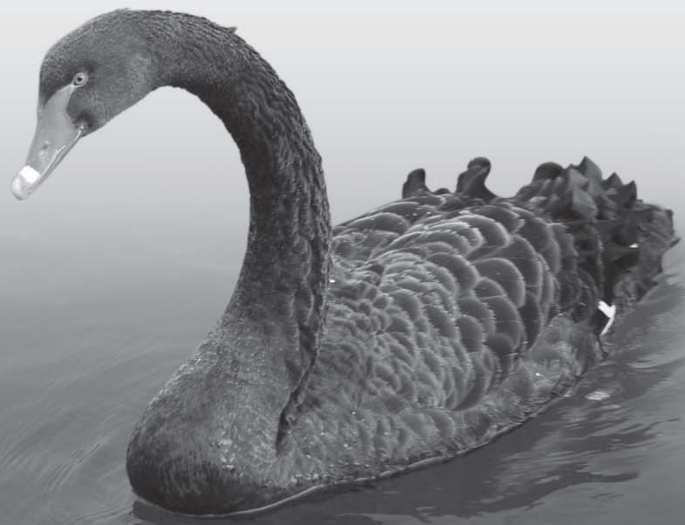


July 2018

Metropolitan Region Scheme Amendment 1339/57 (Minor Amendment)



North-East and North-West Districts Omnibus 2

Amendment Report

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

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

North-East and North-West Districts Omnibus 2

Amendment Report

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



July 2018

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The Metropolitan Region Scheme

What it is and how it is amended - minor

Planning Perth's future

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

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

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

The role of the WAPC?

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

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

What is the Metropolitan Region Scheme?

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

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

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

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

What is an amendment?

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

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

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

How is the Metropolitan Region Scheme amended?

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

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

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

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

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

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

Zones and reservations

Zones and reservations in the MRS are broad categories to define how land can be used

and developed. The following descriptions are a guide only.

Zones

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

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

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

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

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

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

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

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

Reservations

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

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

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

Port installations: regional maritime shipping facilities.

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

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

Civic and cultural: significant civic precincts and buildings.

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

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

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

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

W What if my land is rezoned?

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

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

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

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

What if my land is reserved?

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

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

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

How can my views be heard?

You can lodge a submission during the advertised period:

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

Publications

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

Amendment report

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

Environmental review report

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

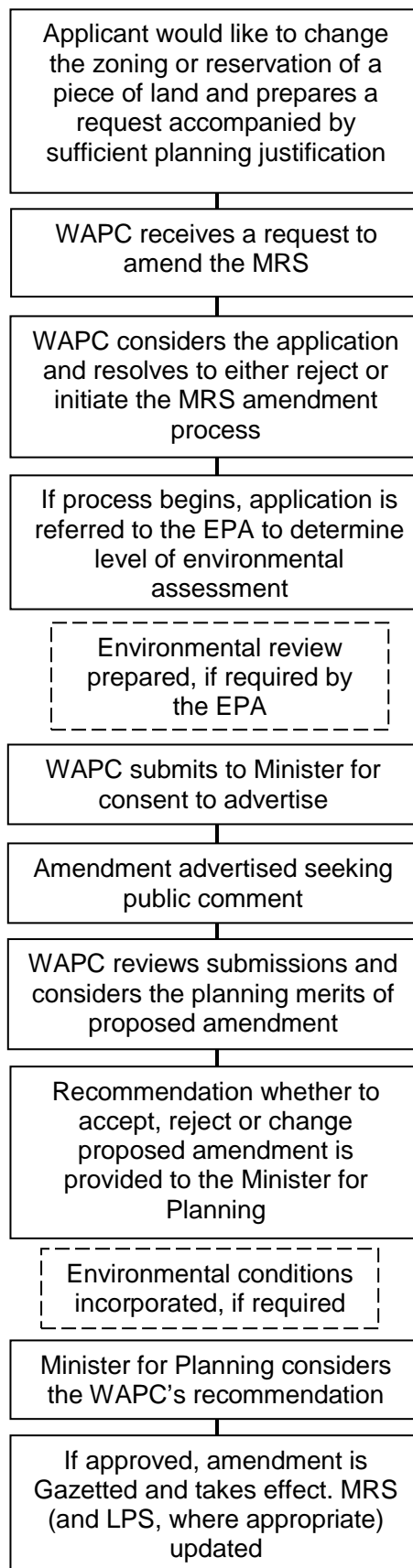
Report on submissions

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

Submissions

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

A simple diagram of the amendment process.



Abbreviations

| | |
|---------------|--|
| AHA | Aboriginal Heritage Act |
| EPA | Environmental Protection Authority |
| MRS | Metropolitan Region Scheme |
| SWALSC | South West Aboriginal Land and Sea Council |
| WAPC | Western Australian Planning Commission |

Amendment Report

Metropolitan Region Scheme Amendment 1339/57

North-East and North-West Districts Omnibus 2

1 Purpose

The purpose of the amendment is to update various zones and reservations in the North-East and North-West Districts of the Perth Metropolitan Region Scheme (MRS) at the request of Government agencies, servicing authorities and landowners.

Proposals within the amendment include; small scale amendments to the region scheme which do not warrant consideration as individual amendments, the rationalisation of zones and reservations to match cadastral boundaries, updates to reflect infrastructure or buildings as constructed, and other general updates to ensure the MRS is kept up-to-date as the statutory regional plan for Perth.

The amendment contains 25 separate proposals in the Cities of Joondalup, Kalamunda, Swan and Wanneroo and the Shire of Mundaring.

2 Background

The amendment is part of a continuing program of omnibus amendments to the MRS which are utilised to progress groups of proposals of relatively less significance in a regional context rather than progressing the proposals as individual amendments.

3 Scope and content of the amendment

The amendment proposes the following modifications to the MRS.

City of Joondalup

Proposal 1

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

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

Proposal 2

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

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

Proposal 3

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

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

City of Kalamunda

Proposal 4

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

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

Proposal 5

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

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

Shire of Mundaring

Proposal 6

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

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

Proposal 7

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

The landowner has requested that Lot 1 be rezoned to facilitate its development for urban purposes in order to complement existing residential development to the north and south-

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

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

City of Swan

Proposal 8

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

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

Proposal 9

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

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

Proposal 10

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

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

Proposal 11

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

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

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

Proposal 12

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

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

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

Proposal 13

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

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

Proposal 14

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

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

Proposal 15

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

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

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

Requirements for the Lifting of Urban Deferment

- Land required by the Public Transport Authority for a proposed transport interchange is required to be identified and set aside.
- Land required by Main Roads Western Australia for the Perth Darwin National Highway Primary Regional Roads Reservation is required to be identified and set aside.

- A District Water Management Strategy is to be prepared to the specification of the Department of Water and Environmental Regulation.
- Confirmation of the provision of Water and Wastewater to the subject land.

City of Wanneroo

Proposal 16

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

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

Proposal 17

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

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

Proposal 18

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

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

Proposal 19

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

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

Proposal 20

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

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

Proposal 21

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

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

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

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

Proposal 22

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

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

Proposal 23

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

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

Proposal 24

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

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

Proposal 25

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

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

4 Aboriginal heritage

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

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

Proponents of proposals are advised to familiarise themselves with the State's *Cultural Heritage Due Diligence Guidelines* (the Guidelines). These have been developed to assist proponents identify any risks to Aboriginal heritage and to mitigate risk where heritage sites may be present. The Guidelines are available electronically at <https://www.daa.wa.gov.au/globalassets/pdf-files/ddg>.

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

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

5 Coordination of local and region scheme amendments

Under section 126(3) of the *Planning and Development Act 2005*, local governments have the option of recommending to the WAPC to concurrently rezone land that is being zoned Urban under the MRS to a "Development" zone (or similar) in their Local Planning Schemes.

The WAPC will consider the concurrent amendment of the subject land for proposals within this omnibus amendment at the time the amendment is considered for final approval.

6 Substantiality

The *Planning and Development Act 2005* allows for amendments to the MRS to be processed as either major or minor amendments depending on whether they are considered to constitute a substantial alteration to the MRS. *Development Control Policy 1.9 -*

Amendment to Region Schemes sets out the criteria for deciding whether the major or minor process should be followed.

The criteria outlined in Development Control Policy 1.9 relate to a variety of matters, not all of which relate to every amendment. In this regard, the amendment is proposed to be processed as a minor amendment as the extent and nature of each proposal individually and when taken as a whole within the omnibus does not constitute a substantial or regional change to the planning philosophy of the MRS.

7 Sustainability appraisal

Due to the small scale of the proposals in this amendment, many have no significant sustainability impacts. Where proposals do have environmental, economic, social or other sustainability issues, these are discussed in the sections on each individual proposal.

8 Environmental Protection Authority advice

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

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

9 The amendment process

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

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

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

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

10 Submissions on the amendment

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

The amendment will be advertised for public submissions for a period of 60 days from Tuesday 17 July 2018 to Friday 21 September 2018.

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

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

Online submissions are encouraged via: www.planning.wa.gov.au/public-comment.

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

The Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 60010

and must be received by 5 pm Friday 21 September 2018.

All submissions received by the WAPC will be acknowledged.

For your convenience a submission form (form 57) is contained in this report (appendix E). Additional copies of the form are available from the display locations and the PlanningWA website www.planning.wa.gov.au/public-comment.

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

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

11 Modifications to the amendment

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

12 Final outcome

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

MRS Amendment 1339/57

North-East and North-West Districts Omnibus 2

Amending Figures
Proposals 1 - 25



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

28 March 2018

Proposal 1

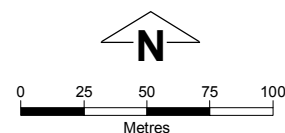
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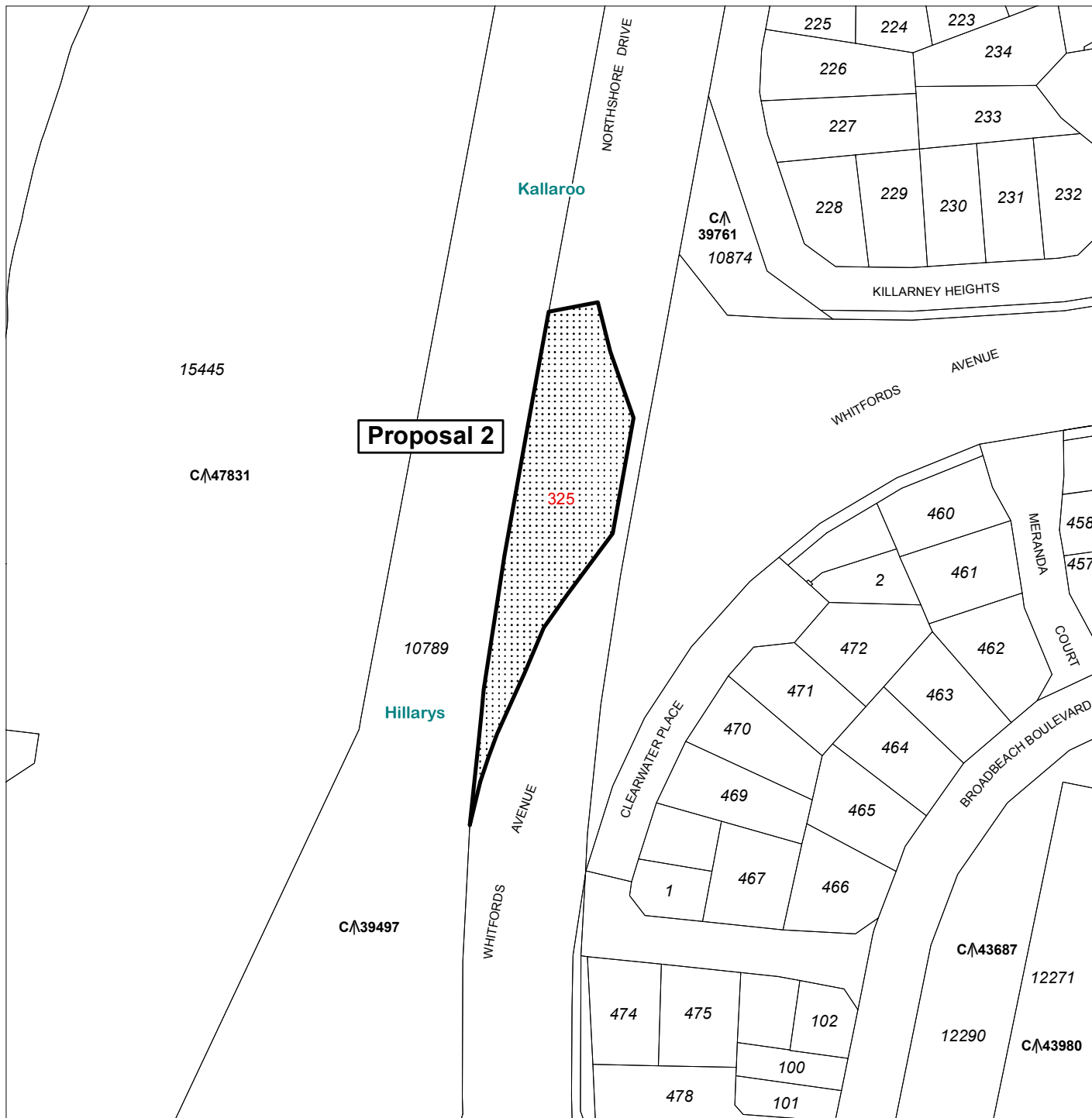
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File number: 833/02/01/0071
Version number: 5



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





North East and North West Districts Omnibus No. 2

Proposed minor amendment as advertised

28 March 2018

Proposal 2

Proposed Amendment:

Notice of Delegation



(Site No) Bush Forever area for removal

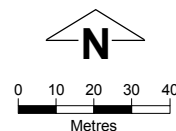
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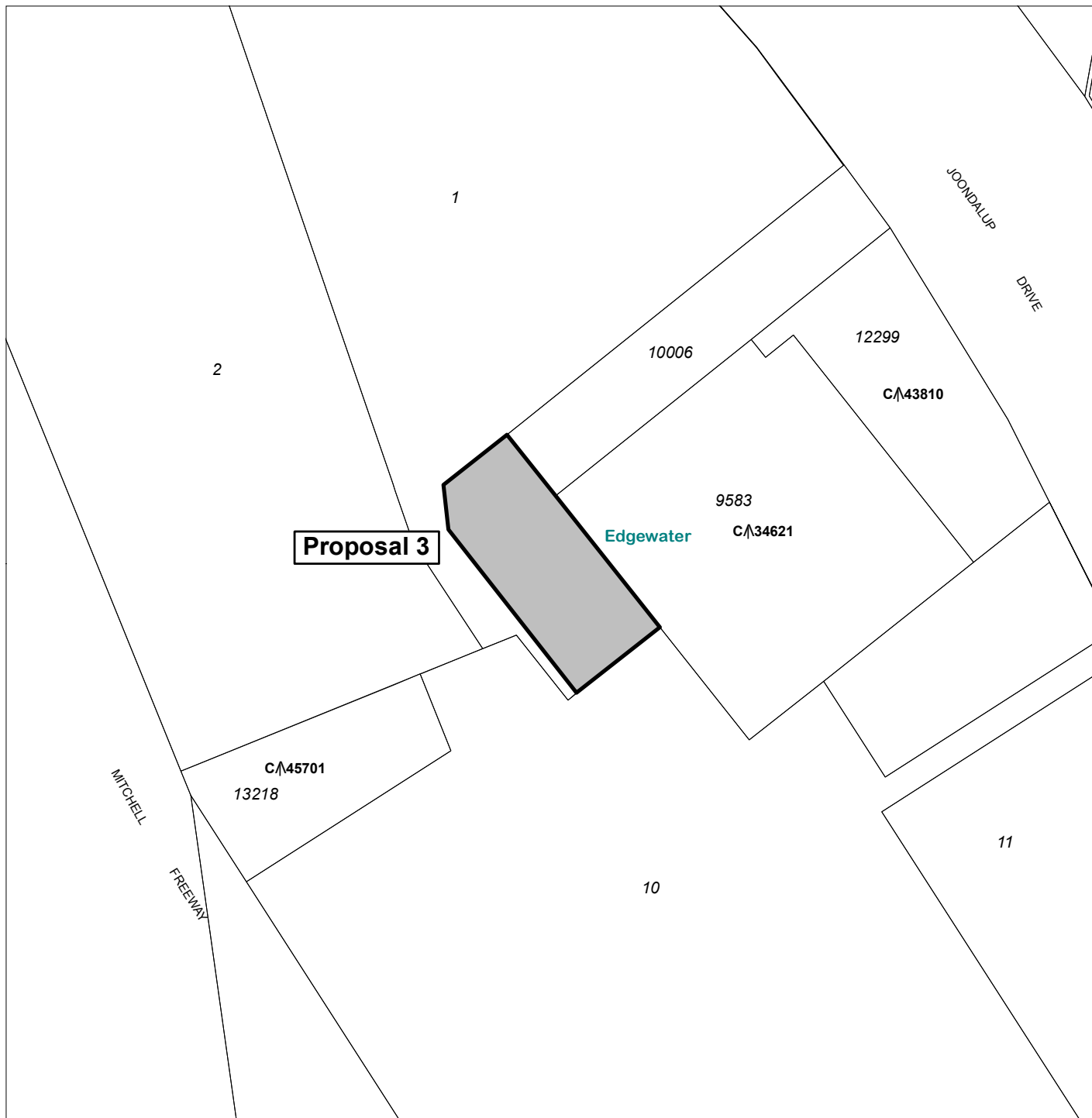
File number: 833/02/01/0071

Version number: 5



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





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

28 March 2018

Proposal 3

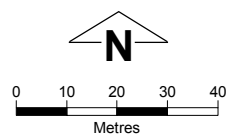
Proposed Amendment:

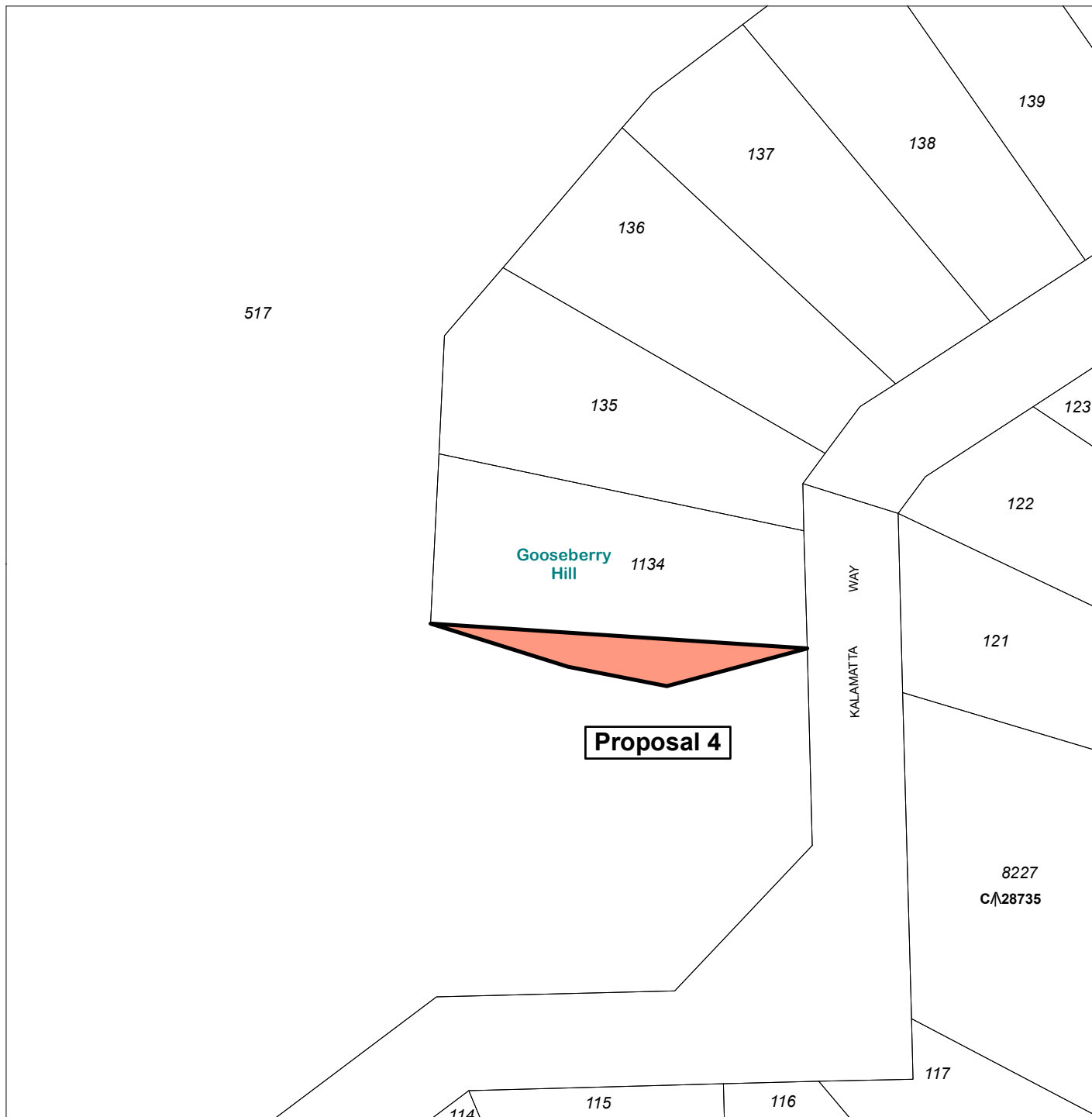
 Railways reservation

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



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

28 March 2018

Proposal 4

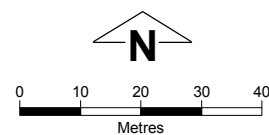
Proposed Amendment:

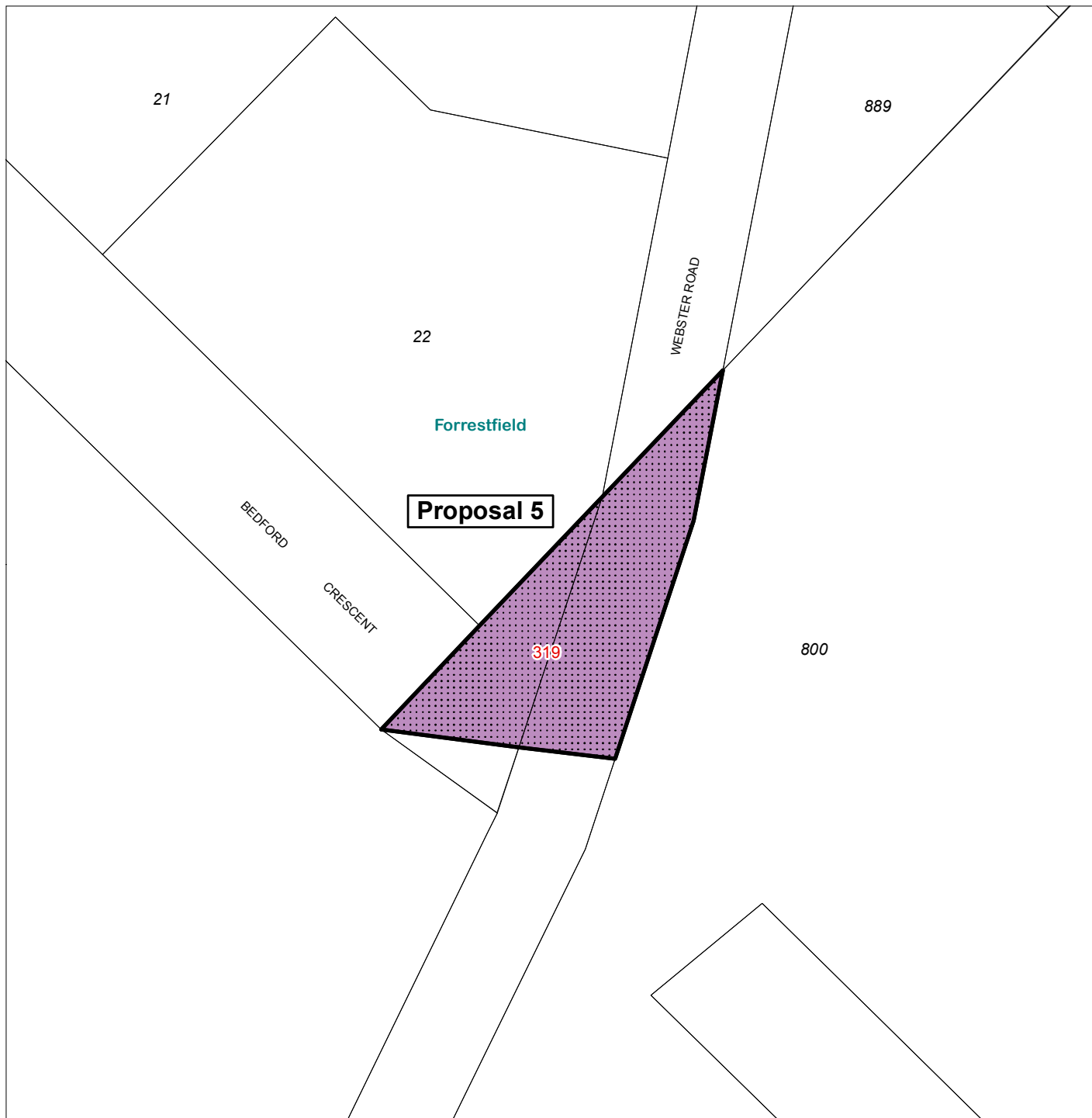
 Urban zone

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



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





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


28 March 2018

Proposal 5

Proposed Amendment:

 Industrial zone

Notice of Delegation

 (Site No) Bush Forever area for removal

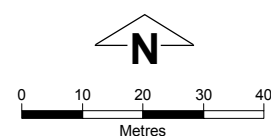
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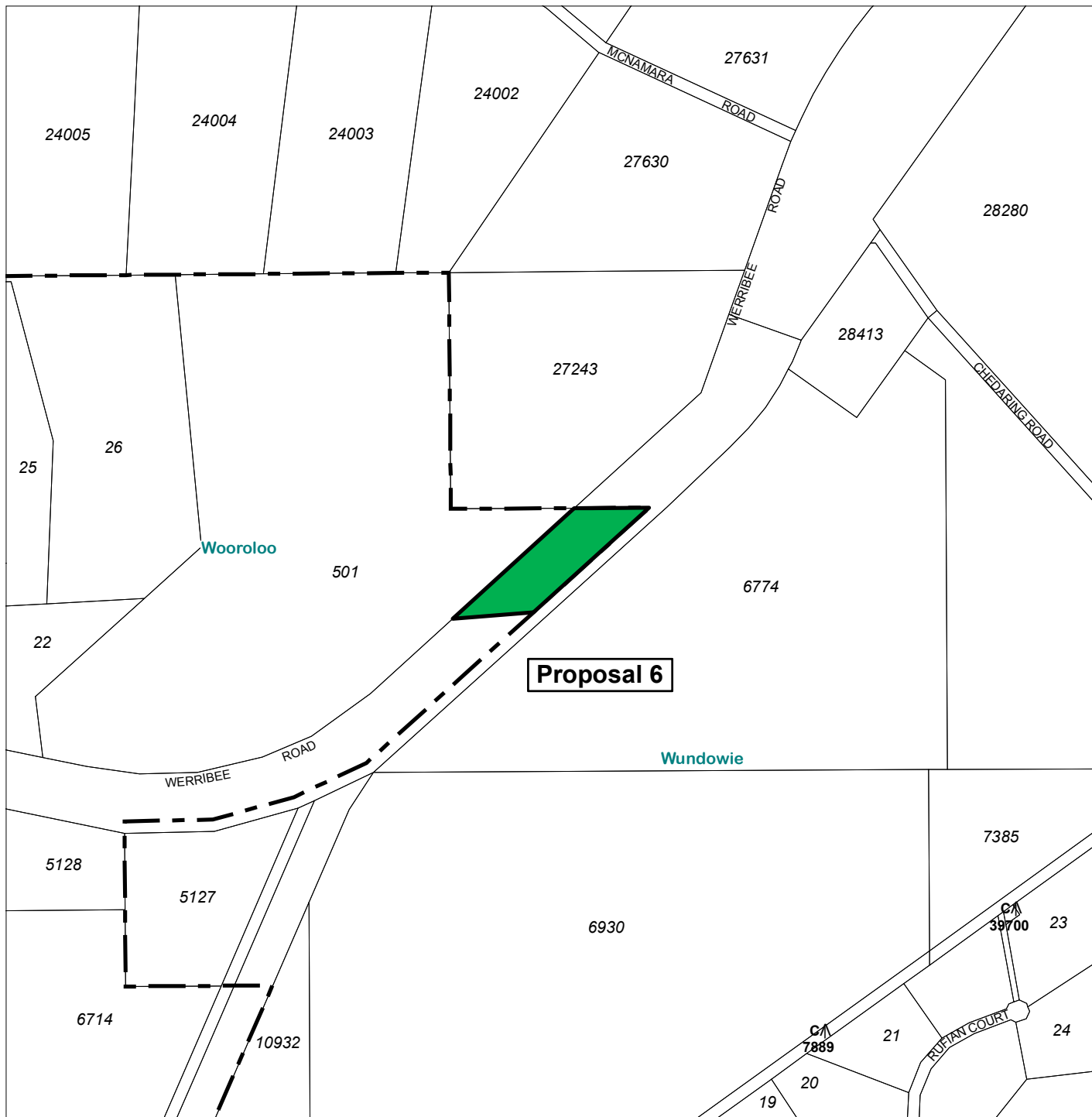
File number: 833/02/01/0071

Version number: 5



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





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

28 March 2018

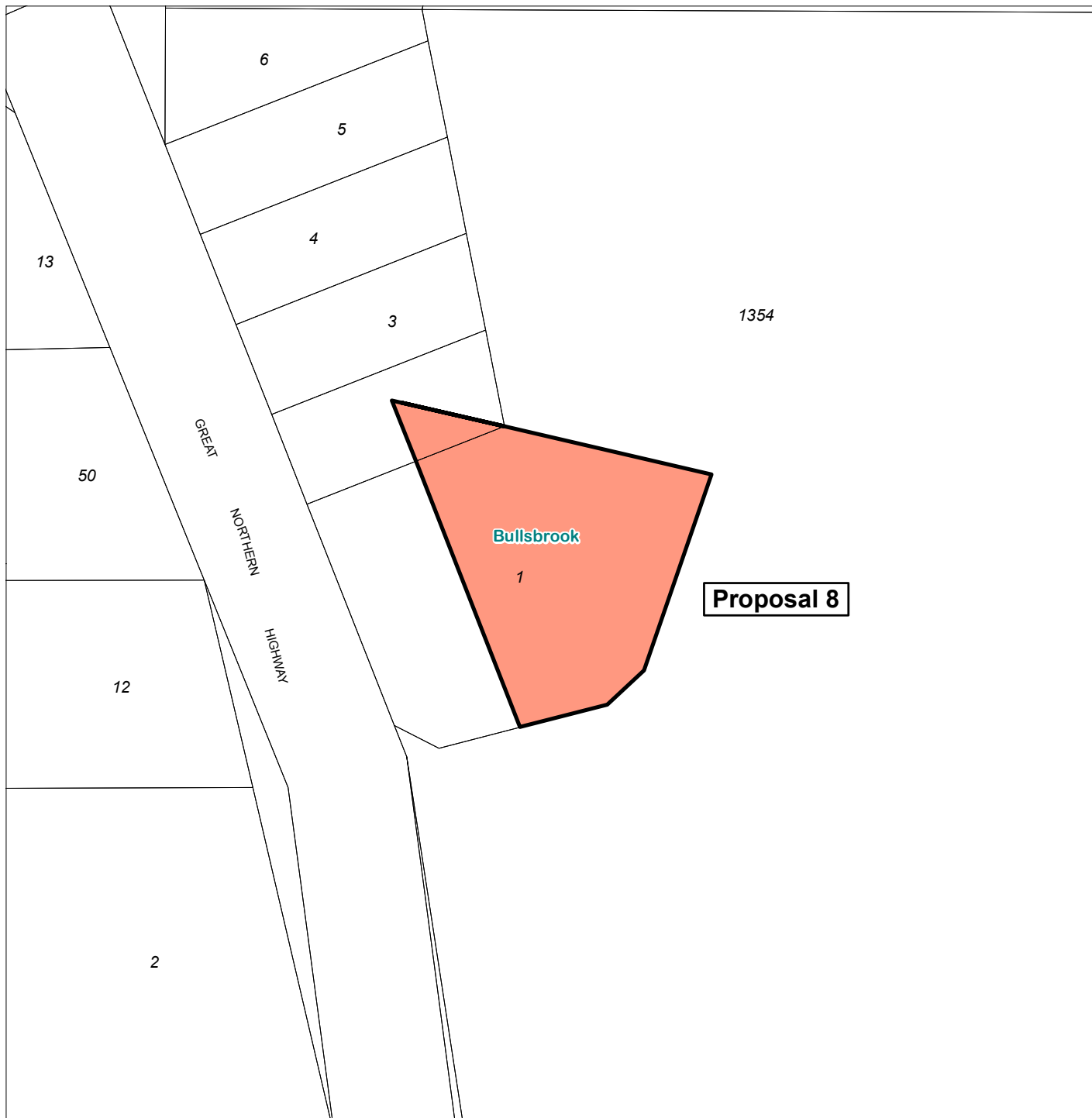
Proposal 6

Proposed Amendment:

Parks and recreation reservation

Scheme Boundary

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



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

28 March 2018

Proposal 8

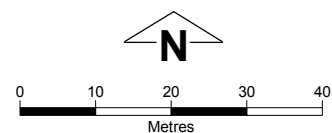
Proposed Amendment:

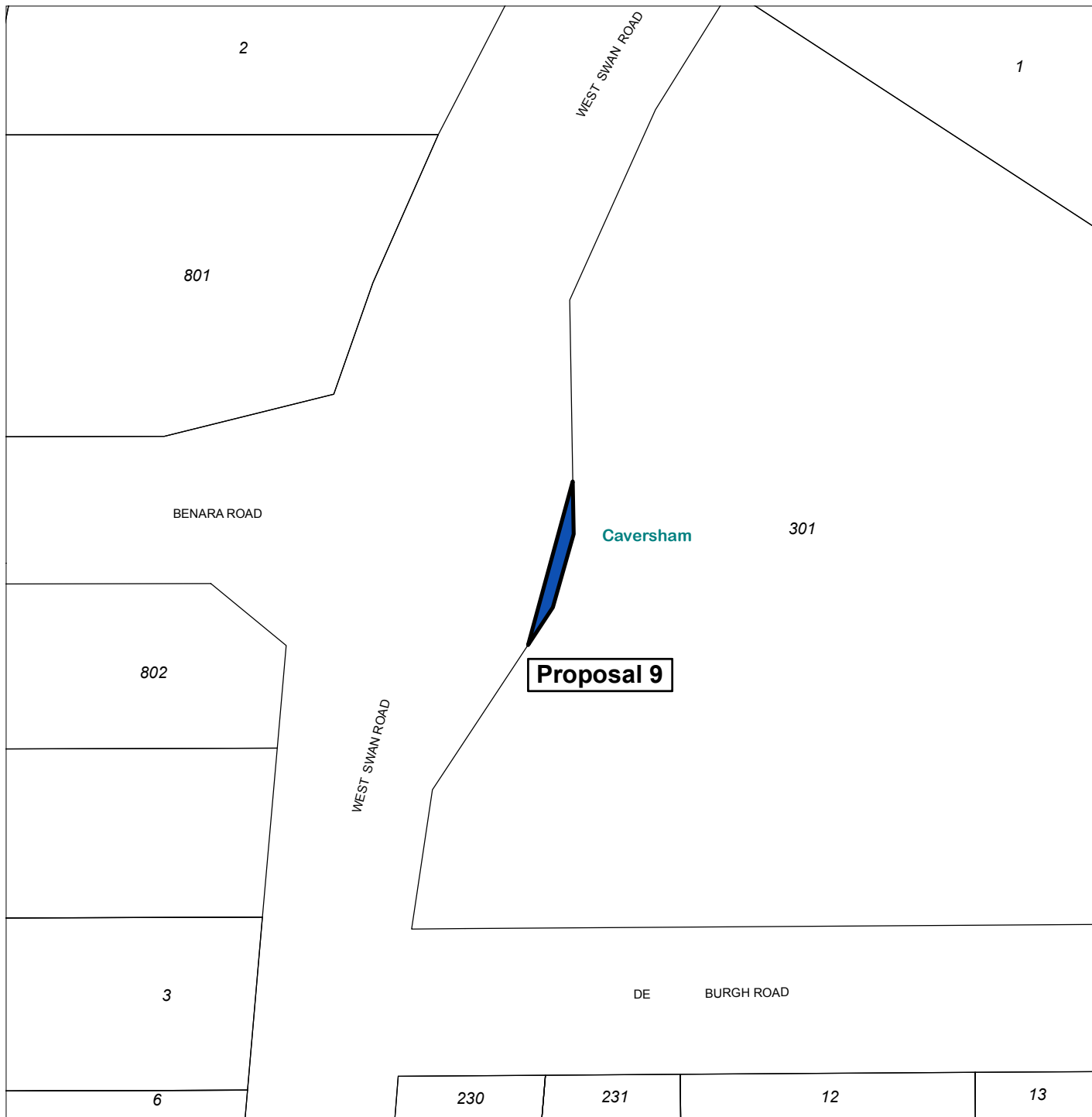
 Urban zone

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



Date: 12/04/2018
 Produced by Geospatial Research and Modelling, Department of Planning, Lands and Heritage, Perth WA
 Base information supplied by Western Australian Land Information Authority LI 862-2016-1






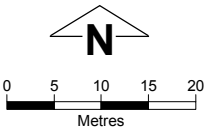
North East and North West Districts Omnibus No. 2
 Proposed minor amendment
 as advertised

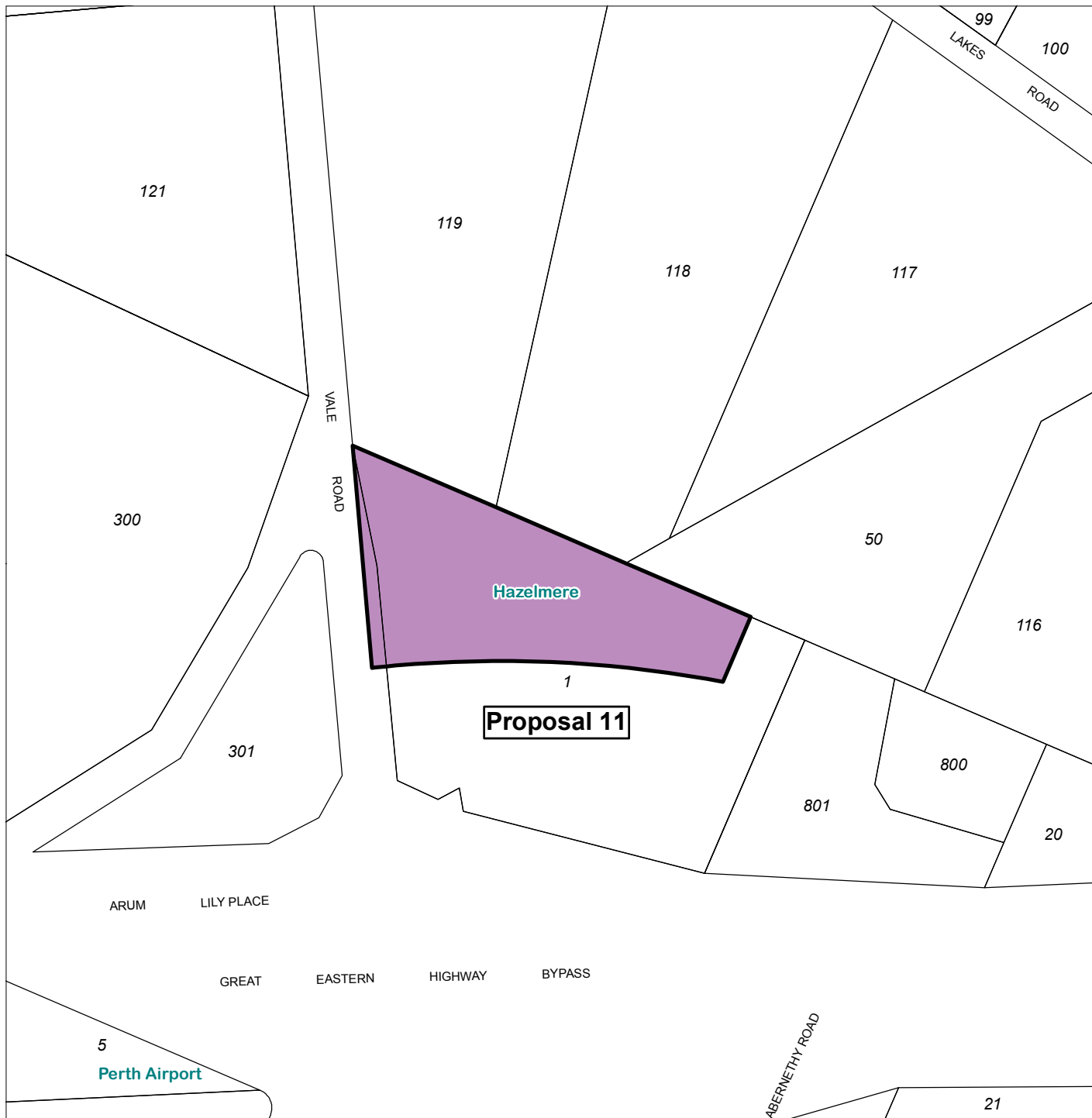
28 March 2018

Proposal 9

Proposed Amendment:
 Other regional roads reservation

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





North East and North West Districts Omnibus No. 2

Proposed minor amendment
as advertised

28 March 2018

Proposal 11

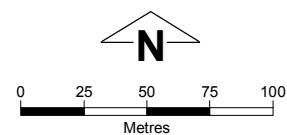
Proposed Amendment:

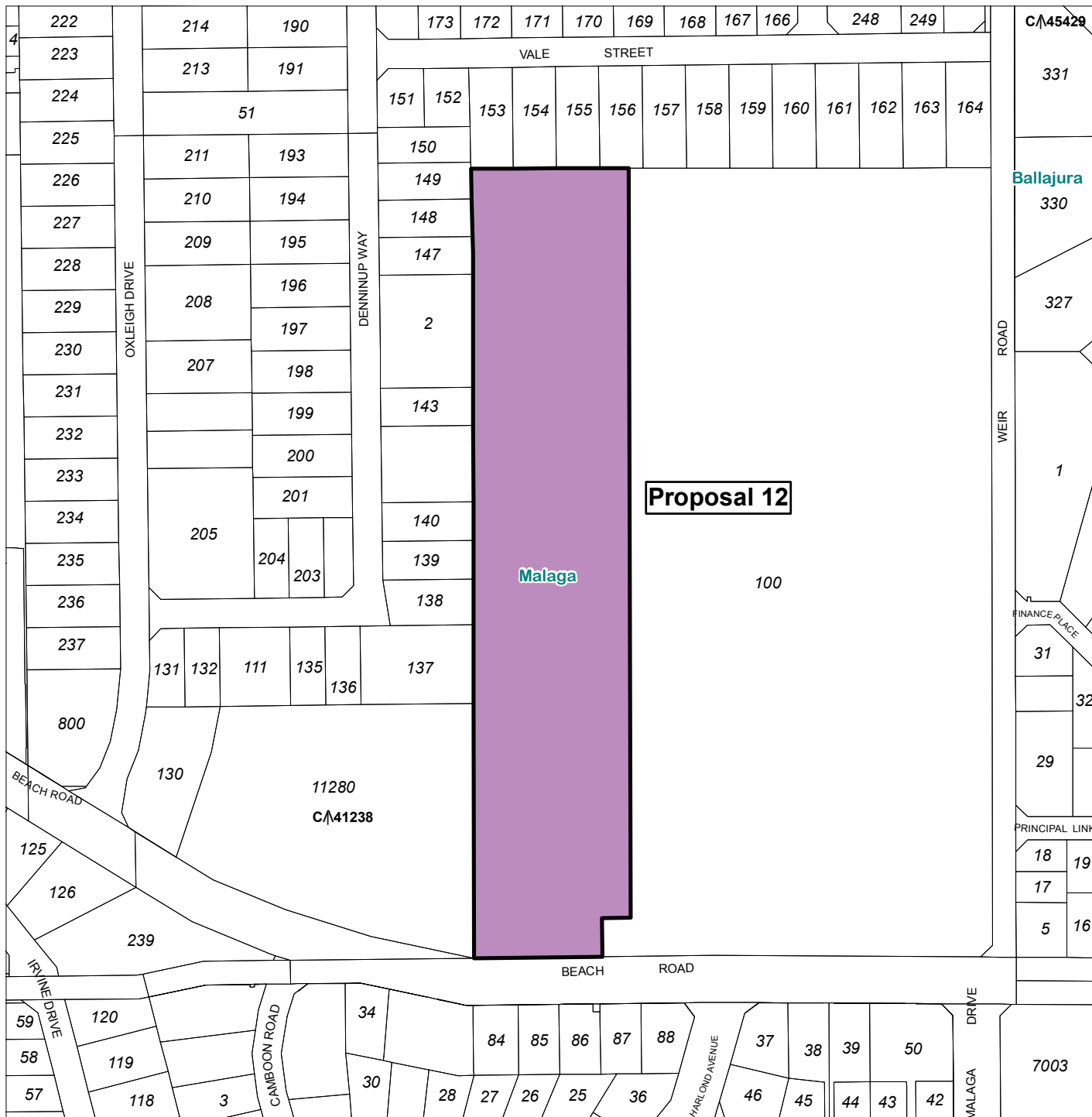
 Industrial zone

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



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





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

28 March 2018

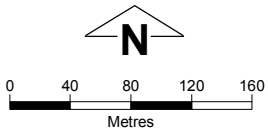
Proposal 12

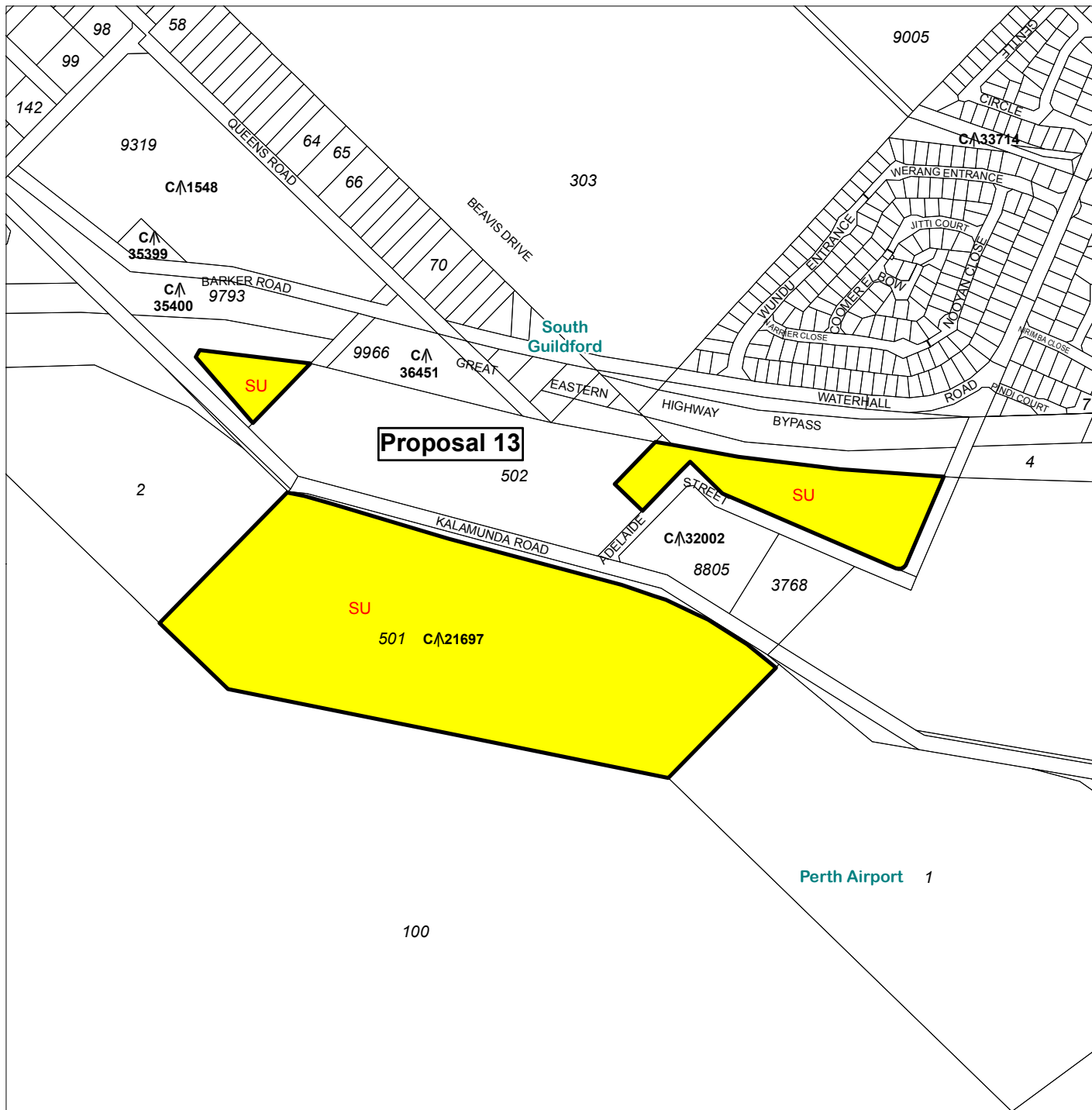
Proposed Amendment:
 Industrial zone

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



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






North East and North West Districts Omnibus No. 2

Proposed minor amendment
as advertised

28 March 2018

Proposal 13

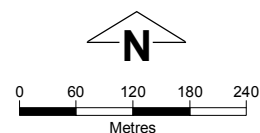
Proposed Amendment:

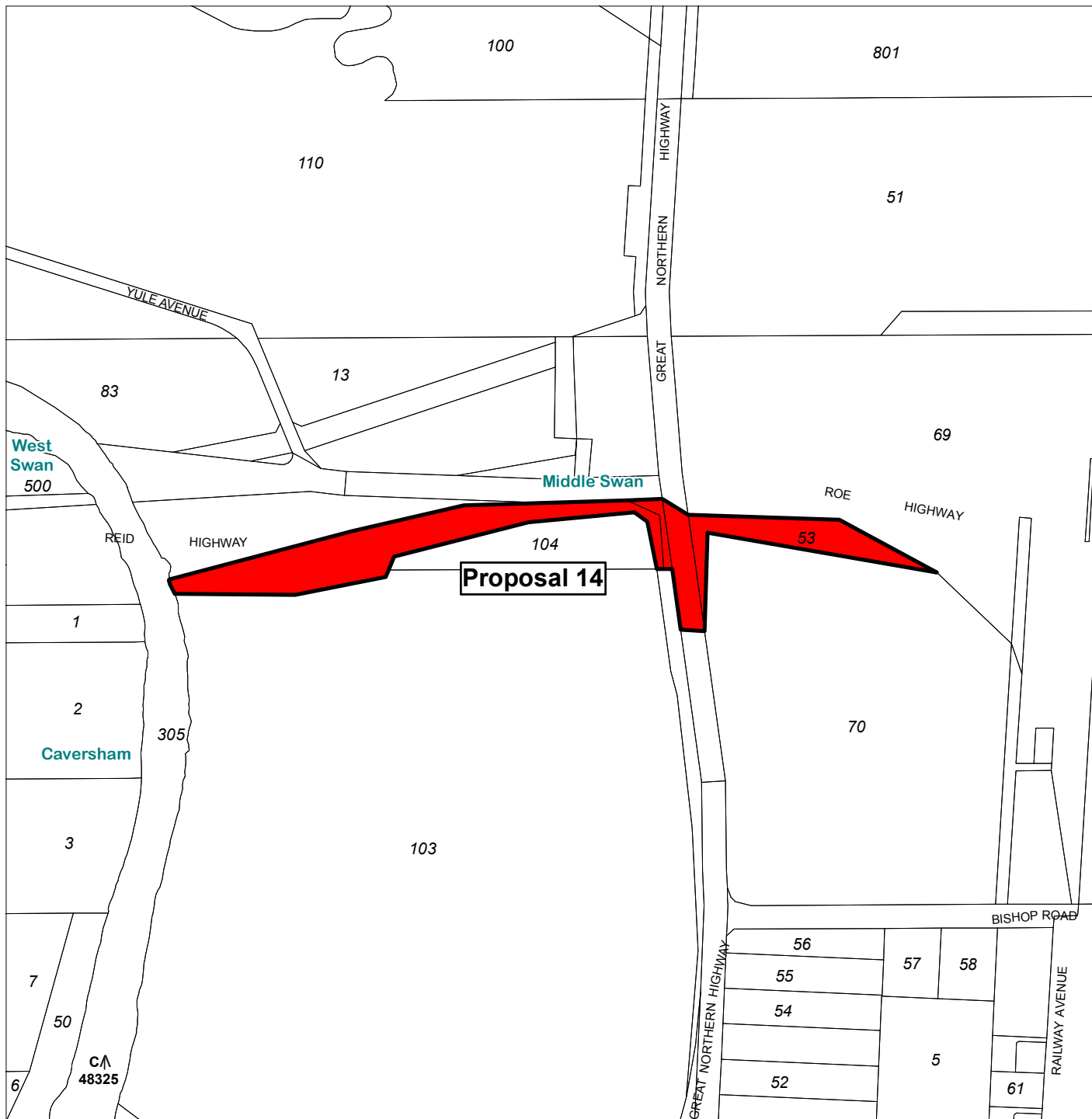
 **SU** Public purposes reservation - special uses

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



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





North East and North West Districts Omnibus No. 2

Proposed minor amendment
as advertised

28 March 2018

Proposal 14

Proposed Amendment:



Primary regional roads reservation

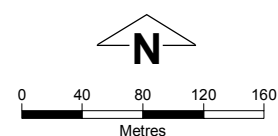
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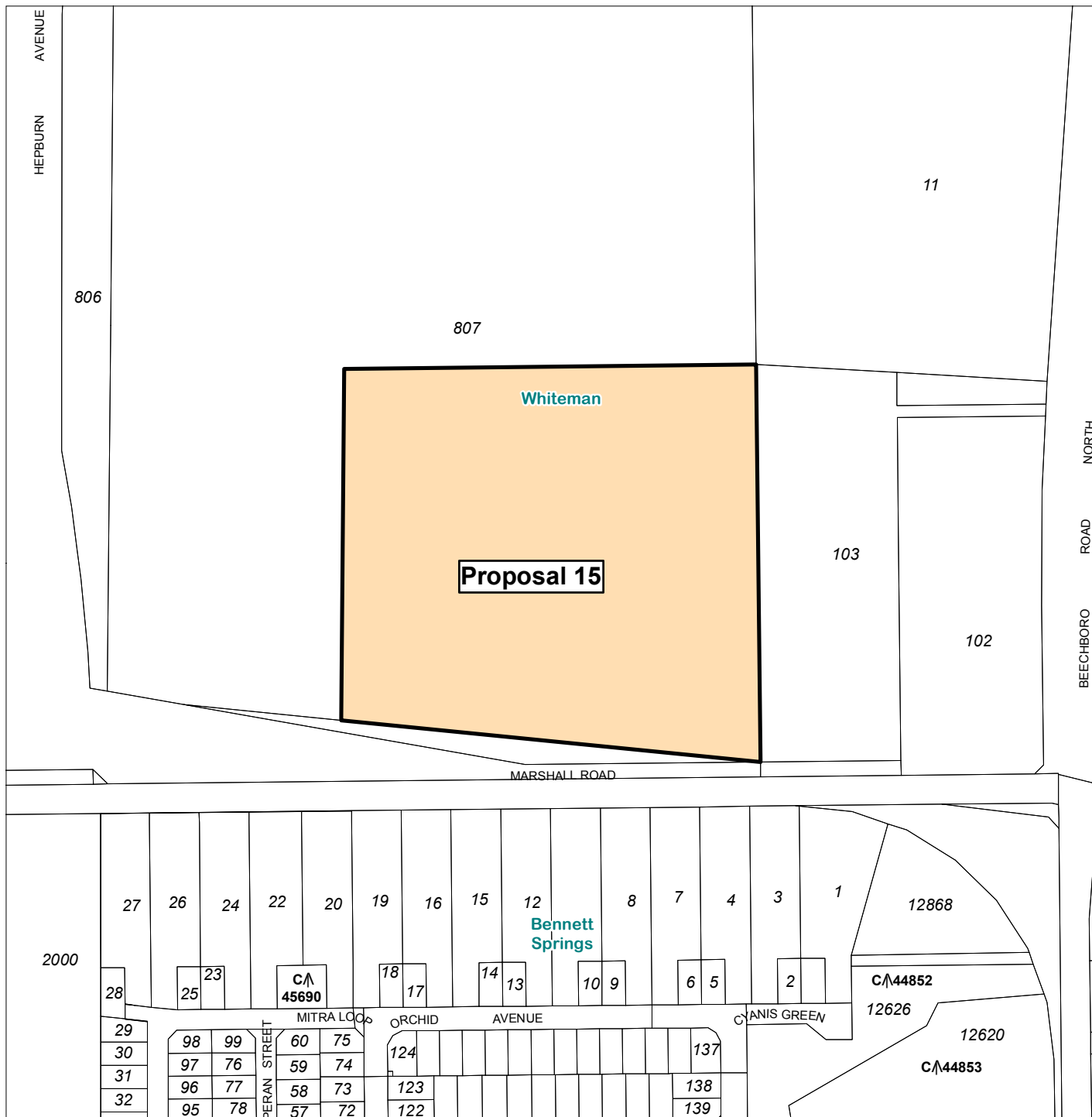
File number: 833/02/01/0071

Version number: 5



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






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

28 March 2018

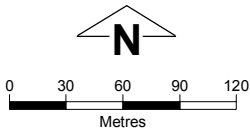
Proposal 15

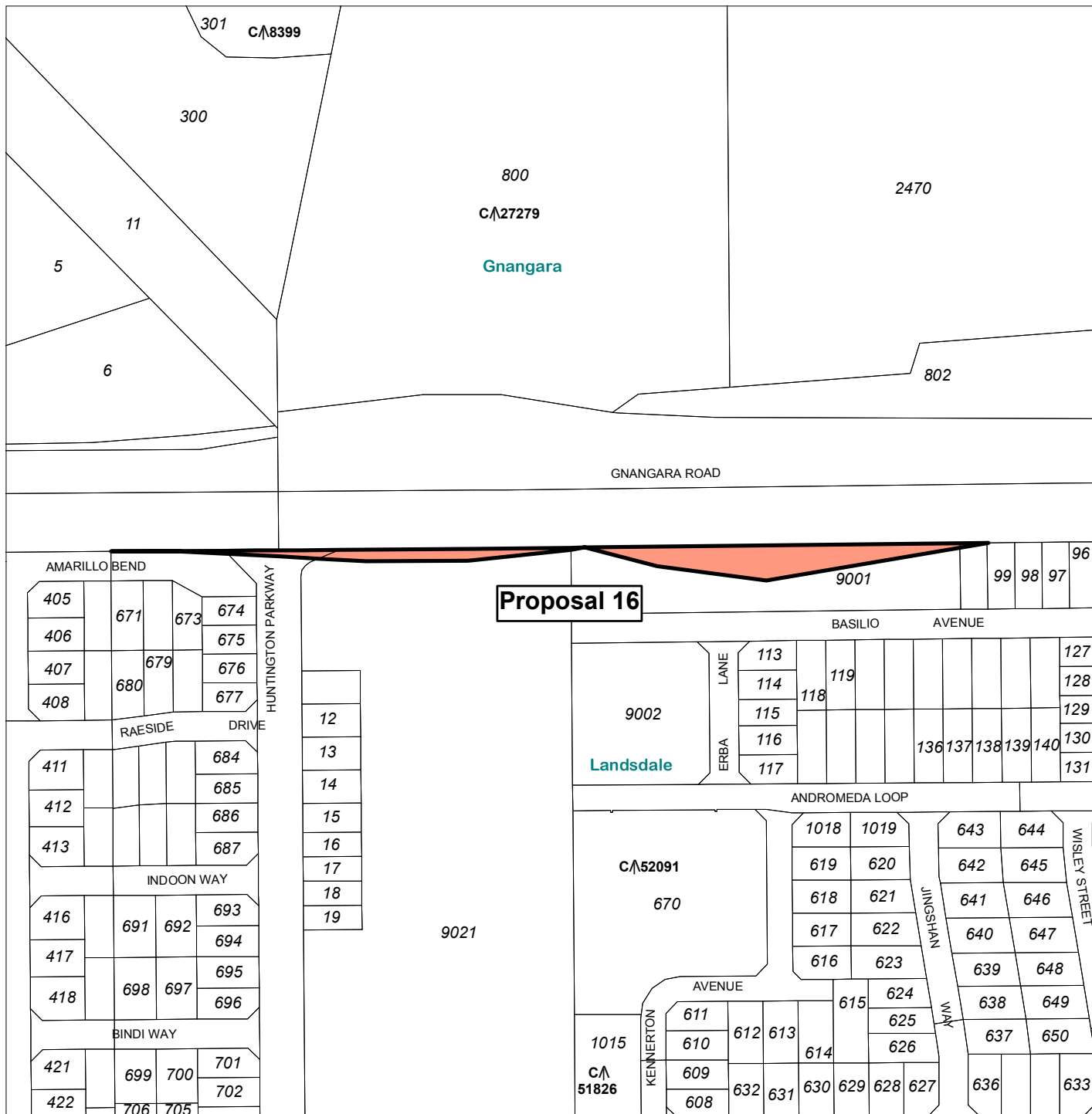
Proposed Amendment:
 Urban deferred zone

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



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





North East and North West Districts Omnibus No. 2

Proposed minor amendment
as advertised

28 March 2018

Proposal 16

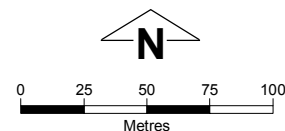
Proposed Amendment:

 Urban zone

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



Date: 12/04/2018
Produced by Geospatial Research and Modelling, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority LI 862-2016-1





North East and North West Districts Omnibus No. 2

Proposed minor amendment as advertised

28 March 2018

Proposal 17

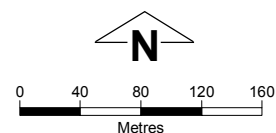
Proposed Amendment:

- Other regional roads reservation
- Urban zone

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



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







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

28 March 2018

Proposal 18

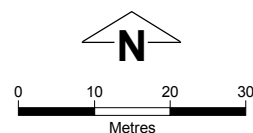
Proposed Amendment:

-  Private recreation zone
-  Urban zone

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



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






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


28 March 2018

Proposal 19

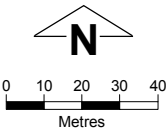
Proposed Amendment:

 Parks and recreation reservation

Notice of Delegation

 (Site No) Bush Forever area addition

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








North East and North West Districts Omnibus No. 2

Proposed minor amendment as advertised


28 March 2018

Proposal 21

Proposed Amendment:

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

Notice of Delegation

-  (Site No) Bush Forever area addition

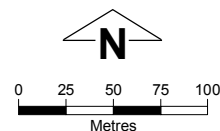
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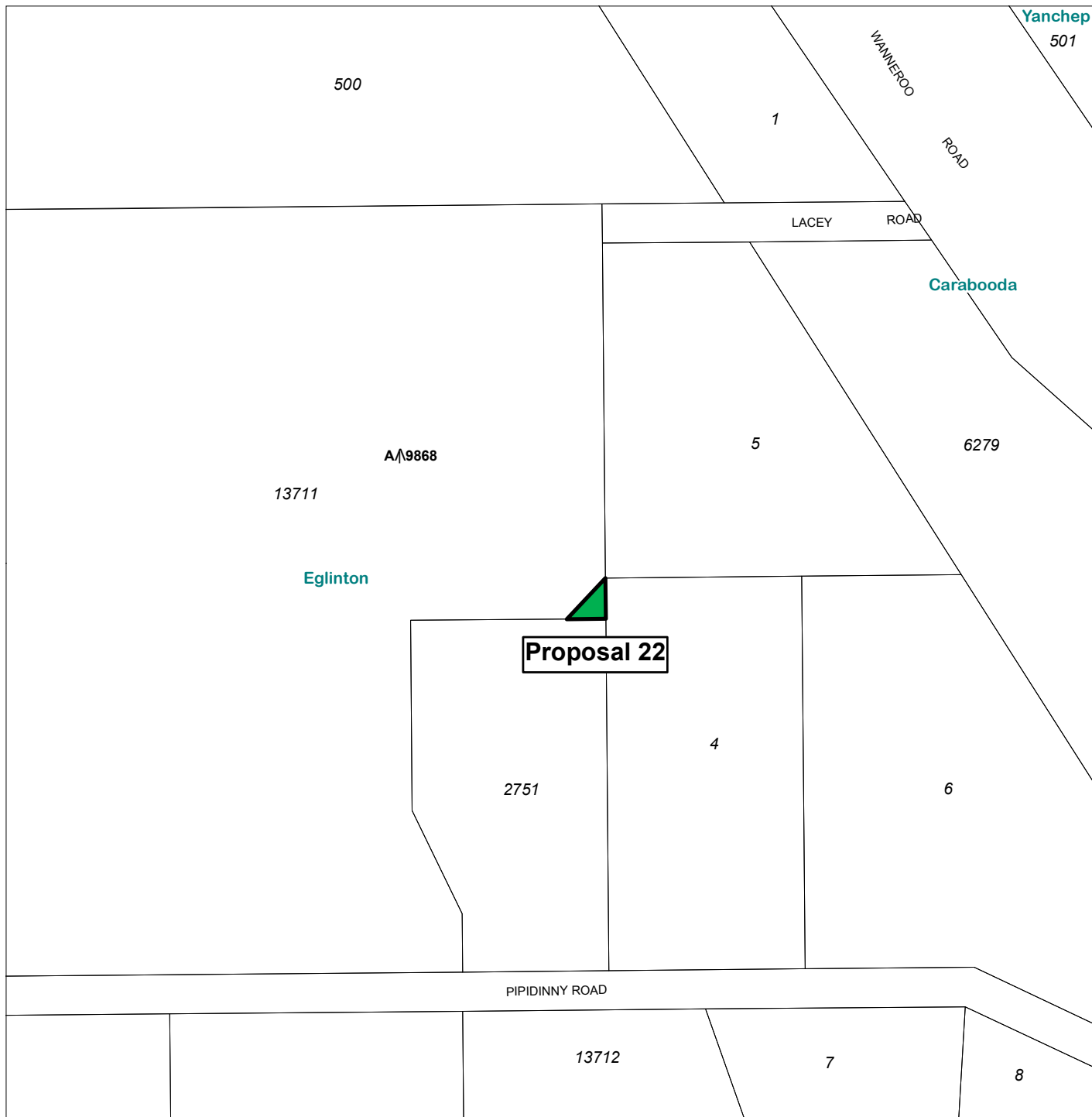
File number: 833/02/01/0071

Version number: 5



Date: 12/04/2018
Produced by Geospatial Research and Modelling, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority LI 862-2016-1






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

28 March 2018

Proposal 22

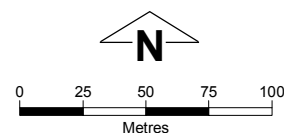
Proposed Amendment:

 Parks and recreation reservation

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



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





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


28 March 2018

Proposal 23

Proposed Amendment:

 Urban zone

Notice of Delegation

 (Site No) Bush Forever area for removal

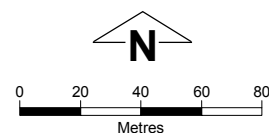
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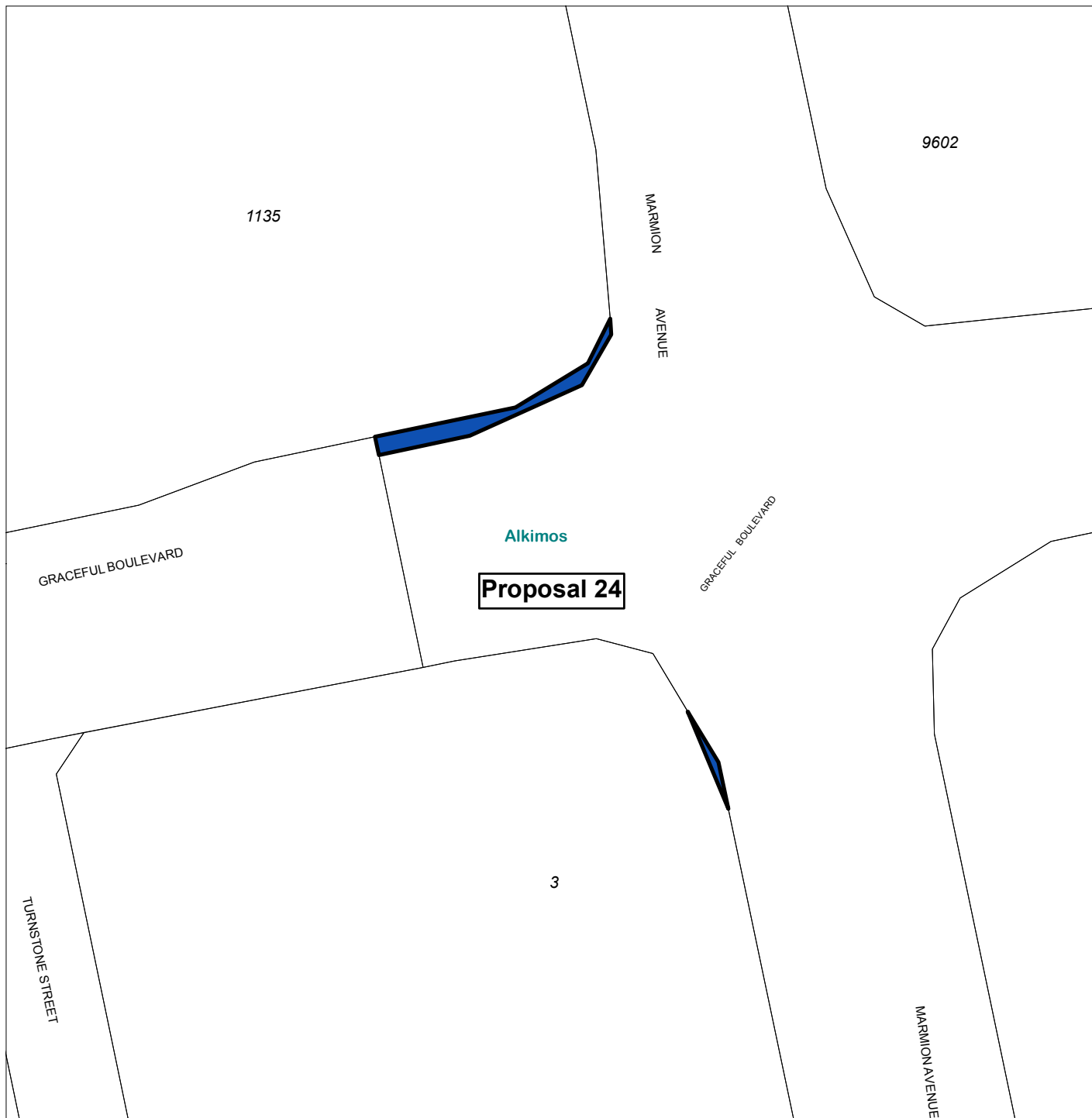
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Version number: 5



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





North East and North West Districts Omnibus No. 2

Proposed minor amendment
as advertised

28 March 2018

Proposal 24

Proposed Amendment:



Other regional roads reservation

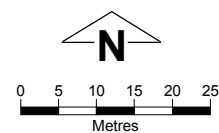
Oracle reference no: 2925

File number: 833/02/01/0071

Version number: 5



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





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

28 March 2018

Proposal 25

Proposed Amendment:



Parks and recreation reservation



Primary regional roads reservation

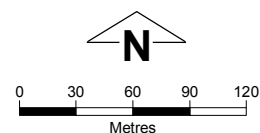
Oracle reference no: 2925

File number: 833/02/01/0071

Version number: 5



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



Appendix A

Notice of environmental assessment

| | |
|---|-------------|
| Department of Planning, Lands and Heritage Received | |
| Scanned | 18 MAY 2018 |
| Attachments | A 9688788 |
| Scan QA | |
| Doc No | |
| File No | RUS/0681 |

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

Your Ref:
Our Ref: CMS17152
Enquiries: Angela Coletti, 6364 7600
Email: Angela.Coletti@dwer.wa.gov.au

Dear Sir/Madam

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

SCHEME: Metropolitan Region Scheme Amendment
1339/57
LOCATION: North-East and North-West Districts Omnibus 2
RESPONSIBLE AUTHORITY: Western Australian Planning Commission
DECISION: Referral Examined, Preliminary Investigations
and Inquiries Conducted. Scheme Amendment
Not to be Assessed Under Part IV of EP Act.
Advice Given. (Not Appealable)

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

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

Please note the following:

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

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

Yours sincerely

A handwritten signature in blue ink, appearing to read 'P. Seares', with a long horizontal flourish extending to the right.

Patrick Seares
Delegate of the Environmental Protection Authority
Executive Director EPA Strategic and Guidance

14 May 2018

Encl. Scheme Advice and Recommendations

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

Metropolitan Region Scheme Amendment 1339/57

Location: North-East and North-West Districts Omnibus 2

Determination: Scheme Not Assessed – Advice Given (no appeals)

Determination Published: 14 May 2018

Summary

The Western Australian Planning Commission (WAPC) has initiated Metropolitan Region Scheme (MRS) Amendment 1339/57 to update various zones and reservations, rationalise zones to match cadastre boundaries and updates to reflect infrastructure or buildings as constructed in the North-West and North-East Districts of the MRS.

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

1. Environmental Factors

Having regard to EPA's *Statement of Environmental Principles, Factors and Objectives*, the EPA has identified the following preliminary environmental factors relevant to this scheme amendment, specifically to Proposal 13 South Guildford to transfer portions of Reserve 21697 from Public Purposes - Commonwealth Government reservation and the Rural zone to the Public Purposes – Special Use reservation.

- a) Flora and Vegetation
- b) Terrestrial Fauna
- c) Hydrological Processes; and
- d) Inland Water Environmental Quality.

Advice and Recommendations regarding Environmental Factors

The EPA advises that the Proposal 13 amendment area includes Bush Forever Site 386, portion of a Conservation Category Wetland (CCW), and significant vegetation that also provides habitat for threatened fauna.

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

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

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

Conclusion

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

Appendix B

**List of detail plans supporting
the amendment**

North-East and North-West Districts Omnibus 2

Proposed Minor Amendment

Amendment 1339/57

as advertised

Amending Plan 1.7730

Detail Plans

1.5744, 1.5748, 1.5749, 1.5759, 1.5783, 1.5788

Amending Plan 1.7731

Detail Plans

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

Amending Plan 1.7732

Detail Plans

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

Amending Plan 1.7733

Detail Plans

1.6004

Amending Plan 1.7753

Detail Plans

1.5830

Appendix C

Your property and the
planning system - region schemes

Your property and the planning system – region schemes

Rights to compensation in relation to reserved land

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

Region schemes

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

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

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

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

How do you amend a region scheme?

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

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

Planning Control Area

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

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

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

What if your land is proposed to be reserved?

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

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

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

Am I entitled to claim compensation?

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

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

What is injurious affection?

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

How do I claim compensation?

1. Private sale

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

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

Following the board's decision:

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

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

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

2. Refused development

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

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

What is compulsory acquisition?

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

How can I view a region scheme?

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

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

This information is correct as at February 2018.

Appendix D

Preparing a submission

Preparing a submission

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

What is a submission?

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

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

What should I say?

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

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

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

Before lodging your submission

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

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

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

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

Appendix E

Submission form for this amendment
(form 57)

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

Signature Date

Contacts: Telephone - (08) 6551 9000 Fax - (08) 6551 9001 Website - <http://www.planning.wa.gov.au/public-comment>