1984  
Grid base - Map Grid of Australia  
Projection - Transverse Mercator, geographically projected in zone 50  
Contract -  
Website - [www.dph.wa.gov.au](http://www.dph.wa.gov.au) - to access electronic copies of the MRS  
Email - [spatialdata@dp.wa.gov.au](mailto:spatialdata@dp.wa.gov.au) for digital data or for written permission

**Data sources**

Current data: generated online to show used content  
Western Australian Land Information Authority and Geomatics  
Database (SLIP) 1006.01.1  
© State of Western Australia. This map may be reproduced  
wholly or in part without the written permission of the Department.

**Important notes**

This map series forms part of the Metropolitan Region Scheme (MRS) and should be read in conjunction with the Metropolitan Region Scheme Act (MRS Act) for details of environmental controls.  
Redevelopment scheme areas are shown on these maps, although they are not within the jurisdiction of the Western Australian Planning Commission. Refer to the relevant MRS Act for details of the relevant planning controls.  
For further information, refer to the Perth Planning Development Agreement 1992.

Submitted to **MRS minor amendment 1357/57 - Metropolitan Redevelopment Authority Normalisation Midland**  
Submitted on **2020-04-04 18:30:35**

## Introduction

### 1 What is your first name?

**First name:**

Matthew

### 2 What is your surname?

**surname:**

Pavlinovich

### 3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

Yes

### 4 What is your email address?

**Email:**

matthew.pavlinovic@gmail.com

### 5 What is your address?

**address:**

1/49 George Street, Midland WA 6056

### 6 Contact phone number:

**phone number:**

0438 884 719

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

Oppose

### 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:**

I OPPOSE the minor amendment 1357/57 - Metropolitan Redevelopment Authority Normalisation Midland.

As far as I'm aware, the MRA has unfinished projects that should be completed before any normalisation should be occurring. Lloyd Street to Hazelmere and Keane Street extension to Victoria Street are just two examples.

I OPPOSE the proposal to reserve the portion of the Midland freight rail line (portion of Lot 300) adjacent to Military Road to Railways. I do not support the Midland Freight Line Realignment.

I SUPPORT Lot 1, 40 Helena Street in Midland; Lots 9005 & 9015 Great Eastern Highway in Midland being excluded from the central city zone and included in parks and recreation reservation. These lots should be given to the City of Swan as a gift for them to reestablish public open space.

I SUPPORT 7 Main Gate in Midland being excluded from industrial zone and included in public purposes - museum reservation. This building should be preserved and with the assist of the State Government developed as a railway museum. It will bring people into the area that currently the MRA have failed to achieve and activate.

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Department of Planning,  
Lands and Heritage

Received  
4 April 2020

File: RLS/0873

**File upload:**

No file was uploaded



Department of **Biodiversity,  
Conservation and Attractions**



Your ref: MRS Amendment 1357/57  
Our ref: 2020/0853  
Enquiries: John Riley  
Phone: 9278 0925  
Email: john.riley@dbca.wa.gov.au

**Submission  
7**

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

Via email: mrs@dplh.wa.gov.au

**METROPOLITAN REGION SCHEME AMENDMENT 1357/57– MRA NORMALISATION –  
MIDLAND REDEVELOPMENT AREA**

Thank you for providing the Department of Biodiversity, Conservation and Attractions (DBCA) with the opportunity to comment on the above-mentioned Metropolitan Region Scheme (MRS) amendment. It is noted this is related to the normalisation of the Midland Redevelopment Area.

DBCA provided preliminary comment to the Western Australian Planning Commission on 21 May 2019 concerning several normalisation areas, including the Midland Redevelopment Area. In that advice, DBCA recommended the inclusion of several parcels of land into the adjoining Parks and Recreation Reserve (PnR).

It is noted these recommendations have now been incorporated into the MRS amendment and therefore DBCA supports the proposal, which will facilitate the expansion of the PnR associated with Lots 8025, 9032 and 9042.

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

Yours sincerely

Jacey Mills  
Manager, Statutory Assessments

3 April 2020



**Rivers and Estuaries Branch**  
17 Dick Perry Avenue, Kensington WA 6151  
Post: Locked Bag 104, BENTLEY DC WA 6983  
Phone: 08 9278 9000 Email: rivers.planning@dbca.wa.gov.au  
www.dbca.wa.gov.au



Submitted to **MRS minor amendment 1357/57 - Metropolitan Redevelopment Authority Normalisation Midland**  
Submitted on **2020-04-08 13:10:03**

## Introduction

### 1 What is your first name?

**First name:**

Margaret

### 2 What is your surname?

**surname:**

Owens

### 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:**

owens17mmj@gmail.com

### 5 What is your address?

**address:**

Flat 9, 28 Ivankovich Ave, 6164.

### 6 Contact phone number:

**phone number:**

0407170988

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

Oppose

### 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:

This area is one of the few in the Canning area that is vital to the community both human and fauna and flora. Any reduction of green areas increases the local climate variation and is a contradiction of the issues related to climate changing on a local basis. Its irresponsible to do this.

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Department of Planning,  
Lands and Heritage

**Received**

**8 April 2020**

File: RLS/0873

Anthony Muscara

**From:** CRITCH, Mike [<mailto:Mike.CRITCH@dmirs.wa.gov.au>]  
**Sent:** Tuesday, 14 April 2020 2:35 PM  
**To:** Anthony Muscara <[Anthony.Muscara@dplh.wa.gov.au](mailto:Anthony.Muscara@dplh.wa.gov.au)>  
**Cc:** CARTER, Samantha <[Samantha.CARTER@dmirs.wa.gov.au](mailto:Samantha.CARTER@dmirs.wa.gov.au)>  
**Subject:** DMIRS Comments - MRS Normalisation - Midland MRA (City of Swan) - No concerns

WAPC File No: 833-2-21-130 Pt 2 (RLS/0873/1)  
DMIRS File No: A0781/201901

Dear Anthony,

**RE: PROPOSED MRS AMENDMENT 1357/57 - METROPOLITAN REDEVELOPMENT AUTHORITY (MRA)  
NORMALISATION - MIDLAND REDEVELOPMENT AREA - CITY OF SWAN**

I refer to your correspondence dated 24 February 2020 regarding the Metropolitan Region Scheme amendment for Normalisation of the Midland Redevelopment Area (Midland MRA) in the City of Swan.

This proposal raises no significant access concerns regarding mineral or petroleum resources, geothermal energy or basic raw materials.

Accordingly, the Department of Mines, Industry Regulation and Safety lodges no objection to the proposal.

Kind regards,

**Mike Critch** | Project Officer

Geological Survey and Resource Strategy Division

**Department of Mines, Industry Regulation and Safety**

100 Plain Street East Perth WA 6004

**Tel: +61 8 9222 0756**

[mike.critch@dmirs.wa.gov.au](mailto:mike.critch@dmirs.wa.gov.au) | [www.dmirs.wa.gov.au](http://www.dmirs.wa.gov.au)



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

*We're working for  
Western Australia*

Department of Planning,  
Lands and Heritage

**Received**  
**14 April 2020**

File: RLS/0873

DISCLAIMER: This email, including any attachments, is intended only for use by the addressee(s) and may contain confidential and/or personal information and may also be the subject of legal professional privilege. If you are not the intended recipient, you must not disclose or use the information contained in it. In this case, please let me know by return email, delete the message permanently from your system and destroy any copies. Before you take any action based upon advice and/or information contained in this email you should carefully consider the advice and information and consider obtaining relevant independent advice.

Your Ref: MRS 1357/57 City of Swan Comments  
Enquiries: Leon van der Linde  
E-mail: leon.vanderlinde@swan.wa.gov.au  
Fax: 9267 9279

Submission  
10

20 April 2020

Secretary  
Western Australian Planning Commission  
Locked Bag 2506  
PERTH WA 6001

Department of Planning,  
Lands and Heritage

Received  
22 April 2020

File: RLS/0873

Dear Sir/Madam,

**RE: METROPOLITAN REGION SCHEME PROPOSED AMENDMENT 1357/57 -  
METROPOLITAN REDEVELOPMENT AUTHORITY NORMALISATION MIDLAND  
- CITY OF SWAN COMMENTS**

The Western Australian Planning Commission recently advertised Metropolitan Region Scheme Proposed Amendment 1357/57 for public comment.

At the Ordinary Meeting of Council on 8 April 2020, Council resolved to:

- 1) *Support proposed MRS Amendment 1357/57, contingent upon the staged normalisation of the Midland Redevelopment Area, and note the following:*
  - i) *there are a number of adjacent lots (outside of the area under the planning control of DevelopmentWA), where this amendment has not resolved existing anomalies/may result in anomalies. The following is noted and may be required to be resolved through a future amendment by the WAPC:*
    - a. *an isolated portion of Amherst Road (between Stirling Crescent and south of Montreal Road) is in the Industrial zone. It is noted however that the area is wholly contained within Road Reserve.*
    - b. *Lot 700 Lloyd Street and Helena River Foreshore - Upper Lot 10804 Whiteman Road currently zoned Industrial should be considered to be rezoned to Parks and Recreation; and*
    - c. *a portion of 8 Clayton Street remains as Industrial which will result in the lot being split zoned. It is recommended this is included in the Urban zone as proposed for the remainder of the lot by Amendment 1357/57.*



- ii) The City will not be seeking to undertake a concurrent rezoning under section 123(3) of the Planning and Development Act 2005 to LPS17.*
  - iii) It is the City's intent to utilise section 58 of the Metropolitan Redevelopment Act 2011 to undertake the necessary amendments to its LPS in preparation for when the redevelopment scheme ceases to apply.*
  - iv) The City, in consultation with DevelopmentWA and the Department of Planning, Lands and Heritage, will work together to support the normalisation of discrete areas in a staged approach and ensure the LPS is consistent with the MRS, as required.*
- 2) *Request the Western Australian Planning Commission to ensure that any current or future Foreshore Management Plan for the land adjacent to the Helena River foreshore (Lots 8025, 9032 and 9042) includes a requirement to have those areas that are unsafe for public access fenced off.*
- 3) *Record the reason for changing the officers recommendation is to recognise that parts of the Helena River Foreshore area, currently under management of the Western Australian Planning Commission, in its current state are unsafe and not suitable for public access.*

A copy of the Council item and minutes is attached.

If you have any further queries regarding this matter, please do not hesitate to contact Leon van der Linde, Manager Strategic Planning on 9267 9279 or [leon.vanderlinde@swan.wa.gov.au](mailto:leon.vanderlinde@swan.wa.gov.au)

Yours faithfully



Steven EK Tan  
**Executive Manager**  
**Planning and Development**

Attached: Ordinary Meeting of Council 08 April 2020 - 3.1-Metropolitan-Region-Scheme-Amendment-1357-57-Normalisation-of-the-Midland-Redevelopment-Area-City-of-Swan-Comments

### **3.1 METROPOLITAN REGION SCHEME AMENDMENT 1357/57 - NORMALISATION OF THE MIDLAND REDEVELOPMENT AREA - CITY OF SWAN COMMENTS**

**Ward:** (Midland/Guildford Ward) (Strategic Planning)

**Disclosure of Interest:** Nil

**Authorised Officer:** (Executive Manager Planning & Development)

#### **KEY ISSUES**

- DevelopmentWA (acting as the Metropolitan Redevelopment Authority) is preparing to return statutory planning and other functions of the Midland Redevelopment Area to the Western Australian Planning Commission (WAPC), and the City through a process referred to as 'normalisation'.
- Proposed Metropolitan Region Scheme (MRS) Amendment 1357/57 is principally an administrative process to facilitate the future normalisation of the area. The MRS (and in effect normalisation) would not take effect until such times as the Metropolitan Redevelopment Authority Regulations 2011 (MRA Regulations) are amended to remove the Midland Redevelopment Area. In the Midland Redevelopment Area, normalisation will be completed in stages over a number of years.
- The purpose of MRS Amendment 1357/57 is to re-establish the various zones and reservations to portions of the land currently under the planning control of DevelopmentWA in the Midland Redevelopment Area.
- It is not recommended that any changes be requested to the proposed MRS Amendment 1357/57. The proposal is considered to align with the existing land uses and statutory planning framework for the land, and will not limit the City's ability to make appropriate (consistent) future amendments to the local planning scheme (LPS). Some anomalies outside the amendment area have been highlighted to be addressed through a future MRS amendment by the WAPC.
- The intent is that MRS Amendment 1357/57 is completed and progressively takes effect over several years as redevelopment area precincts are normalised (removed) through the amendment of the MRA Regulations and City's LPS.
- Whilst it is standard practice that the LPS must be amended to be consistent with the MRS under the Planning and Development Act (either concurrently or within 90 days), it is not necessary, nor prudent, in this circumstance as alternative options under the MRA Act enable amendments to the LPS to occur through a different process.
- The City, in consultation with DevelopmentWA and the Department of Planning, Lands and Heritage, will work together to support the normalisation of discrete areas in a staged approach to ensure the LPS is consistent with the MRS, as required.

It is recommended that the Council:

- 1) Support proposed MRS Amendment 1357/57, contingent upon the staged normalisation of the Midland Redevelopment Area, and note the following:
  - i) There are a number of adjacent lots (outside of the area under the planning control of the DevelopmentWA), where this amendment has not resolved existing anomalies/may result in anomalies. The following is noted and may be required to be resolved through a future amendment by the WAPC:
    - a. an isolated portion of Amherst Road (between Stirling Crescent and south of Montreal Road) is in the Industrial zone. It is noted however that the area is wholly contained within Road Reserve;
    - b. Lot 700 Lloyd Street and Helena River Foreshore - Upper Lot 10804 Whiteman Road currently zoned Industrial should be considered to be rezoned to Parks and Recreation; and
    - c. a portion of 8 Clayton Street remains as Industrial which will result in the lot being split zoned. It is recommended this is included in the Urban zone as proposed for the remainder of the lot by Amendment 1357/57.
  - ii) The City will not be seeking to undertake a concurrent rezoning under section 123(3) of the *Planning and Development Act 2005* to LPS17.
  - iii) It is the City's intent to utilise section 58 of the *Metropolitan Redevelopment Act 2011* to undertake the necessary amendments to its LPS in preparation for when the redevelopment scheme ceases to apply.
  - iv) The City, in consultation with DevelopmentWA and the Department of Planning, Lands and Heritage, will work together to support the normalisation of discrete areas in a staged approach and ensure the LPS is consistent with the MRS, as required.

## BACKGROUND

DevelopmentWA (acting as the Metropolitan Redevelopment Authority) is currently undertaking a review of its project portfolio in order to identify project areas or precincts where the objectives and functions have been substantially completed. The review is also intended to provide greater efficiencies and enhance the Government's ability to deliver priority projects such as METRONET.

DevelopmentWA is preparing to return statutory planning and other functions of the Midland Redevelopment Area to the Western Australian Planning Commission (WAPC), and the City through a process referred to as 'normalisation'. DevelopmentWA is also currently progressing Metropolitan Region Scheme (MRS) amendments to facilitate normalisation in the Armadale, Central Perth and Subiaco Redevelopment areas.

The Midland Redevelopment Area was created under legacy legislation (*Midland Redevelopment Act 1999*) that repealed the MRS. This enabled the introduction of a redevelopment scheme and other statutory planning documents to facilitate its redevelopment. As a result there is no MRS zoning to be revived/reinstated when DevelopmentWA normalises an area (i.e. region and local planning schemes).

The *Metropolitan Redevelopment Act 2011* (MRA Act) provides the process for removing land from redevelopment areas through amendment of the Metropolitan Redevelopment Authority Regulations 2011 (MRA Regulations) as well as processes for amendment of local government planning schemes. As a result, an MRS amendment is required to be undertaken.

In accordance with section 36 of the *Planning and Development Act 2005* (P&D Act) and section 58 of the MRA Act, the intent is that the MRS amendment is completed and progressively takes effect as redevelopment area precincts are normalised (removed) through the amendment of the MRA Regulations and local planning scheme (LPS).

#### Coordination of region and local scheme amendments

Whilst it is standard practice that the LPS must be amended to be consistent with the MRS under the P&D Act (either concurrently or within 90 days), it is not necessary in this circumstance as alternative options under the MRA Act enable amendments to the LPS to occur through a different process explained below. This process has been discussed between City staff, DevelopmentWA and with the Department of Planning Lands and Heritage (DPLH).

Under section 126(3) of the P&D Act, the WAPC has the option of concurrently rezoning land being zoned Urban under the MRS to an "Urban Development" zone or similar. In this case, the City would not be seeking to undertake a concurrent rezoning under section 123(3) of the P&D Act, as there are alternate more appropriate options available under the MRA Act.

The MRA Act provides for a number of processes to enable normalisation of project areas, specifically sections 35, 57 and 58, briefly described below:

- section 35 of the MRA Act provides the MRA with the ability to prepare Transitional Regulations for the purpose of normalisation. Under section 35, adopted statutory planning documents (or relevant sections of these documents) can be transferred to the City as an interim planning framework which would have effect for a 'transitional' period, while the City undertakes an amendment to its LPS.
- alternatively, section 57 of the MRA Act allows the Minister for Planning, while an approved redevelopment scheme is in effect, to publish in the Government Gazette a notice amending a LPS, so that it is consistent with the redevelopment scheme.
- section 58 of the MRA Act allows a LPS to be prepared or amended in accordance with the P&D Act in preparation of the redevelopment scheme ceasing to apply when the subject land is removed from a redevelopment area by amendment of the MRA Regulations. The amended LPS comes into operation when the redevelopment scheme ceases to apply.

It is the City's intent to utilise section 58 of the MRA Act and undertake the necessary amendments to its LPS in preparation for when the redevelopment scheme ceases to apply.

The City, in consultation with DevelopmentWA and the DPLH, will work together to support the normalisation of discrete areas and ensure the LPS is consistent with the MRS, as required.

As noted above and in the WAPC's amendment report (Attachment 1), it is proposed that normalisation will occur in stages over a number of years. This staged approach is supported by the City and City staff have previously conveyed this preference to DevelopmentWA and the WAPC.

In the event that the LPS has not been amended in time to take effect when normalisation occurs, the City may request to utilise section 35 of the MRA Act to enable transitional arrangements, or under section 57 the LPS may be amended by the Minister to be consistent with the redevelopment scheme. These alternate options can ensure an appropriate planning framework remains in place, until such time as the LPS can be appropriately amended.

#### Project Closeout Plan

DevelopmentWA is in the process of preparing a Project Closeout Plan (PCP) which will provide a framework to coordinate project handover tasks. This has not yet been received by the City and will be subject to separate discussions and negotiations in the future.

To enable the implementation of the PCP, DevelopmentWA has indicated they will facilitate a joint working group with the City to support the efficient and timely handover of the Precincts. The working group will coordinate the return of the DevelopmentWA's responsibilities to the City or other relevant State agency and will be responsible for delivering the tasks critical to project handover.

As part of this process, negotiations regarding the outstanding infrastructure items, land agreements and current MRA obligations will be required. The City will seek to ensure these matters are resolved prior to each normalisation stage occurring.

## **DETAILS**

The purpose of MRS amendment 1357/57 is to re-establish the various zones and reservations to portions of the land currently under the planning control of the DevelopmentWA, pursuant to the MRA Act.

The Amendment Report (Attachment 1) indicates that the proposed zones and reservations are consistent with existing land uses and statutory planning framework for the land. The proposed amendment will facilitate the future 'normalisation' of the land and is noted to be principally an administrative process.

MRS amendment 1357/57 proposes the following (Attachment 2):

- i) Reserve the portion of Great Eastern Highway and Victoria Street between Morrison Road and Lloyd Street as Primary Regional Roads.
- ii) Reserve the Perth to Midland railway line (portion of Lot 15577) between Morrison Road and Robinson Road as Railways, including the railway yard (portion of Lots 500, 15604 and portion of Robinson Road) bounded by Lloyd Street, Elgee Road, and Robinson Road.
- iii) Reserve the portion of land east of the railway yard reservation (portion of Lot 500 and portion of Robinson Road) as Primary Regional Roads associated with the Roe Highway reservation.



- iv) Reserve the portion of land adjacent to the river foreshore (Lot 8025), Lots 9032 and 9042 as Parks and Recreation.
- v) Reserve Lot 9037 Centennial Place as Public Purposes - University purposes.
- vi) Reserve Lot 515 Clayton Street as Public Purposes - Hospital purposes.
- vii) Reserve the portion of land adjacent to the river foreshore (Lot 8025) as Parks and Recreation.
- viii) Reserve the portion of the Midland freight rail line (portion of Lot 300) adjacent to Military Road to Railways.
- ix) Rezone the remaining land north of the railway line between Morrison Road and Lloyd Street to Central City Area.
- x) Rezone the remaining land north of the railway line, between Lloyd Street and the railway yard (reservation identified as Lot 501 Elgee Road) and a portion of Elgee Road as Urban.
- xi) Rezone the remaining land south of the railway line between Amherst Road and Lloyd Street to Central City Area.
- xii) Rezone the remaining land south of the railway line and east of Lloyd Street to Urban.

It is not recommended that any changes be requested to proposed MRS Amendment 1357/57. The proposal is considered to align with the existing land uses and statutory planning framework for the land, and will not limit the City's ability to make appropriate (consistent) future amendments to its LPS.

It is noted that there are a number of adjacent lots (outside of the area under the planning control of the DevelopmentWA), where this amendment has not resolved existing anomalies/may result in anomalies. The following is noted and may be required to be resolved through a future amendment by the WAPC:

- an isolated portion of Amherst Road (between Stirling Crescent and south of Montreal Road) is in the Industrial zone. It is noted however that the area is wholly contained within Road Reserve;
- Lot 700 Lloyd Street and Helena River Foreshore - Upper Lot 10804 Whiteman Road currently zoned Industrial should be considered to be rezoned to Parks and Recreation; and
- a portion of 8 Clayton Street remains as Industrial which will result in the lot being split zoned. It is recommended this is included in the Urban zone as proposed for the remainder of the lot by Amendment 1357/57.

## **CONSULTATION**

The WAPC is currently advertising proposed MRS Amendment 1357/57 for public comment until 1 May 2020.

City Staff have attended meetings with DevelopmentWA to discuss the overall normalisation process for the Midland Redevelopment Area. This will be ongoing and the City will also attend future joint working group meetings.

The City will be consulted on any future amendments to the Metropolitan Redevelopment Authority Regulations 2011 which effect the Midland Redevelopment Area.

Future consequential scheme amendments will be required to be initiated via Council and associated public consultation will occur.

## **ATTACHMENTS**

Attachment 1 - MRS-1357-57-Amendment-Report

Attachment 2 - MRS\_1357-57-Amending-Plan-3-2745

## **STRATEGIC IMPLICATIONS**

Proposed Amendment 1357/57 does not require the City's draft Local Planning Strategy to be amended as it has already been appropriately reflected.

## **STATUTORY IMPLICATIONS**

Future amendments will be required to Local Planning Scheme No. 17, the Midland Activity Centre Structure Plan and Local Planning Policies as part of the staged normalisation approach.

## **FINANCIAL IMPLICATIONS**

Nil

## **VOTING REQUIREMENTS**

Simple Majority

## RECOMMENDATION

That the Council resolve to:

- 1) Support proposed MRS Amendment 1357/57, contingent upon the staged normalisation of the Midland Redevelopment Area, and note the following:
  - i) there are a number of adjacent lots (outside of the area under the planning control of the DevelopmentWA), where this amendment has not resolved existing anomalies/may result in anomalies. The following is noted and may be required to be resolved through a future amendment by the WAPC:
    - a. an isolated portion of Amherst Road (between Stirling Crescent and south of Montreal Road) is in the Industrial zone. It is noted however that the area is wholly contained within Road Reserve;
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  - ii) The City will not be seeking to undertake a concurrent rezoning under section 123(3) of the *Planning and Development Act 2005* to LPS17.
  - iii) It is the City's intent to utilise section 58 of the *Metropolitan Redevelopment Act 2011* to undertake the necessary amendments to its LPS in preparation for when the redevelopment scheme ceases to apply.
  - iv) The City, in consultation with DevelopmentWA and the Department of Planning, Lands and Heritage, will work together to support the normalisation of discrete areas in a staged approach and ensure the LPS is consistent with the MRS, as required.

**MOTION** that the Council resolve to:

- 1) Support proposed MRS Amendment 1357/57, contingent upon the staged normalisation of the Midland Redevelopment Area, and note the following:
  - i) there are a number of adjacent lots (outside of the area under the planning control of the DevelopmentWA), where this amendment has not resolved existing anomalies/may result in anomalies. The following is noted and may be required to be resolved through a future amendment by the WAPC:
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  - iii) It is the City's intent to utilise section 58 of the *Metropolitan Redevelopment Act 2011* to undertake the necessary amendments to its LPS in preparation for when the redevelopment scheme ceases to apply.
  - iv) The City, in consultation with DevelopmentWA and the Department of Planning, Lands and Heritage, will work together to support the normalisation of discrete areas in a staged approach and ensure the LPS is consistent with the MRS, as required.
- 2) Request the Western Australian Planning Commission to ensure that any current or future Foreshore Management Plan for the land adjacent to the Helena River foreshore (Lot 8025, 9032 and 9042) includes a requirement to have those areas that are unsafe for public access fenced off.
- 3) Record the reason for changing the officers recommendation is to recognise that parts of the Helena River Foreshore area, currently under management of the Western Australian Planning Commission, in its current state are unsafe and not suitable for public access.

(Cr Kiely – Cr Johnson)

**RESOLVED UNANIMOUSLY TO:**

- 1) Support proposed MRS Amendment 1357/57, contingent upon the staged normalisation of the Midland Redevelopment Area, and note the following:
  - i) there are a number of adjacent lots (outside of the area under the planning control of the DevelopmentWA), where this amendment has not resolved existing anomalies/may result in anomalies. The following is noted and may be required to be resolved through a future amendment by the WAPC:
    - a. an isolated portion of Amherst Road (between Stirling Crescent and south of Montreal Road) is in the Industrial zone. It is noted however that the area is wholly contained within Road Reserve;
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- 2) Request the Western Australian Planning Commission to ensure that any current or future Foreshore Management Plan for the land adjacent to the Helena River foreshore (Lot 8025, 9032 and 9042) includes a requirement to have those areas that are unsafe for public access fenced off.
- 3) Record the reason for changing the officers recommendation is to recognise that parts of the Helena River Foreshore area, currently under management of the Western Australian Planning Commission, in its current state are unsafe and not suitable for public access.



Enquires: Kirsty Edwards (6318 8386)

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

Dear Ms Fagan,

**RE: Metropolitan Region Scheme Amendment 1357/57 (Minor Amendment)  
Normalisation of Midland Redevelopment Area**

Thank you for the opportunity to comment on the proposed Metropolitan Region Scheme Amendment 1357/57 (Minor Amendment) for Metropolitan Redevelopment Authority Normalisation Midland.

The Department of Communities (Communities) has assets across the Midland Redevelopment Area, with public housing in Victoria Precinct and land in Helena Precinct.

The proposed amendment to re-establish appropriate zoning and reservations across the MRA Midland Redevelopment Area, consistent with approved development and the MRA statutory planning framework to facilitate the future 'normalisation' of the land is supported by Communities. We are however keen to ensure that provisions within the Midland Redevelopment Area planning framework are not lost, particularly the objective for social inclusion which promotes a diversity of housing stock within the Midland Redevelopment Area and the comprehensive design guidance. We would like to advocate that the same objectives and guidance is reflected in the City of Swan's planning framework following normalisation.

It is noted that this Amendment is proposed to take place in stages over a number of years as Development WA works with the local government to transfer planning control and other powers for substantially complete precincts. Please ensure that Communities is informed of the planned staging of this amendment as and when it is known.

If you have any queries regarding this submission, please do not hesitate to contact me at [Kirsty.edwards@communities.wa.gov.au](mailto:Kirsty.edwards@communities.wa.gov.au) or 6318 8386.

Yours sincerely,

*K edwards*

Dominic Mitchell  
PRINCIPAL STATUTORY PLANNER  
DEPARTMENT OF COMMUNITIES

Department of Planning,  
Lands and Heritage

**Received**  
**23 April 2020**

File: RLS/0873



Your Ref: 833-2-21-130 Pt 2 (RLS/0873/1)  
Our Ref: F-AA-00808/24 D-AA-20/26449  
Enquiries: Vic Andrich (08) 9222 2000

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

Via email to: [referrals@dplh.wa.gov.au](mailto:referrals@dplh.wa.gov.au)

Attention: Mr Anthony Muscara

Dear Ms Fagan

**PROPOSED METROPOLITAN REGION SCHEME AMENDMENT 1357/57  
METROPOLITAN REDEVELOPMENT AUTHORITY NORMALISATION - MIDLAND**

Thank you for your letter of 24 February 2020 requesting comments from the Department of Health (DOH) on the above proposal.

The DOH has no objection to the amendment.

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

Yours sincerely

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

24 April 2020

Department of Planning,  
Lands and Heritage

**Received**  
**24 April 2020**

File: RLS/0873



Your reference: 833-2-21-130  
Pt 2 (RLS/0873/1)  
1357/57  
Our reference: LUP 788  
Enquiries: Heather Percy

Ms Sam Fagan  
Secretary  
Western Australian Planning Commission  
Locked Bag 2506 Perth WA 6001  
[mrs@dph.wa.gov.au](mailto:mrs@dph.wa.gov.au)  
Attention: Anthony Muscara

Date: 28 April 2020

Dear Ms Fagan

**Metropolitan Region Scheme Amendment 1357/57  
Metropolitan Redevelopment Authority Normalisation – Midland**

Thank you for inviting the Department of Primary Industries and Regional Development (DPIRD) to comment on the Metropolitan Region Scheme Amendment (Ref: 1357/57).

DPIRD has no comment on the proposed amendment as the changes do not impact land used for primary industries and is not located in a regional area.

For more information please contact Heather Percy on 0429 378 851 or [heather.percy@dpiird.wa.gov.au](mailto:heather.percy@dpiird.wa.gov.au)

Yours sincerely

Heather Percy signed on behalf of:

Dr Melanie Strawbridge  
**Director Agriculture Resource Management Assessment  
Sustainability and Biosecurity**

Department of Planning, Lands and Heritage
<b>Received</b>
<b>30 April 2020</b>
File: RLS/0873





Your ref : 833-2-21-130 (RLS/0873/1)  
Our ref : D20/0194722  
Enquiries : Matthew Cosson –  
9264 4008

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

Attention: Anthony Muscara

Department of Planning, Lands and Heritage Received	
Scanned	- 4 MAY 2020
Attachments	
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File No.	

**Proposed Metropolitan Region Scheme Amendment  
MRA Normalisation – Midland**

I refer to your letter dated 16 March 2020 providing the Department of Education (Department) the opportunity to comment on the proposed Metropolitan Region Scheme Amendment (Amendment).

The Department notes that there are several existing/future public school sites within the MRA Redevelopment Areas which have been approved via structure plans and that the number and location of these public school sites are based on, in part, the anticipated student enrolment demand for the particular locality.

Accordingly, the Department has no objection to the proposed Amendment subject to the following:

- future local government planning framework being consistent with the existing MRA framework including, but not limited to, the land use zoning, residential density, dwelling yield and location and number of public school sites; and
- future reservation of public secondary school and land use zones in the Metropolitan Region Scheme to reflect the existing MRA framework.

It is worth noting that any changes to the zoning, residential density coding and dwelling lot numbers which may result in an increase to the student yield in the MRA Redevelopment Areas will impact on the provision of public school sites as per the WAPC Development Control Policy 2.4 – School Sites.

Should you have any questions in relation to the above, please do not hesitate to contact Mr Matthew Cosson, Senior Consultant – Land Planning on (08) 9264 4008 or please email [matthew.cosson@education.wa.edu.au](mailto:matthew.cosson@education.wa.edu.au).

Yours sincerely,

Matt Turnbull  
A/Director  
Asset Planning and Services

29 April 2020



25 May 2020

Western Australian Planning Commission  
Locked Bag 2506  
Perth WA 6000

Dear Secretary,

Attention: Anthony Muscara

Department of Planning,  
Lands and Heritage

Received

26 May 2020

File: RLS/0873

### Public Transport Authority comments - MRA Normalisation - Midland

Thank you for your letter requesting feedback for the above Metropolitan Region Scheme (MRS) amendment. The PTA was granted an extension to provide a submission until 25 May 2020. The Public Transport Authority (PTA) has reviewed the proposed MRS amendment and provides the following comments:

1. The PTA requests that the WAPC consider PTA's previous submission to an MRS amendment on the normalisation of land parcels in Central Perth, Subiaco and Midland (your reference: 833-2-73 (RLS/0795/1), our reference PTA00454/19). Midland Town Centre is the current site for major rail infrastructure projects proposed under the METRONET initiative, namely, the relocation of Midland Station and the construction of Bellevue Depot (a multi-functional assembly and maintenance facility for railcars). As such, the 'Railway Reserves' at this site serve a vital function in facilitating rail development and the ongoing operation of the PTA network.
2. The proposed amendment includes parcels of land, currently owned by the PTA and State Government and containing key PTA assets associated with the operation of the urban and freight rail networks, which have been proposed to be rezoned to 'Urban'. The PTA objects to this rezoning and requests that the WAPC amend the MRS to reflect 'Railways' zoning and aligned with the current and future planning for the land (the affected land parcels are detailed in *Attachment A*).

These proposed changes to the MRS will help facilitate railway development and protect strategic operations relating to the metropolitan and freight networks on land currently owned and/or managed by PTA. This aligns with the purposes of orderly strategic planning, setting aside land which contains current and future PTA assets for railway purposes.

Should you have any queries in relation to this submission, please contact Jade Lam Sin Cho from the Rail Planning Branch at the PTA on 9236 2473 or at [jade.lamsincho@pta.wa.gov.au](mailto:jade.lamsincho@pta.wa.gov.au).

Yours,

A handwritten signature in blue ink that reads "A Fisher". The signature is written in a cursive, flowing style.

**Annabelle Fisher**  
**RAIL PLANNING MANAGER**  
**INFRASTRUCTURE PLANNING AND LAND SERVICES**



Line	Street Name	Item	Current Zoning	Proposed Zoning	Title	Lot/Plan/Diagram	Owner/Response	PIN	Notes
3	Cnr GE Hwy + Morrison Rd (Contamination -remediated for restricted use proposal awaiting DWER response)	Level Crossing at Morrison Rd	Central City Area	Central City Area	1893/612	6 on D44086	PTA	1038133	Required for sight clearance for level crossing. PTA to seek as Rail Reservation.
4	Victoria St (Contamination -remediated for restricted use proposal awaiting DWER response)	Midland Stn Car Park - Portion Track, Signals & Communications	Central City Area	Central City Area	1893/612	6 on D44086	PTA	1038135	Railway Reservation zoning requirements to be determined once the Midland Station Project is confirmed
5	Victoria St (Contamination -remediated for restricted use proposal awaiting DWER response)	Busway + Part railway + Stn Bldg	Central City Area	Central City Area	660/161	373 on D1001	PTA	194416	Railway Reservation zoning requirements to be determined once the Midland Station Project is confirmed
6	Helena St (Contamination -remediated for restricted use proposal awaiting DWER response)	Bus access+ PTA compound	Central City Area	Central City Area	1668/984	123 on D4412	State of WA (PTA Resp)	194419	PTA to seek Railway Reservation
7	Near Bus Access along railway	Railway	Central City Area	Central City Area	LR3134/164	Part Reserve 47703 Lot 15577 on P41641	PTA	11289628	PTA to seek Railway Reservation
8	Helena St	North of level crossing	Central City Area	Central City Area	Part Road	PIN only	State of WA	1341358	Railway Reservation zoning requirements to be determined once the Midland Station Project is confirmed
9	Railway Pde (Cnr Helena St)	PTA car park to Kerbside	Central City Area	Central City Area	Part Road	PIN only	State of WA	1341359	Railway Reservation zoning requirements to be determined once the Midland Station Project is confirmed
10	Railway Pde (Cnr Helena St)	Parking	Central City Area	Central City Area	143/101	32 on P1861	State of WA (PTA Resp)	194421	PTA to seek Railway Reservation for stn relocation - to road reserve
11	Railway Pde (near Marion)	PTA carpark to Kerbside	Central City Area	Central City Area	Part Road	PIN only	State of WA	1341360	PTA to seek Railway Reservation as per Metronet requirements
12	Railway Pde (Marion St T Junction)	PTA Parking	Central City Area	Central City Area	Public Rd	PIN only	State of WA (PTA Resp)	1341360	PTA to seek Railway Reservation for stn relocation - to road reserve.
13	Railway Pde (Cnr Marion St)	Parking	Central City Area	Central City Area	770/190	50 on D4883	State of WA (PTA Resp)	11591499	Required Portion of Road needs closing for Tenure Rationalisation (PTA can occupy roads as part of the Public Works Act)
14	Railway Pde (Marion St to Cale St)	PTA carpark to Kerbside	Central City Area	Central City Area	Part Road	PIN only	State of WA	1341361	PTA to seek Railway Reservation for stn relocation - to road reserve
15	Railway Pde	Parking - hardstand	Central City Area	Central City Area	73/79	173 on P1061	State of WA (PTA Resp)	194425	PTA to seek Railway Reservation as per Metronet requirements
16	Railway Pde (Cale St T Junction)	Parking - hardstand	Central City Area	Central City Area	LR3010/536	Unallocated Crown Land 200 on D3313	State of WA (PTA Resp)	11832480	PTA to seek Railway Reservation for stn relocation - to road reserve
17	Railway Pde cnr Cale St	Parking - hardstand	Central City Area	Central City Area	418/141	100 on D1850	State of WA (PTA Resp)	11592063	land resumption for Midland Junction Station Yards - see Gazette 20/10/1911 Pg 3953
18	Railway Pde (Padbury T Junction)	PTA compound + Parking	Central City Area	Central City Area	770/190	50 on D4883	State of WA (PTA Resp)	11591500	PTA to seek Railway Reservation for stn relocation - to road reserve
19	Railway Pde (triangular lot)	Vacant (informal parking)	Central City Area	Central City Area	2662/710	504 on P54914	PTA	11643506	PTA to seek Railway Reservation for stn relocation - to road reserve
20	Railway Pde (Sayer St T Junction)	Vacant (informal parking)	Central City Area	Central City Area	Public Rd	1341415 (PIN)	State of WA (PTA Resp)	1341415	PTA to seek Railway Reservation for stn relocation - to road reserve.
21	177 Railway Pde	Vacant (privately owned)	Central City Area	Central City Area	429/186	177 on P1061	State of WA (PTA Resp)	1341415	Required Portion of Road needs closing for Tenure Rationalisation (PTA can occupy roads as part of the Public Works Act 99)
22	Railway Pde (hexagonal lot) & Western Portion	Vacant (informal parking)	Central City Area	Central City Area	2662/710	Lot 504 on P54914	WA Trustee Executor	1356986	PTA to seek Railway Reservation for stn relocation - to road reserve
23	Railway Pde (cnr Lloyd St)	Corridor (slither near Lloyd not reserved for railway)	Central City Area	Central City Area	LR3134/302	Part Reserve 47703 Lot 15603 on P41641	PTA	11289627	PTA to seek Railway Reservation for stn relocation - to road reserve.
24	Lloyd St road reserve near bridge	Road reserve	Urban	Urban	Public Rd	11289631	PTA Resp for Rail Bridge LGA Resp for Road under Rail Bridge	11289631	(Slither needs to be reserved)
25	91 Elgee Rd (Cnr Lloyd St)	Proposed Railcar Assembly Facility	Urban	Urban	490/107	Lot 501 on P3200	State of WA (PTA Resp)	11289631	Metronet request Railway Reservation
26	Cnr Helena & Amherst Rd Corner	Corridor corner	Industrial	Industrial	LR3134/164	Part Reserve 47703 Lot 15577 on P41641	PTA	11909354	PTA to seek Railway Reservation for depot
27	Velverton Drive, Woodbridge	Strip along railway + Control Centre + comms tower	Industrial	Industrial	LR3139/305	Lot 15202 P41364, Crown Reserve 46210	PTA	11289626	PTA to seek Railway Reservation (PTA's Fence)
28	Velverton Drive, Woodbridge	Access	Industrial	Industrial	LR3139/306	Lot 15202 P41364, Crown Reserve 46211	PTA	11282708	PTA to seek Railway Reservation - bordered by corridor boundary/fenced
29	South of rail line west of Lloyd St Bridge	Slither of corridor on Road	Industrial	Industrial	Public Rd	PIN only	PTA	11336681	PTA to seek Railway Reservation - bordered by corridor boundary/fenced
30	Lloyd St to Roe St	Corridor/PTA fence line	Industrial	Urban + Industrial	Corridor Border	Part Reserve 47703 Lot 15577 on P41641	PTA	1341349	PTA to seek Railway Reservation
								n/a	Ensure corridor boundary is maintained as Railway