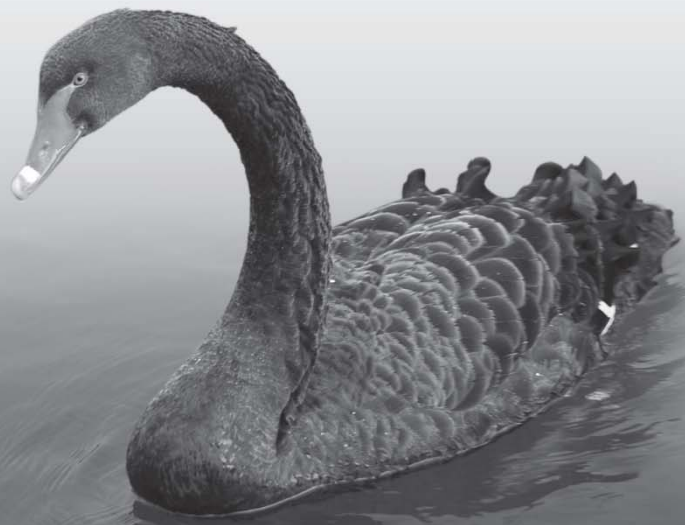


August 2018

Metropolitan Region Scheme Amendment 1341/57 (Minor Amendment)



Central Districts Omnibus 5

Amendment Report

Cities of Belmont, Canning, Melville, Nedlands,
Perth, South Perth and Stirling
Towns of Bassendean, Cambridge, Claremont,
Mosman Park and Victoria Park

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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*.

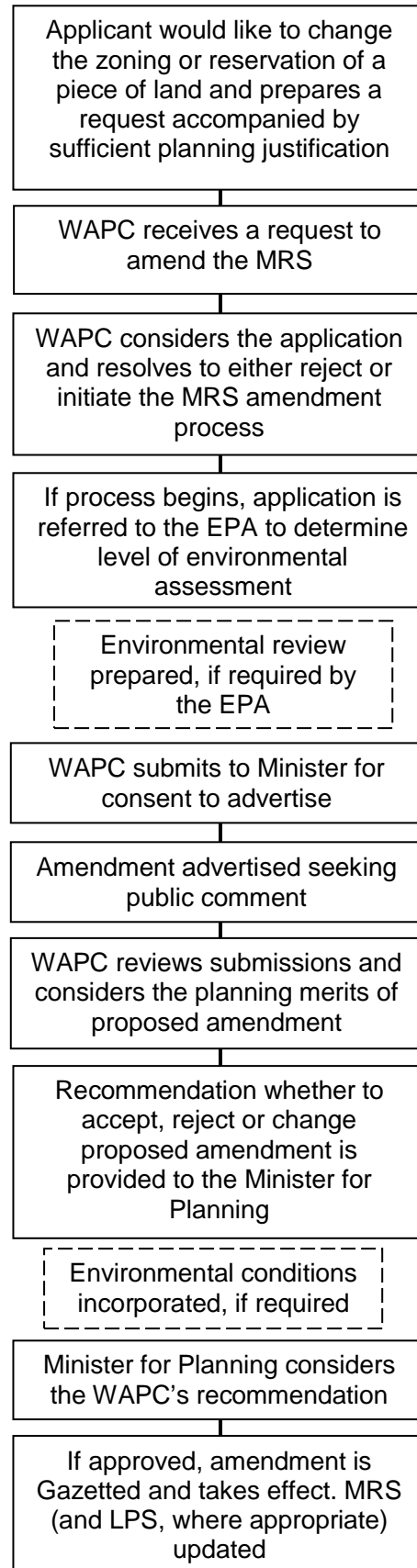
Report on submissions

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
UWA	University of Western Australia
WAPC	Western Australian Planning Commission

Amendment Report

Metropolitan Region Scheme Amendment 1341/57

Central Districts Omnibus 5

1 Purpose

The purpose of the amendment is to update various zones and reservations in the Central Districts of the Perth Metropolitan Region Scheme (MRS) at the request of Government agencies, servicing authorities, local governments 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 27 separate proposals in the Cities of Belmont, Canning, Melville, Nedlands, Perth, South Perth and Stirling and the Towns of Bassendean, Cambridge, Claremont, Mosman Park and Victoria Park.

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 below modifications to the MRS.

Town of Bassendean

Proposal 1

Bassendean: To transfer the Urban zoned portion of Lot 340 West Road to the Parks and Recreation reservation (Figure 1).

Lot 340 is owned by the Western Australian Planning Commission (WAPC) as part of the Swan River foreshore reserve, the Urban zoned portion of Lot 340 is to be transferred to the Parks and Recreation reservation to reflect this.

Proposal 2

Bassendean: To transfer portions of Lot 50 Railway Parade and adjacent portions of Reserve 12520 from the Urban zone to the Railways reservation (Figure 2).

A portion of Lot 50 Railway Parade, Bassendean, and adjacent portions of Reserve 12520 form part of the Bassendean Railway Station Park and Ride facility and the Midland Railway Line. The subject land is to be transferred from the Urban zone to the Railways reservation to reflect its use for railway purposes.

City of Belmont

Proposal 3

Ascot: To transfer Lot 1 Coolgardie Avenue from the Urban zone to the Public Purposes - Water Authority of Western Australia reservation. (Figure 3).

Lot 1 is owned by the Water Corporation and contains Water Corporation infrastructure, it is to be reserved consistent with this use.

City of Canning

Proposal 4

Welshpool: To transfer a portion of the Kewdale Road road reserve from the Industrial zone to the Other Regional Roads reservation and a portion of the Mills Street road reserve from the Other Regional Roads reservation to the Industrial zone (Figure 4).

Kewdale Road has been constructed to an Other Regional Roads standard by the City of Canning to replace Mills Street which has subsequently become a cul-de-sac. The amendment will ensure that each road has the correct designation under the MRS.

Proposal 5

Cannington: To transfer portions of Lots 5081, 5082 and 5083 Cecil Avenue from the Central City Area zone to the Other Regional Roads reservation and to transfer portions of Lots 141, 60 and 61 Cecil Avenue and a portion of the Cecil Avenue road reserve from the Other Regional Roads reservation to the Central City Area zone (Figure 5).

The City of Canning has undertaken a revision of the design of the Cecil Avenue / Sevenoaks Street intersection design through its Canning City Centre project which requires the realignment of the Other Regional Roads reservation at this location.

Proposal 6

Cannington: To transfer a portion of the River Road road reserve adjacent to Albany Highway from the Primary Regional Roads reservation to the Urban zone (Figure 6).

River Road and Albany Highway do not intersect and the Primary Regional Roads reservation intersection nib at this location is therefore not required.

Town of Cambridge

Proposal 7

City Beach: To transfer the Parks and Recreation reserved portions of Reserve 29923 (International School of Western Australia) to the Public Purposes - High School reservation; to transfer the Public Purposes - High School reserved portions of Reserve 45209 (Bold Park) to the Parks and Recreation reservation; and to realign the Bush Forever designation to generally accord to existing vegetation and the boundary between Reserve 29923 and Reserve 45209 (Figure 7).

To align the boundaries of the Parks and Recreation and Public Purposes - High School reservations with the cadastral boundary between Reserve 29923 (International School of WA) and Reserve 45409 (Bold Park) to reflect the current use and management of the land.

The boundary of Bush Forever site 312 is to be generally rationalised to the cadastral boundaries of Reserve 45409 to better reflect the location of existing native vegetation.

Town of Claremont

Proposal 8

Claremont: To transfer a portion of the Graylands Road road reserve between Second Avenue and Shenton Road from the Parks and Recreation reservation to the Urban zone (Figure 8).

Under the MRS local roads generally share the zoning of adjacent land, the Urban zone is a more appropriate designation for a local road than its current Parks and Recreation reservation.

Proposal 9

Claremont: To transfer a portion of Lot 75 Lakeway Street from the Parks and Recreation reservation to the Urban zone and remove the Bush Forever designation (Figure 9).

Lot 75 Lakeway Street, Claremont is in private ownership contains a portion of a swimming pool and private garden. The amendment will transfer the portion of the lot currently reserved for Parks and Recreation and included in adjacent Bush Forever site 220 to the Urban zone and remove the Bush Forever designation, consistent with its ownership and use.

Proposal 10

Claremont: To transfer portions of Reserve 8002 (Claremont Oval) from the Urban zone to the Parks and Recreation reservation (Figure 10).

To rationalise the Parks and Recreation reservation of Claremont Oval to align with cadastral boundaries.

Proposal 11

Claremont: To transfer the Parks and Recreation reserved portions of Reserve 21710, Reserve 21711 (Lots 11051, 3771 and 848 Stirling Highway) and the Bernard Street road reserve to the Urban zone (Figure 11).

The proposal area has existing encumbrances and notifications, with Lot 3771 being vested for the purposes of police and emergency services, and Lots 848 and 11051 under lease arrangements to community organisations involved with infant health, kindergarten, meals on wheels and the boy scouts.

The proposal area is owned by the State Government and proposed to be disposed of as part of the Land Asset Sales Program, the proposed Urban zoning will facilitate the sale and future redevelopment of the lots for purposes consistent with the surrounding locality.

City of Melville

Proposal 12

Murdoch: To transfer a portion of Lot 110 Fiona Wood Drive from the Public Purposes - Hospital reservation to the Urban zone (Figure 12).

The Urban zoning of the Murdoch Health and Knowledge precinct was undertaken prior to the finalisation of subdivision which has resulted in a portion of Lot 110 being reserved for Public Purposes - Hospital. The amendment seeks to correct this anomaly by rationalising the Urban zone to the cadastral boundaries of the lot.

Proposal 13

Murdoch: To transfer a portion of Lot 820 South Street (Murdoch University) from the Public Purposes - University reservation to the Urban zone (Figure 13).

The western portion of Lot 820 South Street contains a retirement village and residential care facility. The border between these uses, zoned Urban, and the adjacent Murdoch University site, reserved for Public Purposes, is to be aligned to the boundary of memorials made under the *Retirement Villages Act 1992* as shown on the Deposited Plan for Lot 820.

Town of Mosman Park

Proposal 14

Mosman Park: To transfer the Urban zoned portion of Reserve 25466 (Lot 300 Marshall Street) to the Parks and Recreation reservation (Figure 14).

Reserve 25466 is part of the Mosman Park Golf Club golf course and it is therefore appropriate to include it within the Parks and Recreation reservation, consistent with the remainder of the golf course.

City of Nedlands

Proposal 15

Dalkeith: To transfer a portion of Reserve 29174 (part of the former Sunset Hospital site) from the public Purposes - Hospital reservation to the Parks and Recreation reservation (Figure 15).

To rectify an anomaly whereby land remains in the Public Purposes - Hospital reservation following the transfer of the remainder of the former Sunset Hospital site to the Parks and Recreation reservation.

Proposal 16

Shenton Park: To change the designation of Reserve 33986 from Public Purposes - Commonwealth Government to Public Purposes - Special Use and to transfer Lot 10764 John XXIII Avenue from the Public Purposes - Hospital reservation to the Urban zone (Figure 16).

The change in the designation of Reserve 33986 is to reflect its ownership by the State of Western Australia and current use as a Waste Processing Plant Facility.

Lot 10764 is a surplus WA State Government land asset and is proposed to be disposed of as part of the Land Asset Sales Program. The subject land was formerly vested with the WA Police Department as the potential site for a new police station, however, this use did not eventuate. The subject land is wholly affected by the Subiaco Waste Water Treatment Plant odour buffer and partially impacted by an odour buffer from the Waste Recycling Facility located on Reserve 33986 and is therefore only able to be developed for non-sensitive land uses, it is expected that the designation of the site under the City of Nedlands Local Planning Scheme will reflect this in the future if the land is transferred to the Urban zone.

City of Perth

Proposal 17

Perth / East Perth: To transfer a portion of Lot 916 Wellington Street (Royal Perth Hospital) from the Central City Area zone to the Public Purposes - Hospital reservation and to rationalise the zoning of a portion of the Lord Street, Wittenoom Street and Wellington Street road reserves adjacent from the Urban zone and Public Purposes Hospital reservation to the Central City Area zone (Figure 17).

Lot 916 contains Royal Perth Hospital and the Central City Area zoned portion of this lots is to be transferred to the Public Purposes - Hospital reservation consistent with this use.

Portions of the Lord Street, Wittenoom Street and Wellington Street road reserve are to be transferred to the Central City area zone consistent with the surrounding locality.

Proposal 18

East Perth: To transfer a portion of Reserve 36537 (Lot 935 Royal Street) from the Urban zone to the Public Purposes - Special Use reservation (Figure 18).

Lot 935 contains a portion of the Department of Education offices primarily developed on adjacent Lot 925, which is also part of Reserve 36537, and is accordingly to be transferred to the Public Purposes - Special Use reservation consistent with the majority of the reserve area and its current use as office space by government.

Proposal 19

Perth: To transfer Lot 150 at the corner of Pier Street and Moore Street, a portion of Unallocated Crown Land south of the Perth Children's Court and a portion of the adjacent Moore Street road reserve from the Public Purposes - Special Use reservation to the Railways reservation; to transfer a portion of Lot 500 Moore Street and the Moore Street road reserve from the Railways reservation to the Public Purposes - Hospital reservation; to transfer a portion of the Moore Street road reserve from the Public Purposes - Special Use reservation to the Central City Area zone; and to transfer portions of Lots 50 and 100 Pier Street and adjacent railway reserve from the Railways reservation to the Central City Area zone (Figure 18).

Lot 150, the Moore Street road reserve and the identified portion of Unallocated Crown Land contain portions of the Perth - Midland railway line and are to be reserved consistent with this use.

The Public Purposes - Hospital reservation of Lot 500 Moore Street and the adjacent Moore Street Road Reserve is to be extended consistent with cadastral boundaries.

The northern portion of Moore Street is to be transferred to the Central City Area zone consistent with the designation of the adjacent portion of Pier Street.

Lots 50 and 100 Pier Street and the adjacent railway reserve do not contain railway infrastructure and are accordingly more appropriately included in the Central City Area zone.

Proposal 20

Perth: To transfer the Central City Area zoned portions of Lot 920 Wellington Street and Reserve 51529 (Lot 505 Murray Street) to the Public Purposes - Hospital reservation (Figure 20).

The proposal forms part of the Royal Perth Hospital complex and the reservation of the subject lots is to be extended to cadastral boundaries accordingly.

Proposal 21

Perth: To transfer portion of Reserve 44312 (Perth Train Station adjacent to Barrack Street) from the Central City Area zone to the Public Purposes - Special Use reservation; to transfer a portion of the Barrack Street road reserve from the Public Purposes - Special Use reservation to the Central City Area zone; and to transfer portions of Reserve 44308 from the Central City Area zone to the Railways reservation (Figure 21).

The proposal will rationalise the zoning of Reserve 44312 (Perth Train Station adjacent to Barrack Street) from the Central City Area zone to the Public Purposes - Special Use reservation consistent with its cadastral boundaries and use. The zoning and reservation of the adjacent Barrack Street road reserve is also to be appropriately rationalised.

The portion of Reserve 44308 affected by the amendment proposal contains rail infrastructure and is to be reserved for Railways purposes consistent with this use.

Proposal 22

East Perth: To transfer the Urban zoned portion of Reserve 21054 (East Perth Cemetery) to the Public Purposes - Special Use reservation (Figure 22).

The portion of the East Perth Cemetery site currently zoned Urban is to be transferred to the Public Purposes - Special Use reservation consistent with and its current use as part of East Perth Cemetery and the cadastral boundaries of Reserve 21054.

Proposal 23

Crawley: To transfer portions of Lot 13177 Hackett Drive, Crawley (included in Reserve 17331), Reserve 36225 and the Hackett Drive Road Reserve from the Parks and Recreation Reservation to the Public Purposes University Reservation; and to transfer Reserve 36579 and a portion of Reserve 36225 from the Parks and Recreation Reservation and Public Purposes - University reservation to the Public Purposes - Water Authority of Western Australia reservation (Figure 23).

Lot 13177 is vested with the University of Western Australia (UWA) and forms a part of Reserve 17331 which is for the main buildings of UWA. The portions of Lot 13177 and Reserve 36225 included in the amendment are part of the Hackett Drive car park entrance and it is therefore appropriate for the land to be transferred to the Public Purposes - University reservation consistent its use and the vesting of Lot 13177 with the university.

The portion of Lot 13177 and Reserve remaining within the Parks and Recreation reservation provide access to and form a part of the Matilda Bay Reserve.

Reserve 36579 and the portion of Reserve 36225 to be transferred to the Public Purposes - Water Authority of WA reservation contain Water Corporation infrastructure and are to be reserved accordingly.

Proposal 24

Perth: To transfer portions of Reserve 36692, Lot 10 St Georges Terrace and Lot 301 Mount Street and portions of the Elder Street, Malcolm Street and Mount Street road reserves from the Primary Regional Roads reservation to the Central City Area zone; and to transfer portions of the Mitchell Freeway road reserve from the Other Regional Roads and Civic and Cultural reservations and the Urban and Central City Area zones to the Primary Regional Roads reservation (Figure 24).

To rationalise the reservation of the Mitchell Freeway corridor consistent with cadastral boundaries and the ultimate land requirement as shown on Main Roads plan 1.1951.

City of Perth / City of South Perth

Proposal 25

Perth / South Perth: To transfer the western side of the Narrows Bridge of the Kwinana Freeway from the Parks and Recreation and Waterways reservations to the Primary Regional Roads reservation (Figure 25).

To reserve the northbound side of the Kwinana Freeway Narrows Bridge as constructed consistent with the southbound bridge and the remainder of the Kwinana Freeway road reserve.

City of Stirling

Proposal 26

Yokine: To transfer Lot 82 Flinders Street from the Urban Zone to the Public Purposes SEC Reservation (Figure 26).

Lot 82 is owned by Western Power and is required for the expansion of the substation located on adjacent Lot 96 Darch Street, Yokine.

Town of Victoria Park

Proposal 27

East Victoria Park: To transfer a portion of Lot 888 Swansea Street from the Other Regional Roads reservation to the Urban zone (Figure 27).

The south-east corner of Lot 888 Swansea Street, East Victoria Park is affected by a portion of the Other Regional Roads reservation for the intersection of Welshpool Road and Forward Street which is no longer required.

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 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 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*. 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 7 August 2018 to Friday 12 October 2018.

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

- i) Western Australian Planning Commission, 140 William Street, Perth;
- ii) Cities of Belmont, Canning, Melville, Nedlands, Perth, South Perth and Stirling; Towns of Bassendean, Cambridge, Claremont, Mosman Park and Victoria Park; 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 12 October 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.

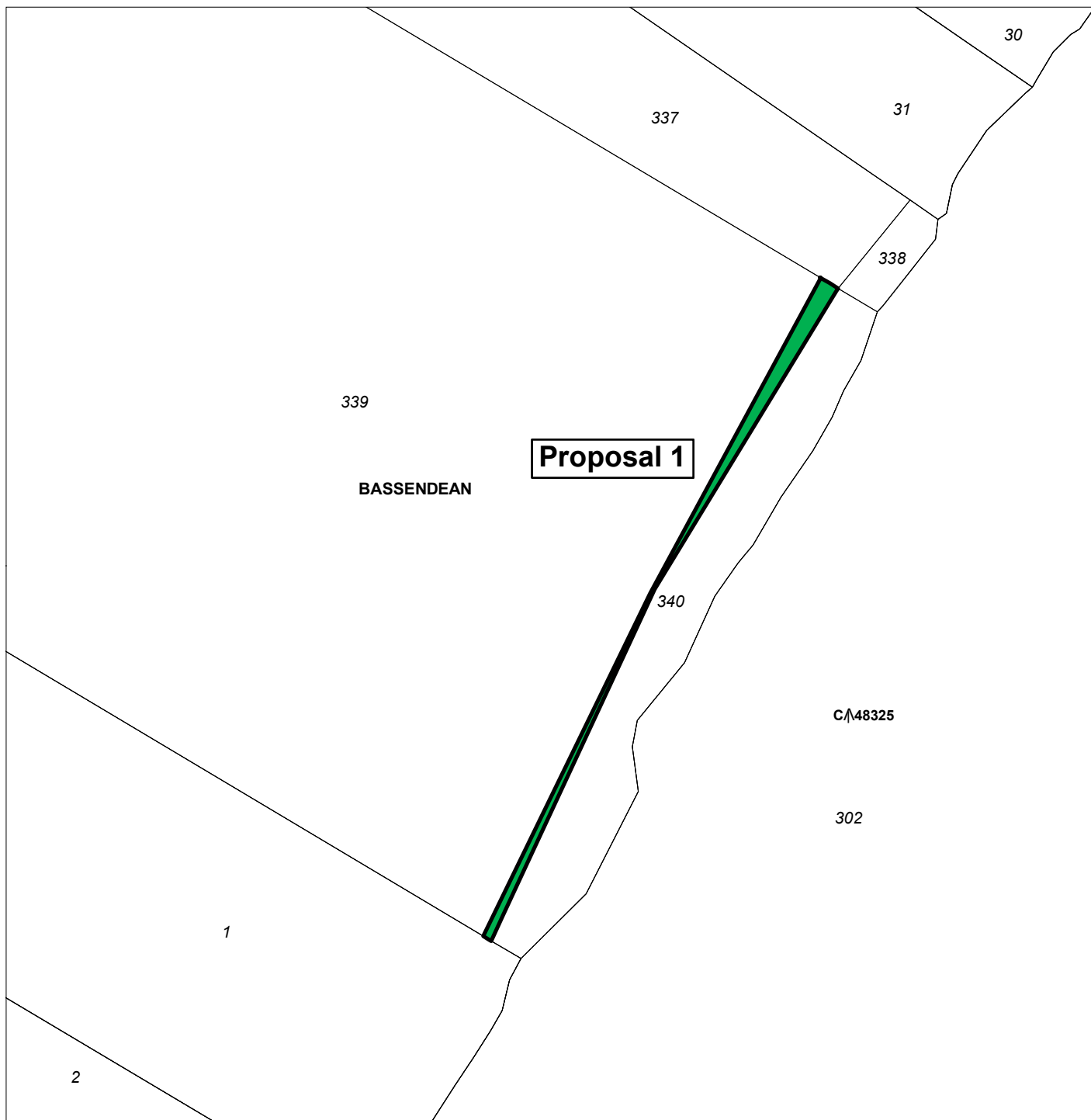
12 Final outcome

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 1341/57

Central Districts Omnibus 5

Amending Figures
Proposals 1 - 27



Central Districts Omnibus No. 5
Proposed minor amendment
as advertised

28 March 2018

Proposal 1

Proposed Amendment:



Parks and recreation reservation

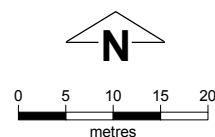
Oracle reference no: 2922

File number: 833/02/01/0070

Version number: 6



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





Central Districts Omnibus No. 5
Proposed minor amendment
as advertised

28 March 2018

Proposal 2

Proposed Amendment:

 Railways reservation

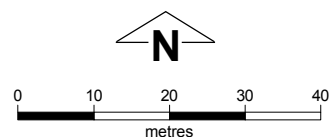
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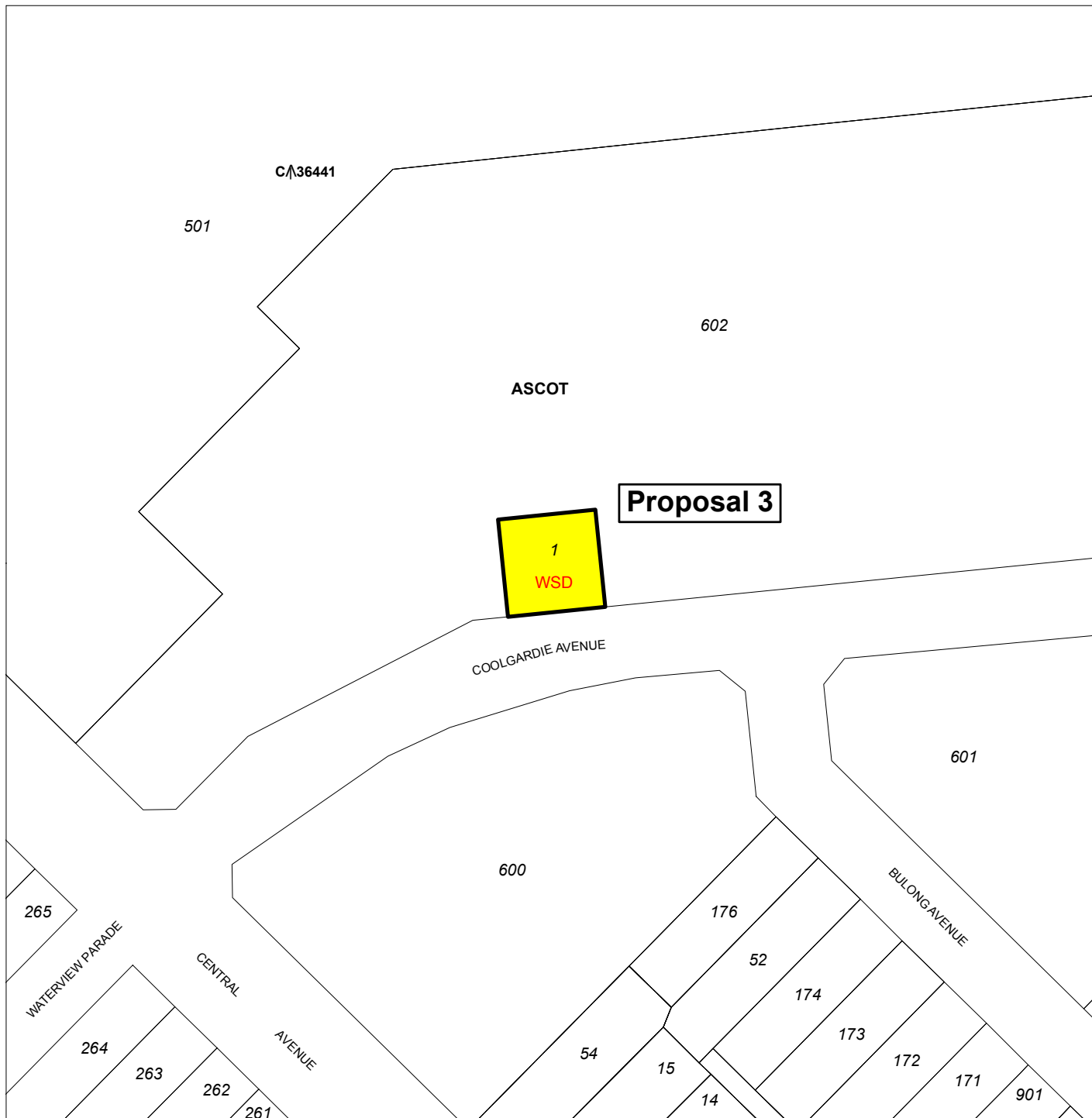
File number: 833/02/01/0070

Version number: 6



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






Central Districts Omnibus No. 5
Proposed minor amendment
as advertised

28 March 2018

Proposal 3

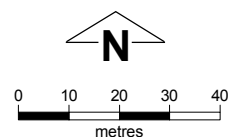
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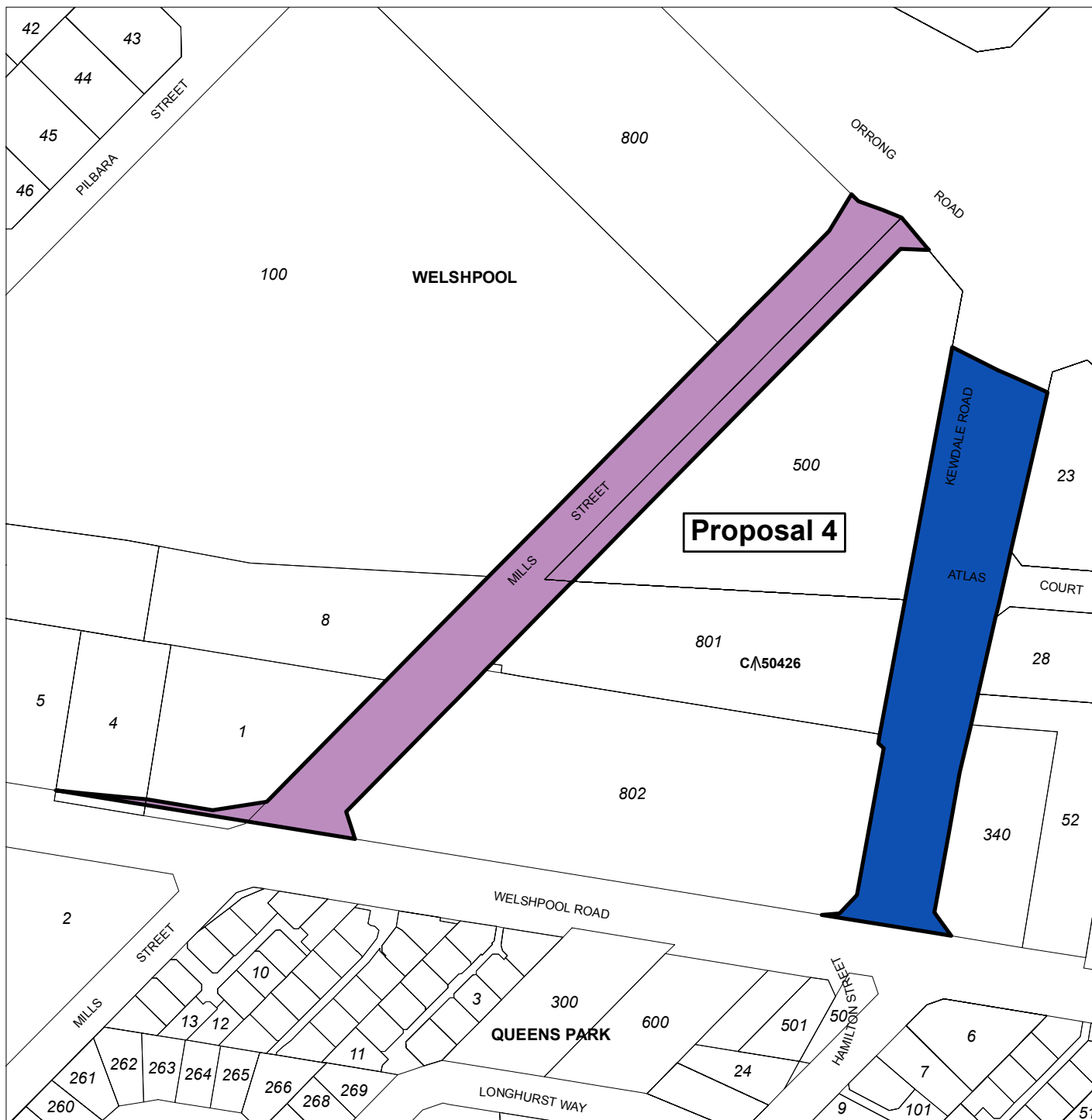
 **WSD** Public purposes reservation - Water Authority of WA

Oracle reference no: 2922
File number: 833/02/01/0070
Version number: 6



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





Central Districts Omnibus No. 5
Proposed minor amendment
as advertised

28 March 2018

Proposal 4

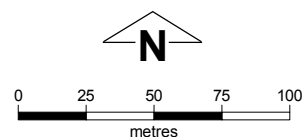
Proposed Amendment:

- Industrial zone
- Other regional roads reservation

Oracle reference no: 2922
File number: 833/02/01/0070
Version number: 6



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







Central Districts Omnibus No. 5
Proposed minor amendment
as advertised

28 March 2018

Proposal 5

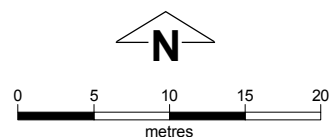
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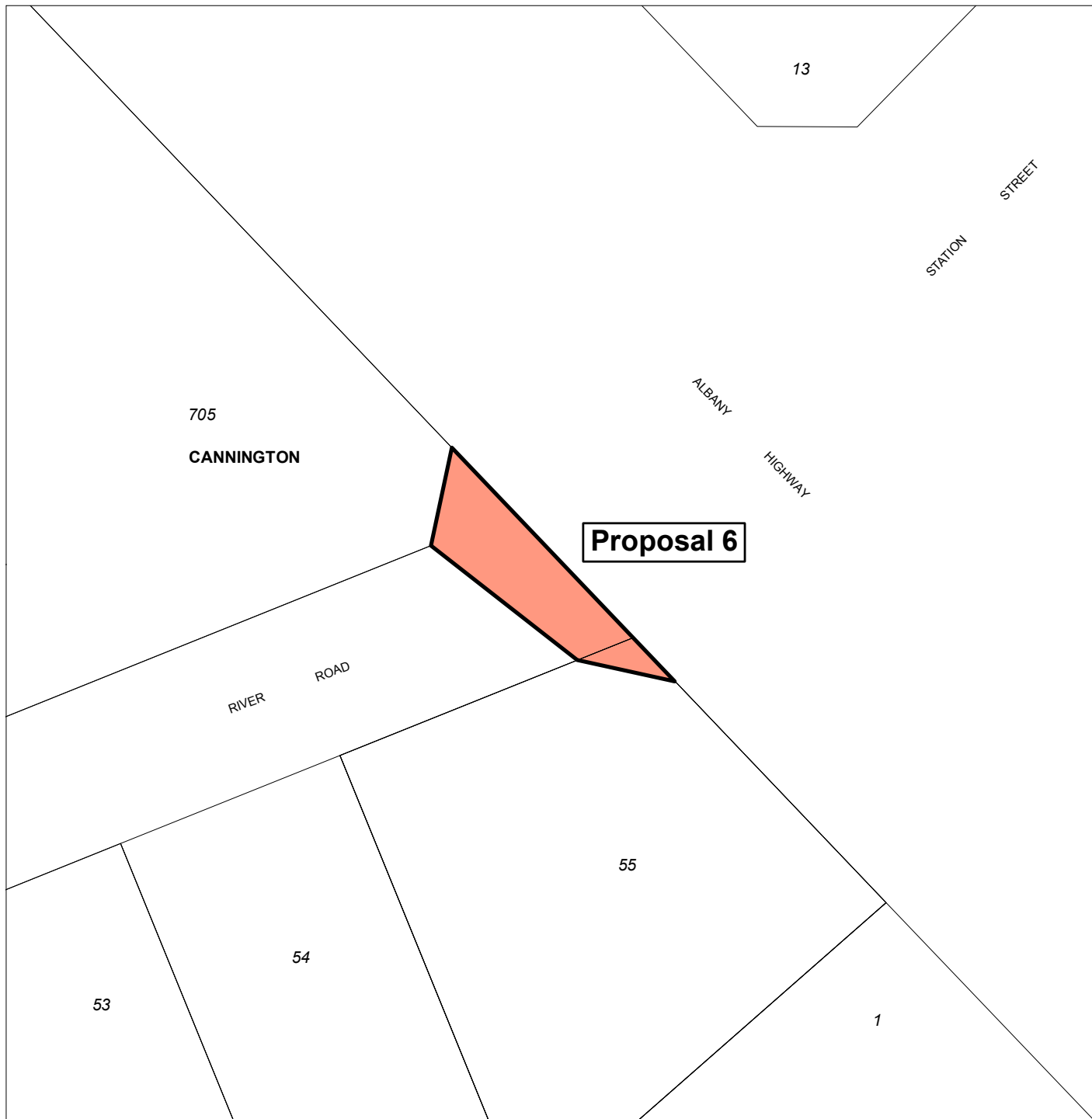
-  Central city area zone
-  Other regional roads reservation

Oracle reference no: 2922
File number: 833/02/01/0070
Version number: 6



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





Central Districts Omnibus No. 5
Proposed minor amendment
as advertised

28 March 2018

Proposal 6

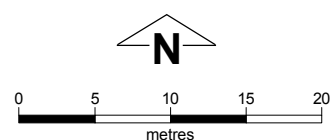
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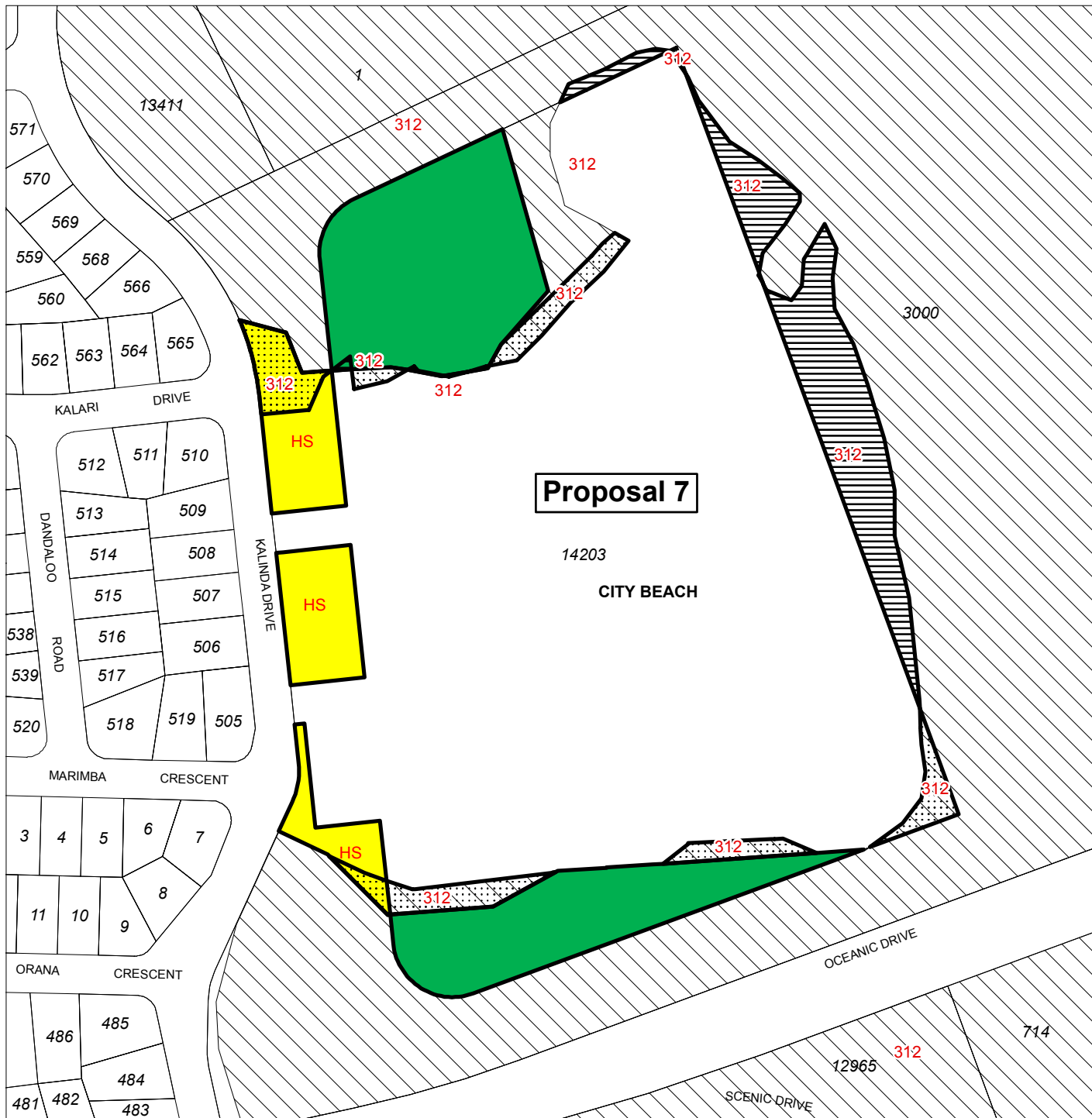
 Urban zone

Oracle reference no: 2922
File number: 833/02/01/0070
Version number: 6



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







Central Districts Omnibus No. 5

Proposed minor amendment as advertised



28 March 2018


Proposal 7

Proposed Amendment:

-  Parks and recreation reservation
-  HS Public purposes reservation - high school

Notice of Delegation

-  (Site No) Bush Forever area addition
-  (Site No) Bush Forever area for removal

 (Site No) Bush forever areas

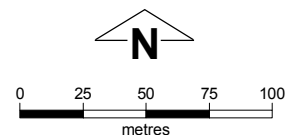
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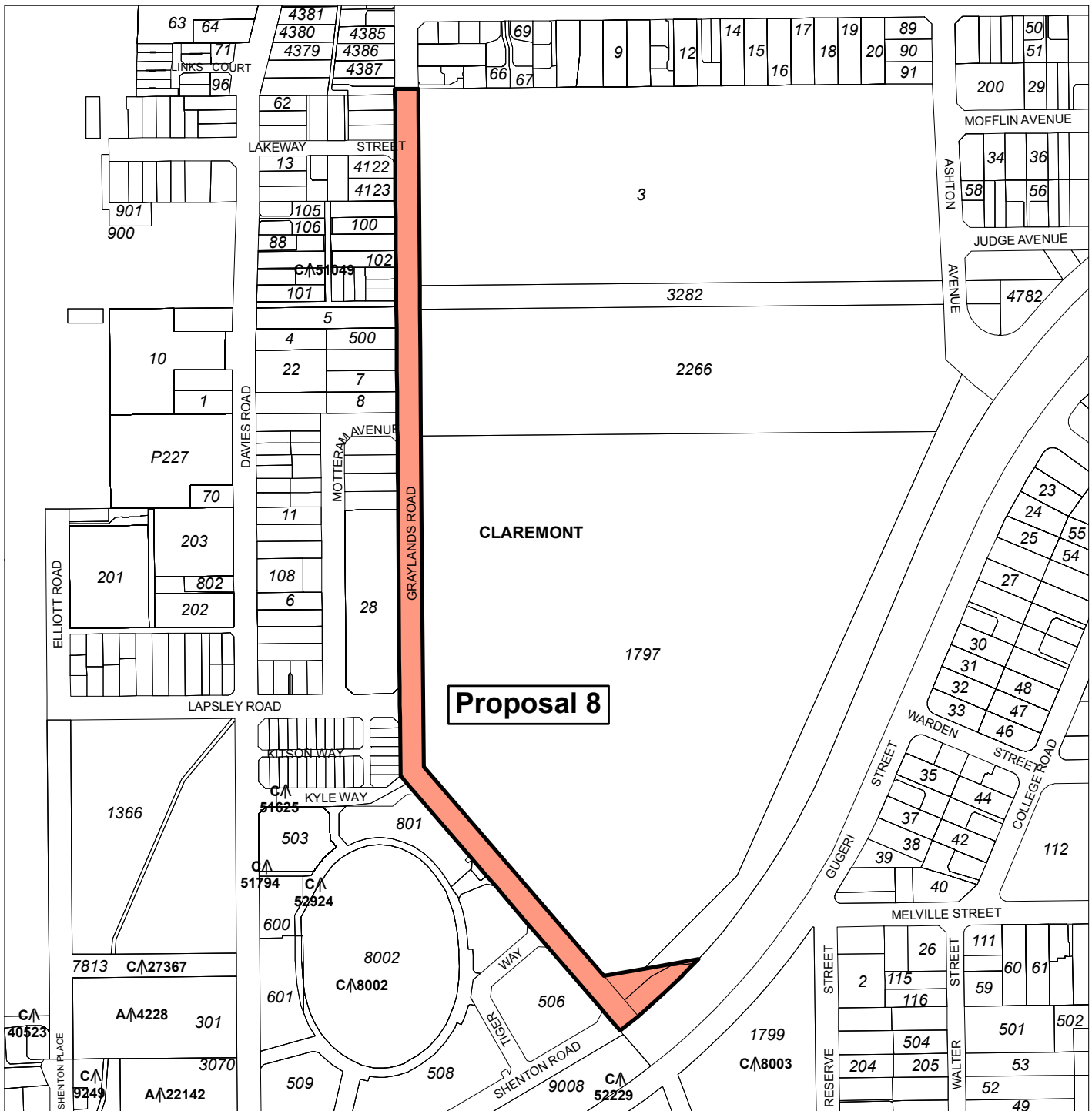
File number: 833/02/01/0070

Version number: 6



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





Central Districts Omnibus No. 5
Proposed minor amendment
as advertised

28 March 2018

Proposal 8

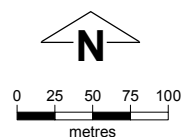
Proposed Amendment:

 Urban zone

Oracle reference no: 2922
 File number: 833/02/01/0070
 Version number: 6



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





Central Districts Omnibus No. 5
Proposed minor amendment
as advertised


28 March 2018

Proposal 9

Proposed Amendment:

 Urban zone

Notice of Delegation

 (Site No) Bush Forever area for removal



(Site No) Bush forever areas

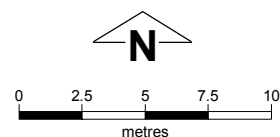
Oracle reference no: 2922

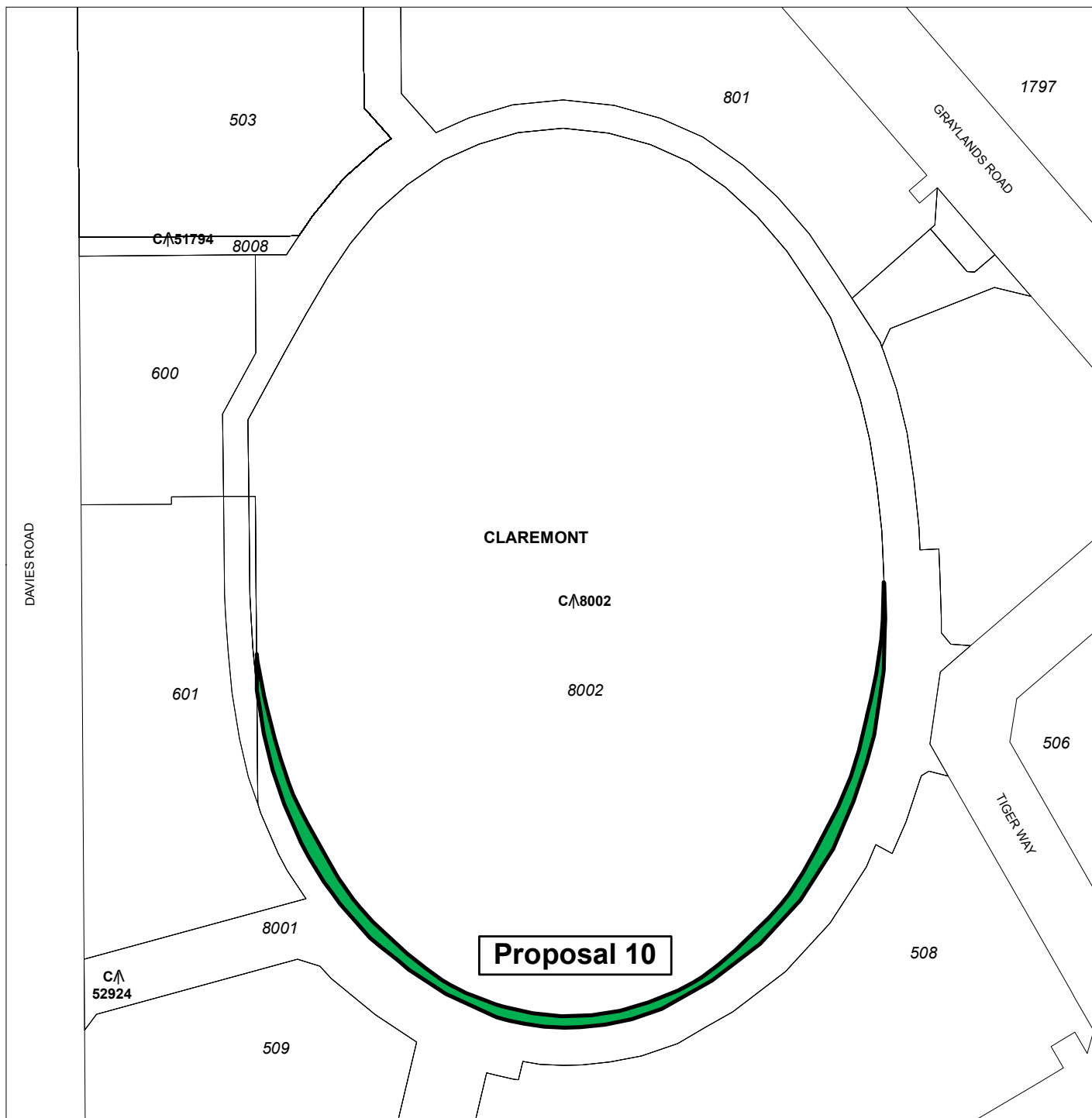
File number: 833/02/01/0070

Version number: 6



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






Central Districts Omnibus No. 5
Proposed minor amendment
as advertised

28 March 2018

Proposal 10

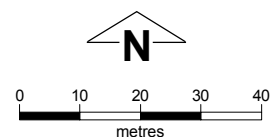
Proposed Amendment:

 Parks and recreation reservation

Oracle reference no: 2922
File number: 833/02/01/0070
Version number: 6



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





Central Districts Omnibus No. 5
Proposed minor amendment
as advertised

28 March 2018

Proposal 11

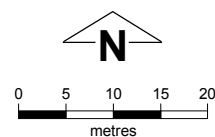
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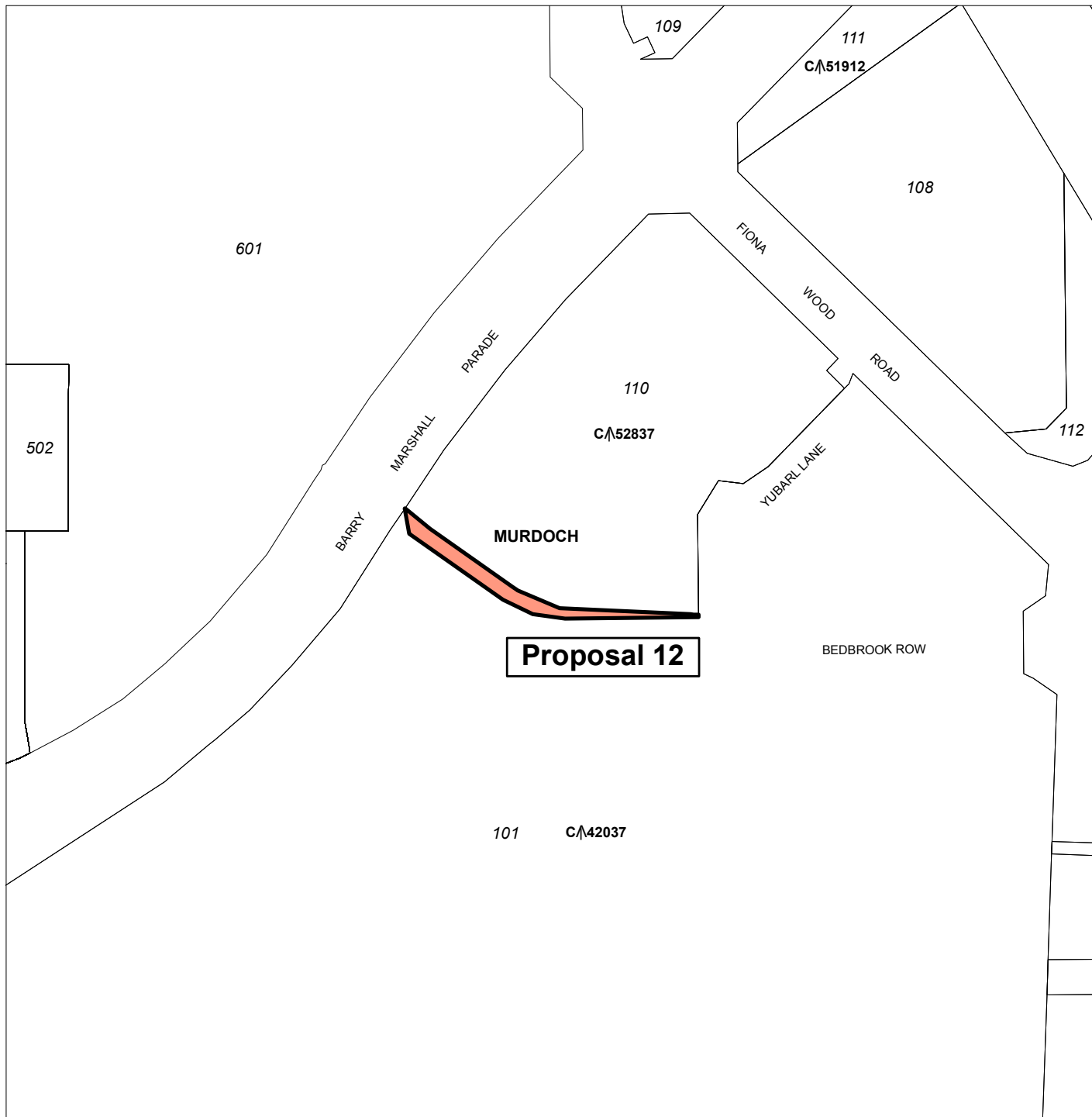
 Urban zone

Oracle reference no: 2922
File number: 833/02/01/0070
Version number: 6



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





Central Districts Omnibus No. 5
Proposed minor amendment
as advertised

28 March 2018

Proposal 12

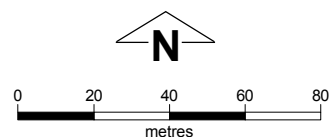
Proposed Amendment:

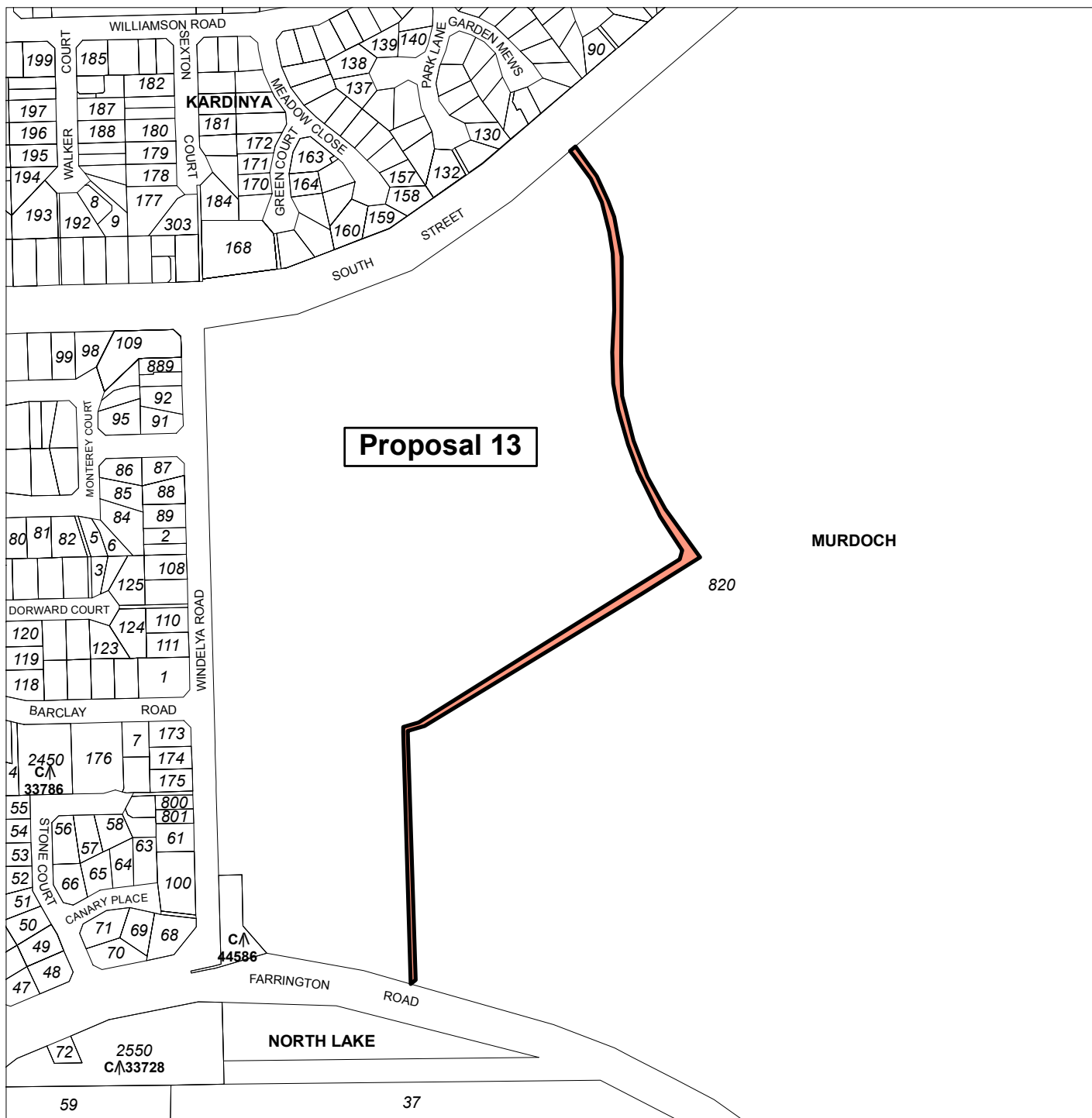
 Urban zone

Oracle reference no: 2922
File number: 833/02/01/0070
Version number: 6



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





Central Districts Omnibus No. 5
Proposed minor amendment
as advertised

28 March 2018

Proposal 13

Proposed Amendment:

 Urban zone

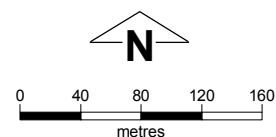
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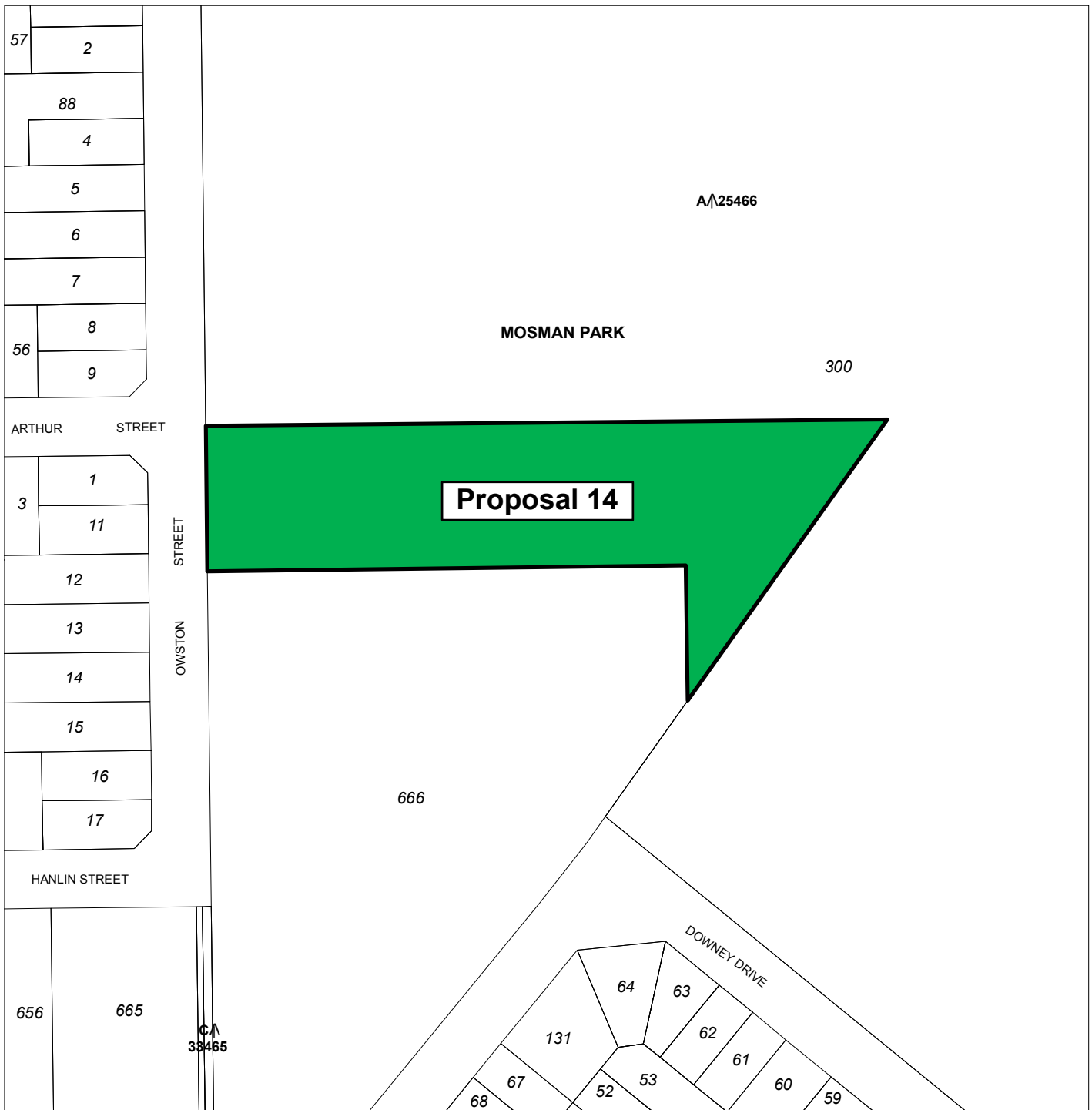
File number: 833/02/01/0070

Version number: 6



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






Central Districts Omnibus No. 5
Proposed minor amendment
as advertised

28 March 2018

Proposal 14

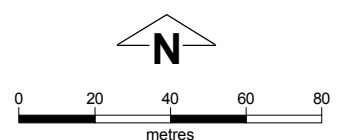
Proposed Amendment:

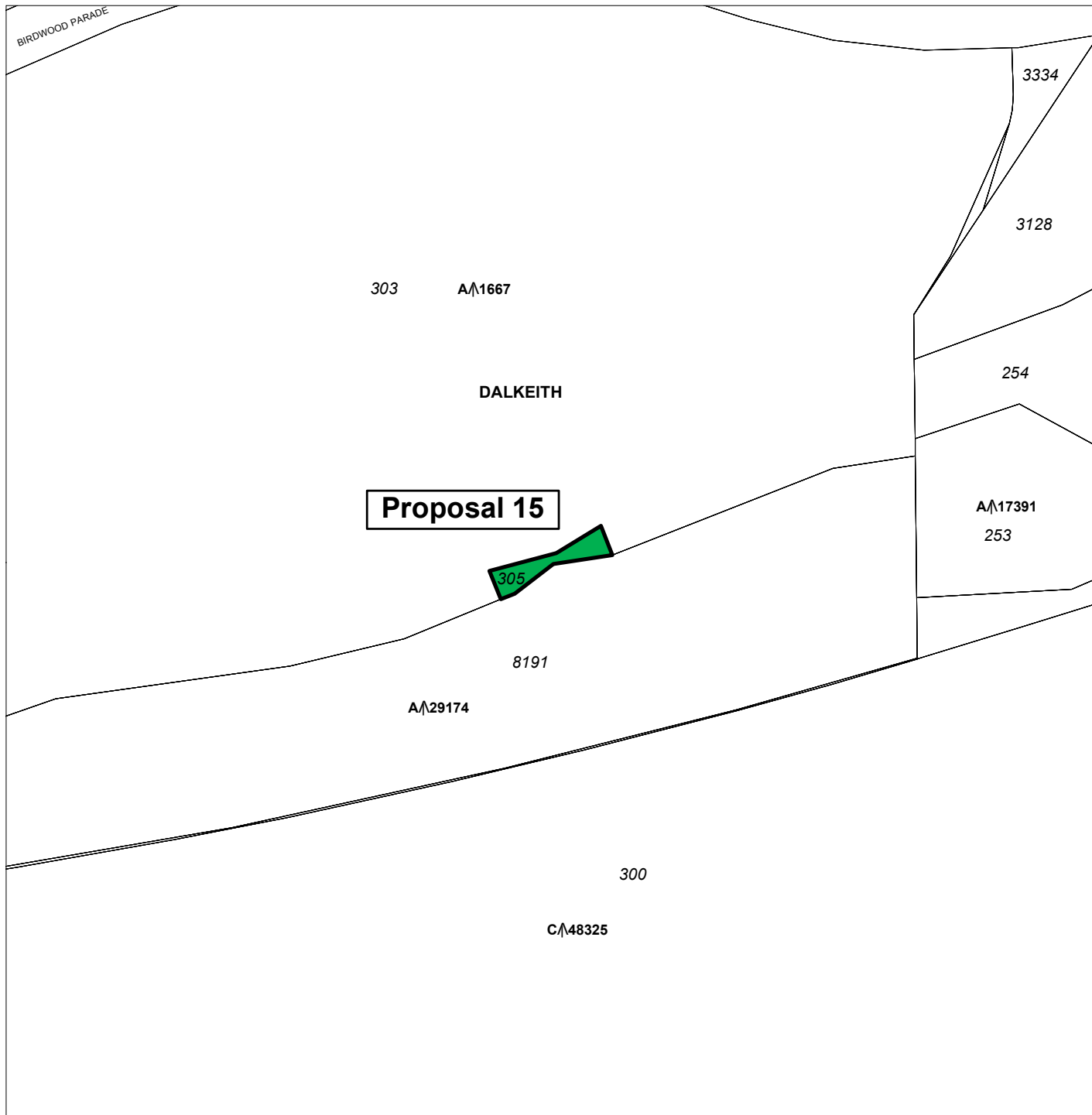
 Parks and recreation reservation

Oracle reference no: 2922
File number: 833/02/01/0070
Version number: 6



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






Central Districts Omnibus No. 5
Proposed minor amendment
as advertised

28 March 2018

Proposal 15

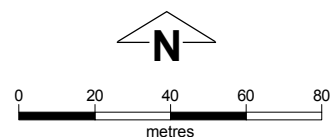
Proposed Amendment:

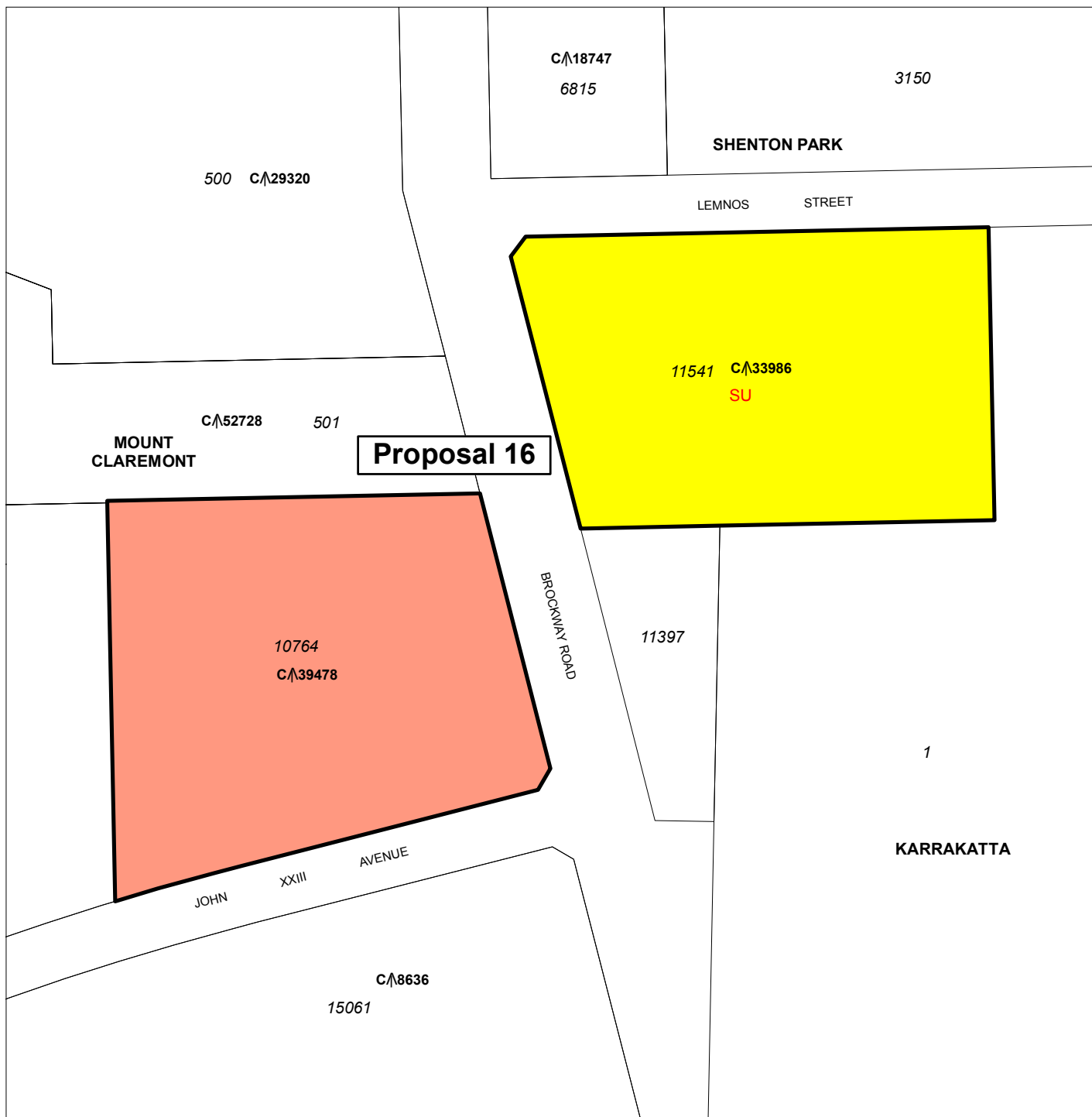
 Parks and recreation reservation

Oracle reference no: 2922
File number: 833/02/01/0070
Version number: 6



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





Central Districts Omnibus No. 5
Proposed minor amendment
as advertised

28 March 2018

Proposal 16

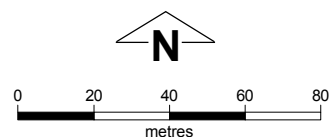
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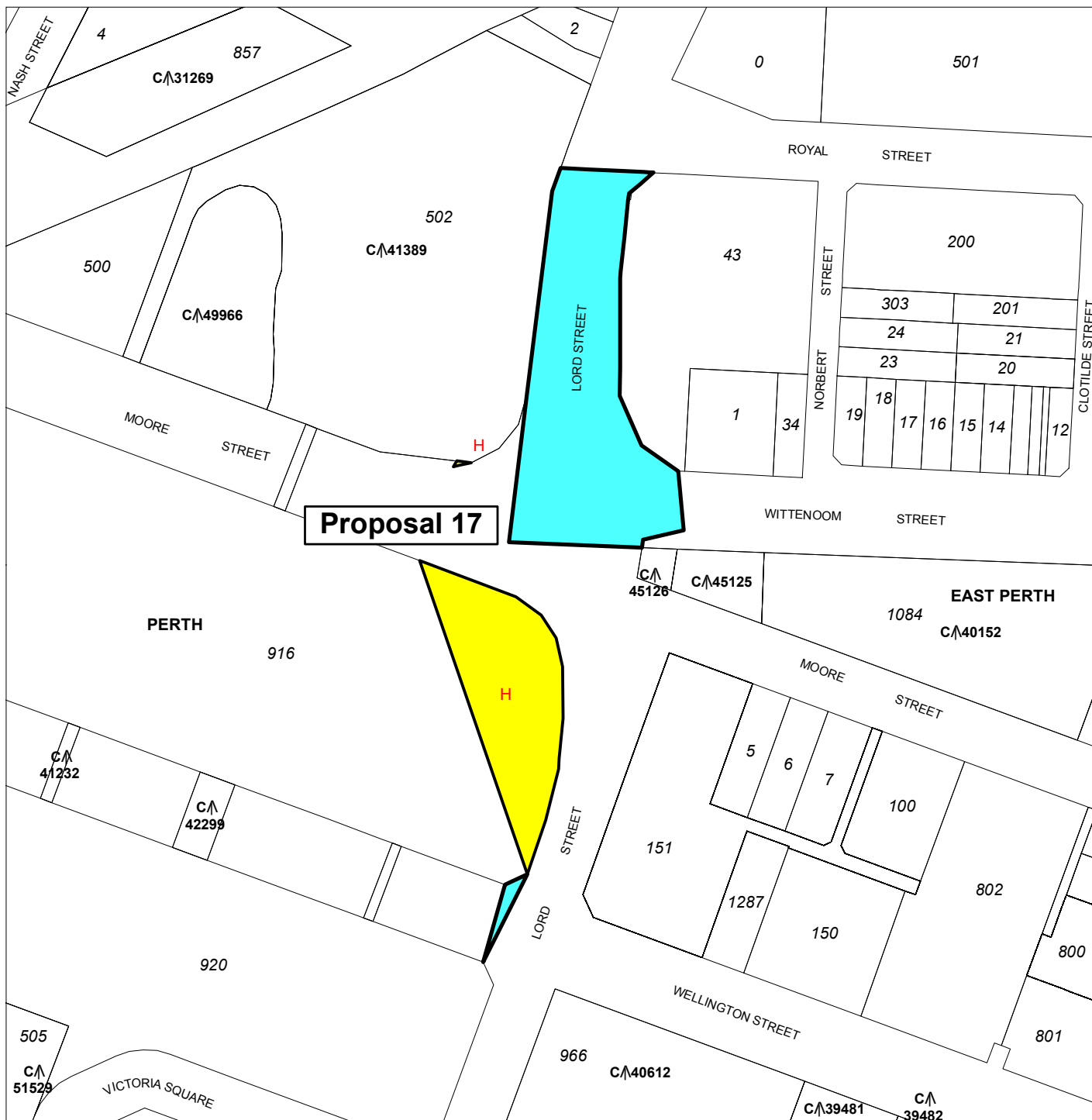
- SU** Public purposes reservation - special uses
- Urban zone

Oracle reference no: 2922
File number: 833/02/01/0070
Version number: 6



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





28 March 2018

Proposal 17

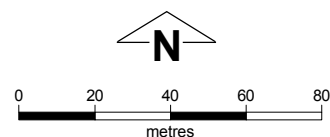
Proposed Amendment:

- Central city area zone
- H** Public purposes reservation - hospital

Oracle reference no: 2922
File number: 833/02/01/0070
Version number: 6



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






Central Districts Omnibus No. 5
Proposed minor amendment
as advertised

28 March 2018

Proposal 18

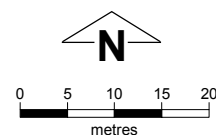
Proposed Amendment:

 SU Public purposes reservation - special uses

Oracle reference no: 2922
File number: 833/02/01/0070
Version number: 6



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








Central Districts Omnibus No. 5
Proposed minor amendment
as advertised

28 March 2018

Proposal 19

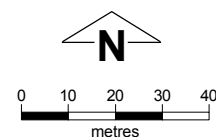
Proposed Amendment:

-  Central city area zone
-  H Public purposes reservation - hospital
-  Railways reservation

Oracle reference no: 2922
File number: 833/02/01/0070
Version number: 6



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





Central Districts Omnibus No. 5
Proposed minor amendment
as advertised

28 March 2018

Proposal 20

Proposed Amendment:

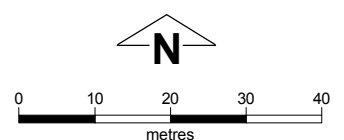


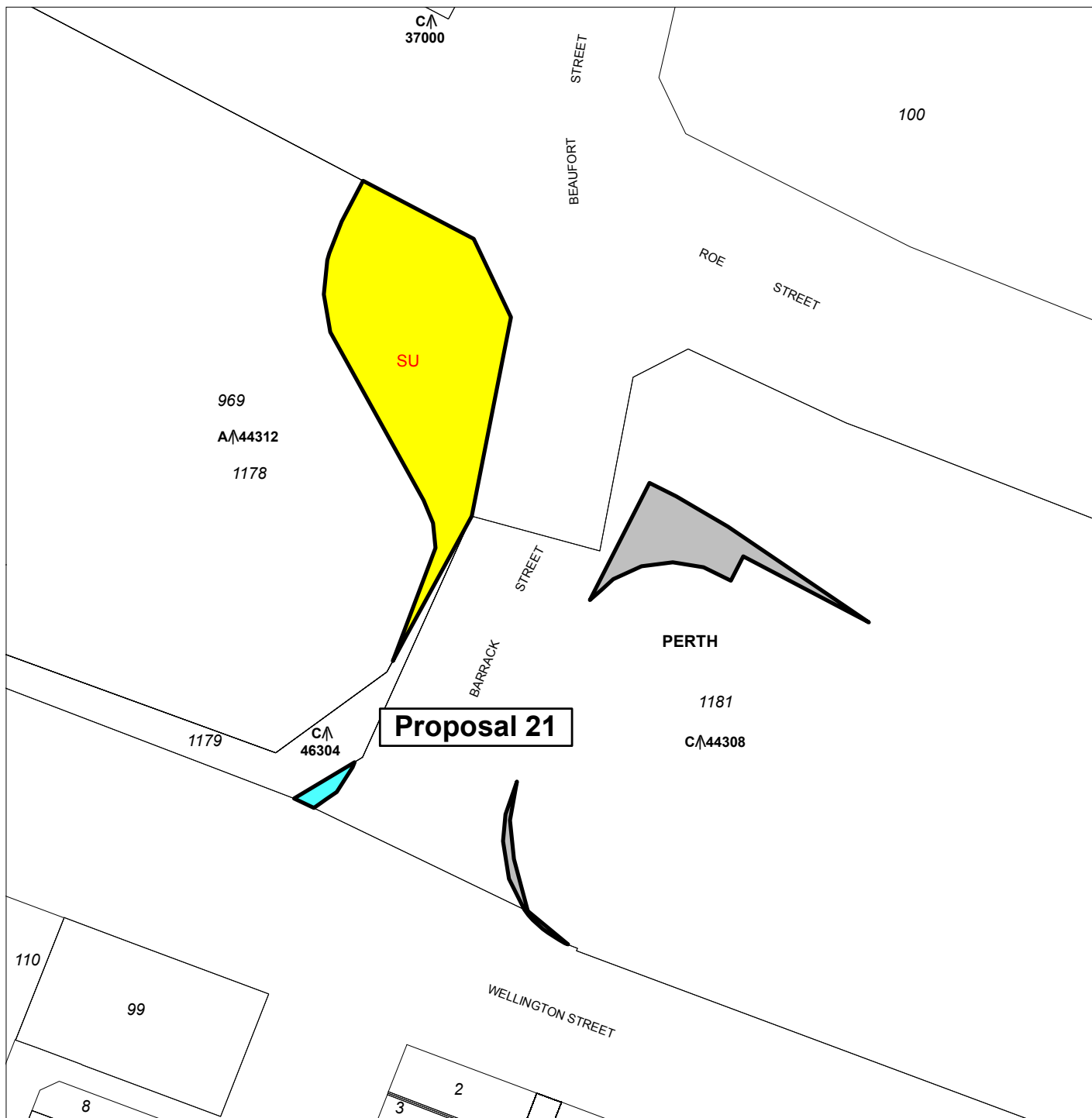
H Public purposes reservation - hospital

Oracle reference no: 2922
File number: 833/02/01/0070
Version number: 6



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





Central Districts Omnibus No. 5

Proposed minor amendment
as advertised

28 March 2018

Proposal 21

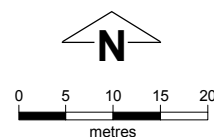
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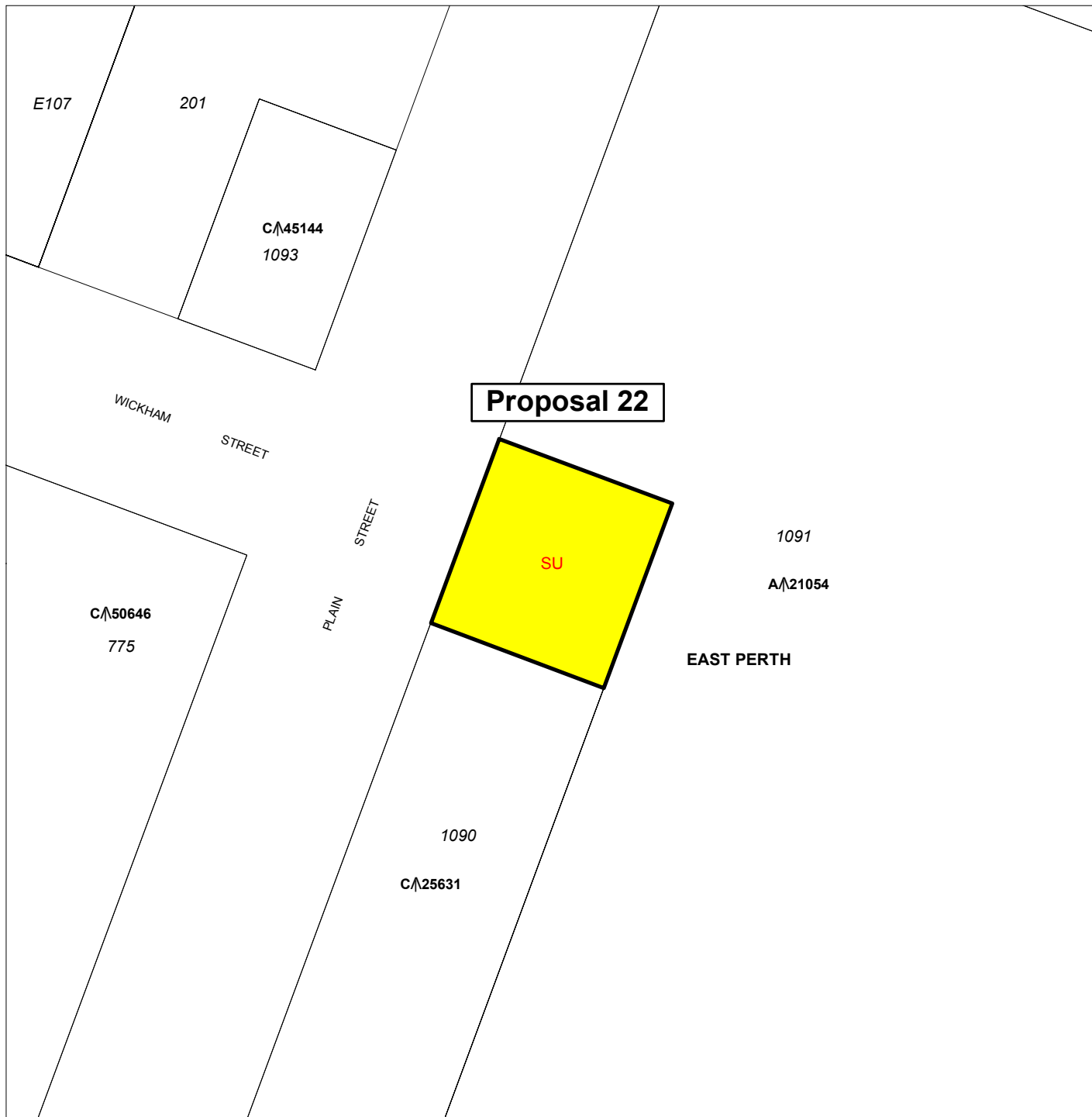
- Central city area zone
- SU Public purposes reservation - special uses
- Railways reservation

Oracle reference no: 2922
File number: 833/02/01/0070
Version number: 6



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






Central Districts Omnibus No. 5
Proposed minor amendment
as advertised

28 March 2018

Proposal 22

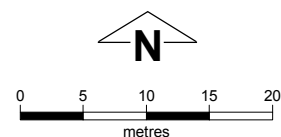
Proposed Amendment:

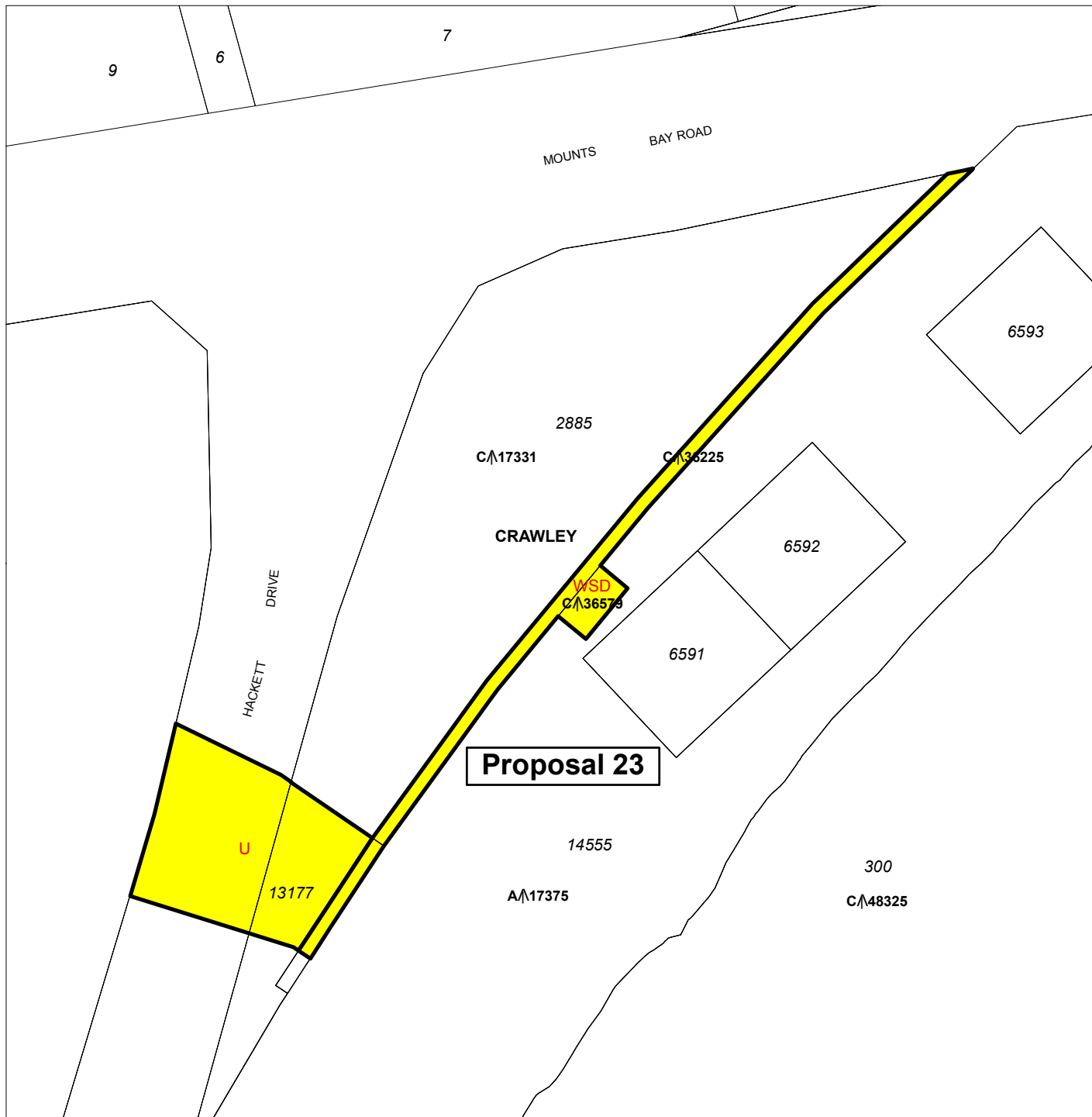
 **SU** Public purposes reservation - special uses

Oracle reference no: 2922
File number: 833/02/01/0070
Version number: 6



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





Central Districts Omnibus No. 5
Proposed minor amendment
as advertised

28 March 2018

Proposal 23

Proposed Amendment:



U

Public purposes reservation - university



WSD

Public purposes reservation - Water Authority of WA

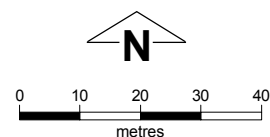
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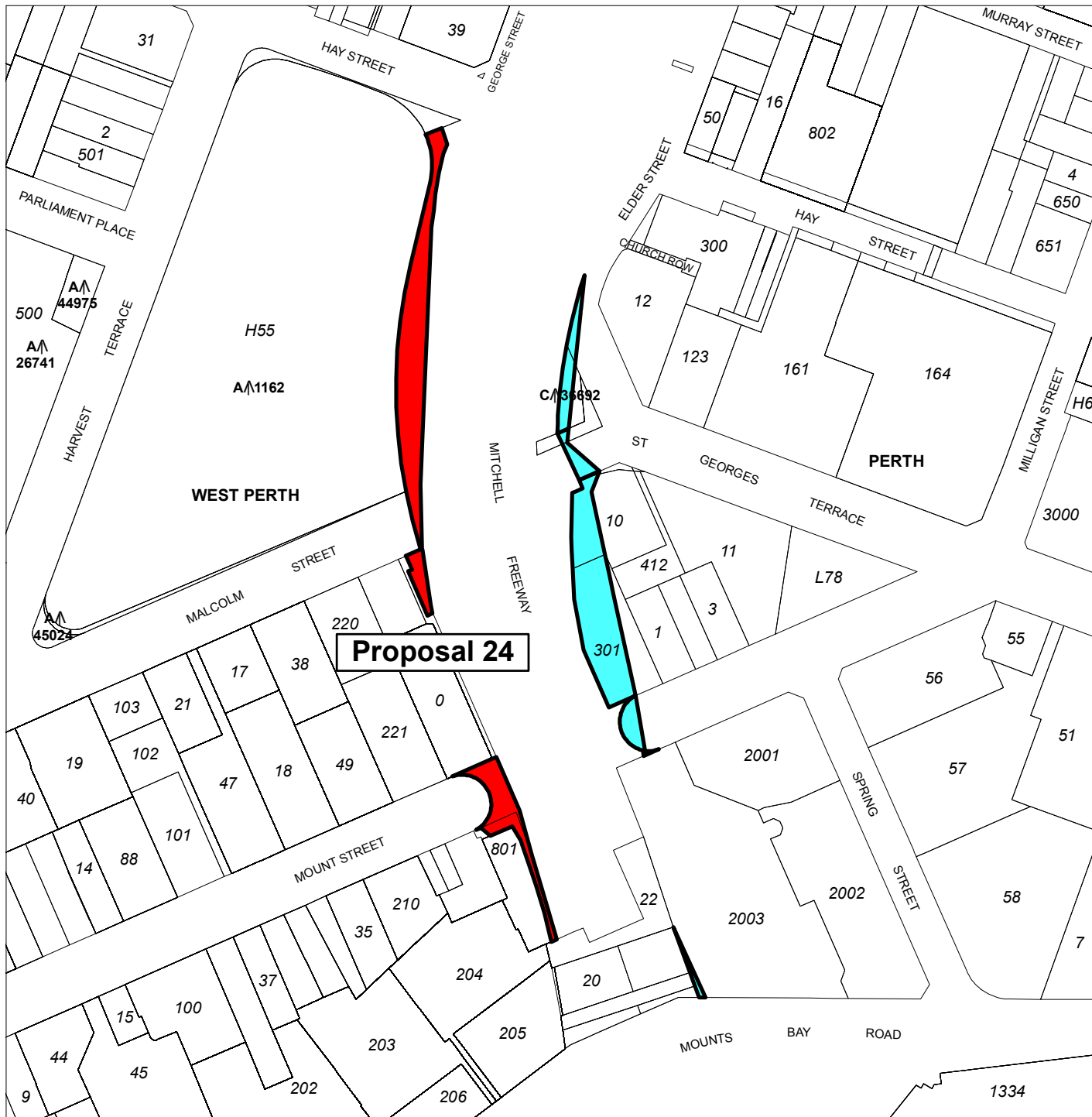
File number: 833/02/01/0070

Version number: 6



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





Central Districts Omnibus No. 5 Proposed minor amendment as advertised

28 March 2018

Proposal 24

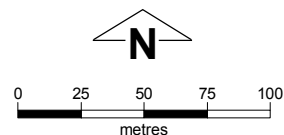
Proposed Amendment:

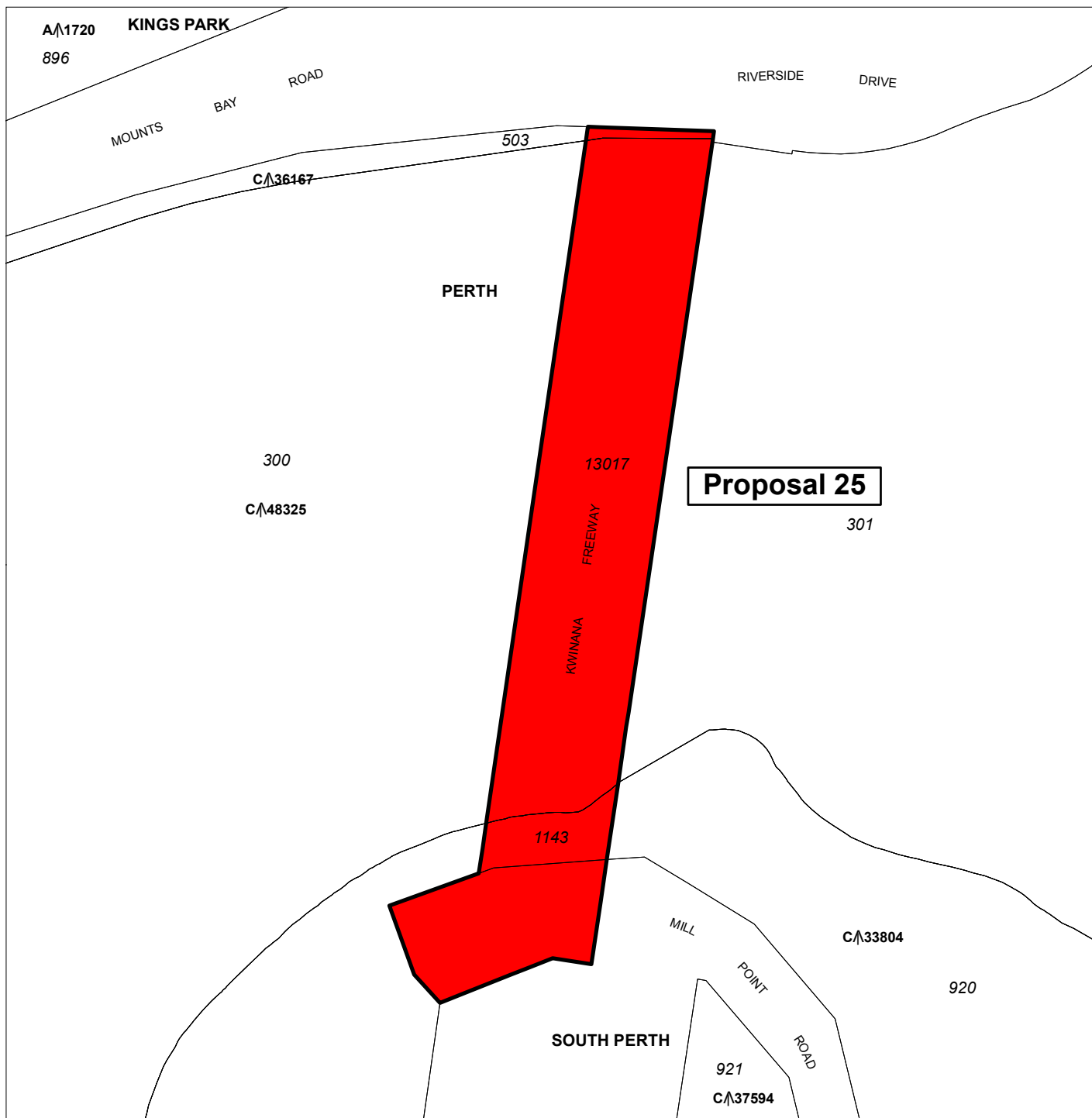
- Central city area zone
- Primary regional roads reservation

Oracle reference no: 2922
File number: 833/02/01/0070
Version number: 6



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





Central Districts Omnibus No. 5
Proposed minor amendment
as advertised

28 March 2018

Proposal 25

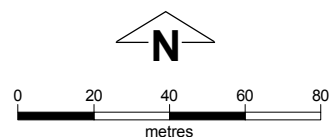
Proposed Amendment:

 Primary regional roads reservation

Oracle reference no: 2922
File number: 833/02/01/0070
Version number: 6



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






Central Districts Omnibus No. 5
Proposed minor amendment
as advertised

28 March 2018

Proposal 26

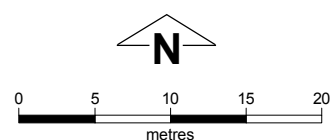
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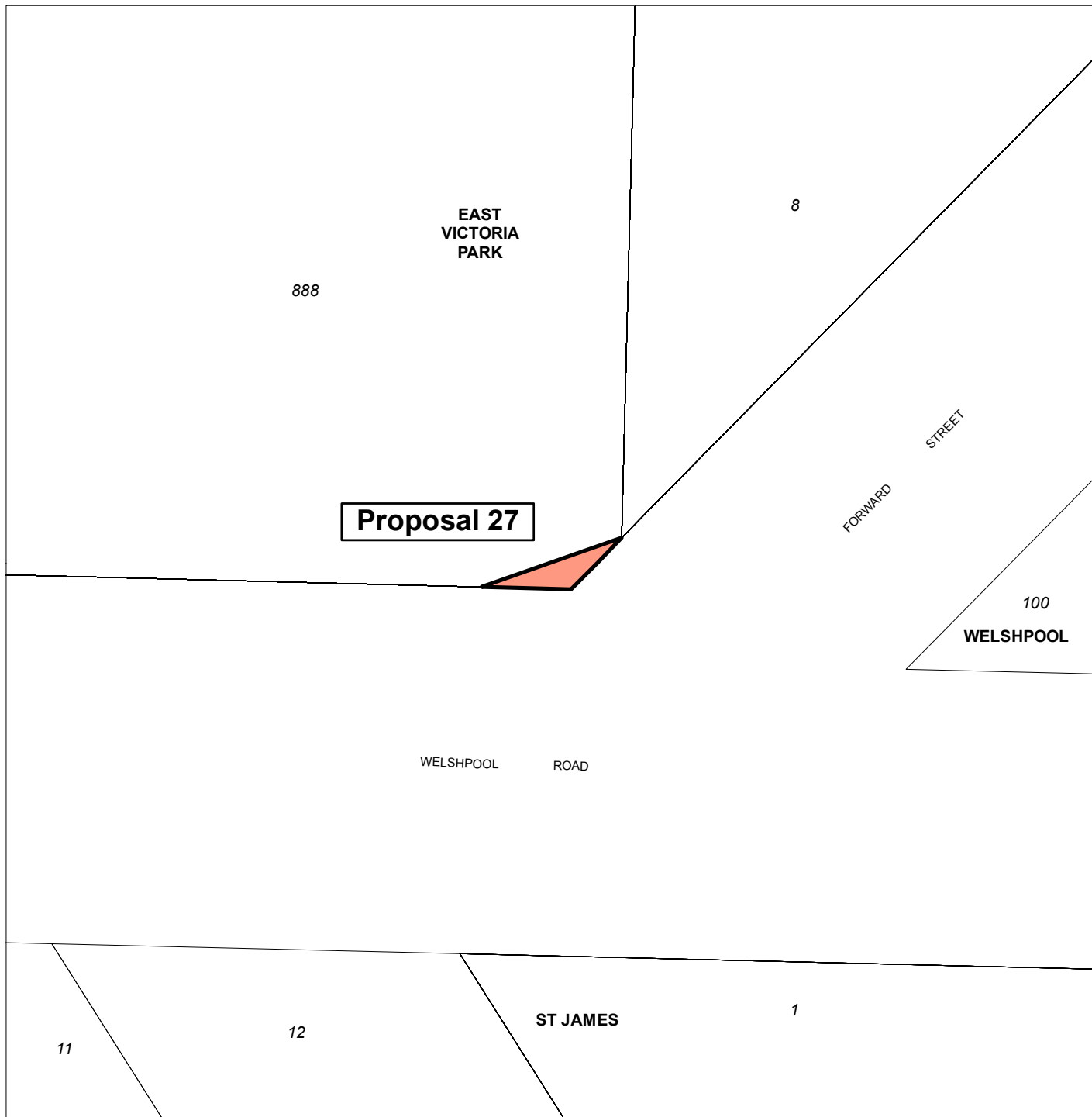
 SEC Public purposes reservation - State Energy Commission

Oracle reference no: 2922
File number: 833/02/01/0070
Version number: 6



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





Central Districts Omnibus No. 5
Proposed minor amendment
as advertised

28 March 2018

Proposal 27

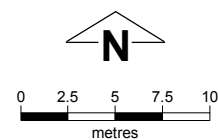
Proposed Amendment:

 Urban zone

Oracle reference no: 2922
File number: 833/02/01/0070
Version number: 6



Date: 26/04/2018
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



Environmental Protection Authority

Department of Planning, Lands and Heritage Received	
Scanned	24 MAY 2018
Attachments	A969680
Scan QA	
Doc No.	215/0680
File No.	

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

Our Ref: CMS17149
Enquiries: Billie-J Hughes, 6364 7600
Email: Billie-J.Hughes@dwer.wa.gov.au

Dear Sir/Madam

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

SCHEME:	Metropolitan Region Scheme Amendment 1341/57
LOCATION:	Various locations
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. No Advice Given. (Not Appealable)

Thank you for referring the above 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) and that it is not necessary to provide any advice or 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.

Yours sincerely

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

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

21 May 2018

Appendix B

**List of detail plans supporting
the amendment**

Central Districts Omnibus 5
Proposed Minor Amendment

Amendment 1341/57

as advertised

Amending Plan 1.7750

Detail Plans

1.6220, 1.6263, 1.6296

Amending Plan 1.7751

Detail Plans

1.6215, 1.6269, 1.6270, 1.6295, 1.6307, 1.6310, 1.6324, 1.6326, 1.6340

Amending Plan 1.7752

Detail Plans

1.6379, 1.6396, 1.6468, 1.6482, 1.6483

Amending Plan 1.7754

Detail Plans

1.6368, 1.6369, 1.6370, 1.6404, 1.6429

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)

Section 57 Amendment (Minor)

Form 57

Submission

Metropolitan Region Scheme Amendment 1341/57

Central Districts Omnibus 5

To: Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001

OFFICE USE ONLY

SUBMISSION NUMBER

RLS/0759/1

Title (*Mr, Mrs, Miss, Ms*) First Name

Surname (PLEASE PRINT CLEARLY)

Address Postcode

Contact phone number Email address

Submissions will be published as part of the consultation process. Do you wish to have your name removed from your submission? ☐ Yes ☐ No

The following proposals are the subject of my submission

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Submission (Please attach additional pages if required. It is preferred that any additional information be loose rather than bound)

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turn over to complete your submission

- 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>