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Western Australia.*

September 2019

Metropolitan Region Scheme Amendment 1343/57 (Minor Amendment)



South East and South West Districts Omnibus 3

Report on Submissions
Submissions

Cities of Armadale, Cockburn, Gosnells,
Kwinana and Rockingham
Shire of Serpentine-Jarrahdale

**Metropolitan Region Scheme
Amendment 1343/57
(minor amendment)**

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Districts Omnibus 3**

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Shire of Serpentine-Jarrahdale



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The Western Australian Planning Commission acknowledges the traditional owners and custodians of this land. We pay our respect to Elders past and present, their descendants who are with us today, and those who will follow in their footsteps.

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MRS Amendment 1343/57 Report on Submissions
Submissions

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Introduction to Metropolitan Region Scheme minor amendments

The Western Australian Planning Commission (WAPC) is responsible for keeping the Metropolitan Region Scheme under review and initiating changes where they are seen as necessary.

The Metropolitan Region Scheme (MRS) sets out the broad pattern of land use for the whole Perth metropolitan region. The MRS is constantly under review to best reflect regional planning and development needs.

An amendment proposal to change land use reservations and zones in the MRS is regulated by the *Planning and Development Act 2005*. That legislation provides for public submissions to be made on proposed amendments.

For a non-substantial amendment, often referred to as a minor amendment (made under section 57 of the Act), the WAPC considers all the submissions lodged, and publishes its recommendations in a report on submissions. This report is presented to the Minister for Planning for approval. The amendment takes legal effect with Gazettal of the Minister's approval.

In the process of making a non-substantial amendment to the MRS, information is published as a public record under the following titles:

Amendment report

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

Environmental review report

The Environmental Protection Authority must consider the environmental impact of an amendment to the MRS before it can be advertised. While formal assessment would be unlikely for a non-substantial amendment, were it required then an environmental review would be undertaken and made available for information and comment at the same time as the amendment report.

Report on submissions

The planning rationale, determination of submissions and the WAPC's recommendations for final approval of the amendment, with or without modification, is documented in this report.

Submissions

This document contains a reproduction of all written submissions received by the WAPC on the proposed amendment.

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Submissions

Report on Submissions

Metropolitan Region Scheme Amendment 1343/57
South East and South West Districts Omnibus 3

Report on Submissions

1 Introduction

At its May 2018 meeting, the Western Australian Planning Commission (WAPC), resolved to proceed with this amendment to the Metropolitan Region Scheme (MRS) in accordance with the provisions of Section 57 of the *Planning and Development Act 2005*.

The amendment was initiated as a minor amendment to the MRS as the extent and nature of each proposal within the omnibus does not constitute a substantial or regional change to the planning philosophy of the MRS.

2 The proposed amendment

Purpose

The amendment comprises 22 proposals relating to land within the South-East and South-West Districts of the Perth Metropolitan Region. The description of each proposal, as described in the previously published *Amendment Report*, is provided below:

CITY OF ARMADALE

PROPOSAL 1

Forrestdale: To transfer the Rural zoned portion of Lot 8 Armadale Road to the Parks and Recreation reservation (Figure 1).

The reservation of the battle-axe access leg of Lot 8 is consistent with the reservation of the remainder of the lot and its vesting in the City of Armadale for recreation purposes.

PROPOSAL 2

Roleystone / Karragullen: To transfer portions of road reserve adjacent to Reserve 47884 from the State Forest reservation to the Rural zone (Figure 2).

The State Forrest reservation of portion of road reserve adjacent to Reserve 47884 is anomalous as the surrounding land is either reserved for Parks and Recreation or Rural zoned. Road reserves in the MRS are generally zoned or reserved consistent with surrounding zones and reservations.

PROPOSAL 3

Roleystone: To transfer a portion of Lot 820 Old Coach Place from Parks and Recreation reserve to Urban zone. (Figure 3).

A portion of Lot 820 Old Coach Place, Roleystone is reserved for Parks and Recreation associated with the adjoining Banyowla Regional Park. This is an historic encroachment, which the WAPC has sold to the current owner of Lot 820.

PROPOSAL 4

Champion Lakes: To transfer Lot 801 Corfield Street from the Parks and Recreation reservation to the Public Purposes - Special Uses reservation (Figure 4).

The WAPC has resolved to transfer the northern portion of Lot 801 to the State of Western Australia for the creation of a Crown Reserve to enable the development of a local government depot for the City of Gosnells. The transfer of the Parks and Recreation portion of Lot 801 to the Public Purposes – Special Uses reservation is consistent with this proposed use.

The portion of Lot 801 south of Corfield Street is reserved for Public Purpose – Special Use and contains the Swan Transit - Southern River Depot (owned by the Public Transport Authority).

PROPOSAL 5

Bedforddale: To transfer Lot 11 Godwit Retreat from the Parks and Recreation reservation to the Rural zone (Figure 5).

Lot 11 was reserved for Parks and Recreation through a drafting error in the finalisation of proposal A11 of MRS Amendment 978/33 – Darling Range Regional Park. Lot 11 was not intended to be reserved as a part of the amendment and this proposal will return the lot to its original Rural zoning.

CITY OF COCKBURN

PROPOSAL 6

Coogee: To transfer former Lot 500, now part of Lot 1512 from Primary Regional Road to Urban zone (Figure 6).

Former Lot 500 has been amalgamated into the adjacent Lot 1512 in order to rectify an encroachment prior to the disposal of the property. The reservation from the portion of the former road needs to be removed. Lot 1512 is currently owned by the Commissioner of Main Roads (and is also the Coogee Hotel and Post Office site on the State Heritage Register).

PROPOSAL 7

Beeliar: To transfer the Other Regional Roads reserved portion of Lot 9510 Barnong Lookout to the Urban zone (Figure 7).

The City of Cockburn advises that the identified portion of Other Regional Roads reserve is surplus to the requirements of the Beeliar Drive / Spearwood Avenue roundabout as constructed and should be transferred to the Urban zone.

PROPOSAL 8

Success: To transfer Reserve 49561 and the adjacent section of unmade road reserve at the southern end of Lot 9000 from the Urban Deferred zone to the Parks and Recreation reservation and the Bush Forever area designation (Figure 8).

R49561 is part of Beeliar Regional Park and is vested in the Conservation Commission of Western Australia, it is proposed to be transferred to the Parks and Recreation reservation and included in adjacent Bush Forever site 391 consistent with its identification for conservation purposes.

PROPOSAL 9

Cockburn Central: To transfer Poletti Road and adjacent road widening lots from the Urban and Industrial zones to the Other Regional Roads reservation (Figure 9).

Poletti Road has been identified as an Other Regional Road as a result of the development of the Cockburn Central Activity Centre and is to be reserved in the MRS for this purpose accordingly.

PROPOSAL 10

Cockburn Central: To transfer a portion of Lot 147 Hammond Road and a portion of the Hammond Road road reserve from the Other Regional Roads reservation to the Urban zone (Figure 10).

The City of Cockburn advises that the former location of the Hammond Road / Beeliar Drive intersection is no longer required to be reserved for Other Regional Roads purposes due to upgrade works which have relocated it to the east.

PROPOSAL 11

North Coogee: To transfer the Primary Regional Roads reserved portions of Lots 501 and 502 Kiesey Street to the Urban zone (Figure 11).

Main Roads WA advise that the identified portion of the Cockburn Road Primary Regional Roads reservation is not required and has been sold to a private landowner, it is to be transferred to the Urban zone accordingly.

CITY OF GOSNELLS

PROPOSAL 12

Gosnells: To transfer portions of Lot 4 and Lot 105 Albany Highway from the Urban zone to the Parks and Recreation Reservation (Figure 12).

Lots 4 and 105 are owned by the WAPC and have been approved for transfer to the City of Gosnells for inclusion in Centennial Park. Accordingly, it is proposed that the Urban zoned portions of the lots are reserved for Parks and Recreation.

PROPOSAL 13

Canning Vale / Southern River: To rationalise the Warton Road Other Regional Roads reservation (Figure 13).

To transfer portions of lots alongside Warton Road, Southern River, from the Other Regional Roads Reservation to the Urban zone and vice versa to reflect the cadastral boundaries of the Wharton Road corridor.

CITY OF KWINANA

PROPOSAL 14

Wellard: To transfer a portion of Lot 545 Charing Cross from the Railways reservation to the Urban zone and to rationalise the Railways reservation and Urban zone adjacent to Lots 543 and 544 Chiswick Parade (Figure 14).

To rationalise the reservation of the Perth – Mandurah Railway line and zonings of adjacent lots consistent with cadastral boundaries.

PROPOSAL 15

Wellard: To transfer Urban zoned portions of Reserve 51792 to the Parks and Recreation reservation and to transfer Parks and Recreation reserved portions of adjacent Lots 9002, 9003, 9026 and 8002 to the Urban zone (Figure 15).

To rationalise the zoning and reservation of the Lake Wellard Tramway Reserve and adjacent lots consistent with cadastral boundaries.

CITY OF ROCKINGHAM

PROPOSAL 16

Secret Harbour: To transfer Comet Bay College, Lot 2153 Allatoona Avenue, from the Urban zone to the Public Purposes – High School reservation (Figure 16).

The proposal area is the location of the Comet Bay High School and is to be reserved for Public Purposes – High School consistent with this use.

PROPOSAL 17

Baldivis: To transfer Lot 500 adjacent to the Kwinana Freeway from the Rural zone to the Parks and Recreation reservation and the addition of the Bush Forever designation and the Rural zoned portion of Lot 310 which contains the Kwinana Freeway to the Primary Regional Roads reservation (Figure 17).

Lot 500 is a remnant landlocked lot with no access and is most appropriately reserved for Parks and Recreation and included in Bush Forever site 419 for management as part of the adjacent reserve to the south. Lot 310 contains the Kwinana Freeway and the Rural zoned portion is to be transferred to the Primary Regional Roads reservation accordingly.

PROPOSAL 18

Port Kennedy / Baldivis: To transfer portions of various lots between the Rural zone and Railways, Primary Regional Roads, Other Regional Roads and Parks and Recreation reservations (Figure 18).

To rationalise various zonings and reservations to reflect Ennis Avenue (Primary Regional Roads), Mandurah Road (Other Regional Roads) and the Perth – Mandurah Railway (Railways) as constructed.

PROPOSAL 19

Baldivis: To transfer portions of various lots between the Rural zone and the Parks and Recreation reservation consistent with cadastral boundaries (Figure 19).

To align the Parks and Recreation Reservation of portions of the Stakehill Swamp reserve owned by the WAPC with the cadastral boundaries of various lots.

PROPOSAL 20

Karnup: Transfer Lot 181 adjacent to the Kwinana Freeway from the Rural zone to the Waterways and Parks and Recreation and reservations, and to include the Parks and Recreation reserved portion in the Bush Forever designation (Figure 20).

Lot 181 has no road access, as access is not permitted from the Kwinana Freeway, and is contiguous with a nature reserve running from the adjoining Yalbanberup Pool south along the Serpentine River. The proposal area is to be transferred to the Parks and Recreation and Waterways reservations and incorporated into the adjacent conservation reserve and Bush Forever site 394 managed by the Department of Biodiversity, Conservation and Attractions.

PROPOSAL 21

Baldivis: To transfer Lot 821 Millar Road from the Rural zone to the Parks and Recreation reserve (Figure 21).

Lot 821 is 179m² parcel owned by WAPC and is a remnant parcel separated upon the creation of the adjoining Kulija Road (Lot 914 Plan 77252). It has no development potential and would be more appropriately managed in conjunction with adjoining Crown Land at Lot 1387 Plan 218497, Reserve 22429, Bush Forever site 356.

SHIRE OF SERPENTINE-JARRAHDALE

PROPOSAL 22

Whitby: To transfer Reserve 50602 from the Public Purposes – Hospital reservation and Rural zone to the Public Purposes – Special Uses reservation (Figure 22).

Reserve 50602 is owned by the State of Western Australia and managed by the National Trust of Australia. Murdoch University entered into a forty-two year lease over the entirety of the site in 2013 in order to develop the site as an operational farm to support teaching and research needs in areas including environmental, animal and veterinary science. It is noted that the Whitby Falls Hostel located within the proposal area is on the State Heritage Register.

Murdoch University is seeking the transfer of Reserve 50602 to a Public Purposes – Special Uses designation to support the use of the site for educational, research and community purposes.

3 Environmental Protection Authority advice

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

The EPA advised that the proposed scheme amendment does not require assessment under Part IV Division 3 of the *Environmental Protection Act 1986* and that it was not necessary to provide any advice in relation to any proposal within the amendment.

A copy of the notice from the EPA was included at *Appendix A* of the previously published *Amendment Report*.

4 Call for submissions

The amendment was advertised for public submissions from 21 September to 23 November 2018.

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

- i) Western Australian Planning Commission, 140 William Street, Perth
- ii) Offices of the Cities of Armadale, Cockburn, Gosnells, Kwinana and Rockingham and the Shire of Serpentine-Jarrahdale
- iii) State Reference Library, Northbridge.

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

5 Submissions

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

- Twelve submissions contained neutral or no comments on the amendment, or raised matters relating to subsequent stages of the planning process. These submissions are primarily from government agencies.
- Three submissions support various proposals in the amendment.
- Two submissions object to various proposals in the amendment.
- Seven submissions object to Proposal 4 of the amendment.

Significant issues raised in submissions which require further consideration are discussed in Part 6 of this report below.

A summary of each submission with WAPC comments and determinations is at *Schedule 2*. A complete copy of all written submissions is contained in this report.

6 Main issues raised in submissions

6.1 Proposal 4

Champion Lakes: To transfer Lot 801 Corfield Street from the Parks and Recreation reservation to the Public Purposes - Special Uses reservation (Figure 4).

The City of Armadale and six other submitters object to Proposal 4. The City of Gosnells supports Proposal 4.

City of Armadale

The City of Armadale strongly objects to Proposal 4 of the amendment on the following grounds:

- the site is the northern gateway site to the City of Armadale and as such is of significant value to the City to remain as a landmark Parks and Recreation reserve;
- the site has a multi-purpose wetland and some remnant vegetation that Officer's report could be enhanced to a parkland setting of high amenity that would benefit the future residents of the areas north and south where urbanisation is planned;
- the site is highly accessible to the public for use as a Parks and Recreation reserve, being on the major cycle route of the south-east corridor (Tonkin Highway) which has numerous under and over passes constructed for safe pedestrian / cycle access; and
- the site contains a multi-purpose wetland and remnant vegetation that is significant for the Commonwealth 'Endangered' (*Environment Protection and Biodiversity Conservation Act 1999*) and Western Australia 'Specially Protected Fauna' (*Western Australian Wildlife Conservation Act 1950*) the black cockatoo.

It is also requested that the management of the subject land is vested with the City. The lot is located within the City's local government boundary, and if the land is vested in a local

authority the Management Order should be in favour of the City, which is the local government with administrative jurisdiction over the land. Should the management of the reserve be provided to the City, the City has committed to the preparation of a Reserve Management Plan which would aim to protect and improve the environmental attributes of the site.

The City notes that in 2006, it resolved, the reservation of the subject land for Parks and Recreation (as part of MRS amendment 1161/41), and requested the Management Order in favour of the City.

Following Gazettal of amendment 1161/41, the WAPC advised the City that it *'would arrange for resurveying of the area to create a Crown Reserve over the P&R portion which would then be transferred to the State of Western Australia free of charge, with a management order in favour of the City of Armadale.'* The City agreed to accept the Management Order (copies of this correspondence are attached to the City's submission).

Other Objections

Objecting submitters generally advised of their support for the City of Armadale's position and the vesting of the site with the City.

Submitters also raised the following additional points of objection:

- The City of Gosnells should have alternative sites for its works depot within its own boundaries, locating its depot on Lot 801 is not in the best interests of residents of the City of Armadale.
- The City of Gosnells is not considered a good environmental steward, noting the impact of the Maddington-Kenwick Strategic Employment Area on the Edward Street Forrest Red Tailed Cockatoo Roost.
- Given the loss of the Edward Street roosting site, that many Marri trees are dying of Marri Canker, and the general loss of tree canopy and habitat throughout the Perth Metropolitan area, the retention of the trees on Lot 801 is even more critical. The benefits of trees and green space to people, flora and fauna is noted.

City of Gosnells Comments

The City of Gosnells advise that it supports the intent of Proposal 4, which is to use Lot 801 as its future depot site. The City further advises that the proposal forms part of a planning strategy that will achieve outcomes consistent with the METRONET program and Transit Oriented Development (TOD) principles. The City provides a number of points in support of the suitability of the site, and notes that it has already commenced planning for the relocation.

A summary and complete copy of the City's submission are provided in the appendices of this report.

WAPC Comments

Proposal 4 has been deleted from the amendment as it has not been demonstrated that the use of the amendment area for the City of Gosnells Depot is the highest and best use of the site, given its location, environmental attributes and potential use for recreation.

It is the WAPC's expectation that the Department of Planning, Lands and Heritage will engage with the City of Armadale and the City of Gosnells to assist with determining appropriate locations for their respective depots. The most appropriate zone or reservation for the Proposal 4 area, and its vesting, will be the subject of further consideration by the WAPC at the outcome of this process.

Submissions made in relation to Proposal 4 are noted.

6.2 - Proposal 8

Success: To transfer Reserve 49561 and the adjacent section of unmade road reserve at the southern end of Lot 9000 from the Urban Deferred zone to the Parks and Recreation reservation and the Bush Forever area designation. (Figure 8).

The Water Corporation has a number of water and wastewater pressure mains which traverse the proposal area with unsecured alignments. Ongoing access is required to this infrastructure for operational and maintenance purposes and the proposed Bush Forever designation will negate this ability.

WAPC Comments

Crown Reserve: 49561 is part of Beeliar Regional Park and is vested in the Conservation Commission of Western Australia. Its proposed transfer to the Parks and Recreation reservation and inclusion in Bush Forever site 391 is consistent with its identification for conservation purposes. While the Water Corporation operates a number of water and sewer pressure mains which traverse the Beeliar Regional Park and parts of Bush Forever site 391, there are appropriate procedures in place which facilitate access for maintenance purposes.

Given the above, the Water Corporations request for the proposal area not to be included in the Bush Forever designation is not supported. Submission dismissed.

6.3 - Proposal 12

Gosnells: To transfer portions of Lot 4 and Lot 105 Albany Highway from the Urban zone to the Parks and Recreation Reservation (Figure 12).

The City of Gosnells objects to the proposal. The City advises that it undertook detailed planning for the revitalisation of the Gosnells Town Centre nearly twenty years ago, and the adopted concept plan modified the urban structure of the town centre by creating two new roads - Main Street and Federation Parade.

Federation Parade is a new link road along the edge of Centennial Pioneer Park that improves traffic circulation and creates a new edge to the Canning River. The first stage of this road has been constructed between Main Street and Dorothy Street.

The second stage of this road is planned to extend northwards from Main Street, adjacent to the loading area of the Coles supermarket and residential units, to link up with Albany Highway. The City has no plans to construct this stage in the short term, and further community consultation is required before any works commence. The future alignment of this road is located on land zoned District Centre under the City's Local Planning Scheme No. 6.

The Parks and Recreation reservation of this land is not supported by the City as it is likely to restrict the construction of this road in the future. The City requests that this land remain Urban in the MRS.

WAPC Comments

Proposal 12 has been deleted from the amendment consistent with the request of the City of Gosnells. Once the City has completed the construction of Federation Parade, a future MRS amendment can consider the transfer of any remaining area to the Parks and Recreation reservation as required. It is recommended that this portion of the City's submission is upheld.

7 Modifications

In view of the above discussion, the amendment has been modified as follows:

Proposal 4 – Deleted, consistent with discussion above.

Proposal 12 – Deleted, consistent with the request of the City of Gosnells.

The above modifications/deletions do not include any additional land, therefore readvertising of the amendment is not required.

8 Responses and determinations

The responses to all submissions are detailed in this report. It is recommended that the amendment be adopted for finalisation subject to the above modifications/deletions.

9 Coordination of region and local scheme amendments

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

No concurrent amendments to local planning schemes have been requested in relation to items within this omnibus amendment.

10 Conclusion and recommendation

This report summarises the background to minor MRS amendment 1343/57 and examines the various submissions made on it.

The WAPC, after considering the submissions, is satisfied that the modified amendment as shown generally on the Amending Figures - Proposals 1 - 22 in *Schedule 4*, and in detail on the MRS amendment plans listed in *Appendix 2*, should be approved and finalised.

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

11 Ministers decision

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

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

MRS Amendment 1343/57 is now finalised as modified and shown on WAPC Amending Plans 1.7755, 1.7756/1, 1.7757, 1.7758, 1.7759 and 1.7760 (and in more detail on the Detailed Plans listed in *Appendix 2*), and has effect in the Metropolitan Region Scheme from the date of notice in the *Government Gazette* on 27 September 2019.

Schedule 1

Alphabetical listing of submissions

Alphabetical Listing of Submissions

MRS Amendment 1343/57

South East and South West Districts Omnibus 3

Submission Number	Name
10	Armadale, City of
6	ATCO Gas Australia Pty Ltd
11	Biodiversity, Conservation and Attractions, Department of (Parks & Wildlife Service, Regional Parks Unit)
8	Buti, Dr Tony (MLA, Member for Armadale)
9	Capone, Ms Gemma
1	Chenik, Mr David & Mrs Gemma
20	Cockburn, City of
5	Donaldson, Mr Julian
3	Education, Department of
7	Gosnells, City of
18	Hackshaw, Ms Roslyn
21	Health, Department of
4	Jobs, Tourism, Science and Innovation, Department of
16	Kennedy, Ms Denelle
22	Main Roads WA
17	Masters, Ms Shelia
13	Public Transport Authority of Western Australia
15	Rockingham, City of
12	Transport, Department of
19	Walliss, Ms Kerry
14	Water and Environmental Regulation, Department of
2	Water Corporation

Late Submissions	Name
24	Clifford, Hon. Tim, MLC, Member for East Metropolitan Region
23	Mines, Industry Regulation and Safety, Department of

Schedule 2

Summary of submissions and determinations

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

Submission: 1

Submitted by: Gemma Chenik

Summary of Submission: SUPPORT

The submitter is the owner of Lot 11 Godwit Retreat and advises of their support for Proposal 5 of the amendment.

The submitter notes that the proposal area has been cleared for many years and that its current reservation for Parks and Recreation is unduly restrictive and not based on the lands characteristics.

Planning Comment: Support noted.

Determination: Submission noted.

Submission: 2

Submitted by: Water Corporation

Summary of Submission: COMMENT / OBJECTION

The Water Corporation provided comments in relation to Proposals 4, 6, 8 and 22 of the amendment as follows:

Proposal 4

The Water Corporation has an easement traversing the northern part of this site which contains a 1400 mm diameter water trunk main. Future development of the proposal area will need to consider this in accordance with Water Corporation guidance.

Proposal 6

The proposed enlargement of former Lot 500 will leave the existing water main on Cockburn Road in a non-standard alignment, as there are no dimensions on the proposal figure the Water Corporation is unable to determine if this is a critical issue.

Following the close of advertising the Water Corporation provided the following further advice in relation to Proposal 6. The existing water main along the new Cockburn Rd boundary of the lot is located very close to the front of the buildings, and the depth of the pipe below the surface is likely to be in the order of 50 to 75 cm.

Any building activity, site works or operation of heavy machinery over or close to the main may impact on the pipe and therefore requires prior approval to be obtained from the Water Corporation. It is recommended that the proponent / landowner contact the Corporation's Protection of Assets team in Development Services to obtain further advice and the necessary approval prior to conducting any works near the main.

Proposal 8

The Water Corporation has a number of water and wastewater pressure mains which traverse the proposal area with unsecured alignments. Ongoing access is required to this infrastructure for operational and maintenance purposes and the proposed Bush Forever designation will negate this ability.

Proposal 22

The Water Corporation has minor water reticulation mains on this site, however they are associated with a summit tank that provides the site with a water service.

Planning Comment: The comments of the Water Corporation in relation to Proposals 4, 6 and 22 are noted, and have been communicated to the proponent of the proposal through inclusion in this report on submissions. Refer to Part 6.2 of the Report on Submissions above for discussion of the matters raised by the Water Corporation in relation to Proposal 8.

Determination: Submission partially noted and partially dismissed.

Submission: 3, 4, 6, 11, 12, 13, 14, 15, 21, 23

Submitted by: Department of Education, Department of Jobs, Tourism, Science and Innovation, ATCO Gas Australia, Department of Biodiversity, Conservation and Attractions, Department of Transport, Public Transport Authority, Department of Water and Environmental Regulation, City of Rockingham, Department of Health, Department of Mines, Industry Regulation and Safety

Summary of Submission: SUPPORT / COMMENT

The above servicing authorities and State Government agencies raise no objections, no comment, refer to comments previously considered as part of the amendment process or provide general comments that relate to the subsequent more detailed stages of the planning and development process.

The proponent has been made aware of the above comments through their inclusion in this Report on Submissions.

Planning Comment: Comments noted.

Determination: Submissions noted.

Submission: 5

Submitted by: National Trust of Western Australia

Summary of Submission: SUPPORT

The National Trust of Western Australia advises of its support for Proposal 22.

Planning Comment: Support noted.

Determination: Submission noted.

Submission: 7

Submitted by: City of Gosnells

Summary of Submission: SUPPORT / OBJECTION

The City of Gosnells advises of its support for Proposal 4 of the amendment and objects to Proposal 12 of the amendment.

Proposal 4

The City is fully supportive of the intent of Proposal 4 which is to allow it to use Lot 801 as its future depot site.

Proposal 4 forms part of a planning strategy that will, when delivered, achieve outcomes consistent with the METRONET program and Transit Oriented Development (TOD) principles.

The City's current works depot is constrained due to its lot size and configuration, and location on land in the Maddington Town Centre. The current depot site abuts the Maddington rail station on one boundary, and therefore represents an opportunity as a TOD redevelopment site. Planning is well advanced to support such redevelopment, however one of the chief obstacles is the availability of a suitable replacement depot site. The City has investigated other opportunities over the years, however other proposed sites have been substantially constrained by environmental or physical site conditions or do not have adequate access to the regional road network.

In around 2015, noting the constraint that location of a suitable replacement depot represents, officers of the now Department of Planning, Lands and Heritage suggested Lot 801 as a new depot site which would allow the potential of the existing depot site for redevelopment to be fulfilled.

Using Lot 801 as the City's depot site offers the following benefits:

1. utilisation of land that is currently unused;
2. the lot is of ample size for a depot facility;
3. the opportunity for management of the sites constraints by a responsible public authority;
4. responsive site planning which can accommodate the significant existing easements on the lot;
5. ease of vehicle access to the Regional Road Network;
6. appropriate use of land affected by noise from the Tonkin Highway and nearby rail line; and
7. the potential for closure or contingent management of Koorden Close.

The City notes that Lot 801 has remained vacant for a long period of time, is unkempt and that, due to a lack of active land uses nearby, has had rubbish dumped nearby.

Based on advice from officers of the Department of Planning, Lands and Heritage, the City has commenced planning for the relocation of its depot to the site. The City intends for this planned development to include a significant planting and revegetation component to enhance the visual and environmental amenity of the site. The City also notes its strong track record in facility design and delivery.

Proposal 12

The City undertook detailed planning for the revitalisation of the Gosnells Town Centre nearly twenty years ago, and the adopted concept plan modified the urban structure of the town centre by creating two new roads - Main Street and Federation Parade.

Federation Parade is a new link road along the edge of Centennial Pioneer Park that improves traffic circulation and creates a new edge to the Canning River. The first stage of this road has been constructed between Main Street and Dorothy Street.

The second stage of this road is planned to extend northwards from Main Street, adjacent to the loading area of the Coles supermarket and residential units, to link up with Albany Highway. The City has no plans to construct this stage in the short term, and further community consultation is required before any works commence. The future alignment of this road is located on land zoned District Centre under the City's Local Planning Scheme No. 6.

The Parks and Recreation reservation of this land is not supported by the City as it is likely to restrict the construction of this road in the future. The City requests that this land remain Urban in the MRS.

Planning Comment: Refer to Parts 6.1 and 6.3 of the Report on Submissions above for discussion of the matters raised by the City in relation to Proposals 4 and 12 respectively.

Determination: Submission partially noted and partially upheld.

Submission: 8, 24

Submitted by: Dr Tony Buti MLA (Member for Armadale), Hon. Tim Clifford MLC (Member for East Metropolitan Region)

Summary of Submission: OBJECTION

The submitters support the City of Armadale's (Submission 10) objections to Proposal 4, and its request for Lot 801 Corfield Street to be vested with the City.

Planning Comment: The Submitters support for the City of Armadale's position is noted. Refer to Part 6.1 of the Report on Submissions above for discussion of Proposal 4.

Determination: Submissions noted.

Submission: 9

Submitted by: Gemma Capone

Summary of Submission: SUPPORT

The submitter supports Proposal 11 of the amendment.

Planning Comment: Support noted.

Determination: Submission noted.

Submission: 10

Submitted by: City of Armadale

Summary of Submission: SUPPORT / OBJECTION

The City of Armadale advises of its support for Proposals 1, 2, 3, and 5 of the amendment.

The City strongly objects to Proposal 4 of the amendment on the following grounds:

1. the site is the northern gateway site to the City of Armadale and as such is of significant value to the City to remain as a landmark Parks and Recreation reserve;
2. the site has a multi-purpose wetland and some remnant vegetation that Officer's report could be enhanced to a parkland setting of high amenity that would benefit the future residents of the areas north and south where urbanisation is planned;
3. the site is highly accessible to the public for use as a Parks and Recreation reserve, being on the major cycle route of the south-east corridor (Tonkin Highway) which has numerous under and over passes constructed for safe pedestrian / cycle access; and
4. the site contains a multi-purpose wetland and remnant vegetation that is significant for the Commonwealth 'Endangered' (*Environment Protection and Biodiversity Conservation Act 1999*) and Western Australia 'Specially Protected Fauna' (*Western Australian Wildlife Conservation Act 1950*) the black cockatoo.

It is also requested that the management of Lot 801 is vested with the City. The lot is located within the City's local government boundary, and therefore if the land is to be vested in a local authority the Management Order should be in favour of the City, which is the local government with administrative jurisdiction over the land. Should the management of the reserve be provided to the City, the City has committed to the preparation of a Reserve Management Plan which would aim to protect and improve the environmental attributes of the site.

The City notes that it has previously resolved, in June 2006 following the reservation of the proposal area for Parks and Recreation through MRS amendment 1161/41, to request the Management Order of Lot 801 be in favour of the City.

Following Gazettal of amendment 1161/41 the City received a letter from the WAPC advising that it '*would arrange for resurveying of the area to create a Crown Reserve over the P&R portion which would then be transferred to the State of Western Australia free of charge, with a management order in favour of the City of Armadale.*' The City responded to this correspondence and agreed to accept the Management Order (copies of this correspondence are attached to the City's submission).

Planning Comment: Refer to Part 6.1 of the Report on Submissions above for discussion of Proposal 4.

Determination: Submission noted.

Submission: 16, 17, 18

Submitted by: Denelle Kennedy, Sheila Masters, Roslyn Hackshaw

Summary of Submission: OBJECTION

The submitters support the City of Armadale's (Submission 10) objections to Proposal 4, and its request for Lot 801 Corfield Street to be vested with the City.

The submitters raise the following further points in support of the City's objection:

- The City of Gosnells should have alternative sites for its works depot within its own boundaries, locating its depot on Lot 801 is not in the best interests of residents of the City of Armadale.
- The submitter does not consider the City of Gosnells a good environmental steward, noting the impact of the Maddington Kenwick Strategic Employment Area on the Edward Street Forrest Red Tailed Cockatoo Roost.
- Given the loss of the Edward Street roosting site, that many other Marri trees are dying of Marri Canker, and the general loss of tree canopy and habitat throughout the Perth Metropolitan area, the retention of the trees on Lot 801 is now even more critical. The submitter notes the benefits of trees and green space to people, flora and fauna.
- In June 2006 the City of Armadale Development Services Committee considered the reservation of Lot 801 for Parks and Recreation purposes, and supported in on the grounds of biodiversity, tree retention and the potential for the lot to be a vegetated entry statement to the City.
- The submitters do not consider it appropriate that City of Armadale Councillors were only advised of the proposal a week before the 22 October Council Meeting appropriate, and are concerned that residents of the City may not be aware of the proposal.

Planning Comment: Refer to Part 6.1 of the Report on Submissions above for discussion of Proposal 4.

Determination: Submissions noted.

Submission: 19

Submitted by: Kerryn Walliss

Summary of Submission: OBJECTION

The submitter objects to Proposal 4 of the amendment on the grounds that the clearing of tress and bushland is unacceptable and that the site should be left as a Parks and Recreation area for all to enjoy.

Planning Comment: Refer to Part 6.1 of the Report on Submissions above for discussion of Proposal 4.

Determination: Submission noted.

Submission: 20

Submitted by: City of Cockburn

Summary of Submission: COMMENT

The City of Cockburn requests that the amendment is modified to include the rezoning of Twin Bartram Swamps (Reserves 51979 and 51980) from the Urban zone to the Parks and Recreation reservation and include that area in the Bush Forever designation.

The Twin Swamps are managed by the City and contain very high quality remnant vegetation and a Conservation Category Wetland. The modification requested by the City will allow the Twin Swamps to be included in Beeliar Regional Park.

Planning Comment: The modification of the amendment to include a new proposal which is geographically separated from any advertised proposal as requested would constitute a major modification to this amendment, involving readvertising and substantially delaying its progression. Given this, it is not supported. The request has been placed on file for consideration as part of a future omnibus amendment process.

Determination: Submission noted.

Submission: 22

Submitted by: Main Roads WA

Summary of Submission: SUPPORT / COMMENT

Main Roads WA provided comments in relation to Proposals 4, 9 and 21 of the amendment.

Proposal 4

Main Roads partially supports Proposal 4, however requests that the portion of Lot 801 which contains a pedestrian shared path associated with Tonkin Highway is included in the Primary Regional Roads reservation.

Proposal 9

Main Roads WA notes that the transfer of the proposal area to the Other Regional Roads reservation will result in the access to a number of adjacent properties being inconsistent with the requirements of Development Control Policy 5.1 regarding access to regional roads.

Proposal 22

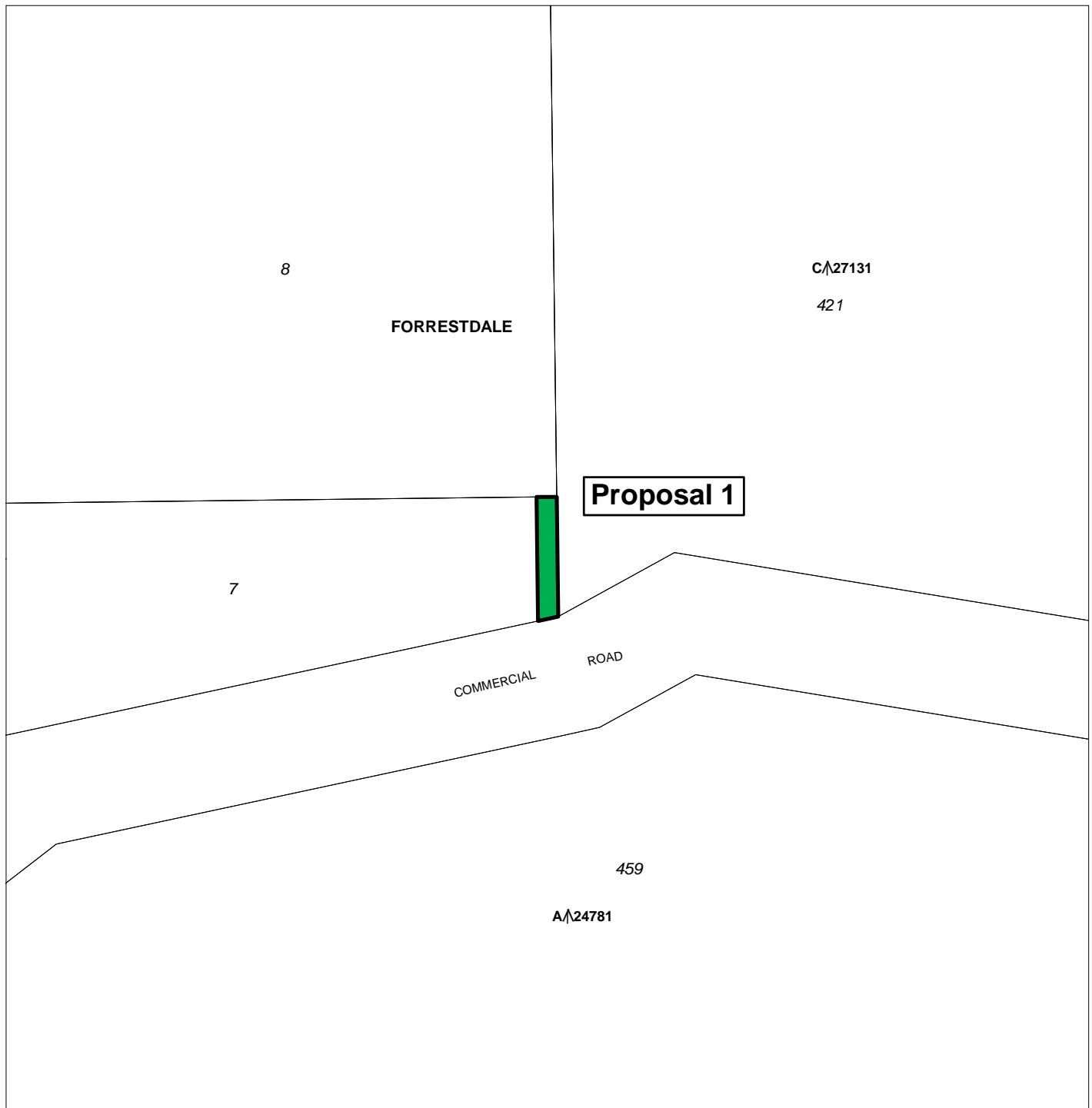
Main Roads advises that it supports Proposal 22, subject to provision of a Local Development Plan which includes a Traffic Impact Assessment being undertaken prior to any redevelopment being undertaken on the site, due to the likely intensification of traffic resulting from planned university development.

Planning Comment: Main Roads support for Proposal 4 is noted, however the modification of the amendment in the manner requested is not supported at this time. This request has been placed on file for consideration as part of a future omnibus amendment process. Main Roads comments in relation to Proposals 9 and 22 are noted.

Determination: Submission noted.

Schedule 3

The amendment figures - proposals 1 - 22
as advertised



**South East and South West Districts Omnibus No. 3
Proposed Minor Amendment
as advertised**

3 May 2018

Proposal 1

Proposed Amendment:



Parks and recreation reservation

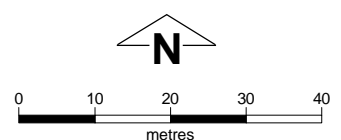
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File number: 833/02/01/0072P V

Version number: 3



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**South East and South West Districts Omnibus No. 3
Proposed Minor Amendment
as advertised**

3 May 2018

Proposal 2

Proposed Amendment:

 Rural zone

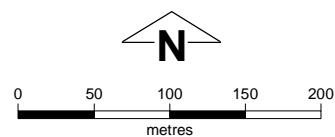
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Version number: 3



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**South East and South West Districts Omnibus No. 3
Proposed Minor Amendment
as advertised**

3 May 2018

Proposal 3

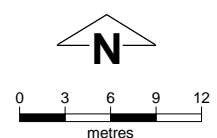
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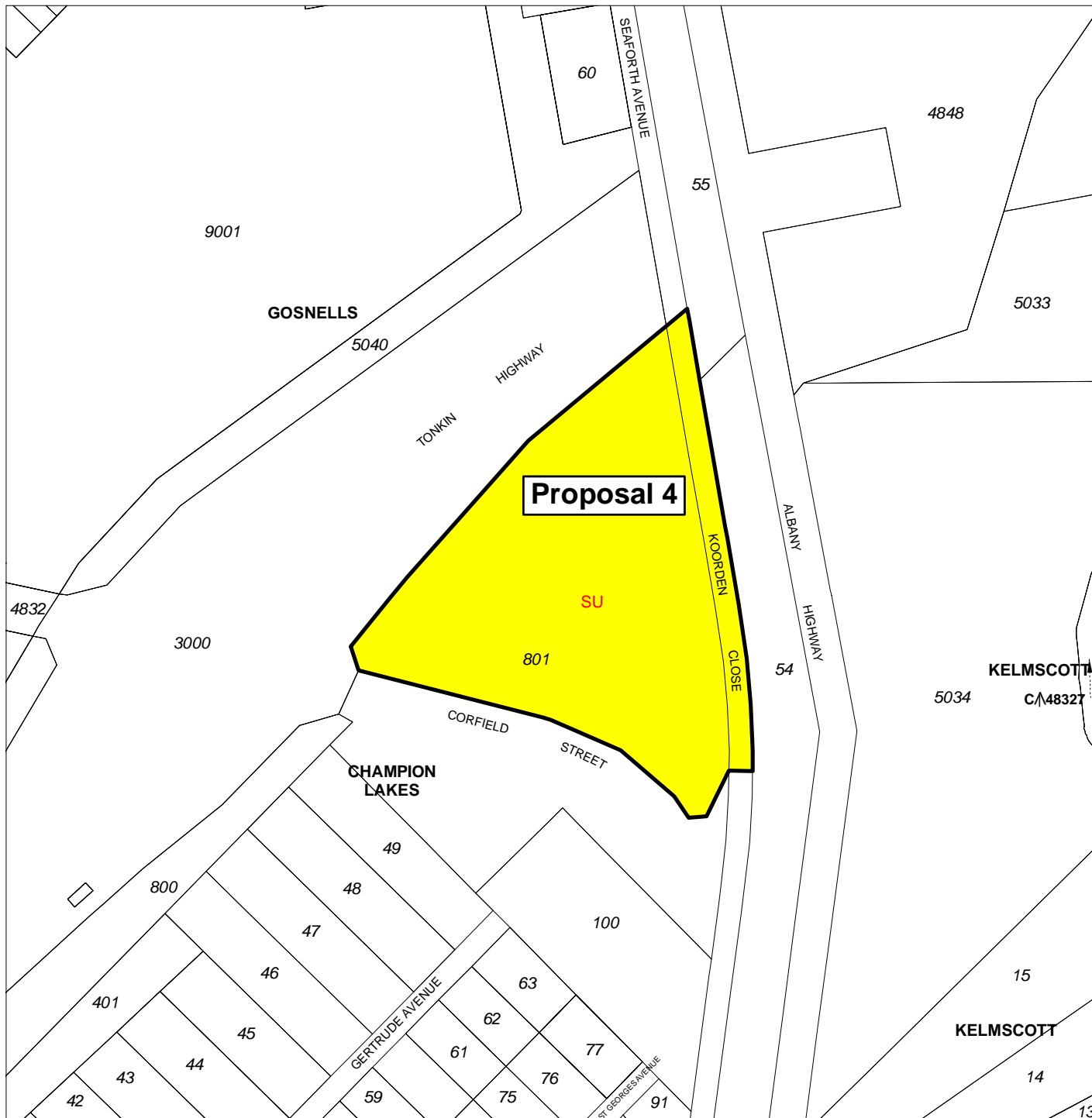
 Urban zone

Oracle reference no: 2926
File number: 833/02/01/0072P V
Version number: 3



Date: 16/05/2018
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**South East and South West Districts Omnibus No. 3
Proposed Minor Amendment
as advertised**

3 May 2018

Proposal 4

Proposed Amendment:

 **SU** Public purposes reservation - special uses

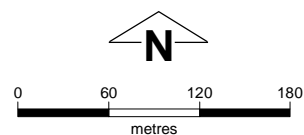
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Version number: 3



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**South East and South West Districts Omnibus No. 3
Proposed Minor Amendment
as advertised**

3 May 2018

Proposal 5

Proposed Amendment:

 Rural zone

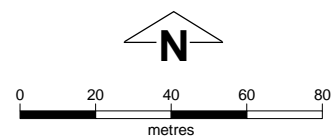
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Version number: 3



Date: 15/05/2018
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**South East and South West Districts Omnibus No. 3
Proposed Minor Amendment
as advertised**

3 May 2018

Proposal 6

Proposed Amendment:

 Urban zone

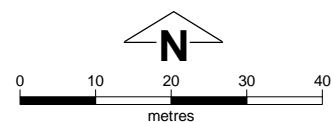
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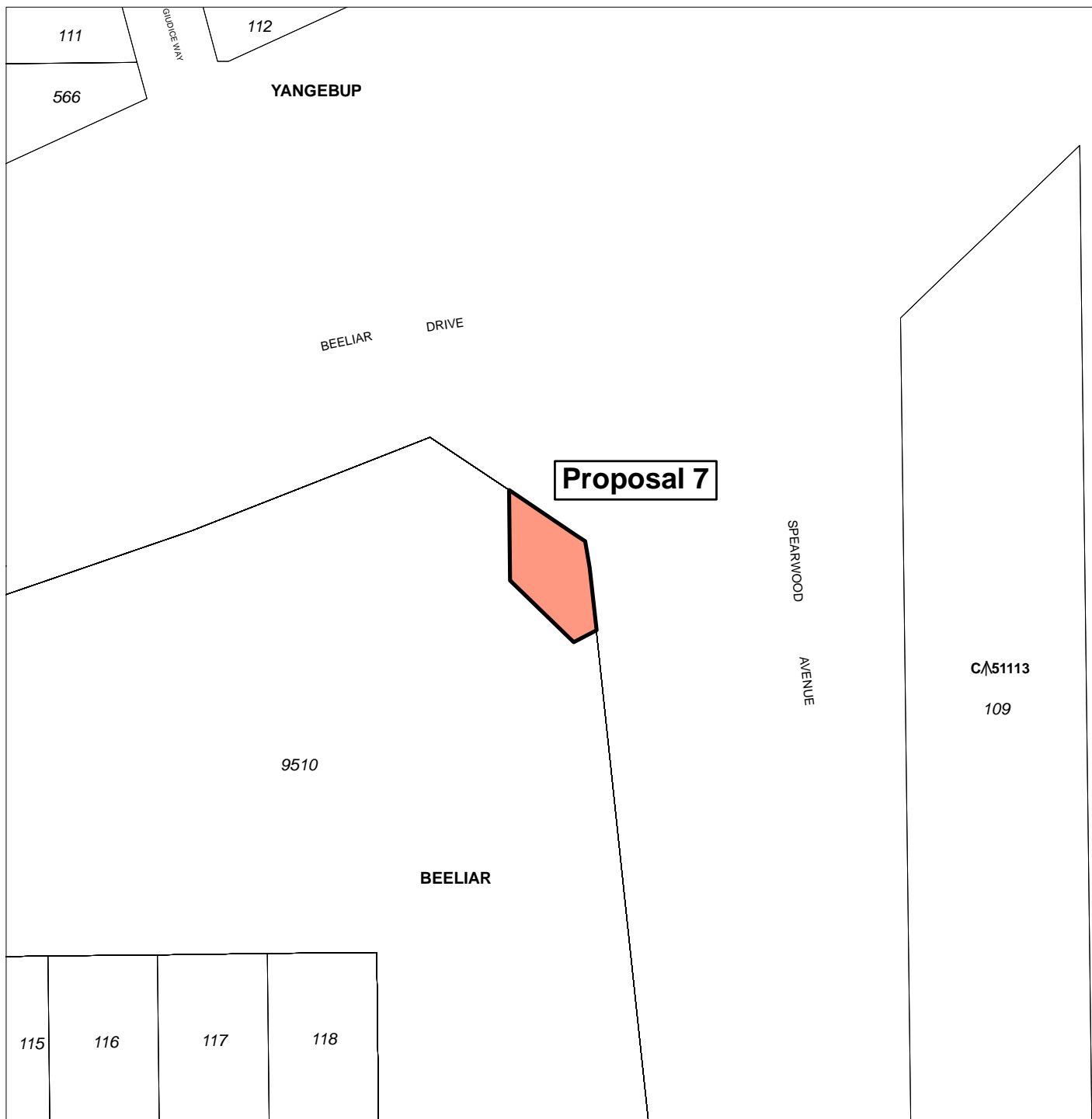
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Version number: 3



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**South East and South West Districts Omnibus No. 3
Proposed Minor Amendment
as advertised**

3 May 2018

Proposal 7

Proposed Amendment:

 Urban zone

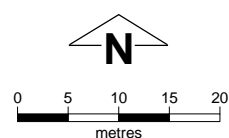
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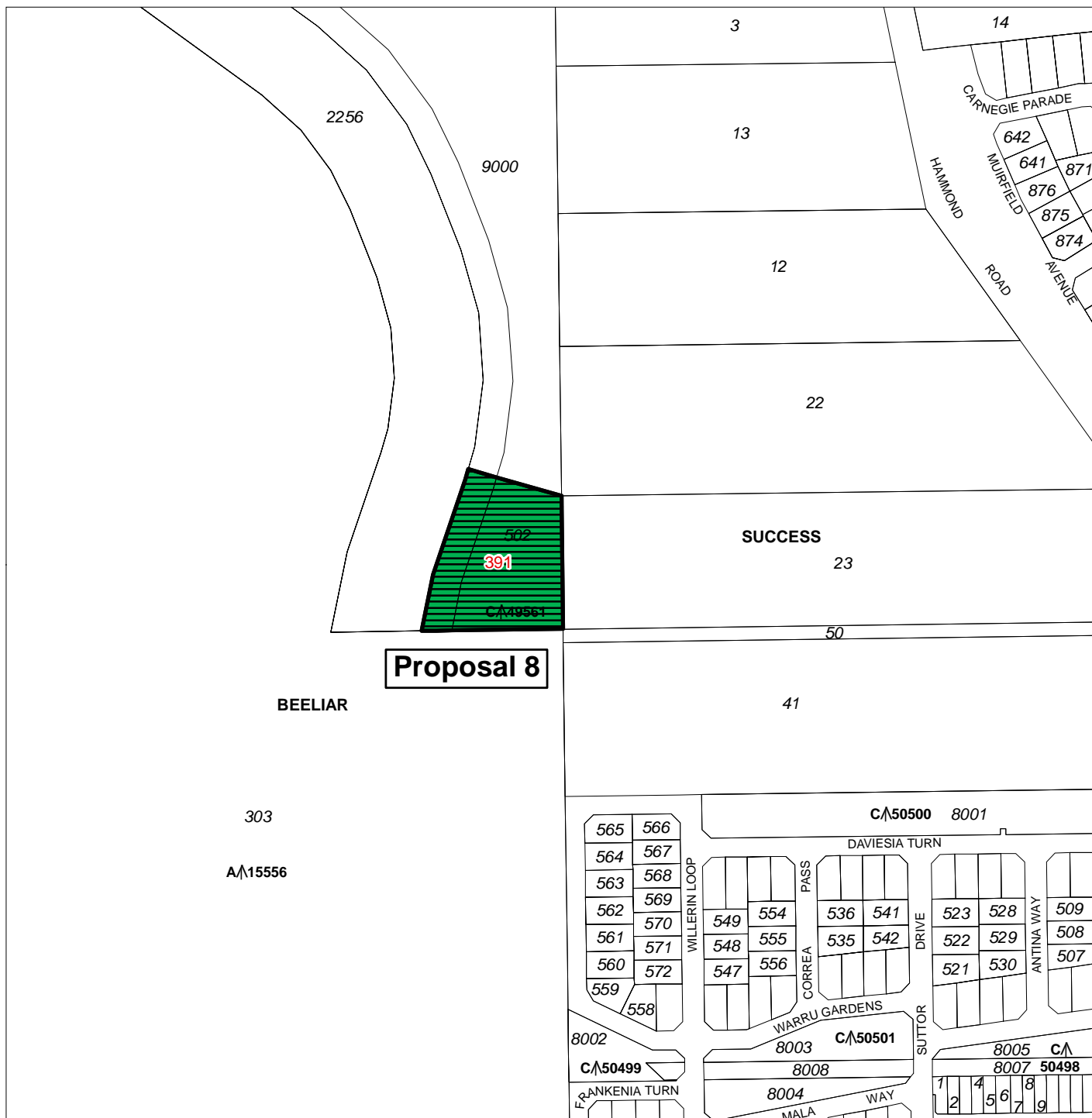
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Version number: 3



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South East and South West Districts Omnibus No. 3 Proposed Minor Amendment as advertised


3 May 2018

Proposal 8

Proposed Amendment:

 Parks and recreation reservation

Notice of Delegation

 (Site No 391) Bush Forever area addition

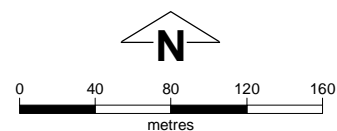
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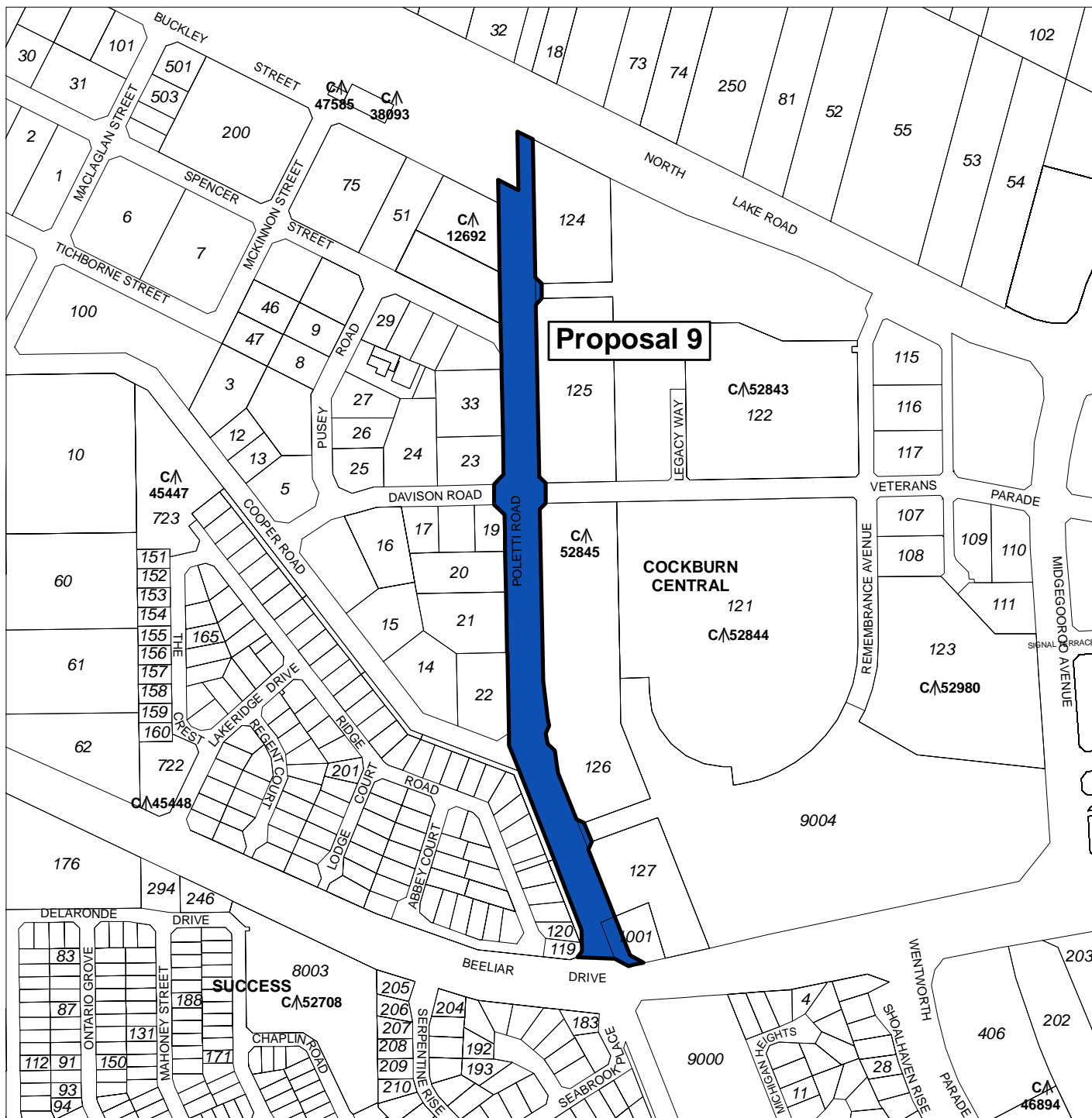
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Version number: 3



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South East and South West Districts Omnibus No. 3 Proposed Minor Amendment as advertised

3 May 2018

Proposal 9

Proposed Amendment:

 Other regional roads reservation

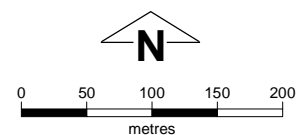
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Version number: 3



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**South East and South West Districts Omnibus No. 3
Proposed Minor Amendment
as advertised**

3 May 2018

Proposal 10

Proposed Amendment:

 Urban zone

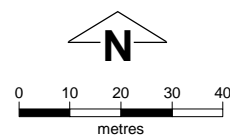
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Version number: 3



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South East and South West Districts Omnibus No. 3 Proposed Minor Amendment as advertised

3 May 2018

Proposal 11

Proposed Amendment:

 Urban zone

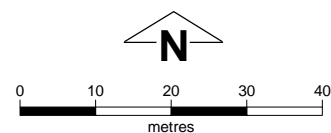
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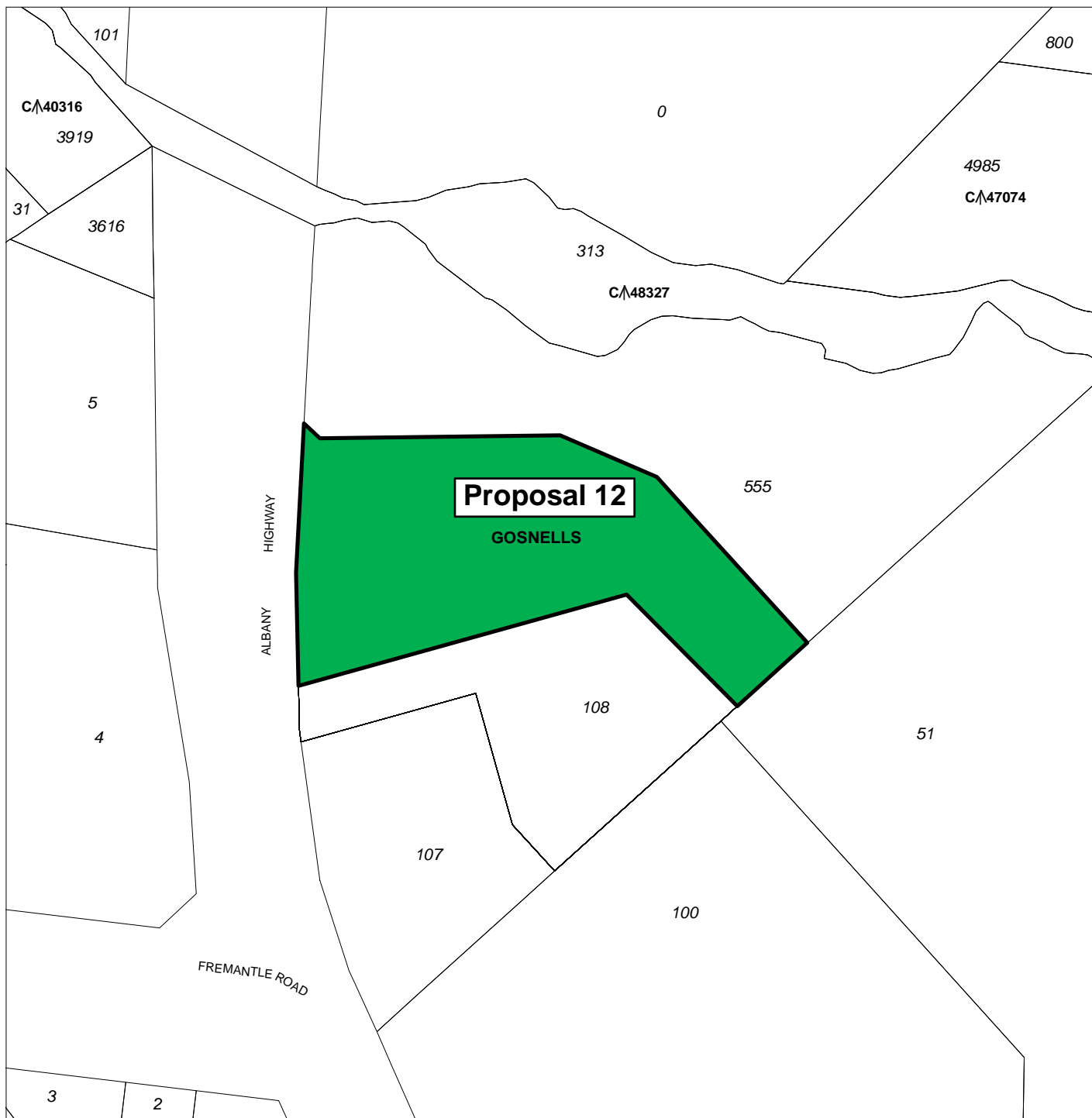
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**South East and South West Districts Omnibus No. 3
Proposed Minor Amendment
as advertised**

3 May 2018

Proposal 12

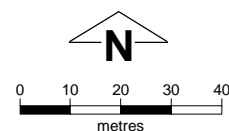
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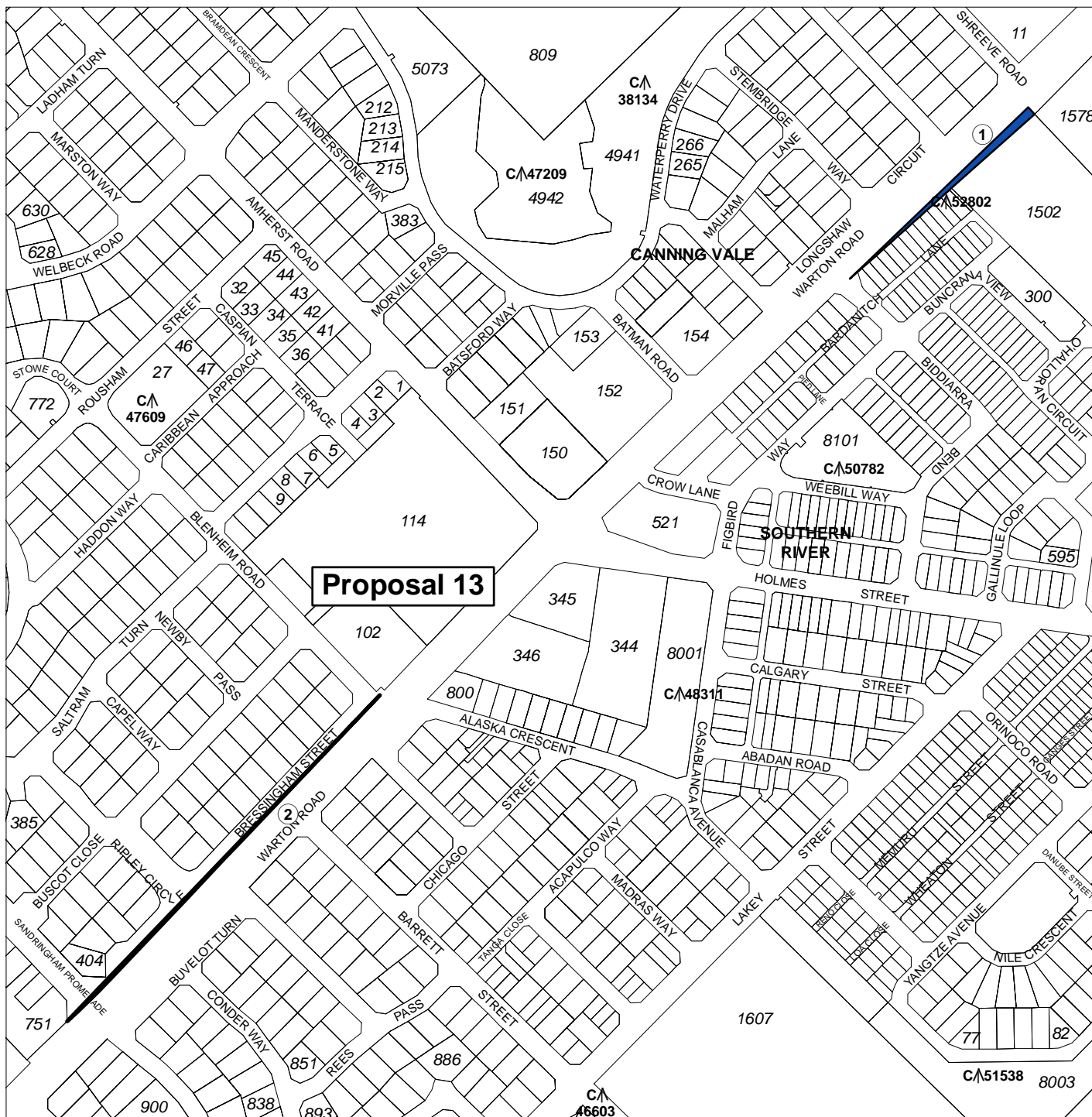
 Parks and recreation reservation

Oracle reference no: 2926

File number: 833/02/01/0072P V

Version number: 3





South East and South West Districts Omnibus No. 3 Proposed Minor Amendment as advertised

3 May 2018

Proposal 13

Proposed Amendment:

1 Other regional roads reservation

2 Urban zone

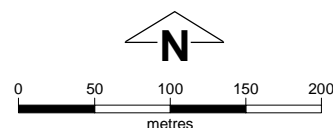
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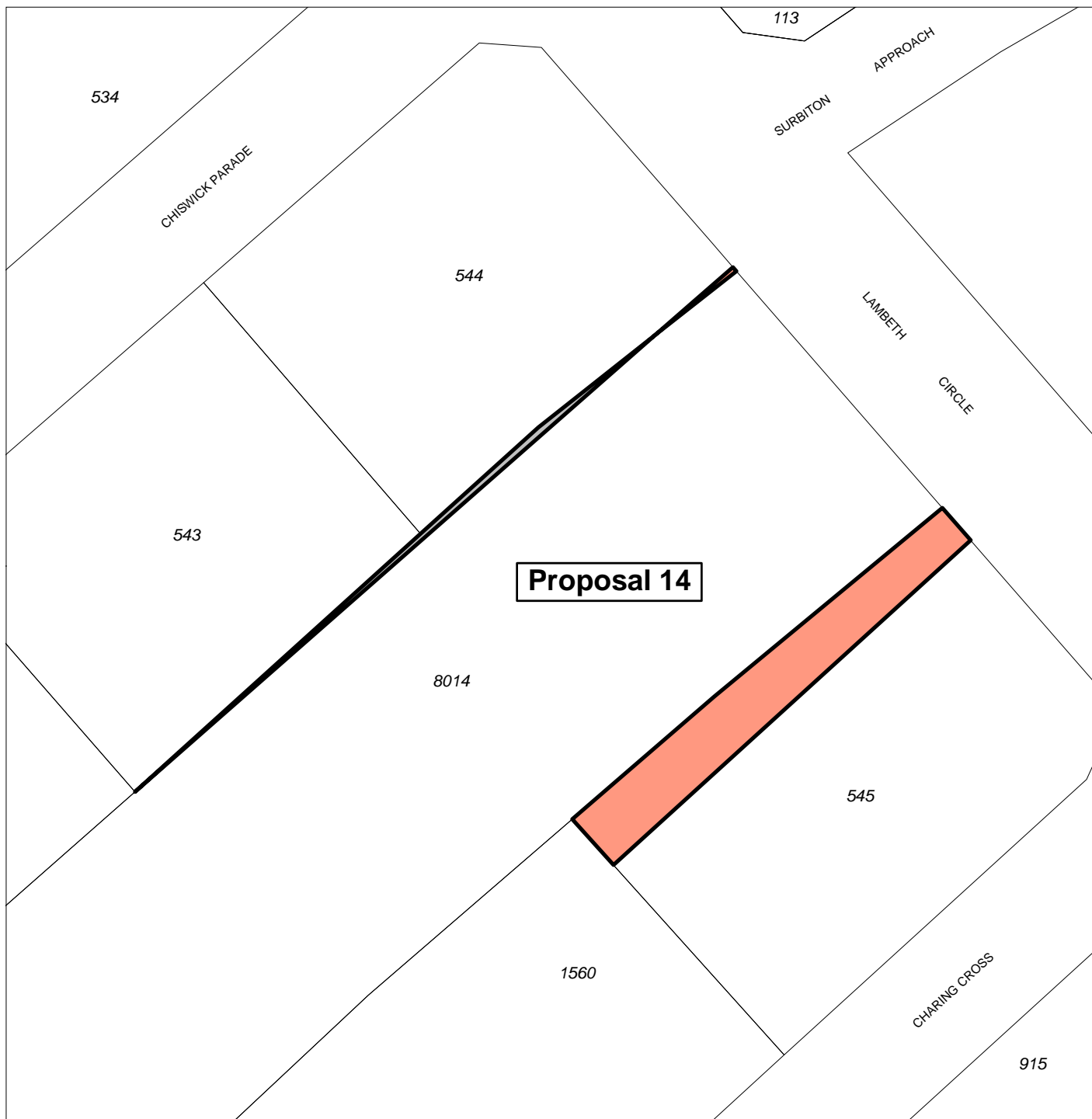
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Version number: 3



Date: 15/05/2018
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**South East and South West Districts Omnibus No. 3
Proposed Minor Amendment
as advertised**

3 May 2018

Proposal 14

Proposed Amendment:

-  Railways reservation
-  Urban zone

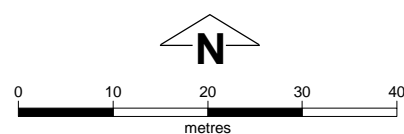
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Version number: 3



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**South East and South West Districts Omnibus No. 3
Proposed Minor Amendment
as advertised**

3 May 2018

Proposal 15

Proposed Amendment:



Parks and recreation reservation



Urban zone

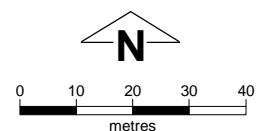
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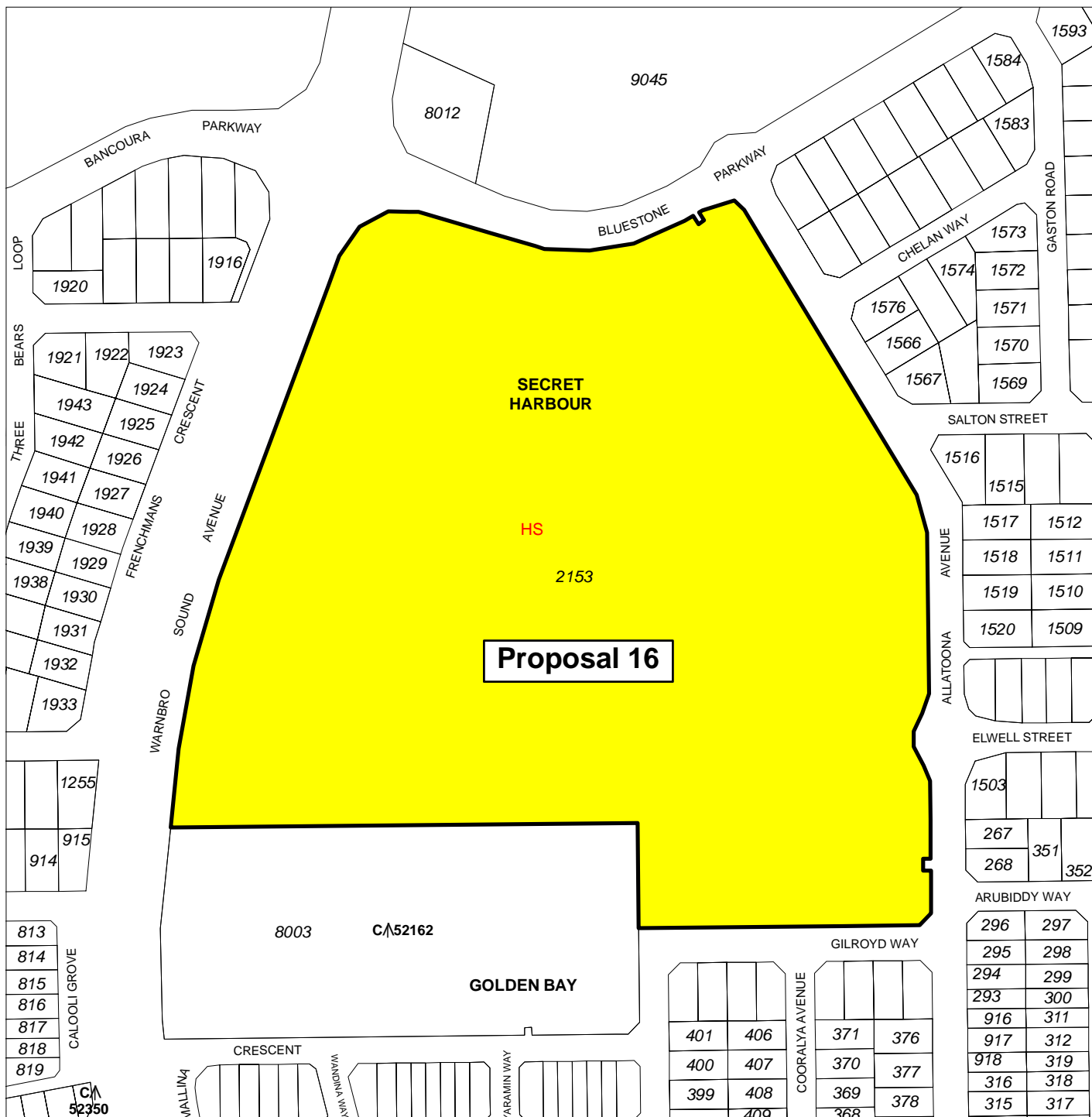
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Version number: 3



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South East and South West Districts Omnibus No. 3 Proposed Minor Amendment as advertised

3 May 2018

Proposal 16

Proposed Amendment:

 **HS** Public purposes reservation - high school

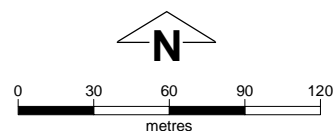
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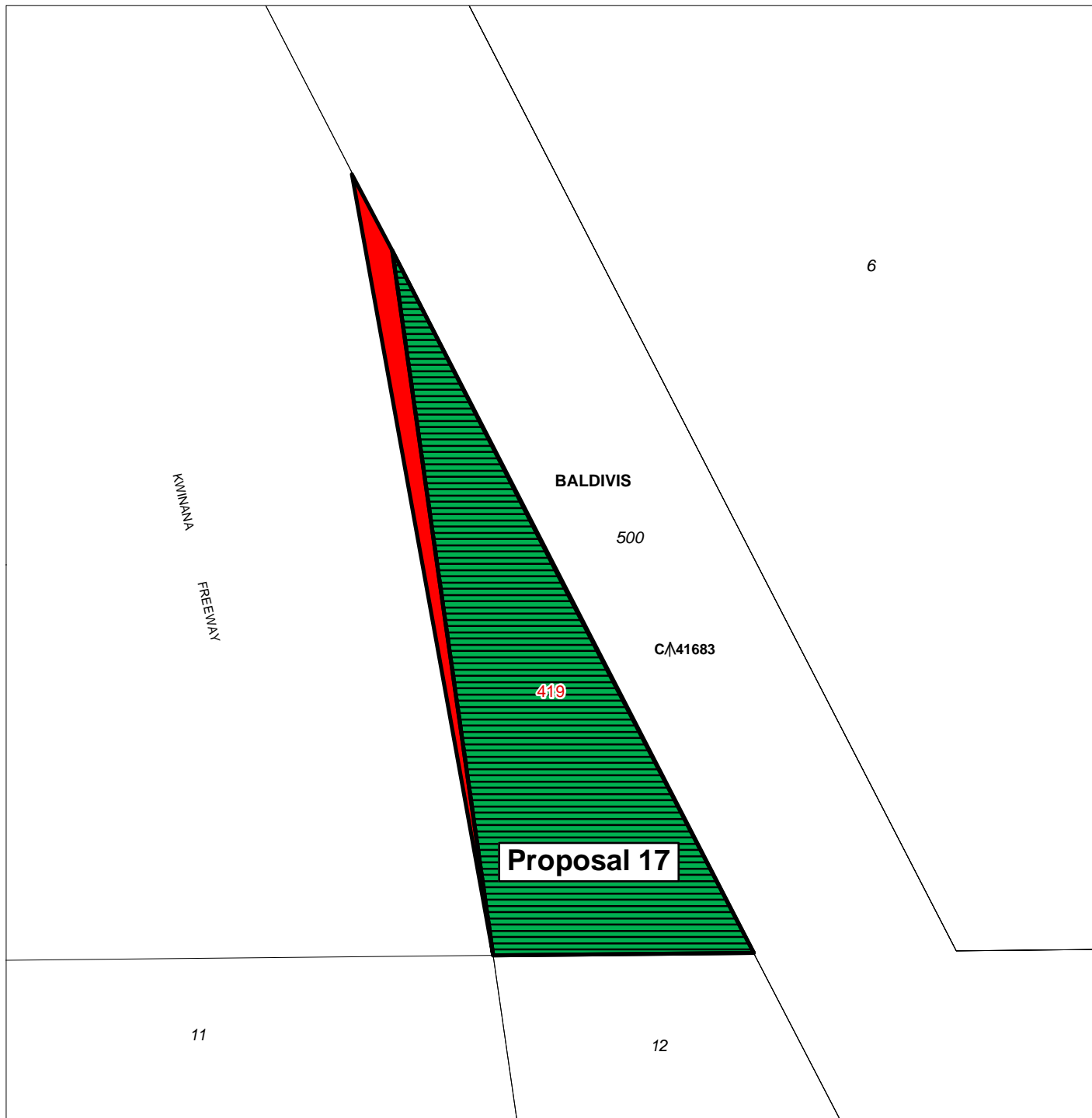
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Version number: 3



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South East and South West Districts Omnibus No. 3 Proposed Minor Amendment as advertised

3 May 2018


Proposal 17

Proposed Amendment:

 Parks and recreation reservation

 Primary regional roads reservation

Notice of Delegation

 (Site No 419) Bush Forever area addition

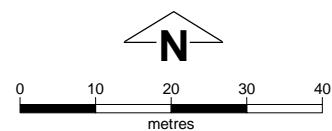
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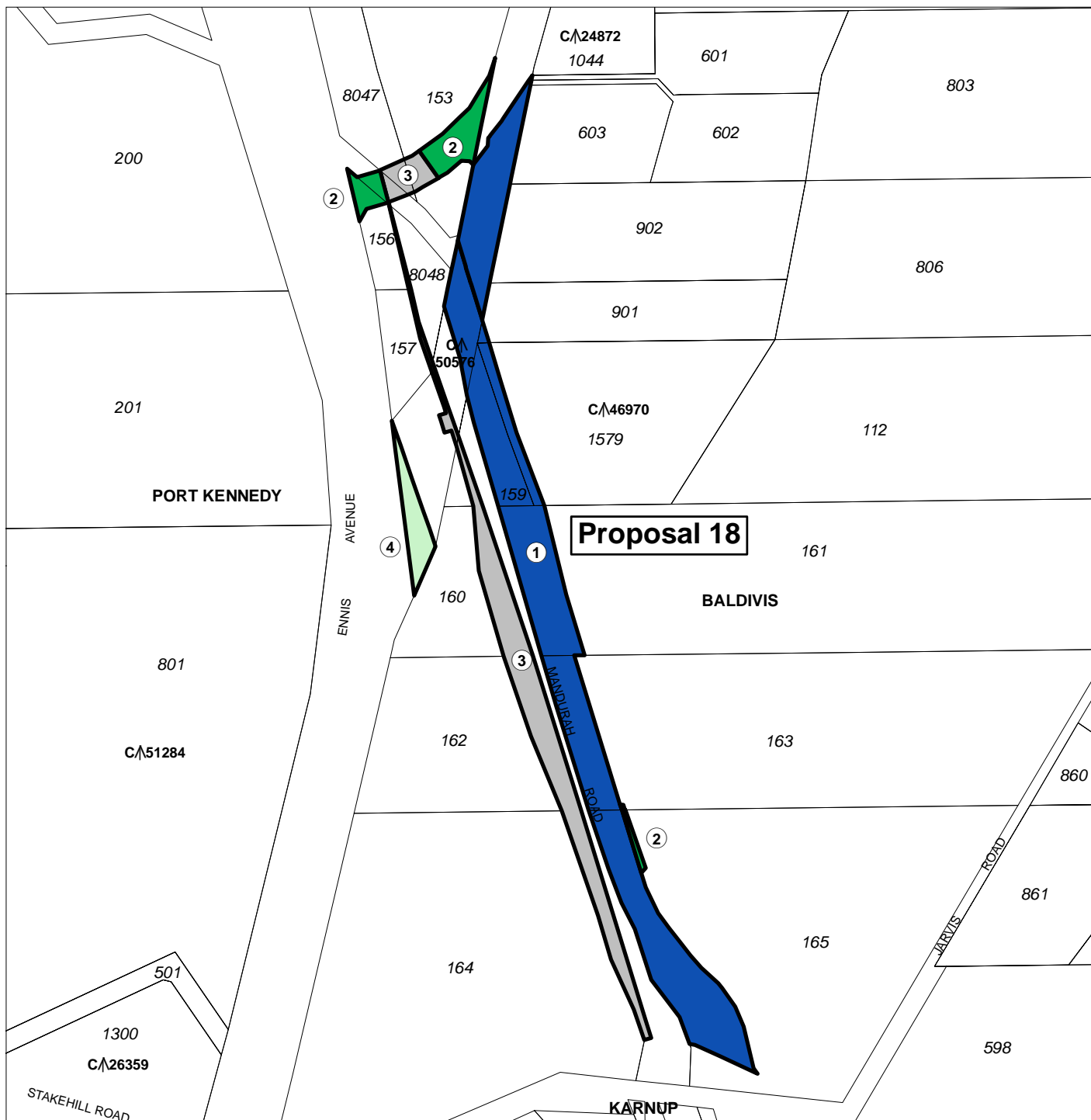
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Version number: 3



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South East and South West Districts Omnibus No. 3 Proposed Minor Amendment as advertised

3 May 2018

Proposal 18

Proposed Amendment:

- 1** Other regional roads reservation
- 2** Parks and recreation reservation
- 3** Railways reservation
- 4** Rural zone

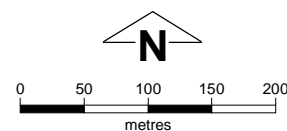
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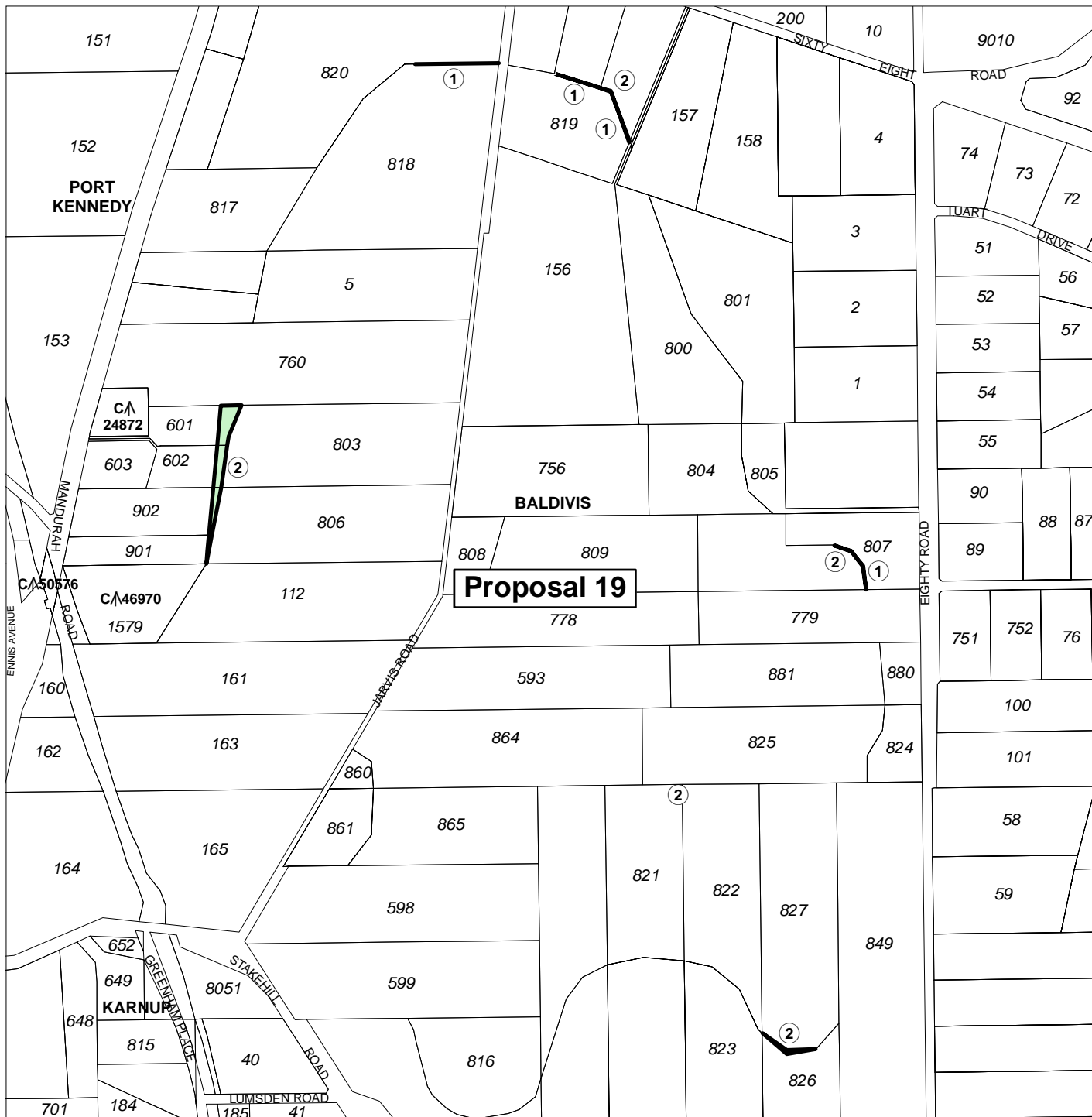
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Version number: 3



Date: 15/05/2018
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South East and South West Districts Omnibus No. 3 Proposed Minor Amendment as advertised

3 May 2018

Proposal 19

Proposed Amendment:

- 1 Parks and recreation reservation
- 2 Rural zone

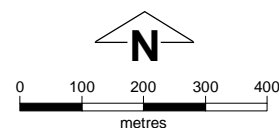
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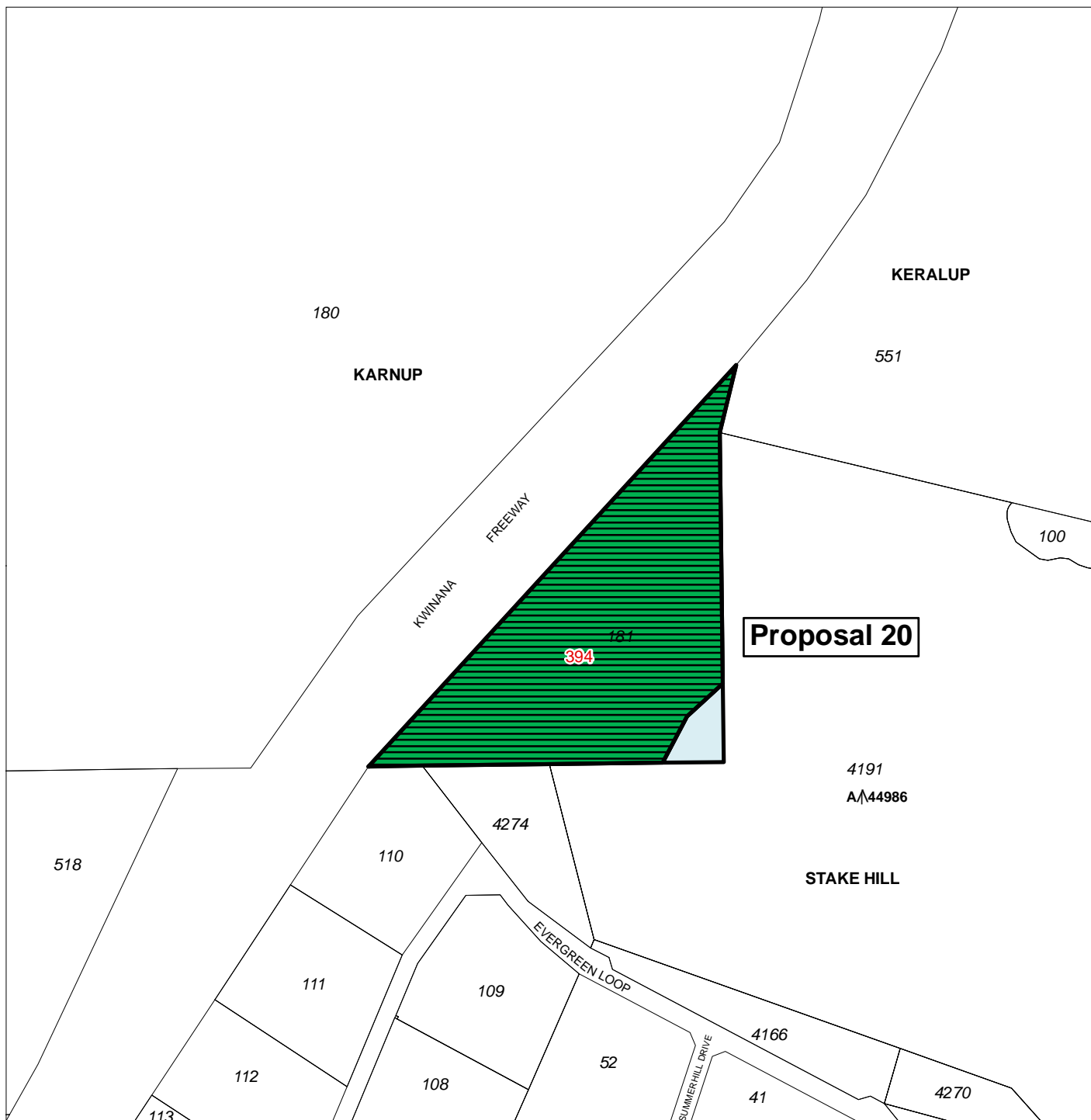
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Version number: 3



Date: 15/05/2018
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**South East and South West Districts Omnibus No. 3
Proposed Minor Amendment
as advertised**

3 May 2018


Proposal 20

Proposed Amendment:

 Parks and recreation reservation

 Waterways reservation

Notice of Delegation

 (Site No 394) Bush Forever area addition

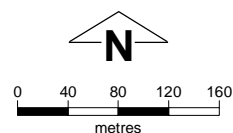
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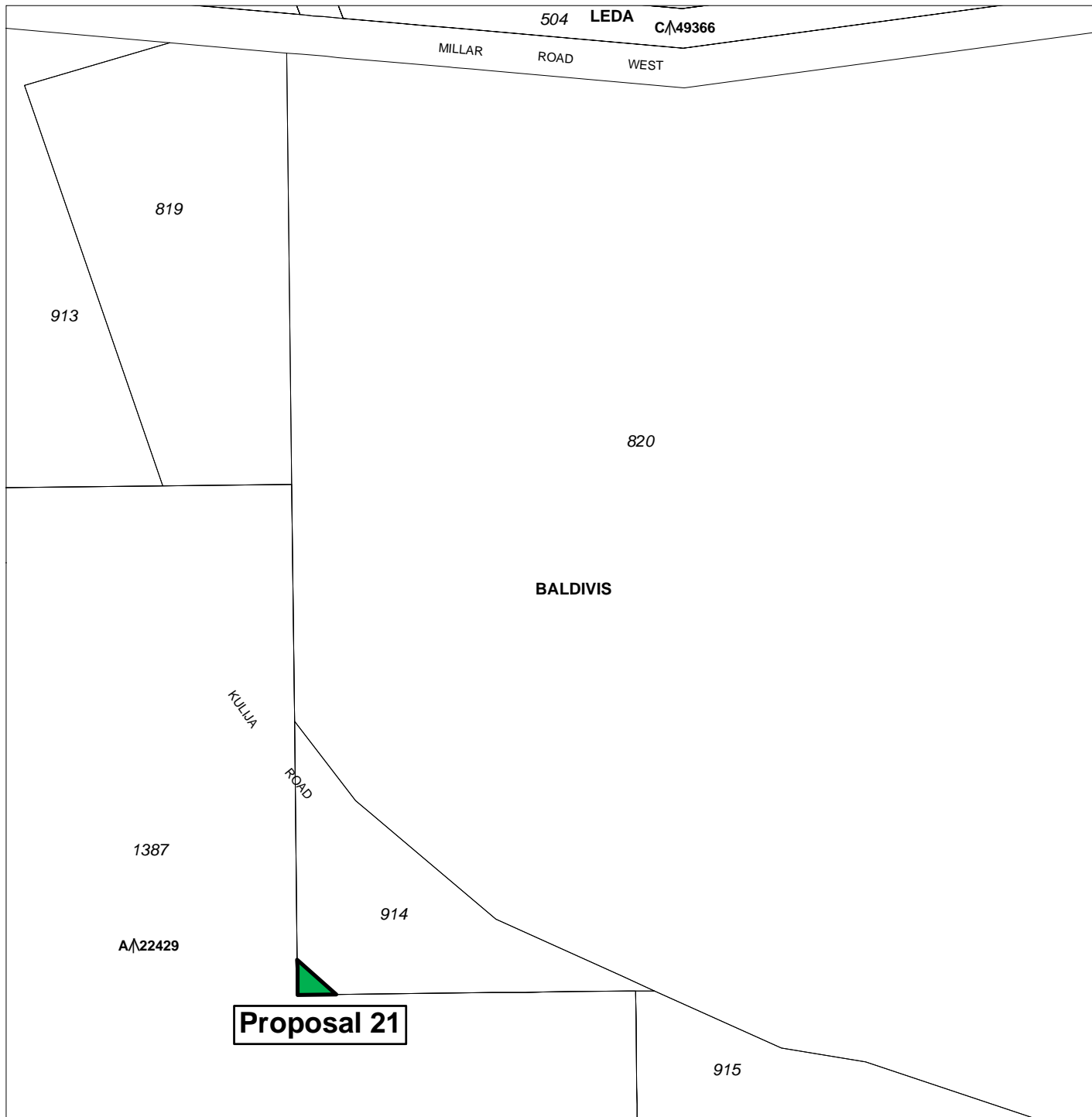
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Version number: 3



Date: 15/05/2018
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**South East and South West Districts Omnibus No. 3
Proposed Minor Amendment
as advertised**

3 May 2018

Proposal 21

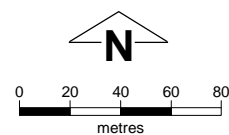
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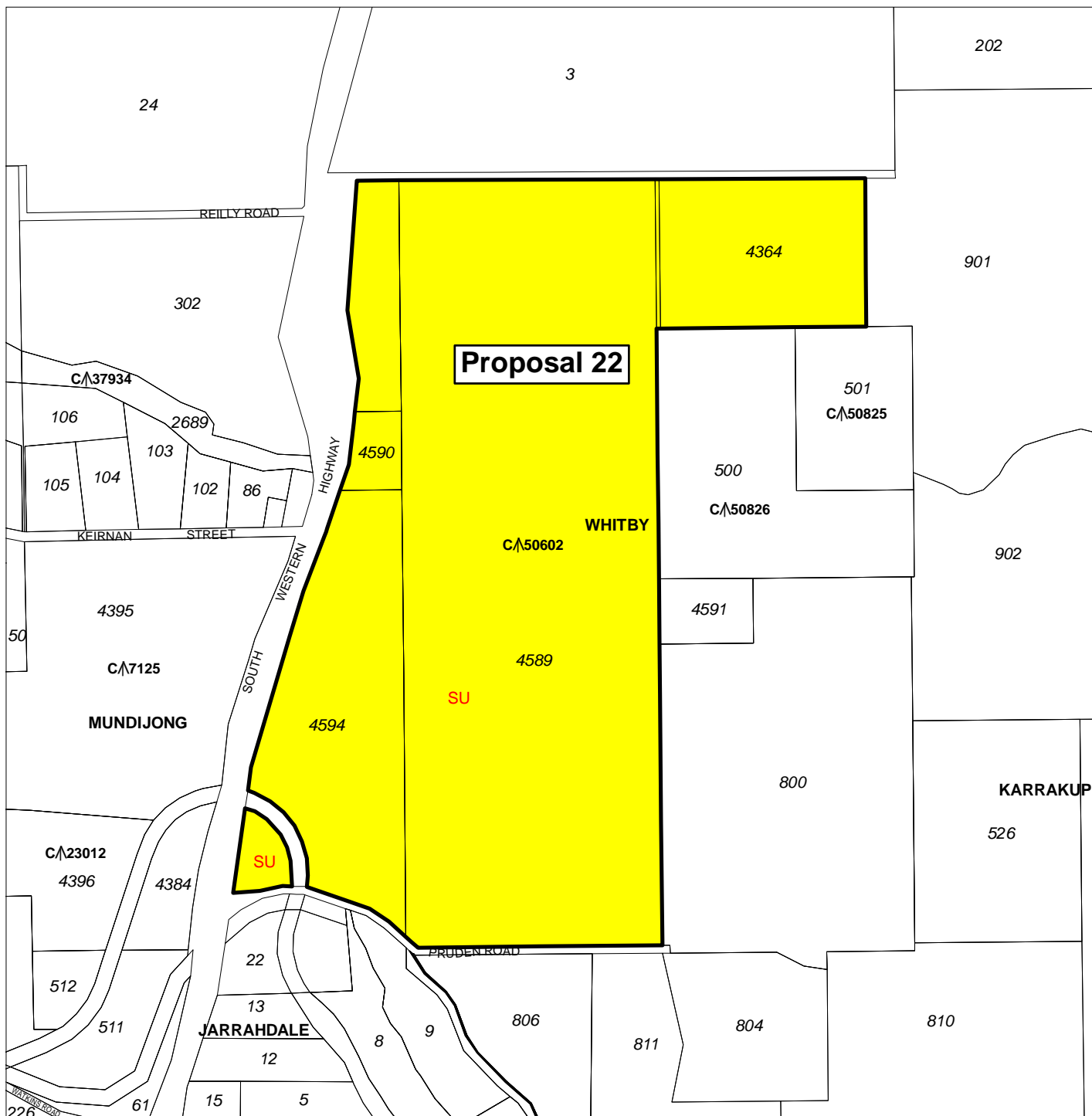
 Parks and recreation reservation

Oracle reference no: 2926

File number: 833/02/01/0072P V

Version number: 3





South East and South West Districts Omnibus No. 3 Proposed Minor Amendment as advertised

3 May 2018

Proposal 22

Proposed Amendment:

SU Public purposes reservation - special uses

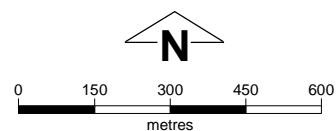
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Version number: 3



Date: 15/05/2018
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Base information supplied by Western Australian Land Information Authority SLIP 944-2017-1



Schedule 4

The amendment figures - proposals 1 - 22
as modified




**South East and South West Districts Omnibus No. 3
Proposed Minor Amendment
as modified**

29 May 2019

Proposal 1

Proposed Amendment:

 Parks and recreation reservation

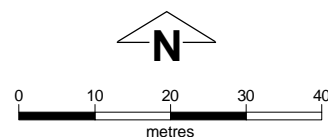
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File number: 833/02/01/0072P V

Version number: 4



Date: 7/05/2019
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Base information supplied by Western Australian Land Information Authority SLIP 1096-2018-1





**South East and South West Districts Omnibus No. 3
Proposed Minor Amendment
as modified**

29 May 2019

Proposal 2

Proposed Amendment:

 Rural zone

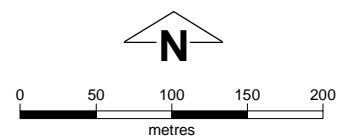
Oracle reference no: 2926

File number: 833/02/01/0072P V

Version number: 4



Date: 7/05/2019
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 1096-2018-1





**South East and South West Districts Omnibus No. 3
Proposed Minor Amendment
as modified**

29 May 2019

Proposal 3

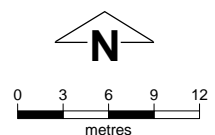
Proposed Amendment:

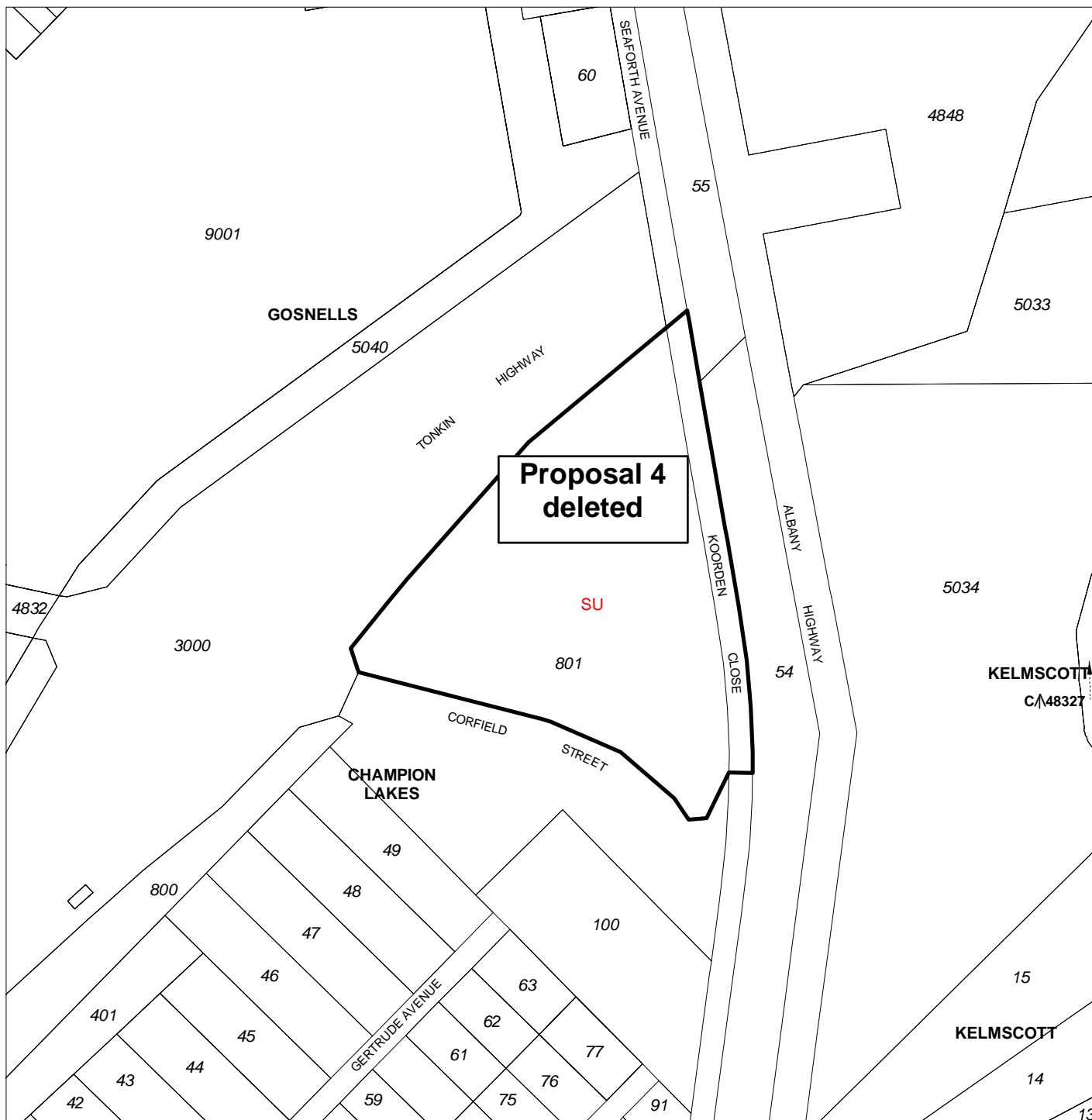
 Urban zone

Oracle reference no: 2926

File number: 833/02/01/0072P V

Version number: 4






**South East and South West Districts Omnibus No. 3
Proposed Minor Amendment
as modified**

29 May 2019

Proposal 4

Proposed Amendment:

 **SU** Public purposes reservation - special uses

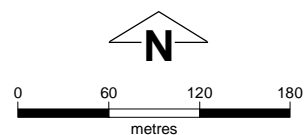
Oracle reference no: 2926

File number: 833/02/01/0072P V

Version number: 4



Date: 15/07/2019
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 1096-2018-1





**South East and South West Districts Omnibus No. 3
Proposed Minor Amendment
as modified**

29 May 2019

Proposal 5

Proposed Amendment:

 Rural zone

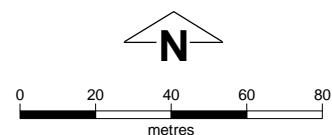
Oracle reference no: 2926

File number: 833/02/01/0072P V

Version number: 4



Date: 7/05/2019
Produced by Data Analytics, Department of Planning, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 1096-2018-1





**South East and South West Districts Omnibus No. 3
Proposed Minor Amendment
as modified**

29 May 2019

Proposal 6

Proposed Amendment:

 Urban zone

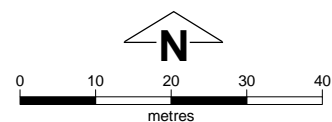
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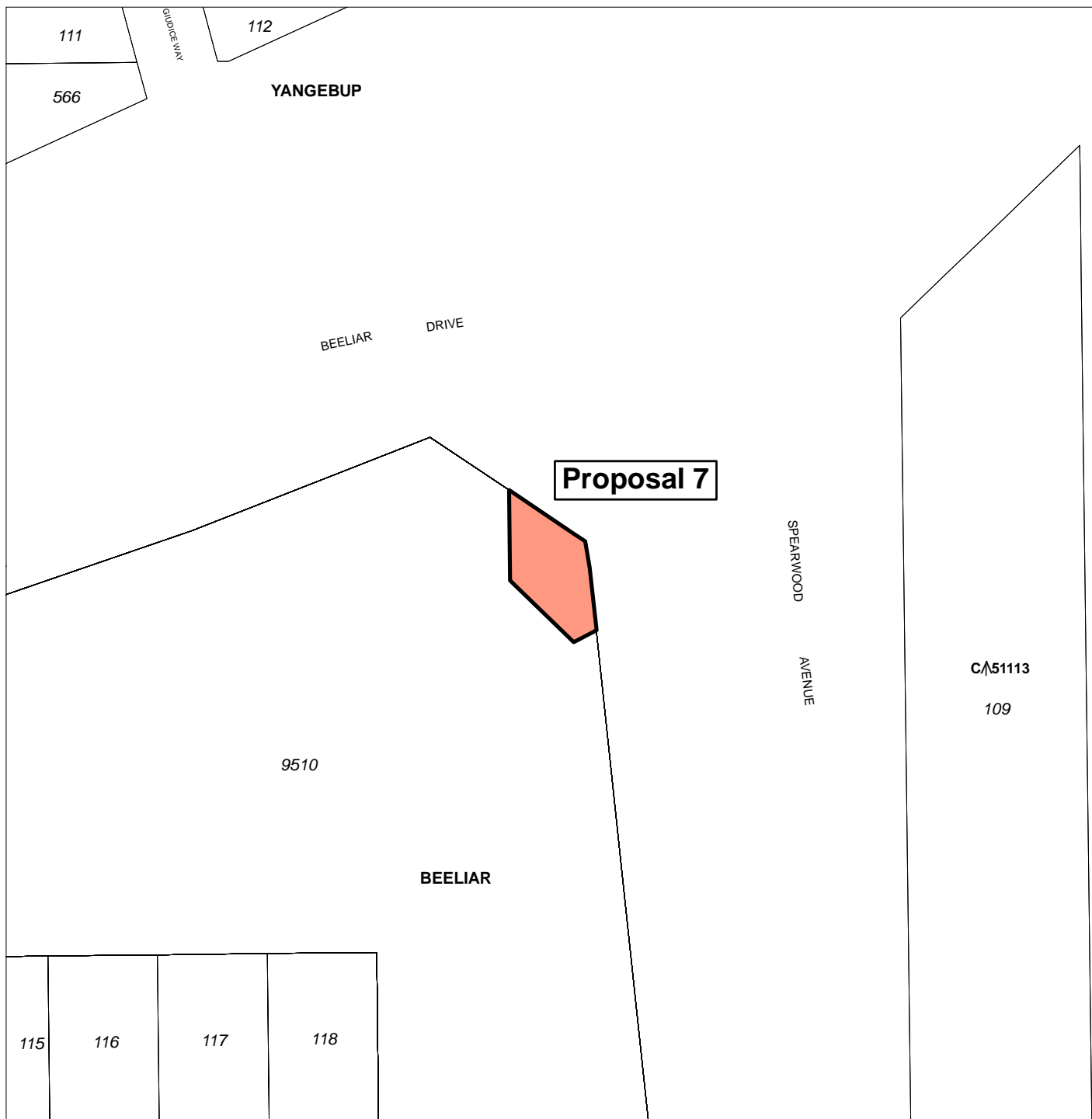
File number: 833/02/01/0072P V

Version number: 4



Date: 7/05/2019
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 1096-2018-1





South East and South West Districts Omnibus No. 3 **Proposed Minor Amendment** **as modified**

29 May 2019

Proposal 7

Proposed Amendment:

 Urban zone

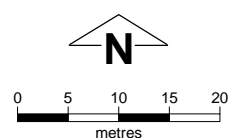
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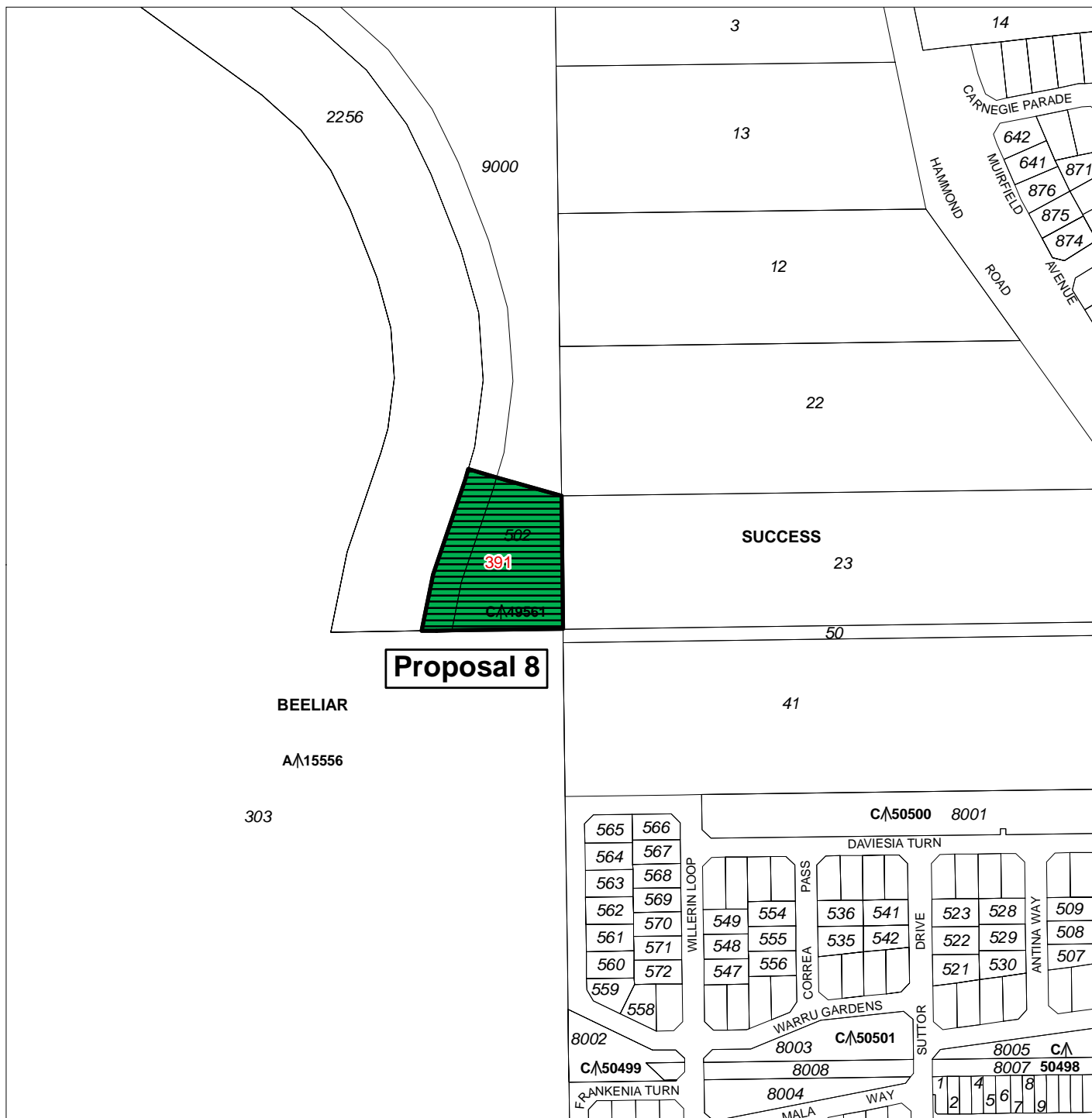
File number: 833/02/01/0072P V

Version number: 4



Date: 7/05/2019
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 1096-2018-1






South East and South West Districts Omnibus No. 3 Proposed Minor Amendment as modified


29 May 2019

Proposal 8

Proposed Amendment:

 Parks and recreation reservation

Notice of Delegation

 (Site No 391) Bush Forever area addition

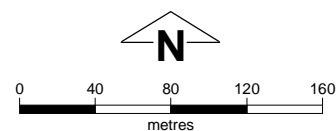
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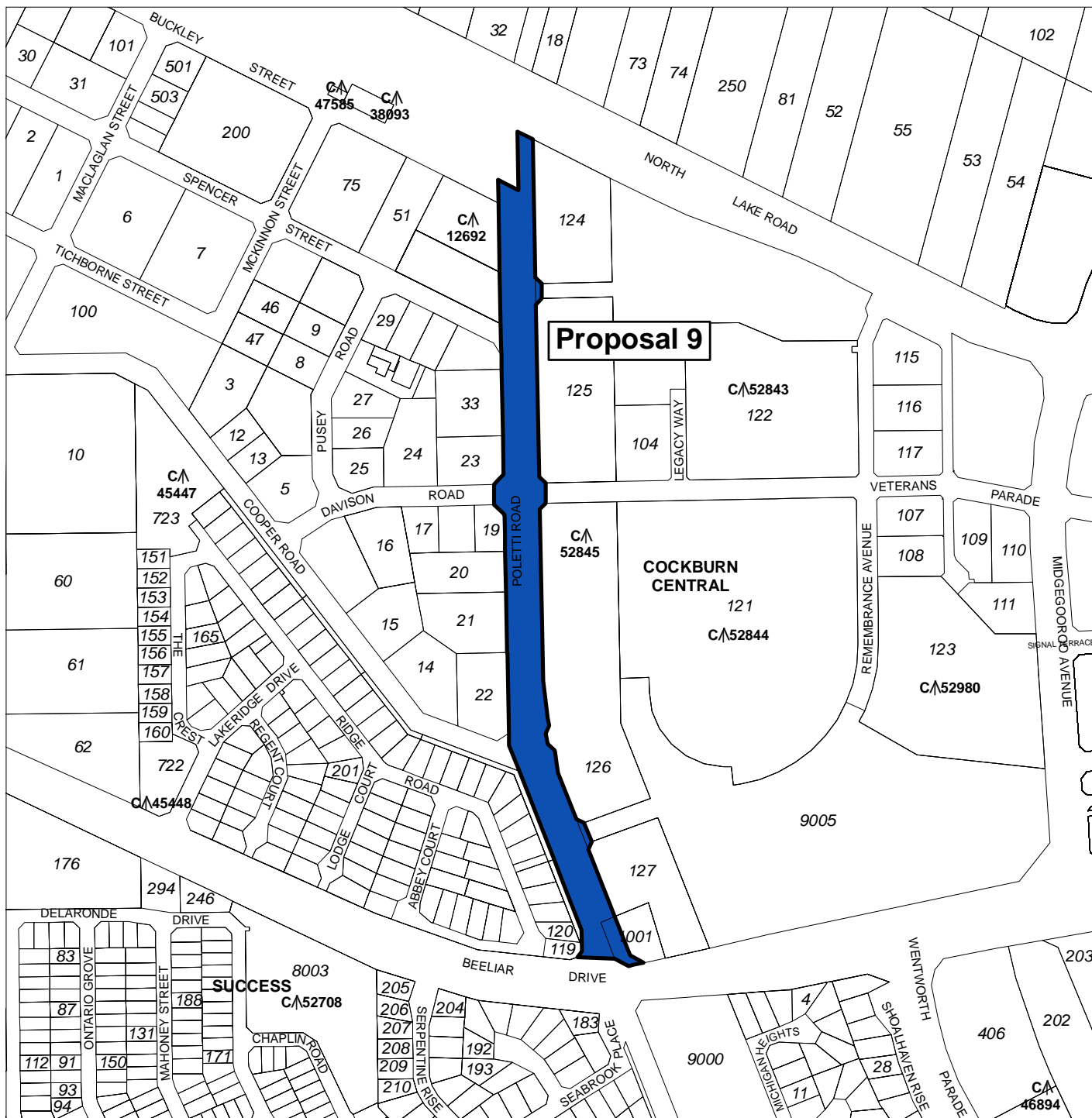
File number: 833/02/01/0072P V

Version number: 4



Date: 7/05/2019
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 1096-2018-1





South East and South West Districts Omnibus No. 3 Proposed Minor Amendment as modified

29 May 2019

Proposal 9

Proposed Amendment:

 Other regional roads reservation

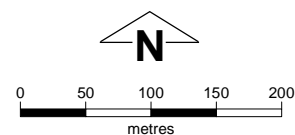
Oracle reference no: 2926

File number: 833/02/01/0072P V

Version number: 4



Date: 7/05/2019
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 1096-2018-1





**South East and South West Districts Omnibus No. 3
Proposed Minor Amendment
as modified**

29 May 2019

Proposal 10

Proposed Amendment:

 Urban zone

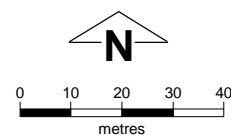
Oracle reference no: 2926

File number: 833/02/01/0072P V

Version number: 4



Date: 7/05/2019
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 1096-2018-1





South East and South West Districts Omnibus No. 3 Proposed Minor Amendment as modified

29 May 2019

Proposal 11

Proposed Amendment:

 Urban zone

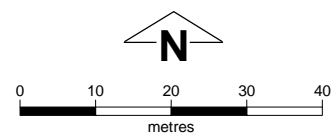
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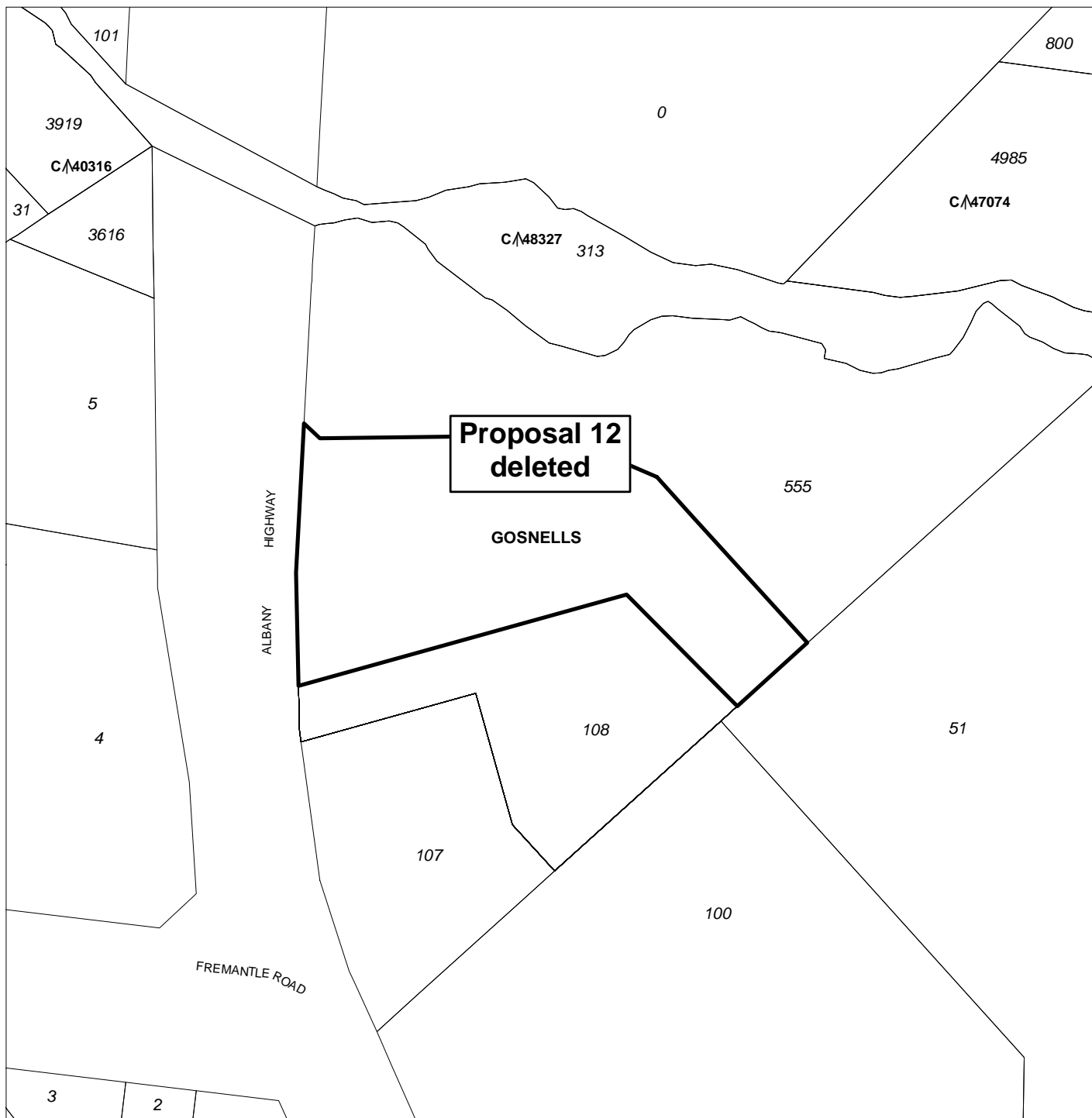
File number: 833/02/01/0072P V

Version number: 4



Date: 7/05/2019
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 1096-2018-1






**South East and South West Districts Omnibus No. 3
Proposed Minor Amendment
as modified**

29 May 2019

Proposal 12

Proposed Amendment:

 Parks and recreation reservation

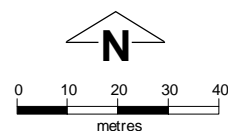
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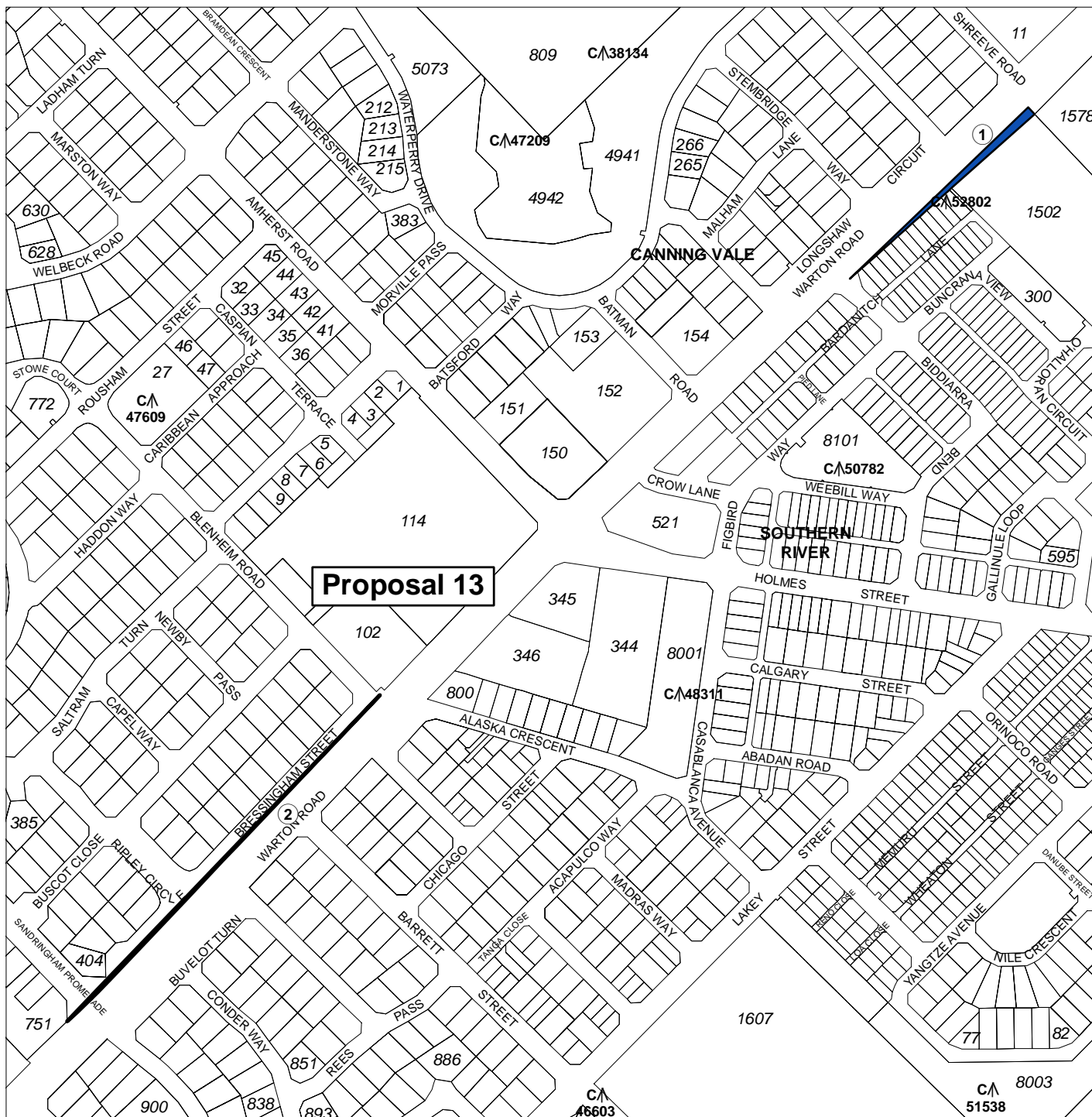
File number: 833/02/01/0072P V

Version number: 4



Date: 15/07/2019
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 1096-2018-1





South East and South West Districts Omnibus No. 3 Proposed Minor Amendment as modified

29 May 2019

Proposal 13

Proposed Amendment:

- 1 Other regional roads reservation
- 2 Urban zone

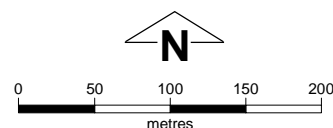
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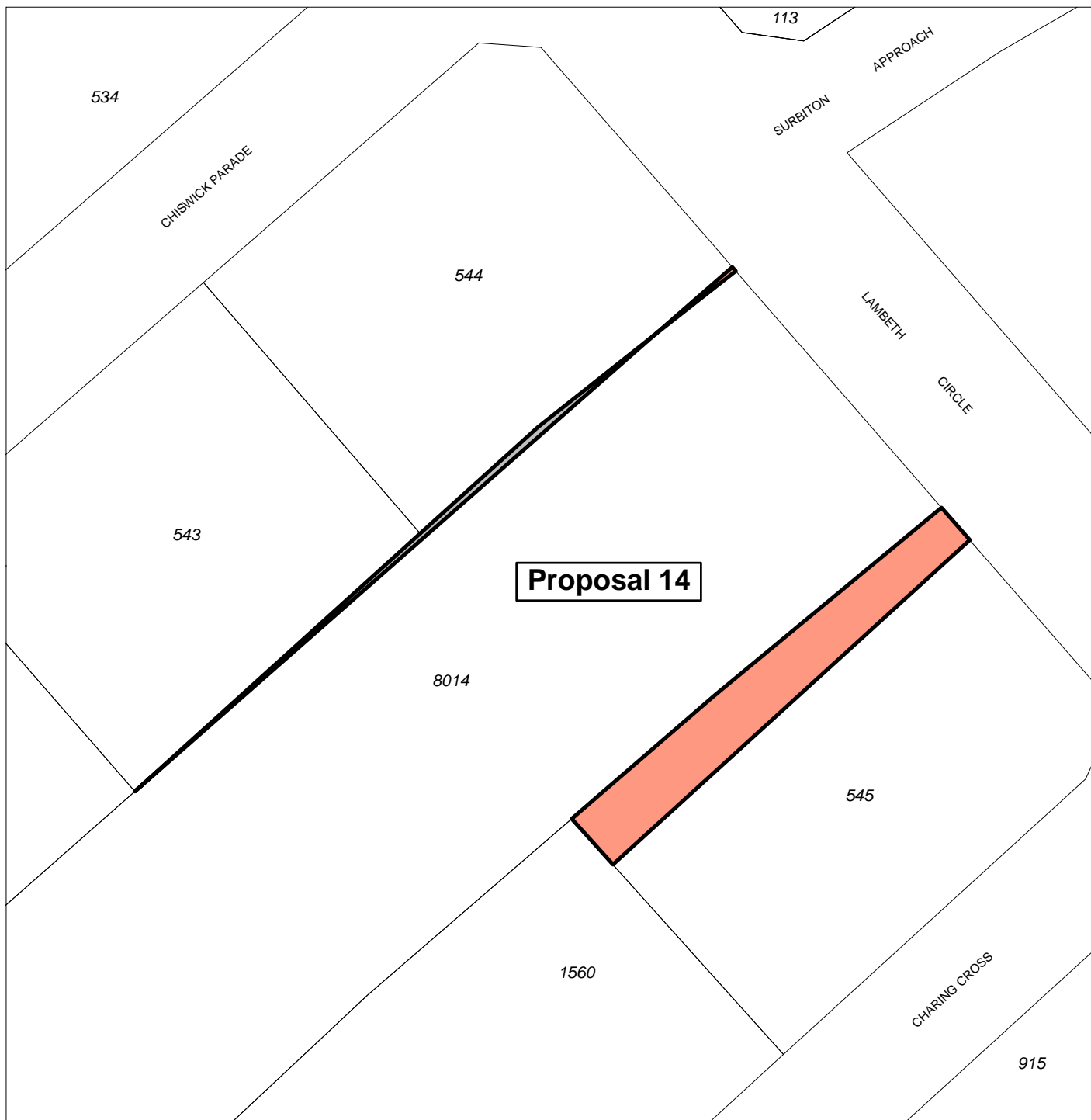
File number: 833/02/01/0072P V

Version number: 4



Date: 7/05/2019
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 1096-2018-1






**South East and South West Districts Omnibus No. 3
Proposed Minor Amendment
as modified**

29 May 2019

Proposal 14

Proposed Amendment:

-  Railways reservation
-  Urban zone

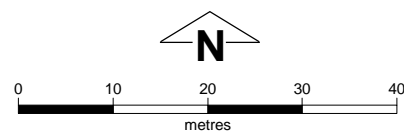
Oracle reference no: 2926

File number: 833/02/01/0072P V

Version number: 4



Date: 7/05/2019
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 1096-2018-1







**South East and South West Districts Omnibus No. 3
Proposed Minor Amendment
as modified**

29 May 2019

Proposal 15

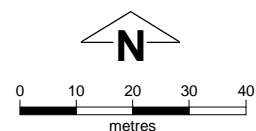
Proposed Amendment:

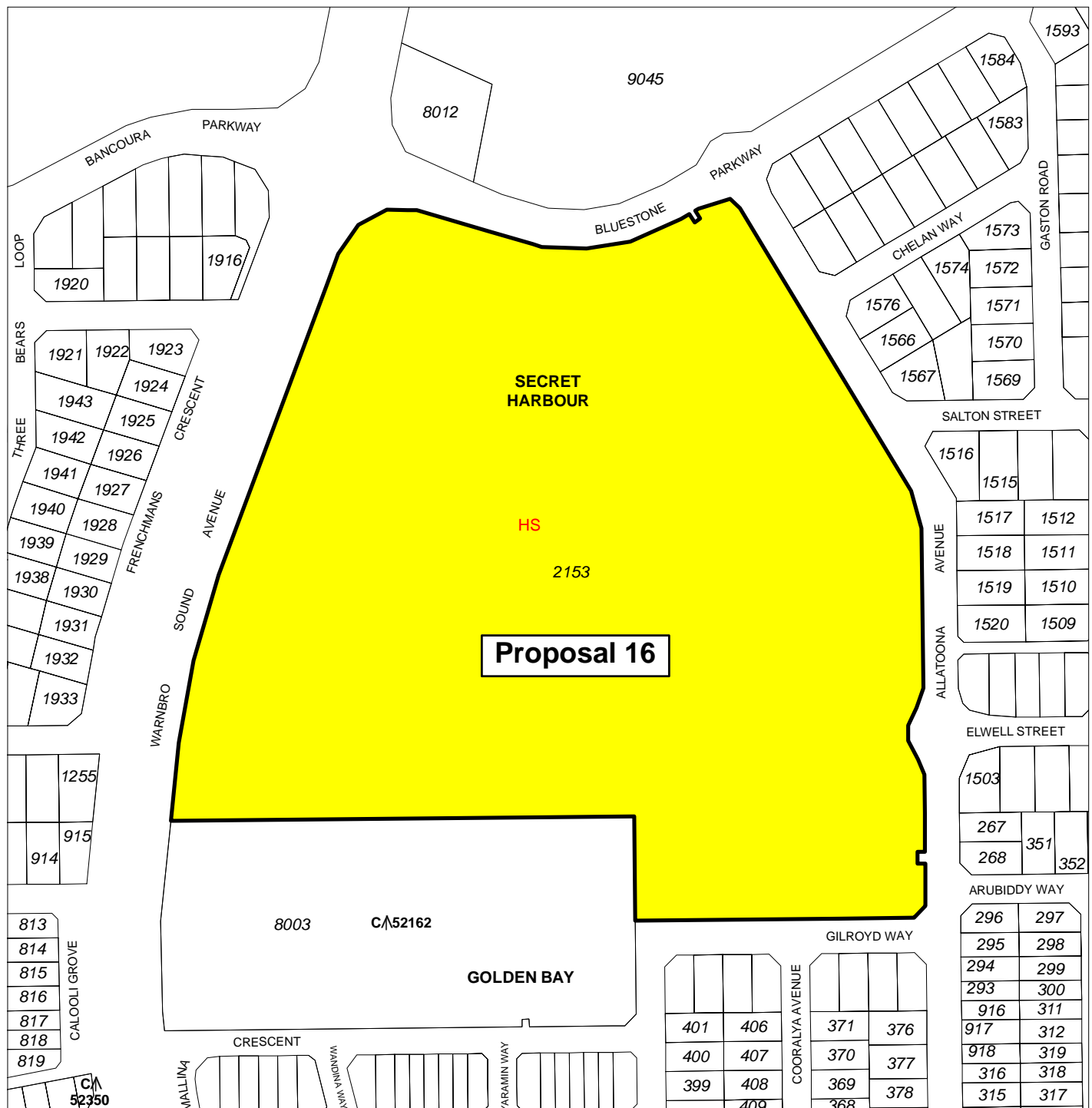
-  Parks and recreation reservation
-  Urban zone

Oracle reference no: 2926
File number: 833/02/01/0072P V
Version number: 4



Date: 7/05/2019
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 1096-2018-1

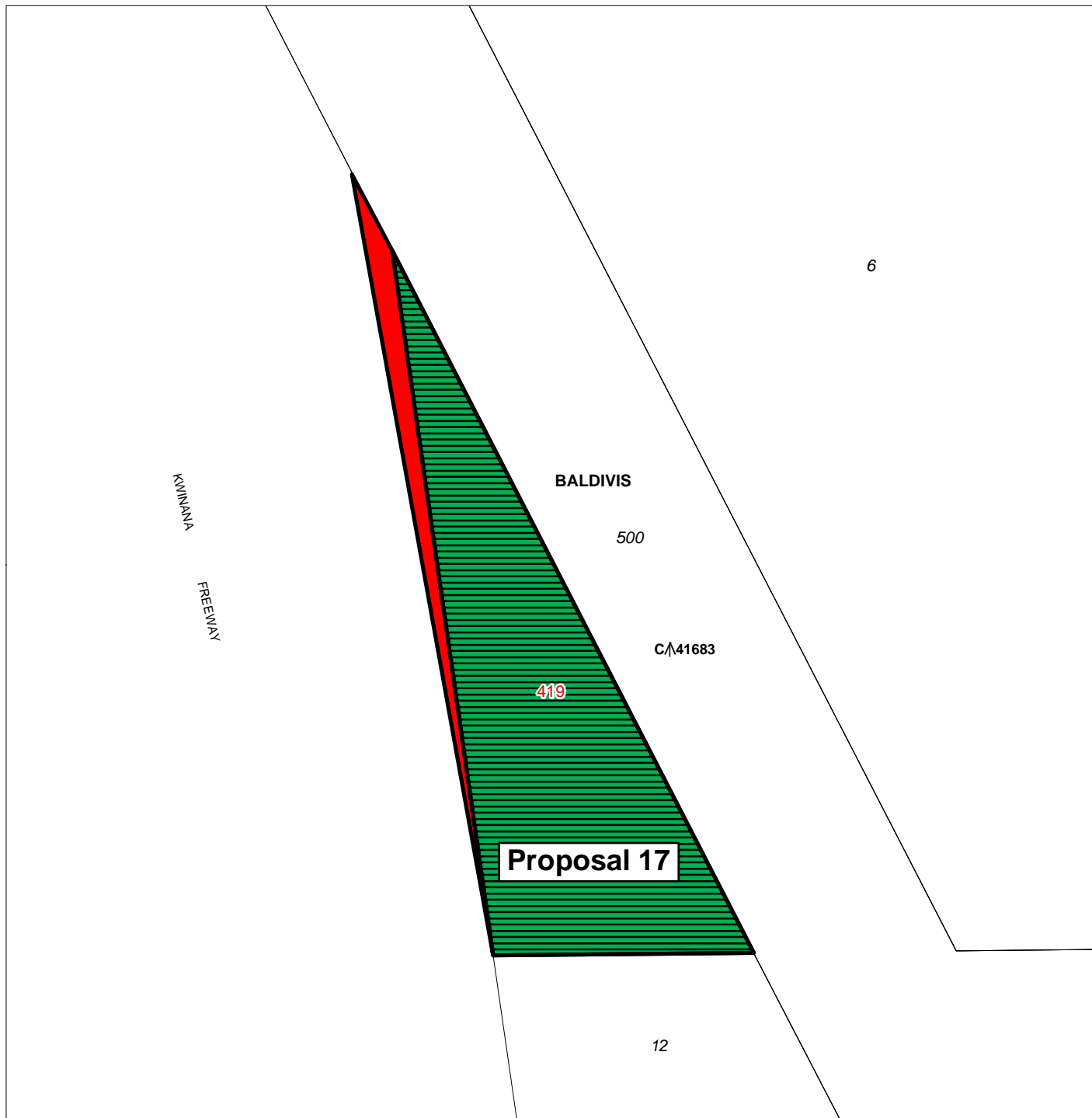




Proposed Amendment:

Oracle reference no: 2926
File number: 833/02/01/0072P V
Version number: 4

Date: 7/05/2019
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 1096-2018-1




**South East and South West Districts Omnibus No. 3
Proposed Minor Amendment
as modified**

29 May 2019


Proposal 17

Proposed Amendment:

 Parks and recreation reservation

 Primary regional roads reservation

Notice of Delegation

 (Site No 419) Bush Forever area addition

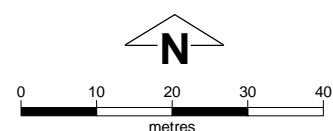
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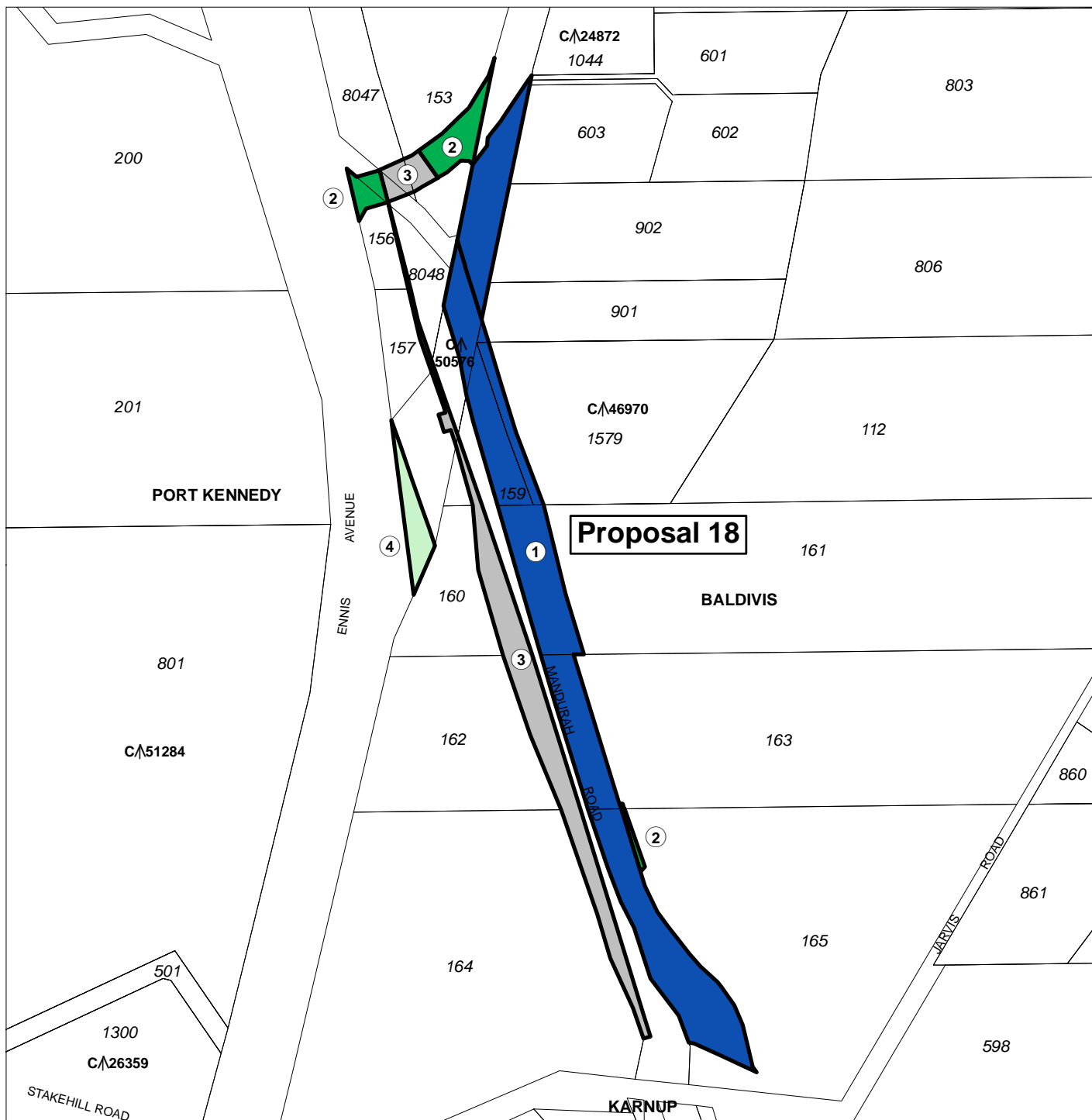
File number: 833/02/01/0072P V

Version number: 4



Date: 7/05/2019
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 1096-2018-1





South East and South West Districts Omnibus No. 3 Proposed Minor Amendment as modified

29 May 2019

Proposal 18

Proposed Amendment:

- 1 Other regional roads reservation
- 2 Parks and recreation reservation
- 3 Railways reservation
- 4 Rural zone

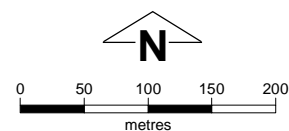
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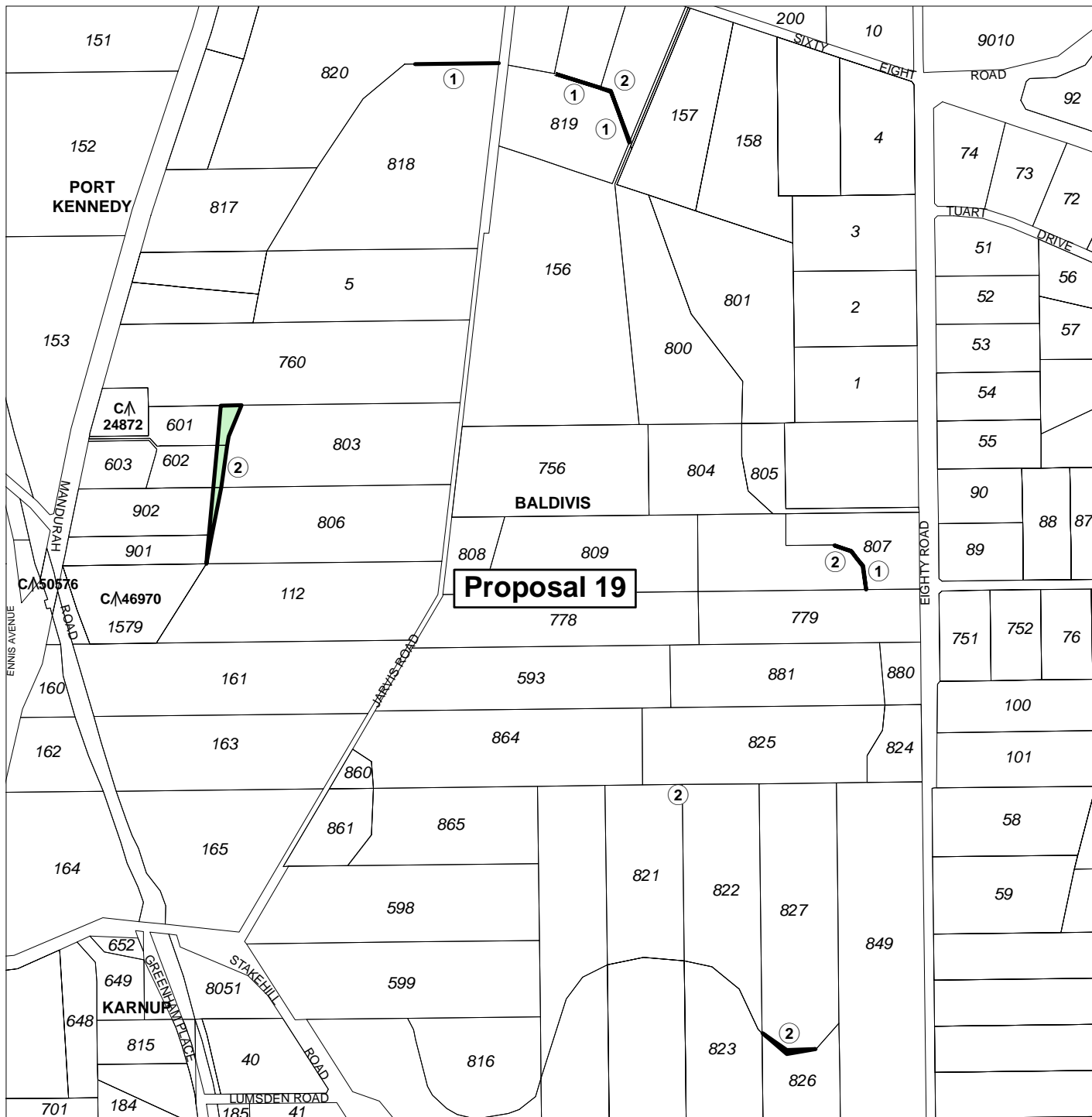
File number: 833/02/01/0072P V

Version number: 4



Date: 7/05/2019
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 1096-2018-1





South East and South West Districts Omnibus No. 3 Proposed Minor Amendment as modified

29 May 2019

Proposal 19

Proposed Amendment:

- 1 Parks and recreation reservation
- 2 Rural zone

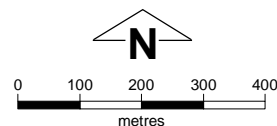
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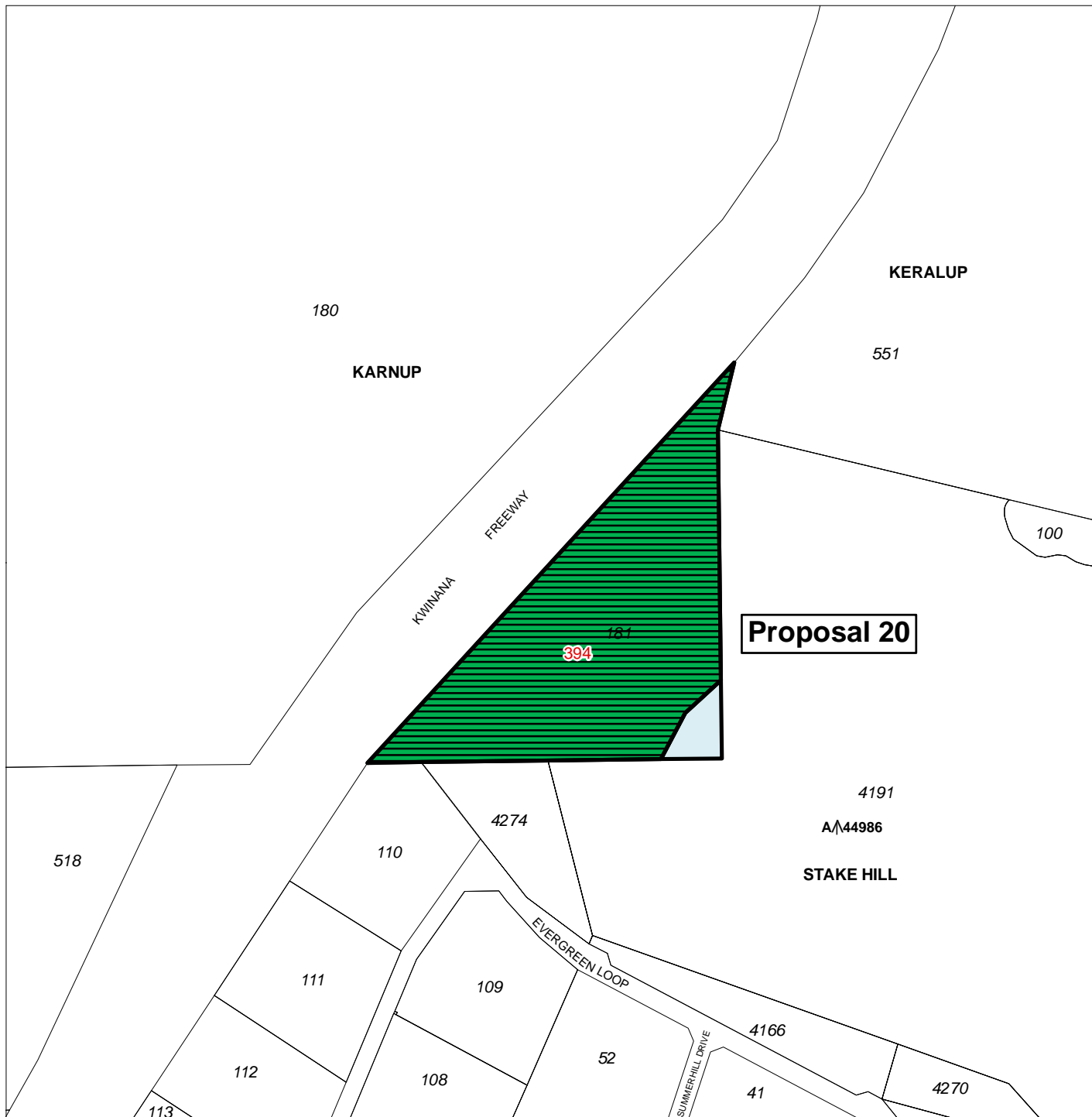
File number: 833/02/01/0072P V

Version number: 4



Date: 7/05/2019
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 1096-2018-1






**South East and South West Districts Omnibus No. 3
Proposed Minor Amendment
as modified**

29 May 2019


Proposal 20

Proposed Amendment:

 Parks and recreation reservation

 Waterways reservation

Notice of Delegation

 (Site No 394) Bush Forever area addition

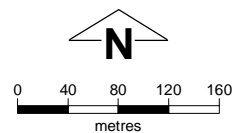
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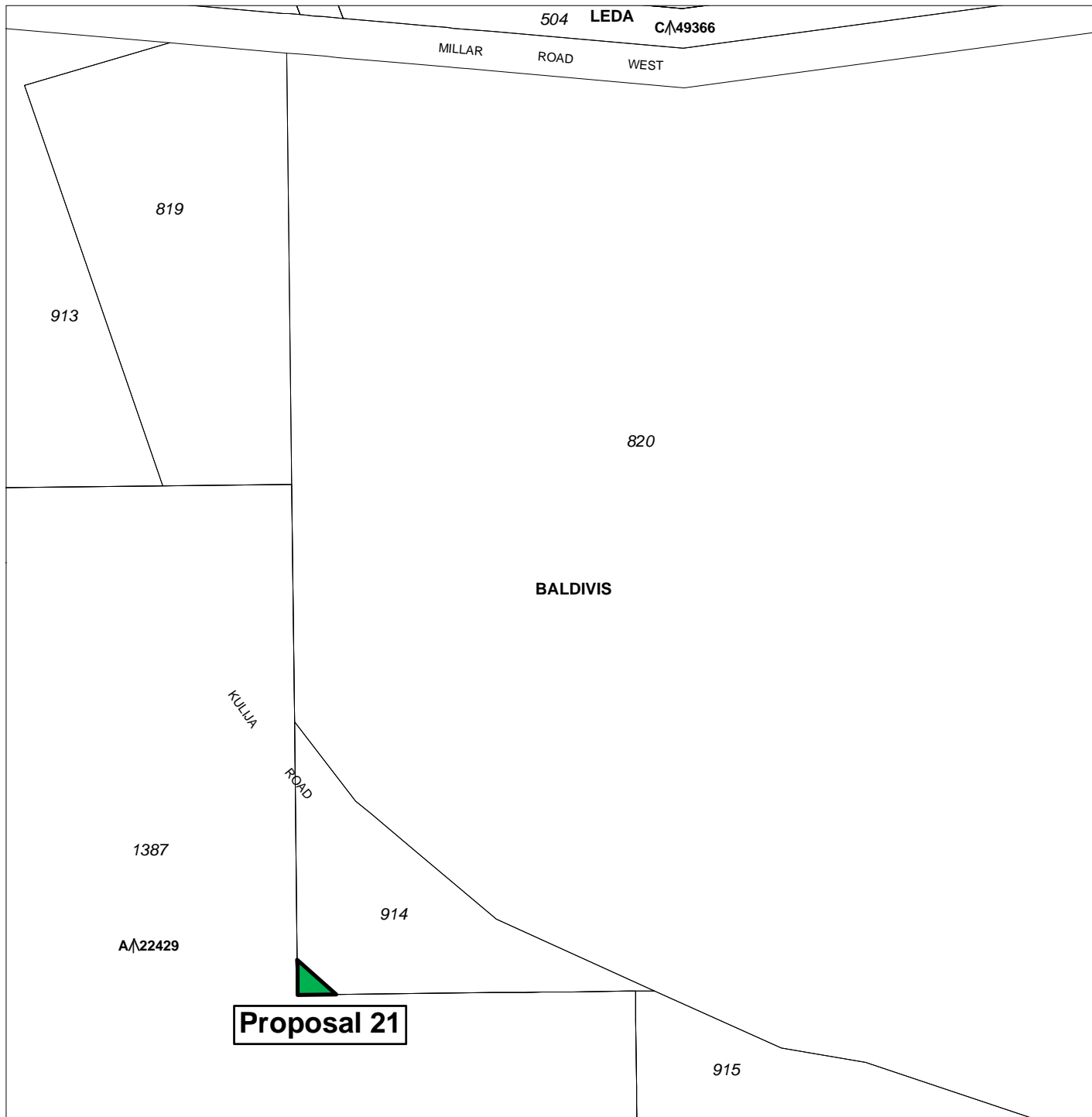
File number: 833/02/01/0072P V

Version number: 4



Date: 7/05/2019
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 1096-2018-1






**South East and South West Districts Omnibus No. 3
Proposed Minor Amendment
as modified**

29 May 2019

Proposal 21

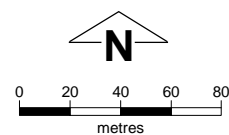
Proposed Amendment:

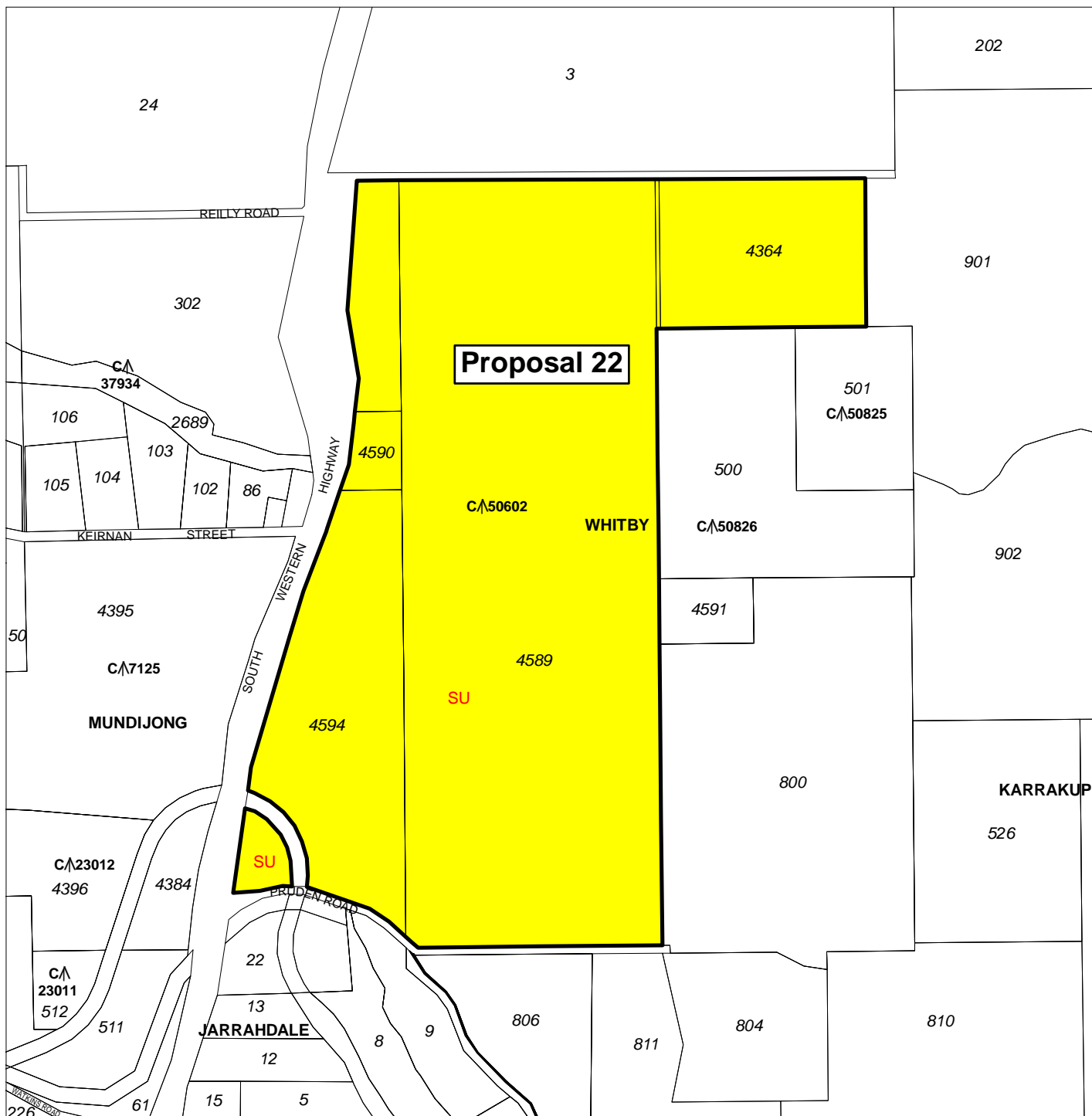
 Parks and recreation reservation

Oracle reference no: 2926

File number: 833/02/01/0072P V

Version number: 4






South East and South West Districts Omnibus No. 3 Proposed Minor Amendment as modified

29 May 2019

Proposal 22

Proposed Amendment:

 **SU** Public purposes reservation - special uses

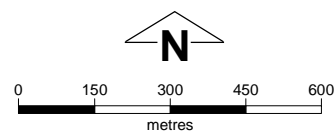
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File number: 833/02/01/0072P V

Version number: 4



Date: 7/05/2019
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 1096-2018-1



Appendix 1

List of detail plans as advertised

South East and South West Districts Omnibus 3

Proposed Minor Amendment

Amendment 1343/57

as advertised

Amending Plan 1.7755

Detail Plans

Proposals 6 - 11 1.6535, 1.6558, 1.6580, 1.6582, 1.6598

Amending Plan 1.7756

Detail Plans

Proposals 1, 4, 12, 13 1.6476, 1.6507, 1.6510, 1.6519, 1.6520, 1.6523, 1.6621

Amending Plan 1.7757

Detail Plans

Proposals 2, 3, 5 1.6568, 1.6571, 1.6714

Amending Plan 1.7758

Detail Plans

Proposal 14 ,15, 17, 21 1.6794, 1.6795, 1.6823, 1.6886, 1.6892

Amending Plan 1.7759

Detail Plans

Proposal 22 1.6816, 1.6817, 1.6833, 1.6849, 1.6850

Amending Plan 1.7760

Detail Plans

Proposal 16, 18, 19, 20 1.6920, 1.6921, 1.6938, 1.6939, 1.6945, 1.6970, 1.6983, 1.7211

Appendix 2

List of detail plans as modified

South East and South West Districts Omnibus 3

Proposed Minor Amendment

Amendment 1343/57

as modified

Amendment Plan 1.7755

Detail Plans

Proposals 6 - 11 1.6535, 1.6558, 1.6580, 1.6582, 1.6598

Amendment Plan 1.7756/1

Detail Plans

Proposals 1, 13 1.6507, 1.6519, 1.6520, 1.6621

Amendment Plan 1.7757

Detail Plans

Proposals 2, 3, 5 1.6568, 1.6571, 1.6714

Amendment Plan 1.7758

Detail Plan

Proposal 14 ,15, 17, 21 1.6794, 1.6795, 1.6823, 1.6886, 1.6892

Amendment Plan 1.7759

Detail Plans

Proposal 22 1.6816, 1.6817, 1.6833, 1.6849, 1.6850

Amendment Plan 1.7760

Detail Plans

Proposal 16, 18, 19, 20 1.6920, 1.6921, 1.6938, 1.6939, 1.6945, 1.6970, 1.6983, 1.7211

Submissions

Submission 1

Response ID ANON-UJ5R-86C4-B

Submitted to Metropolitan Region Scheme Minor Amendment 1343/57 - South East and South West Districts Omnibus 3
Submitted on 2018-09-21 16:42:23

Introduction

1 What is your first name?

First name:

Gemma

2 What is your surname?

surname:

Chenik (nee Bentley)

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

No

4 What is your email address?

Email:

snow_white@inet.net.au

5 What is your address?

address:

166 Lincoln Street
Highgate WA 6003

6 Contact phone number:

phone number:

+61412460800

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

Support

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

Dear Secretary

My husband, David Chenik, and I are the owners of Lot 11 on Plan 17804, Godwit Retreat, which is the land the subject of Proposal 5. We are also the owners of Lots 12-14, which neighbour Lot 11.

We strongly support the proposal.

This land is already cleared land (and has been for many decades). Its current zoning is unduly restrictive and is not justified based on the characteristics of the land.

We believe that this proposal will appropriately make the zoning of this lot consistent with surrounding lots which share the same rural land values.

Kind regards,

Gemma and David Chenik

File upload:

No file was uploaded

Development
Services

629 Newcastle Street
Leederville WA 6007

PO Box 100
Leederville WA 6902

T (08) 9420 2099
F (08) 9420 3193



Your Ref: 833-2-1-72Pt 1(RLS/0755)
Our Ref: JT1 2009 12982 V01 - MRS357230
Enquiries: Ross Crockett
Direct Tel: 9420 2013

11th October 2018

**Western Australian Planning Commission
LOCKED BAG 2506
PERTH W.A. 6001**

Attention of: **Katina Marchbank**

Department of Planning, Lands and Heritage Received	
Scanned	16 OCT 2018
Attachments	A 9861781
Scan QA	
Doc No	RLS/0769
File No	

S. RADLEY

Re: W.A.P.C. MRS Amendment 1343/57 SE & SW Districts Omnibus 3

Thank you for your letter dated 17th September 2018. The Water Corporation offers the following comments in regard to this proposal.

The following comments are provided regarding individual amendment proposals. The remaining proposals do not appear to give rise to any Water Corporation servicing issues.

Proposal 4: The Water Corporation has an easement traversing the northern part of this site (See attached Plan), which contains a 1,400mm diameter water trunk main. The City's development plans for the proposed depot will need to address the protection of the trunk main and any buildings and structures may need to be set back from the edge of the pipe easement. In this regard, the City should be advised to access the Water Corporation's technical guidelines for working near major pipe assets at the following link on the Corporation's website:

<https://www.watercorporation.com.au/-/media/files/builders-and-developers/working-near-assets/technical-guidelines-working-near-our-assets.pdf>

Proposal 6: The proposed enlargement of the former Lot 500 will leave the existing water main in Cockburn Road on a nonstandard alignment. There are no dimensions shown on the proposal therefore it is not possible to determine if this is critical. (See attached Plan)

Proposal 8: The Water Corporation has a 900mm diameter steel wastewater pressure main that traverses the western part of the site, being a former road reserve. Also a 800mm and 1400mm steel water mains travers this site. The alignment of these pipes are currently unsecured. **The Water Corporation requires ongoing access to this infrastructure for operational and maintenance purposes and the Bush Forever designation will negate this ability.** (See attached Plan)

Proposal 22: The Water Corporation has minor water reticulation mains on this site however they are associated with a summit tank that provides a water service to this site.

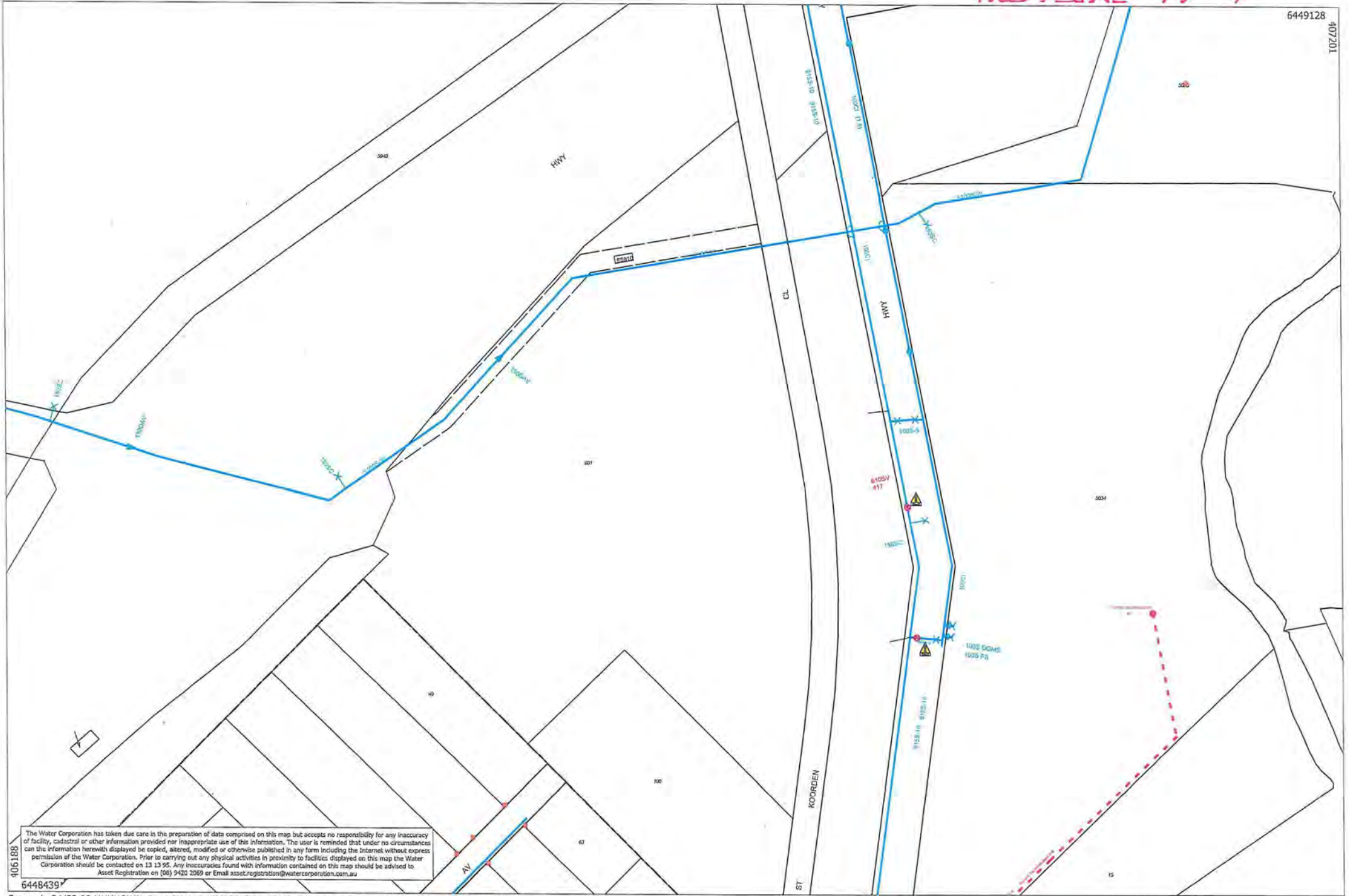
Should you have any queries or require further clarification on any of the above issues, please do not hesitate to contact the Enquiries Officer.

Ross Crockett
Development Planner
Land Planning
Assets Planning Group

4102 PASAL N-4

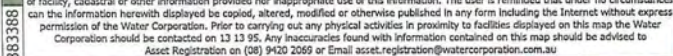
6449128

407201



The Water Corporation has taken due care in the preparation of data comprised on this map but accepts no responsibility for any inaccuracy of facility, cadastral or other information provided nor inappropriate use of this information. The user is reminded that under no circumstances can the information herewith displayed be copied, altered, modified or otherwise published in any form including the Internet without express permission of the Water Corporation. Prior to carrying out any physical activities in proximity to facilities displayed on this map the Water Corporation should be contacted on 13 13 95. Any inaccuracies found with information contained on this map should be advised to Asset Registration on (08) 9420 2069 or Email asset.registration@watercorporation.com.au

6446607 383658



883388



PROPOSAL N° 22

6428097

409530

REFER JT1-2006-15203-V01
FOR LPS PLANNING

REFER JT1-2006-15203-V01
FOR LPS PLANNING

JT1-2006-15203-V01
FOR LPS PLANNING

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405595

6425424



Government of Western Australia
Department of Education

Submission 3

Your ref : 833-2-1-72
Our ref : (RLS/0755)
Enquiries : D18/0437222

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

Department of Planning, Lands and Heritage Received	
Scanned	10 OCT 2018
Attachments	A9855158
Scan QA	
Doc No.	RLS/0769
File No.	

Dear Ms Fagan

Proposed MRS Amendment 1343/57 – South East and South West Districts Omnibus 3

Thank you for your letter dated 17 September 2018 regarding the proposed MRS Amendment for the South East and South West Districts Omnibus 3.

The Department of Education has reviewed the document and makes the comment that in regard to the City of Rockingham Proposal 16 it agrees with the proposal to amend from the Urban zone to Public Purposes - High School reservation for the Comet Bay College.

The Department advises that it has no objection to all the other proposals within the amendment.

Yours sincerely

STEPHEN MULDOON
SENIOR CONSULTANT
ASSET PLANNING and SERVICES

4 October 2018



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

Your ref: 833-2-1-72 Pt 1(RLS/0755)
Our ref: J0820/201701
Enquiries: simone.soliman@jtsi.wa.gov.au
Phone: 9222 0476

Ms Sam Fagan
Secretary
Western Australian Planning Commission
140 William Street
PERTH WA 6000

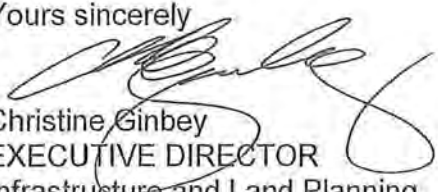
Dear Ms Sam Fagan

Thank you for providing the Department of Jobs, Tourism, Science and Innovation with the opportunity to comment on the Metropolitan Region Scheme Proposed Amendment 1343/57 South East and South West Districts Omnibus 3.

The Department has reviewed the Amendment and has no comments to provide.

Should you wish to discuss this further, please contact Simone Soliman, Project Officer on 9222 0476.

Yours sincerely



Christine Ginbey
EXECUTIVE DIRECTOR
Infrastructure and Land Planning

4 October 2018

Section 57 Amendment (Minor)

Form 57

Submission

Metropolitan Region Scheme Amendment

South East and South West Districts Omnibus 3

Department of Planning,
Lands and Heritage
Received

Scanned
Attachments
Scan QA

15 OCT 2018

A 9860174

Doc No
File No

1343/57 RIS/0769

S. RADLEY

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

Submission 5

RLS/0769

Title (Mr, Mrs, Miss, Ms) Mr First Name Julian
Surname Donaldson (PLEASE PRINT CLEARLY)
Address 4 Havelock St West Perth Postcode 6005
Contact phone number 9321 6088 Email address trust@ntwa.com.au

Submissions may 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:

Proposal 22 - Reserve 50602

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

The National Trust of Western Australia
is ~~the~~ fully supportive of the proposal to
transfer Reserve 50602 from
'Public Purposes - Hospital reservation and
Rural zone' to 'Public Purposes - Special
Uses.

turn over to complete your submission

[illegible]

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

Signature Julian Scordato Date 11.10.18

Contacts: Tel - (08) 6551 8002 Fax - (08) 6551 9001 Email - mrs@planning.wa.gov.au Website - <http://www.planning.wa.gov.au/public-comment>

Response ID ANON-UJ5R-86CR-9

Submitted to **Metropolitan Region Scheme Minor Amendment 1343/57 - South East and South West Districts Omnibus 3**
Submitted on **2018-10-29 11:28:26**

Introduction

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

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

Yes

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Support

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

ATCO Gas Australia Pty Ltd owns and operates below ground gas mains and gas infrastructure predominantly located within road reserves. In the 22 locations proposed within Amendment 1343/57 ATCO has no objection to these areas identified, being amended as part of the South East and South West Districts Omnibus 3.

File upload:

C:\Users\Fsnellin\Desktop\LM18427_MRS Amendment 1343_57 South East and South West Districts Omnibus 3 Final.xlsx was uploaded

Proposal	Property ID	Suburb	Shire	Comment
1	Lot 8 Armadale Rd	Forrestdale	City of Armadale	No objection
2	Reserve 47884	Roleystone/Karragullen	City of Armadale	No objection
3	Lot 820 Old Coach Place	Roleystone	City of Armadale	No objection
4	Lot 801 Corfield street	Champion Lakes	City of Armadale	No objection
5	Lot 11 Godwit Retreat	Bedforddale	City of Armadale	No objection
6	Part of Lot 1512 (former Lot 500)	Coogee	City of Cockburn	No objection
7	Ptn of Lot 9510 Barnong Lookout	Beeliar	City of Cockburn	No objection
8	Reserve 49561 and ptn of unmade road reserve	Success	City of Cockburn	No objection
9	Poletti Road and adj road widenings	Cockburn Central	City of Cockburn	No objection
10	Ptn of Lot 147 Hammond Road and a ptn of Hammond Road road reserve	Cockburn Central	City of Cockburn	No objection
11	Ptns of Lots 501 and 502 Kiesey Street	North Coogee	City of Cockburn	No objection
12	Ptn of Lot 4 and Lot 105 Albany Hwy	Gosnells	City of Gosnells	No objection
13	Warton Road Other Regional Roads reservation	Canning Vale/Southern River	City of Gosnells	No objection
14	Ptn of Lot 545 Charing Cross and ptn of land adj to Lots 543 and 544 Chiswick Parade	Wellard	City of Kwinana	No objection
15	Ptn of Reserve 51792 and ptns of adj Lots 9002, 9003, 9026 and 8002	Wellard	City of Kwinana	No objection
16	Comet Bay College-Lot 2153 Allatoona Ave	Secret Harbour	City of Rockingham	No objection
17	Lot 500 adj Kwinana Fwy and ptn of Lot 310	Baldivis	City of Rockingham	No objection
18	Various Lots Ennis Ave, Mandurah Rd and Perth Mandurah Railway.	Port Kennedy/Baldivis	City of Rockingham	No objection
19	Various Lots Stakehill Swamp Reserve.	Baldivis	City of Rockingham	No objection
20	Lot 181 adj to Kwinana Fwy	Karnup	City of Rockingham	No objection
21	Lot 821 Millar Road	Baldivis	City of Rockingham	No objection
22	Reserve 50602	Whitby	Shire of Serpentine-Jarrahdale	No objection



2120 Albany Highway Gosnells WA 6110
Mail to: PO Box 662 Gosnells WA 6990

12 November 2018

Department of Planning, Lands and Heritage Received	
16 NOV 2018	<input type="checkbox"/>
Attachments	<input type="checkbox"/>
Scan QA	<input type="checkbox"/>
Doc No.	<input type="checkbox"/>
File No.	

T
F
E
W
ABN

08 9397 3000
08 9397 3333
council@gosnells.wa.gov.au
www.gosnells.wa.gov.au
18 374 412 891

RLS/0-769

D. CADDY

Mr David Caddy, Chairman
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6000

Our Ref: 5522384
Enquiries: Chris Terelinck
9396 3151

Dear Sir

Submission - Proposed Metropolitan Region Scheme Omnibus Amendment 1343/57

This submission is prepared in response to proposal 4 of the MRS amendment. The City of Gosnells is a party significantly affected by the proposed MRS amendment for Lot 801 Koorden Close Kelmscott. The City fully supports the State Government's decision to allow the City to use Lot 801 as its future depot site, which is in keeping with the intention of the proposed Amendment.

The City also wishes to make a deputation on the Amendment at a time when it will be considered by the Western Australian Planning Commission.

The amendment forms part of a planning strategy that will, when delivered, achieve a number of development outcomes that are consistent with State Government policy directions, and planning aspirations. The outcomes relate, in particular, to delivering on the commitments of the Metronet program, and established Transit Oriented Development (TOD) principles.

The Big Picture

The City of Gosnells is a large local government, serving over 125,000 residents, and growing. The City's existing works depot in the Maddington Town Centre is old, poorly located, and constrained by its land configuration and lot size. The current depot abuts the rail line with the Maddington rail station on one of its boundaries. The existing depot site represents a prime opportunity for redevelopment based on TOD, and Metronet principles. Planning is well advanced to facilitate such development in the future, however one of the key issues stopping progress is the availability of a suitable alternate depot site.

The City has attempted to secure a suitable site for a new depot for many years, without success. Other proposed sites that have been investigated are substantially constrained by environmental or physical site conditions, or are made unviable by the lack of vehicle accessibility to the regional road network.

In recognition of the City's current depot being a fundamental constraint to the creation of a TOD site at the Maddington Town Centre, in around 2015, officers of the now Department of Planning, Lands and Heritage suggested Lot 801 Koorden Close as a new depot site. The Koorden Close location will allow the City's depot to move which will, in turn, open up the Maddington Town Centre so that its potential as a TOD opportunity can be fulfilled.

Lot 801 Koorden Close

Using Lot 801 for the City's depot offers the following direct benefits:

- Utilisation of land that is currently unused.
- Ample size for a depot facility.
- Excellent potential for the management of site constraints by a responsible public authority.
- Responsive site planning that can accommodate several significant easements on Lot 801.
- Ease of vehicle access to local and regional road networks from the Koorden Close/Corfield Street roundabout.
- Appropriate use of land that is affected by traffic noise from the adjoining Tonkin Highway and rail line.
- Potential for closure or contingent management of Koorden Close.

Lot 801 has remained vacant for a significant period of time. Portions of the land are utilised as a sump serving the drainage network for the Tonkin Highway, and to accommodate Western Power service easements. The land is unkempt, and is a maintenance burden for any responsible authority in its current state. The adjacent road, Koorden Close, is a dead end and does not front any active land uses. The road, and adjoining verges are understood to have become a venue for rubbish dumping and potentially other unsocial activities.

The depot proposal for Lot 801 would provide an active land use fronting Koorden Close, and could be integrated with the potential reuse or management of the road reserve to negate dumping.

Based on advice from Departmental Officers, the City of Gosnells has commenced preliminary planning for the site including detailed environmental investigations. Approximately 4 ha will be required for the depot facility (subject to detailed design). With a land area of almost 7ha, Lot 801 offers significant opportunity for appropriate protection of portions of the land, with an ample area remaining for the design of a high standard new depot complex.

The depot proposal will also include a significant component of planting and revegetation along the road verges, to complement the facility and to provide an attractive entry statement at the border of the Cities of Armadale and Gosnells. The depot's "landscaped façade" will also be designed to protect and enhance residual environmental values on the land.

The notional preferred development scenario would include vehicle access to the depot from Koorden Close. This option provides the advantages of:

- Obtaining better utilisation of the existing Koorden/Corfield Street roundabout than currently occurs.
- Avoiding additional Corfield Street access.
- Providing for a continuous landscape treatment along the highly visible Corfield Street façade.

It is anticipated that the depot buildings would be of high quality, and would front the roundabout intersection. The City of Gosnells has a well-established track record of delivering award winning facilities, both from a design and sustainability viewpoint. This includes delivery of the first six star Green Star public building in WA. This project will be undertaken in a similar manner.

Detailed concerns regarding land management, design, access, and site planning can all be resolved as this project matures. The preliminary investigations that have been undertaken to support the MRS amendment are more than sufficient to support the progression of this important project.

In summary, the proposed development of Lot 801 for the City of Gosnells depot would meet a number of significant planning objectives for the State Government, such as Metronet and TOD delivery; it would improve this site immeasurably; and it would address key operational needs of the City of Gosnells.

For the above reasons, the City seeks the support of the WAPC for this amendment to progress.

Yours faithfully



Ian Cowie PSM
Chief Executive Officer

2120 Albany Highway Gosnells WA 6110
Mail to: PO Box 662 Gosnells WA 6990

T 08 9397 3000
F 08 9397 3333
E council@gosnells.wa.gov.au
W www.gosnells.wa.gov.au
ABN 18 374 412 891

15 November 2018

Western Australian Planning Commission
Locked Bag 2506
Perth WA

Your Reference: 833-2-1-72Pt1
(RLS/0755)
Our Reference: 5451432
Enquiries: Brad Gleeson
93973160

Attention: Katina Marchbank

Dear Madam

**Metropolitan Region Scheme Amendment 1343/57
South East and South West Omnibus 3**

I refer to your letter dated 17 September 2018 regarding the above. The City of Gosnells (City) provides the following comments:

Proposal 4 Koorden Close, Kelmscott

The City in a separate letter dated 12 November 2018 has lodged a submission relating to Proposal 4.

Proposal 12 Centennial Pioneer Park, Gosnells

Council undertook detailed planning for the revitalisation of the Gosnells Town Centre nearly twenty years ago. The adopted concept plan modified the urban structure of the town centre by creating two new roads (Main Street and Federation Parade).

A copy of the Gosnells Town Centre concept plan is shown in Attachment 1.

Federation Parade is a new link road along the edge of Centennial Pioneer Park that improves traffic circulation and creates a new frontage to the Canning River. The first stage of this road was constructed between Main Street and Dorothy Street.

The second stage of this road is planned to extend northwards from Main Street, adjacent to the loading area of the Coles supermarket and residential units and linking up with Albany Highway. The City has no plans to construct this road in the short term and further detailed planning and community consultation is required before any works commence.

The future road alignment is located on land zoned District Centre in Town Planning Scheme No. 6.

The rezoning of this land to Parks and Recreation is not supported as it is likely to restrict the Council's ability to construct this road in the future. It is recommended that the land remain zoned Urban in the Metropolitan Region Scheme.

Proposal 13 Warton Road

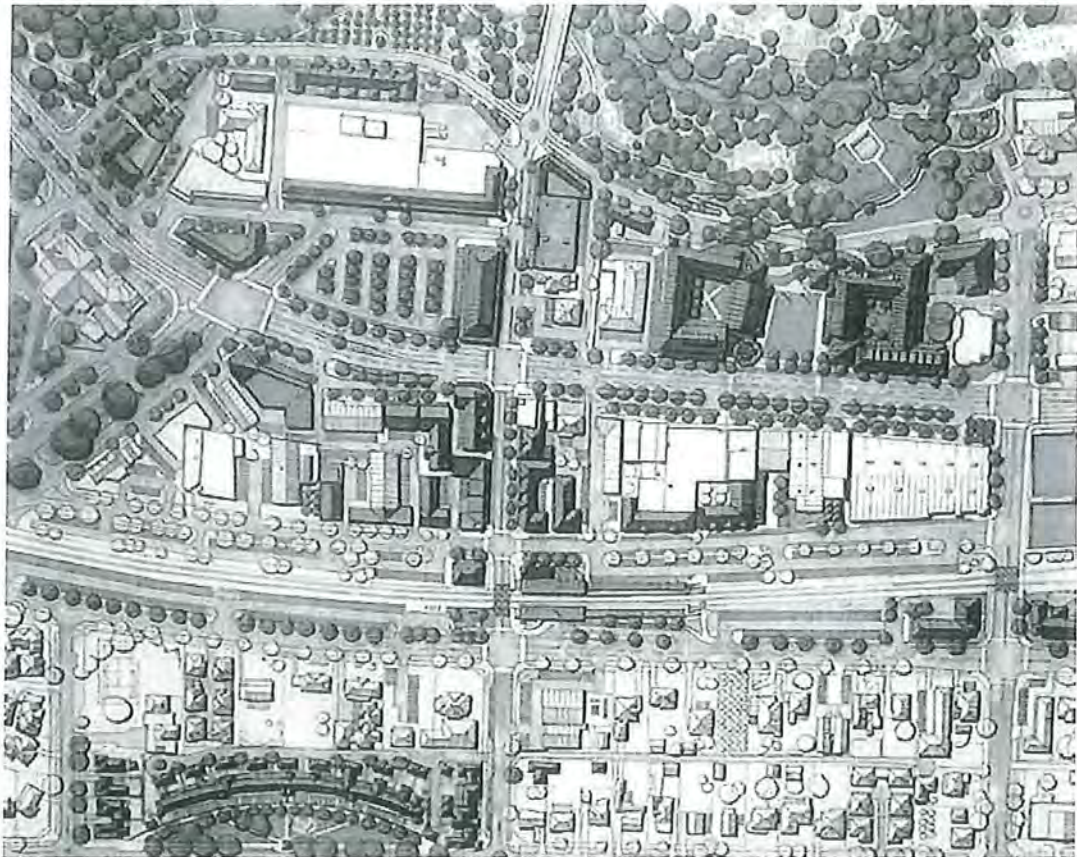
Supported.

If you have any further enquires please do not hesitate to contact the undersigned.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Brad Gleeson', with a large, stylized loop at the end.

Brad Gleeson
Senior Planning Advisor



Attachment 1 – Gosnells Town Centre Concept Plan

Dr. Tony Buti MLA

B.P.E (Hons), Dip Ed, M.I.R., L.L.B (Hons), D.Phil.

Member for Armadale



Ms R Saffioti
Minister for Planning

Minister.saffioti@dpc.wa.gov.au

Dear Minister

RE: WA Planning Commission MRS Amendment 1343/57.

I write in support of an objection by the City of Armadale to a proposal from the City of Gosnells to use a portion of Lot 801 Corfield Street and Koorden Close for its municipal operations work depot.

I also support having this site vested in the City of Armadale. If successful the City of Armadale would undertake to transform the existing wetland and remnant vegetation into a significant parkland which will serve future residents of planned developments in the vicinity.

The site is visible from the Tonkin Highway, adjacent roads and a major cycling route and as such should be enhanced to a standard that befits the gateway into any city. A works depot or any other industrial style application will not improve the amenity of the area.

I urge you to give the City of Armadale every consideration in their endeavour to develop this site into a significant entry statement to the Armadale area.

Yours sincerely



**DR TONY BUTI MLA
MEMBER FOR ARMDALE**

14 November 2018



Submission 9

Response ID ANON-UJ5R-86CH-Y

Submitted to Metropolitan Region Scheme Minor Amendment 1343/57 - South East and South West Districts Omnibus 3

Submitted on 2018-11-12 13:38:17

Introduction

1 What is your first name?

First name:

Gemma

2 What is your surname?

surname:

Capone

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

No

4 What is your email address?

Email:

gem.capone@inet.net.au

5 What is your address?

address:

15/1 Forrest Street

Fremantle WA 6160

6 Contact phone number:

phone number:

0409861950

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

Support

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

I am the owner of the following property, which is positively affected by the proposed changes:

Lot 501, No.2 Kiesey Street, Coogee

I am therefore in total support of the change of zoning from "Main Roads" to "Urban", as this should have been done when the subdivision occurred and the new title was issued...

Thank you for correcting the issue for me!

File upload:

No file was uploaded

Response ID ANON-UJ5R-86CF-W

Submitted to Metropolitan Region Scheme Minor Amendment 1343/57 - South East and South West Districts Omnibus 3
Submitted on 2018-11-23 15:08:59

Introduction

1 What is your first name?

First name:
City

2 What is your surname?

surname:
of Armadale

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

No

4 What is your email address?

Email:
jrobinson@armadale.wa.gov.au

5 What is your address?

address:
Locked Bag 2 Armadale WA 6992

6 Contact phone number:

phone number:
9394 5138

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

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

File upload:
City of Armadale Submission.pdf was uploaded

Your Ref: 833-2-1-72 Pt 1(RLS/0755)
Our Ref: MRS/1343/57; PR29299
Enquiries to: James Robinson

7 Orchard Avenue Armadale
Western Australia 6112
Locked Bag 2 Armadale
Western Australia 6992
T: (08) 9394 5000
F: (08) 9394 5184
info@armadale.wa.gov.au
www.armadale.wa.gov.au
ABN: 798 6326 9538

23 November 2018

Western Australian Planning Commission
Locked Bag 2506
Perth WA 6001

Department of Planning, Lands and Heritage Received	
Scanned	28 NOV 2018
Attachments	A 9912072
Scan QA	
Doc No.	RAS/0755
File No.	M. BABANIC

Dear Sir/Madam

***Re: Submission on Metropolitan Region Scheme Amendment 1343/57
South East and South West Districts Omnibus 3***

I refer to your letter of 17 September 2018 inviting the City of Armadale to comment on Metropolitan Region Scheme Proposed Amendment 1343/57 South East and South West Districts Omnibus 3. At its 22 October 2018 meeting Council resolved the following submission on those Omnibus Amendment sites located within the City of Armadale Local Government Area (copy of Council Resolution attached).

1. Objection to Proposal 4 – Proposal 4 proposes to transfer Lot 801 Corfield Street from the MRS Parks and Recreation Reservation to the MRS Public Purpose Reservation. The City strongly objects to Proposal 4 for the following reasons:

- i. The site is the northern gateway site to the City of Armadale and as such is of significant value to the City of Armadale to remain as a landmark Park & Recreation Reserve;
- ii. The site has a multi-purpose wetland and some remnant vegetation that Officer's report could be enhanced to a parkland setting of high amenity that would benefit the future residents of the areas north and south where urbanisation is planned;
- iii. The site is highly accessible to the public for use as a Park & Recreation Reserve being on the major cycle route of the SE corridor (Tonkin Hwy) it has numerous under and over passes already constructed for safe pedestrian/cycle access;
- iv. The site contains a multi-purpose wetland and remnant vegetation that is significant for the Commonwealth 'Endangered' (Environment Protection and Biodiversity Conservation Act 1999) and Western Australian 'Specially Protected Fauna' (Western Australian Wildlife Conservation Act 1950) the black cockatoo.

2. Request for Management Order (vesting) - At its 22 October 2018 meeting Council also resolved to seek the Management Order for the 7.5ha Parks and Recreation Reserve portion of Lot 801 Corfield Street. Lot 801 is located within the City of Armadale local government boundary and if the land is to be vested in local government, the Management Order should be in favour of the City of Armadale which is the relevant local government with administrative jurisdiction over the land.

Council also made a commitment at its 22 October 2018 meeting, to prepare a Reserve Management Plan for Lot 801 upon the Management Order being provided to the City of Armadale and which would aim to protect, repair and manage the wetland, native remnant vegetation and fauna habitat of significance to black cockatoo species.

Armadale City Council previously resolved in June 2006 (D64/6/06) to request the Management Order for Lot 801 in favour of the City of Armadale and Council has not relinquished its intention to accept the vesting of Lot 801 (copy attached). Following gazettal of MRS Amendment 1161/41 reserving the land to the Parks and Recreation Reservation, the WAPC advised the City of Armadale in a letter received on 1 September 2011 (copy attached) that the WAPC: *... would arrange for resurveying of the area to create a Crown Reserve over the P&R portion which would then be transferred to the State of Western Australia free of charge, with a Management Order in favour of the City of Armadale.* The City's reply letter to the WAPC dated 30 December 2011 agreed to accept the *Management Order* (copy attached). The City is prepared to prepare a Management Plan for the Reserve.

3. Request for deputation to WAPC: - The City of Armadale also requests the WAPC's permission to make a deputation and presentation to the WAPC in support of the City's submission that Lot 801 Corfield Street remain within the Parks and Recreation Reservation and that the objections to Proposal 4 in Amendment 1343/57 be upheld by the Commission. The City will lodge the formal application via the *Request for Deputation/Presentation to Committee Form* before the date of the WAPC meeting to be advised and will abide by the WAPC guidelines for presentations and deputations.

4. Support for proposals 1, 2, 3 and 5 - The City of Armadale also advises the WAPC that the City has no objections to proposals 1, 2, 3 and 5. The City notes that proposals 3 and 5 will need a corresponding amendment to TPS No.4 zones once the MRS proposed new zonings are gazetted as follows:

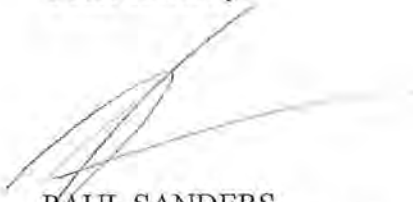
Proposal 3 - transfer of a portion of Lot 820 Old Coach Place Roleystone to the Urban zone will need a corresponding amendment to TPS No.4 once the MRS reservation is lifted. It is recommended that the TPS No.4 unzoned portion of Lot 820 Old Coach Place be included in the next Omnibus Scheme Amendment initiated for TPS No.4 to be rezoned to Residential R5 zone consistent with the balance of Lot 820.

Proposal 5 - transfer of Lot 11 Godwit Retreat Bedfordale to its original Rural zoning will need a corresponding amendment to TPS No.4 once the MRS reservation is lifted. It is recommended that the TPS No.4 unzoned Lot 11 Godwit Retreat be included in the next Omnibus Scheme Amendment initiated for TPS No.4 to be rezoned to Rural Living 10 zone consistent with adjacent lots.

In conclusion the City looks forward to the WAPC's support for Lot 801 remaining in the Parks and Recreation Reservation and deletion from MRS Amendment 1343/57 and also looks forward to the opportunity to present its views to the WAPC.

Should you require any further information please contact the undersigned on 9394 5137 or the Manager of Strategic Planning James Robinson on 9394 5138 (or email to info@armadale.wa.gov.au).

Yours sincerely



PAUL SANDERS
EXECUTIVE DIRECTOR
DEVELOPMENT SERVICES
D62/10/18

Enc.

- Council June 2006 Minutes (D64/6/06) requesting a portion of Lot 801 be vested in City
- WAPC letter requesting the CoA to accept permanent management of a portion Lot 801
- City's letter agreeing to accept the Management Order for a portion of Lot 801
- Council Resolution Meeting of 22 October 2018
- Form 57 – Submission on MRS Amendment 1343/57

Section 57 Amendment (Minor)
Form 57

Submission

Metropolitan Region Scheme Amendment 1343/57

South East and South West Districts Omnibus 3

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

OFFICE USE ONLY

SUBMISSION NUMBER

10

RLS/0769

Title: **Mr**

First Name: **PAUL**

Surname: **SANDERS (EXECUTIVE DIRECTOR DEVELOPMENT SERVICES)**

Address: **City of Armadale Locked Bag 2 Armadale Western Australia**

Postcode: **6992**

Contact phone number: **9394 5137** Email address: **info@armadale.wa.gov.au**

Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?: **No**

The following proposals are the subject of my submission:

- Proposal 4.
- Proposals 1, 2, 3 and 5.

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

Summary*: 1. The City of Armadale strongly objects to Proposal 4 which proposes to transfer Lot 801 Corfield Street from the Parks and Recreation MRS Reservation to the MRS Public Purpose Reservation for the following reasons:

- The site is the northern gateway site to the City of Armadale and as such is of significant value to the City of Armadale to remain as a landmark Park & Recreation Reserve.;
- The site has a multi-purpose wetland and some remnant vegetation that Officer's report could be enhanced to a parkland setting of high amenity that would benefit the future residents of the areas north and south where urbanisation is planned;
- The site is highly accessible to the public for use as a Park & Recreation Reserve being on the major cycle route of the SE corridor (Tonkin Hwy) it has numerous under and over passes already constructed for safe pedestrian/cycle access;
- The site contains a multi-purpose wetland and remnant vegetation that is significant for the Commonwealth 'Endangered' (Environment Protection and Biodiversity Conservation Act 1999) and Western Australian 'Specially Protected Fauna' (Western Australian Wildlife Conservation Act

1950) the black cockatoo.

2. The City requests the Management Order for the 7.5ha Parks and Recreation Reserve portion of Lot 801 Corfield Street vested in the City of Armadale.
3. The City requests WAPC permission to make a deputation and presentation to the WAPC in support of the City's objections to Proposal 4.
4. The City of Armadale has no objections to Proposals 1, 2, 3 and 5.

*Please refer to the attached formal letter detailing the City's submission.

You should be aware that:

- 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.

To be signed by person(s) making the submission

Signature  Date 23/11/2018

Note: Submissions MUST be received by the advertised closing date, being close of business (5pm) on 23 November 2018. Late submissions will NOT be considered.

Contacts: Tel - (08) 6551 8002 Fax - (08) 6551 9001 Email - mrs@planning.wa.gov.au Website - <http://www.planning.wa.gov.au/public-comment>

PART OF LOT 801 KOORDEN CLOSE / SEAFORTH AVENUE – PROPOSED AMENDMENT TO THE METROPOLITAN REGION SCHEME SEEKING A CHANGE IN RESERVATION FROM “PUBLIC PURPOSE” TO “PARKS AND RECREATION”

WARD : HERON

FILE REF : Strategic Town
Planning/Metropolitan
Region Scheme/Amendments
and Additions

DATE : 6 June 2006

REF : JR

RESPONSIBLE : PSM
MANAGER

APPLICANT : NA

LAND OWNER : Western Australian Planning
Commission (WAPC)

SUBJECT LAND : Property size 10,4832m²
Map 22.09

ZONING : Reservation for Public
MRS (MRS is
mirrored in TPS
No.4) Other Regional Roads

In Brief:-

- Lot 801 Koorden Close is a prominent site at the northern entry to the City of Armadale, which was reserved for Public Purpose to accommodate the transport infrastructure of Tonkin Highway.
- The owner, the Western Australian Planning Commission exerts no real care and maintenance over the land, which has positive landscape amenity provided by remnant native trees and vegetation.
- The Public Purpose Reservation would allow the site to be used for some future state government sponsored infrastructure use, which could possibly “blight” the prominent Tonkin Highway and Corfield Street entries to the City.
- Recommend that the reservation status of the northern part of Lot 801 Koorden Close be transferred from Public Purpose to Parks and Recreation via a forthcoming amendment to the Metropolitan Region Scheme.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

Strategic Plan – Part 6, 4.1 Implementing townscape, streetscape and parkland improvements to enhance the distinctive character of the City (the purpose and future use of the land needs to be clarified so that the parkland improvement can be actioned).

Legislation Implications

Planning and Development Act 2005
Metropolitan Region Scheme (MRS)



PLAN 1
LOT 801 CORFIELD STREET, CHAMPION LAKES

Council Policy / Local Law Implications

Nil.

Budget / Financial Implications

The management of Lot 801 Koorden Close by the WAPC is minimal, however, should control and management come to the City some costs would be incurred for the care and maintenance of the land. The control over the landscape at a strategic entry point to the City and the strategic advantage of having more control over the ultimate use of the land may however, offset such costs.

Consultation

- ❖ Department for Planning and Infrastructure (DPI);
- ❖ City of Gosnells;
- ❖ Council's Technical Services Directorate.

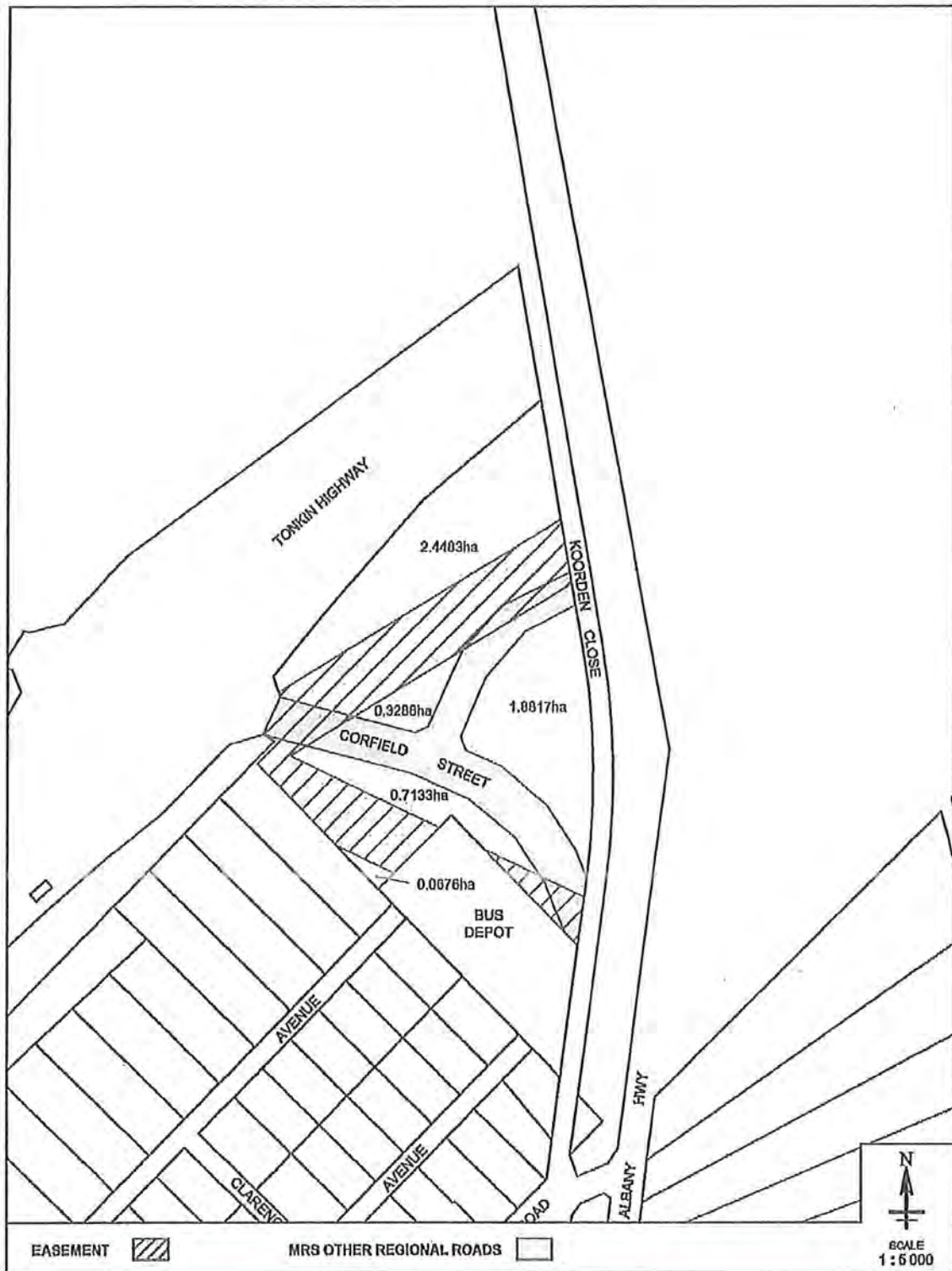
BACKGROUND

Lot 801 Koorden Close became part of the City of Armadale when the municipal boundary between the City of Gosnells and the City of Armadale was amended to the centre-line of the Tonkin Highway. This change was gazetted in January 2005. As the land is reserved under the MRS, the Public Purpose Reservation was automatically incorporated into TPS No.4.

The WAPC resumed the land which forms Lot 801 Koorden Close from the previous owner (Della Vedova) in August 1983 for the purpose of planning for a Primary Regional Road – Tonkin Highway. A portion of this land was subsequently transferred to Main Roads WA in 2001 for the construction of the highway and a further portion was reserved for an Other Regional Road for the extension of Corfield Street, which is now constructed and linking to Railway Avenue and Koorden Close at a roundabout.

Significant Western Power high voltage power lines are also located on Lot 801 Koorden Close.

The owner, the Western Australian Planning Commission, exerts no real care and maintenance over Lot 801, which is hence neglected and the positive landscape amenity provided by remnant native trees and vegetation on the land is at risk from activities such as illegal dumping, off road vehicle access, etc.



**PLAN 2 - EASEMENT AND MRS RESERVATION
LOT 801 CORFIELD STREET, WESTFIELD**

DETAILS OF PROPOSAL

The recent extension of Corfield Street under the Tonkin Highway to intersect with Railway Avenue physically severs Lot 801 Koorden Close into two separate parcels of land (Plan 1). The smaller parcel immediately abutting the Bus Depot site is approximately 1.8ha. It is proposed this smaller parcel remain as the existing MRS Public Purpose Reservation. However, Council should consider the land use potential of the balance northern parcel of Lot 801 Koorden Close with a view to recommending any desirable changes to the MRS reservation/zoning of the land.

DPI have advised that the Public Transport Authority (PTA) previously indicated an interest in Lot 801 as a possible site for expansion of their Bus Depot (Swan Transit – Southern River Depot on the adjoining Lot 100 Seaforth/Railway Avenue), which is owned by the Department for Planning and Infrastructure. However, this potential for an expansion to the Bus Depot may be able to be accommodated by the 1.8 hectare (ha) portion of Lot 801, which lies south of the Corfield Street/Railway Avenue and directly abuts the Bus Depot site.

For the balance of Lot 801 on the northern side of the Corfield Street/Railway Avenue “Other Regional Road” reservation, Council therefore needs to consider the key questions of:

- ♦ what is an appropriate future land use; and
- ♦ what level of landscape management should be applied at such an important entry point?

Council particularly needs to consider whether the current “Public Purpose” reservation, which was created when the land was part of the City of Gosnells, continues to be appropriate now that the land has become part of Armadale and the visual prominence of the site has been significantly raised by the construction of the Tonkin Highway and Corfield Street.

COMMENT

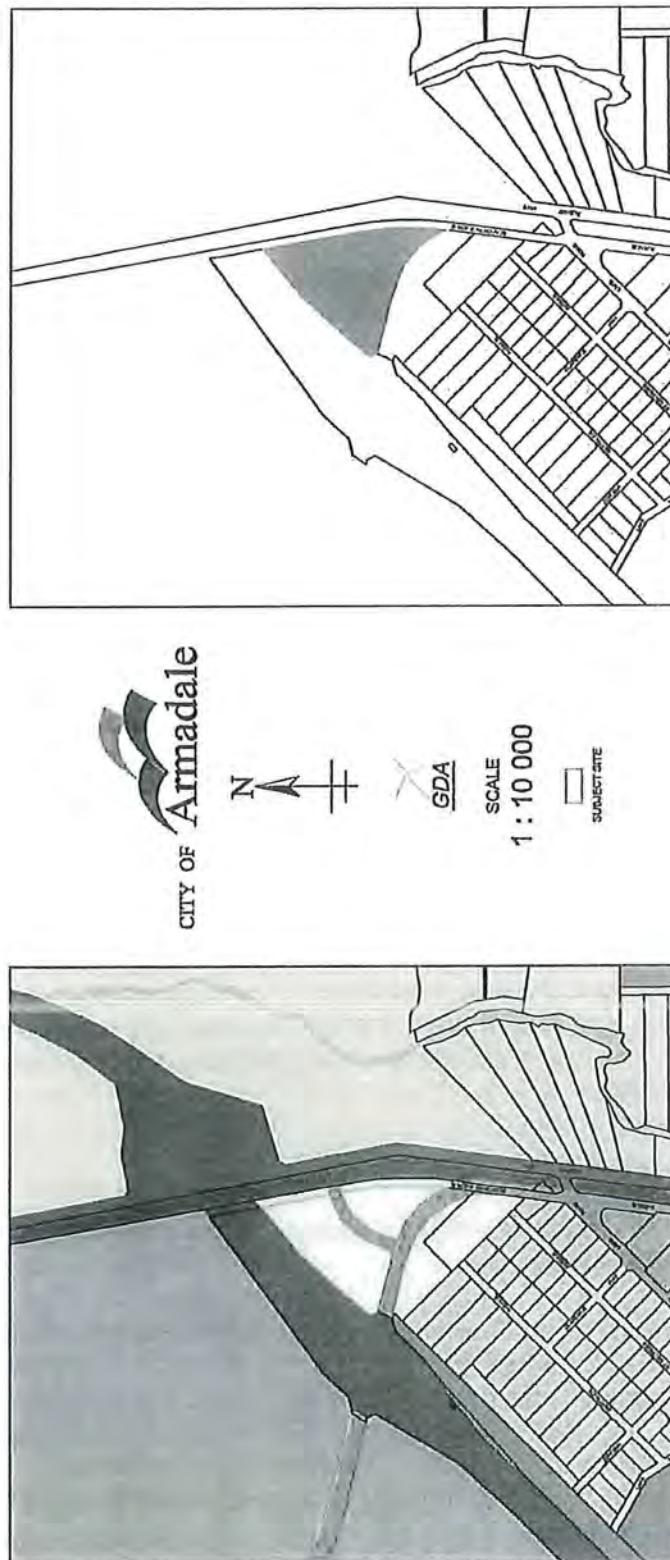
The northern part of Lot 801 is located at a quite prominent entry to the City of Armadale when travelling from locations to the north and west, particularly at the Corfield Street entry and the exit from the Tonkin Highway to Corfield Street. The site therefore has opportunities for a variety of possible land uses, however, it also has some significant constraints, which impose limitations on those opportunities.

Site Opportunities and Constraints

Opportunity to rationalise the “useable” site area by removing a spur reservation for a “blue road”, which now appears to be redundant

The MRS shows an un-constructed “spur” reservation for an Other Regional Road located on the larger parcel on the north side of Corfield Street. If this “spur” road were constructed the northern parcel would be further divided into a 4.4ha parcel and a 1.88ha parcel (Plan 1). However, as adequate linkage is now provided between Koorden Close and the Corfield Street extension by the recently constructed roundabout, this “spur” road is redundant. The land affected by the “spur” reservation for Other Regional Road could therefore be added to the balance northern part of Lot 801 to keep it as a single parcel and accordingly enhancing its potential for other uses.

METROPOLITAN REGION SCHEME AMENDMENT



PROPOSED ZONING

EXISTING ZONING

RESERVED LANDS & ROADS		ZONES	
<p>PARKS & RECREATION</p> <p>PORT INFRASTRUCTURE</p> <p>CITY CULTURAL</p> <p>STATE FOREST</p> <p>WATERWAYS</p> <p>WATER CATCHMENTS</p>	<p>PRIMARY REGIONAL ROADS</p> <p>OTHER REGIONAL ROADS</p> <p>RAILWAYS</p> <p>PUBLIC PURPOSE</p>	<p>URBAN</p> <p>URBAN DEFERRED</p> <p>CENTRAL CITY AREA</p> <p>INDUSTRIAL</p> <p>SPECIAL INDUSTRIAL</p>	<p>RURAL</p> <p>PRIVATE RECREATION</p> <p>RURAL - WATER PROTECTION</p>

PUBLIC PURPOSE
DONATED AS FOLLOWS
Commonwealth Government
Local Government
Car Park
Hospital
University
Water Authority of WA
Special Use
State Energy Commission
Private

The current roundabout (see Aerial Photograph) appears to adequately serve the low usage Koorden Close, which ends at the Tonkin Highway/Albany Highway overpass where only a dual-use pathway provides a pedestrian connection to Seaforth Avenue in Gosnells under the Tonkin Highway overpass. Accordingly the (un-constructed) "Other Regional Road" reservation can be removed from the MRS and this can add to the useable site area, which would be available for the commercial or parkland entry land uses that are suggested and further discussed below.

Opportunity provided by exposure to the "Movement Economy"

The traffic and infrastructure impacts make the site unsuitable for any form of residential use. However, in terms of potential for some sort of commercial land use, the site has good "exposure" and prominence to passing traffic and has good access to the regional road network. Uses such as transport depot, showroom/warehouse or service station could be considered. However the Western Power Infrastructure that traverses the site constrains building development within the part of the lot subject to the Western Power easement as discussed below.

Constraints from major Western Power infrastructure and easements

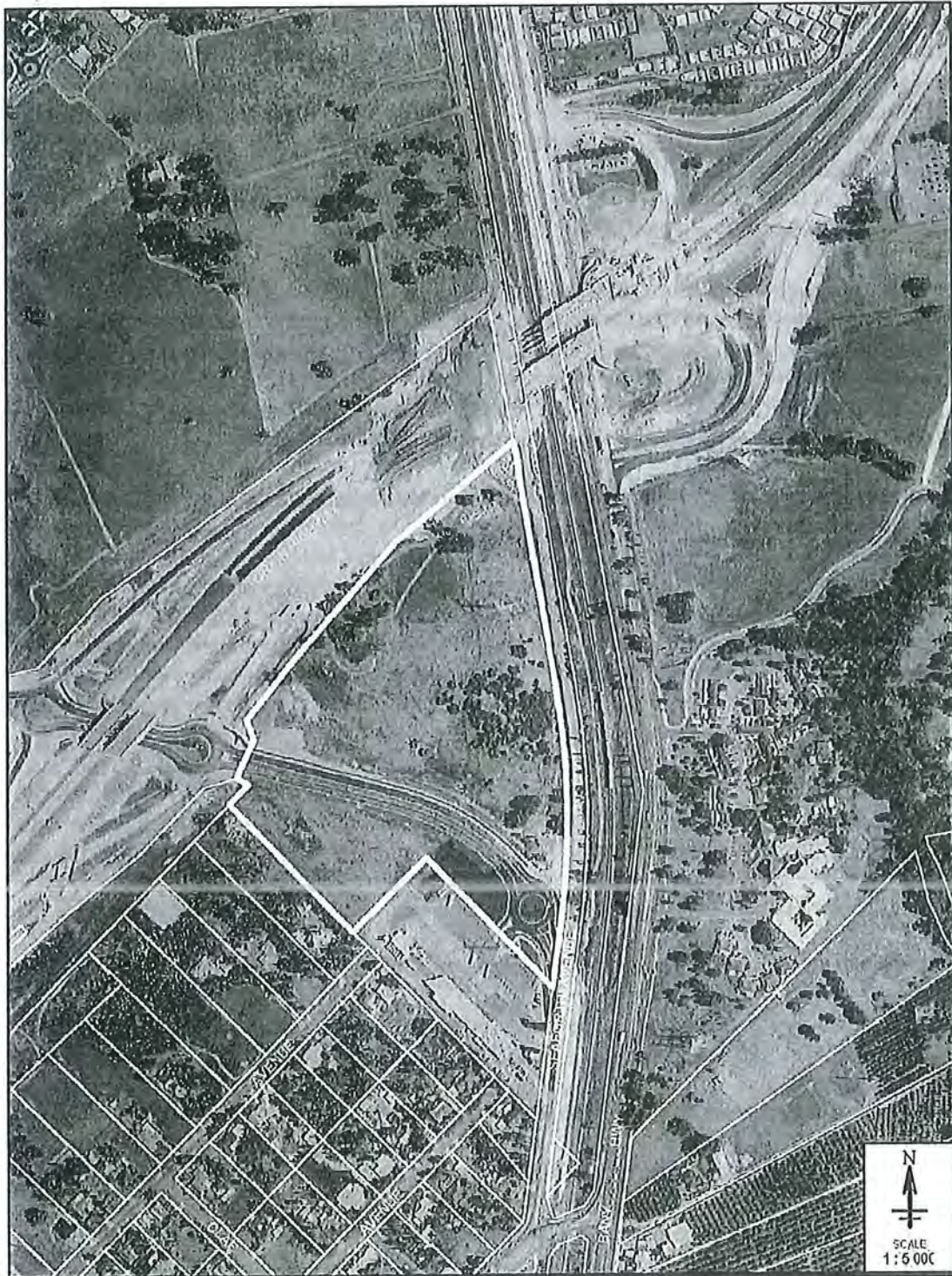
The major High Tension power lines, towers and easement buffer, which traverse the site impose significant restrictions on what the land can be used for. This power corridor limits the potential of the land to accommodate buildings, which would have to be located clear of the easement. In effect the power lines further dissect both the larger northern and the smaller southern land parcels that comprise Lot 801. In the northern parcel, the power corridor leaves a 1.88ha site fronting onto Koorden Close and an elongated 2.4ha site directly abutting Tonkin Highway (Plan 2).

The main potential "building envelope" (1.88ha site fronting onto Koorden Close) is the same part of the lot, which has remnant wetland vegetation (see Aerial Photograph). While this wetland is not of any regional environmental significance, it has potential to be enhanced and enlarged with plantings of local native species to assume "local" significance, primarily by virtue of its location at a prominent entry point to the City.

Opportunity to contribute to "local" landscape and environmental significance

The remnant vegetation of melaleuca trees and some large marri trees, which are located on Lot 801 add positive aspects to the landscape amenity of this location, which is otherwise "blighted" by major transport and power infrastructure. Accordingly the site has potential for use as a "landscape entry statement" at the prominent northern entry to the City.

As Lot 801 is already owned by the WAPC, the City may be able to acquire control of the land with little or no land costs being incurred. Reservation of the land for Parks and Recreation in the MRS would give a high level of protection of the site's restored environmental attributes. A restored Koorden Close wetland with a surrounding revegetated buffer area would also contribute to broader goals of maintenance of biodiversity within the City of Armadale.



AERIAL PHOTOGRAPH
LOT 801 CORFIELD STREET, CHAMPION LAKES

Technical Services Directorate have analysed the capital and maintenance costs of improving and maintaining the property as a passive parkland. Briefly, initial capital costs are \$55,000 for a limestone path option, which includes four (4) shelters (a basic picnic table seating and shade structure), revegetation, weed control, watering, contouring and interpretive signage (if paths are bituminised capital costs would increase to \$70,500). Annual maintenance costs would average about \$28,000 per year for the first four (4) years and dropping to about \$16,000 per year for subsequent years once the parkland plantings are more fully established (the detailed costs are described *at Attachment "A1" of the Agenda*).

OPTIONS

1. To recommend to the WAPC that the redundant "spur" road reservation for an "Other Regional Road" that links the Corfield extension to Koorden Close be deleted from the MRS and the land together with the balance of the northern portion of Lot 801 (north of Corfield Street extension) be transferred from Reservation for Public Purpose to Reservation for Parks and Recreation, with the balance of Lot 801 immediately abutting the Bus Depot land (Lot 100) being retained as Reservation for Public Purpose providing for future expansion needs of the Bus Depot.
2. Recommend that the WAPC transfer the same land area as described in 1 above from Reservation to Public Purpose to the Urban zone, allowing the northern portion of Lot 801 (north of Corfield Street extension) to be considered for potential commercial (non-residential) development, subject to suitable controls being subsequently put in place under Town Planning Scheme No.4.
3. To retain the "status quo" of Public Purpose Reservation over the non-road portions of Lot 801, which would allow the state to determine any future suitable "public purposes" for the site which the state deems appropriate.

CONCLUSION

Lot 801 is a prominent site at the northern entry to the City of Armadale and its future use and/or development is therefore an important matter, which the City should exert some influence over. The current Public Purpose Reservation does not provide any surety for its future use and its current land manager, the WAPC has not devoted sufficient resources to the care and management warranted by this visually prominent site at an important entry to the City.

The future construction of buildings is somewhat constrained by major Western Power power lines and towers, however, there would nevertheless be a site of sufficient size for building construction outside of power line easements. The easements themselves may be available for uses such as parking and machinery storage or possibly nursery or turf growing, subject to Western Power referral and approval.

The attributes of the northern part of Lot 801 in terms of remnant native vegetation including some wetland species also indicate potential for use as a future parkland entry statement at the north western entry to the City of Armadale. The landscape amenity of the site could be considerably enhanced by judicious planting of native species to augment the remnant natural vegetation.

Accordingly, a Reservation for Parks and Recreation over the northern portion of Lot 801 may be more appropriate than the current Public Purpose Reservation, allowing its existing landscape values and features to be protected and enhanced. Inclusion of the site in a forthcoming amendment to the Metropolitan Region Scheme will allow the views of the public and affected stakeholders to be aired before any final decision is taken. In order to take over care and maintenance of this prominent site, the City could seek also seek its transference from the WAPC to the City.

The southern portion of Lot 801 directly abutting the Bus Depot site is considered to provide potential expansion opportunity for the existing Bus Depot and therefore no alteration of the Public Purpose Reservation is proposed for this portion. Accordingly Option 1 is recommended.

D64/6/06 RECOMMEND

That Council recommend to the Western Australian Planning Commission via the South East District Planning Committee:

- 1. That the redundant “spur” road reservation for an “Other Regional Road” that links the Corfield Street extension to Koorden Close be deleted from the MRS and the land together with the balance of the northern portion of Lot 801 (north of Corfield Street extension) be transferred from Reservation for Public Purpose to Reservation for Parks and Recreation.**
- 2. That the balance of Lot 801 immediately abutting the Bus Depot land (Lot 100) be retained as Reservation for Public Purpose and providing for future expansion needs of the Bus Depot.**
- 3. That the above matters be included in a forthcoming amendment to the Metropolitan Region Scheme and request the Commission to transfer control and management of the northern portion of Lot 801 to the City of Armadale, to enable its future rehabilitation, repair and management as an important entry to the City.**
- 4. That the estimated capital improvement costs of \$55,000 and annual maintenance costs averaging about \$28,000 per year for the first four (4) years, dropping to about \$16,000 per year for subsequent years, be considered for inclusion in the 15 year plan.**

MOVED Cr Everts
MOTION CARRIED (7/0)

Enquiries: Ryan Zaknich
Our Ref: 805/02/22/0008 pv11
Your Ref: D61/06/06

Attn: James Robinson
Manager, Strategic Planning
City of Armadale
Locked Bag 2
Armadale WA 6992



Dear James

LOT 801 SEAFORTH AVENUE, CHAMPION LAKES

Lot 801 was acquired by the Western Australian Planning Commission (WAPC) as part of the Metropolitan Region Scheme (MRS) within the City of Armadale. The recent MRS amendment saw the portion Lot 801 bounded by Corfield Street, Tonkin Highway and Albany Highway rezoned for the purposes of Parks and Recreation (P&R). The portion south of Corfield Street has remained zoned Special Purpose.

The WAPC is constantly reviewing its landholding and wishes to approach the City on the matter of permanent management of the P&R zoned portions of lot 801, with reference to Council Decision D61/6/06 which previously agreed to this proposal.

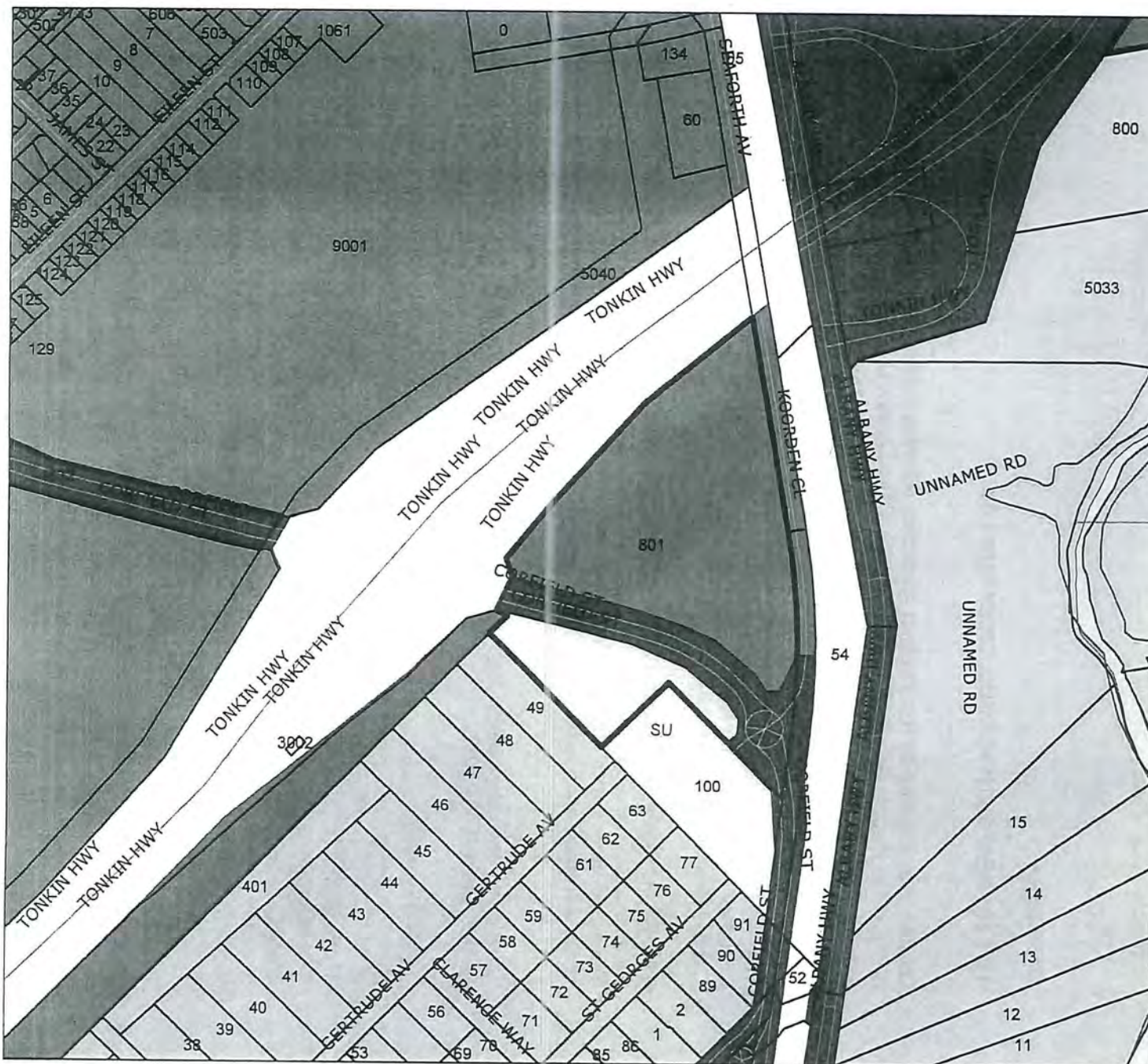
The WAPC seeks your support in this matter, and should you agree, we would arrange for resurveying of the area to create a new lot for P&R and a separate lot for the remaining portion. We would recommend having a Crown Reserve created over the P&R portion for the purpose of Conservation and Public Recreation. This would then be transferred to the State of Western Australia free of charge, with a Management Order in favour of the City of Armadale.

Should you have any queries regarding this matter or wish to discuss further, please feel free to contact me on 6551 9017.

Yours sincerely



Ryan Zaknich
For Manager
WAPC - Property Management Services



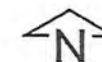
Government of Western Australia
Department of Planning

Lot 801

- ☐ Cadastre with Lot Numbers Blue - Overlay Images
- ☐ Cadastre with Lot Numbers
- ☐ BF Site
- ☐ Local Government Areas - Metro
- ☐ Road Names - Landgate
- ☒ WAPC - Ownership (Fin)
- ☐ Redevelopment and Act Areas
- ☐ URBAN
- ☐ RURAL
- ☐ PRIMARY REGIONAL ROADS
- ☐ OTHER REGIONAL ROADS
- ☐ WATERWAYS
- ☐ PARKS & RECREATION
- ☐ RAILWAYS
- ☐ PP - SPECIAL USES

Scale 1:6,361
0 250 m

Prepared by: rzaknich
Prepared for:
Date: Monday, August 29, 2011 15:08
Plot identifier: P20110829_1504



Your Ref : 805/02/22/0008 pv11
Our Ref : PR29299; RDK/130 MF
Enquiries : Mike Fernandes

30 December 2011

The Manager
WAPC – Property Management Services
140 William Street
PERTH WA 6000

Attention: Ryan Zaknich

Dear Sir

LOT 801 CORFIELD STREET, CHAMPION LAKES

Reference is made to your letter (undated) received by the City on 1 September 2011.

The City is agreeable to accepting a Management Order over the portion of Lot 801 coloured green on the plan submitted with your letter, provided that the designation is changed from "Conservation and Recreation" to "Community Purposes".

With regard to the portion of Lot 801 situated south of Corfield Street and currently zoned "Public Purpose – Special Use", Council's decision D64/6/06 recommended that this lot be retained as Reservation for Public Purpose and providing for future expansion of the Bus Depot, if needed.

Notwithstanding this recommendation, however, if this portion of Lot 801 is available, the City would also be interested in accepting a Management Order for a similar designation of "Community Purposes".

I trust that the above is satisfactory for your purposes. Any queries regarding this matter should be directed to Mike Fernandes on 9399 0142.

Yours faithfully



JAMES ROBINSON
MANAGER STRATEGIC PLANNING

That Council:

1. Endorse the City lodging a submission advising the WAPC that the Council:
 - A) Strongly objects to Proposal 4 for the following reasons:
 - i. The site is the northern gateway site to the City of Armadale and as such is of significant value to the City of Armadale to remain as a landmark Park & Recreation Reserve.
 - ii. The site has a multi purpose wetland and some remnant vegetation that Officer's report could be enhanced to a parkland setting of high amenity that would benefit the future residents of the areas north and south where urbanisation is planned.
 - iii. The site is highly accessible to the public for use as a Park & Recreation Reserve being on the major cycle route of the se corridor (Tonkin Hwy) it has numerous under and over passes already constructed for safe pedestrian/cycle access.
 - iv. The site contains a multi purpose wetland and remnant vegetation that is significant for the Commonwealth 'Endangered' (*Environment Protection and Biodiversity Conservation Act 1999*) and Western Australian 'Specially Protected Fauna' (*Western Australian Wildlife Conservation Act 1950*) the black cockatoo.
 - B) Seeks vesting of the 7.5ha Reserve to the City of Armadale
 - C) Advise the WAPC that the City has no objection to proposals 1, 2, 3 and 5 noting points a. and b. below:
 - a. Proposal 3 - transfer of a portion of Lot 820 Old Coach Place Roleystone to the Urban zone will need a corresponding amendment to TPS No.4 once the MRS reservation is lifted. It is recommended that the TPS No.4 unzoned portion of Lot 820 Old Coach Place be included in the next Omnibus Scheme Amendment initiated for TPS No.4 to be rezoned to Residential R5 zone consistent with the balance of Lot 820.
 - b. Proposal 5 - transfer of Lot 11 Godwit Retreat Bedfordale to its original Rural zoning will need a corresponding amendment to TPS No.4 once the MRS reservation is lifted. It is recommended that the TPS No.4 unzoned Lot 11 Godwit Retreat be included in the next Omnibus Scheme Amendment initiated for TPS No.4 to be rezoned to Rural Living 10 zone consistent with adjacent lots.
2. Advise the City of Gosnells, proponent for Proposal 4, of its objection to the proposal for the abovementioned reasons.
3. Prepare a Management Plan for the Reserve if vestings approved.

mrs

Subject: FW: MRS Proposed Amendment 1343/57 South East and South West Districts Omnibus 3

From: Catherine Prideaux [<mailto:catherine.prideaux@dbca.wa.gov.au>]

Sent: Monday, 19 November 2018 1:30 PM

To: mrs@dplh.wa.gov.au

Cc: Marchbank, Katina (katina.marchbank@dplh.wa.gov.au)

Subject: MRS Proposed Amendment 1343/57 South East and South West Districts Omnibus 3

For the attention of Katina Marchbank

Please be advised that the Department of Biodiversity, Conservation and Attractions has no comments to make on the revised proposed MRS amendment 1343/57.

Please let me know if there are any queries.

Kind regards
Catherine

Catherine Prideaux | Planning Officer | Regional Parks Unit | Swan Region

Parks and Wildlife Service

Department of Biodiversity, Conservation and Attractions

Cnr Australia II Drive and Hackett Drive, Crawley

Locked Bag 104, Bentley Delivery Centre, WA 6983 | P 08 9442 0351 | F 08 9386 6399

Ngala kaaditj Noongar moort keyen kaadak nidja boodja.

We acknowledge the Noongar people as the original custodians of this land.



Department of
Biodiversity, Conservation
and Attractions



**PARKS AND
WILDLIFE
SERVICE**



ROTTNEEST IS



Perth Zoo
LIVING IN WILDLIFE



**BOTANIC GARDEN
& PARKS AUTHORITY**

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mrs

Subject: FW: Metropolitan Region Scheme Proposed Amendment 1343/57 – South East and South West Districts Omnibus 3

From: Fogarty, Louise [<mailto:Louise.Fogarty@transport.wa.gov.au>]

Sent: Wednesday, 26 September 2018 9:34 AM

To: Katina.Marchbank@dplh.wa.gov.au

Subject: Metropolitan Region Scheme Proposed Amendment 1343/57 – South East and South West Districts Omnibus 3

Your ref: 833-2-1-72 Pt 1 (RLS/0755)

Our ref: DT/15/05120

Dear Katina,

Metropolitan Region Scheme Proposed Amendment 1343/57 – South East and South West Districts Omnibus 3

I refer to your letter dated 17 September 2018 regarding a request for comment for the abovementioned MRS amendment.

The Department of Transport (DoT) has no comment to provide for the above.

Thank you for the opportunity to comment on the proposal.

Regards,
Louise

Louise Fogarty

Senior Transport Planner | Integrated Transport Planning | Department of Transport

Level 8, 140 William Street, Perth WA 6000

Tel: (08) 6551 6840 | Fax: (08) 6551 6492

Email: Louise.Fogarty@transport.wa.gov.au | Web: www.transport.wa.gov.au



Department of
Transport

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mrs

Subject: FW: MRS Amendment 1343/57 - South East & South West Districts Omnibus 3

From: Ricciardi, Janelle [<mailto:Janelle.Ricciardi@pta.wa.gov.au>]
Sent: Wednesday, 26 September 2018 2:20 PM
To: 'katina.marchbank@dplh.wa.gov.au'
Subject: MRS Amendment 1343/57 - South East & South West Districts Omnibus 3

PTA File No. 00147/18

Hi Katina,

I refer to correspondence dated 17 September 2018 seeking comments regarding MRS Amendment 1343/57 - South East & South West Districts Omnibus 3.

Please be advised that the PTA is supportive of Proposals 14 & 18.

Kind regards,

Janelle Ricciardi
Land & Corridor Officer | IP&LS
Public Transport Authority of Western Australia
Public Transport Centre, West Parade, Perth, 6000
Tel: (08) 9326 2374
Email: janelle.ricciardi@pta.wa.gov.au | Web: www.pta.wa.gov.au



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Government of Western Australia
Department of Water and Environmental Regulation

Your ref: RLS/0755
Our ref: PA23103 RF1333-03
Enquiries: Brett Dunn: - (08) 95504202

Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001

Attention: Ms Katina Marchbank

Dear Katina

***RE: Metropolitan Region Scheme Proposed Amendment 1343/57
South East and South West District Omnibus 3***

Thank you for referring the above mentioned proposed scheme amendment received by correspondence dated 19th September 2018. The Department of Water and Environmental Regulation (DWER) has reviewed the amendment report and wishes to advise it has no objections to the proposal.

If you wish to discuss the above further please contact Brett Dunn at the DWER Mandurah Office on (08) 9550 4202.

Yours sincerely

Brett Dunn
Program Manager – Land Use Planning
Peel Region

2 November 2018

Submission 15

Our Ref: LUP/1762-18 - D18/207878
Your Ref: 833-2-1-72 Pt 1(RLS/0755)
Enquiries to: Mr D Banovic

21st November 2018

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

Department of Planning, Lands and Heritage Received	
Scanned	23 NOV 2018
Attachments	A 9904432
Scan QA	
Doc No.	RLS/0769
File No.	M. BUBANIC



ATT: Ms Katrina Marchbank

Dear Sir/Madam

Re: Submission Comments - Proposed MRS Amendment 1343/57 - South East and South West Districts Omnibus 3

The City appreciates the opportunity to provide its submission to the Western Australian Planning Commission (WAPC) on the MRS amendment proposal numbers 16 to 21, which are situated within the City.

Proposal 16

Secret Harbour: To transfer Comet Bay College, Lot 2153 Allatoona Avenue, from the Urban zone to the Public Purposes - High School reservation

Lot 2153 is already owned by the Department of Education and is operating as Comet Bay College. The land is identified in the Secret Harbour Local Structure Plan as a High School site. The transfer of this Lot to 'Public Purposes' is consistent with the adopted Local Structure Plan and this proposal is supported by the City.

Proposal 17

Baldivis: To transfer Lot 500 adjacent to the Kwinana Freeway from the Rural zone to the Parks and Recreation reservation and the addition of the Bush Forever designation and the Rural zoned portion of Lot 310 which contains the Kwinana Freeway to the Primary Regional Roads reservation

Lot 500 is located to the north of Maramanup Pool, which is classified partly as a Conservation Category Wetland and a Resource Enhancement Wetland under the Department of Biodiversity, Conservation and Attractions' *Geomorphic Wetlands Swan Coastal Plain* dataset.

Lot 500 is owned by the Department of Planning, Lands and Heritage and management responsibilities for Maramanup Pool and its buffer belong to the Waterbird Conservation Group Inc. The Waterbird Conservation Group has successfully used Maramanup Pool as a trial site for rehabilitating the *Banksia Woodland* TEC and continues to manage the wetland through rehabilitation activities. The City is supportive of this proposed transfer to 'Parks and Recreation' and the extra protection that the Bush Forever designation will afford to the site's environmental assets.



The 'Rural' zoned portion of Lot 310 is a very small slither of land (roughly 270m²) which is proposed to be rezoned to the 'Primary Regional Roads' reservation. This proposal will ensure that the MRS aligns with the cadastral boundary of Lot 310 and is supported.

Proposal 18

Port Kennedy / Baldivis: To transfer portions of various lots between the Rural zone and Railways, Primary Regional Roads, Other Regional Roads and Parks and Recreation reservations

The City supports Proposal 18 as it represents a minor cadastral alignment consistent with the existing land uses.

Proposal 19

Baldivis: To transfer portions of various lots between the Rural zone and the Parks and Recreation reservation consistent with cadastral boundaries

The City supports Proposal 19 as it represents a minor cadastral realignment to reflect the existing land uses on the site.

Proposal 20

Karnup: Transfer Lot 181 adjacent to the Kwinana Freeway from the Rural zone to the Waterways and Parks and Recreation and reservations, and to include the Parks and Recreation reserved portion in the Bush Forever designation

Lot 181 is contiguous on an existing nature reserve running from the adjoining Yalbanberup Pool south along the Serpentine River. The proposal areas are to be transferred to the 'Parks and Recreation' and Waterways reservations and incorporated into the adjacent conservation reserve and Bush Forever Site No. 394 managed by the Department of Biodiversity, Conservation and Attractions.

The City supports this proposal.

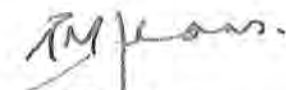
Proposal 21

Baldivis: To transfer Lot 821 Millar Road from the Rural zone to the Parks and Recreation Reserve

Lot 821 is land owned by the WAPC and comprises of 179m² in area. The land is a remnant parcel which became separated upon the creation of the adjoining Kulija Road (Lot 914 on Plan 77252). The City supports this proposal.

Should you have any enquiries with respect to this advice, please contact Mr David Banovic, Senior Planning Officer on 9528 0374.

Yours faithfully



R M JEANS
DIRECTOR, PLANNING
& DEVELOPMENT SERVICES

Bubanic, Marija

From: denelle kennedy <maggyacemitchell@hotmail.com>
Sent: Friday, 23 November 2018 2:01 PM
To: info
Subject: Lot 801 Corfield Street, Gosnells
Attachments: 23.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: PLANNING

23/11/18

Submission to the Western Australian Planning Commission : Re Lot 801 Corfield St and Koorden Close

Objections to proposed Amendment 1343/57 proposal No 4.

I support the City of Armadale strongly objecting to Proposal No 4 for the following reasons

1. The site is the northern gateway site to the City of Armadale and as such is of significant value to the City of Armadale residents to remain as a landmark Park & Recreation Reserve.
2. The site has a multi-purpose wetland and some remnant vegetation that could be enhanced to a parkland setting of high amenity that would benefit the current and future residents of the areas north and south where urbanisation is planned.
3. The site is highly accessible to the public for use as a Park & Recreation Reserve being on the major cycle route of the SE corridor (Tonkin Hwy) – it has numerous under and over passes already constructed for safe pedestrian/cycle access.
4. The site contains a multipurpose wetland and remnant vegetation that is significant for the Commonwealth 'Endangered' (EPBC Act 1999) and Western Australian 'Specially Protected' Fauna (Western Australian Wildlife and Conservation Act 1950) the black cockatoo.

I support the City of Armadale seeking vesting of the 7.5ha Reserve to the City of Armadale, and the preparation of a Management Plan for the Reserve.

Discussion:

This proposed amendment for this land on which the City of Gosnells wants to build a new works depot. Clearly the City of Gosnells will have alternative sites within the existing boundaries of the City of Gosnells – to look to the City of Armadale for their solution is not in the interests of the residents of Armadale.

I have attended regular meetings at the City of Gosnells recently and personally witnessed in Kenwick the outcome of Linc developers seeking piecemeal approval of different lots to build the intended huge MKSEA project. I feel the interests of the residents has been completely ignored in this process and the alternatives of cheaper, more environmentally friendly options used at the Optus Stadium – have been dismissed to the detriment of the Edward St Kenwick roost where 334 Forest Ted Tailed black cockatoos were counted at the Great Cocky count in April 2018.

The City of Gosnells are well aware the the Black Cockatoo are a threatened species. On the several City of Gosnells council meetings I have attended, the Mayor even offered at one of these that he knew over 300 birds were counted there in April. Yet the roost was effectively destroyed in early November with the incredibly precious roosting trees cut/bulldozed. This is the loss of the fourth largest Kaarak roost – making the marri trees at lot 801 even more in need of protection and the Parks & Recreation Reserve status absolutely vital as each tree destroyed cannot be easily replaced – they are needed by the birds now. Trees that are viable for cockatoos take approx. 40 years from seeding and given that experts have

predicted that we are facing the extinction of these magnificent animals sooner than this, the marris at Lot 801 are even more crucial.

To kill a black cockatoo brings a \$10 000 fine, however, to destroy their homes and feeding trees there is no consequence is illogical.

The attitude that trees can just be bulldozed because a City Council wants the land for a Municipal depot is not recognising the reality that many marri trees are sick and dying from Marri canker which has no known prevention or cure. It is irresponsible of local, state and Federal government decision makers to ignore this reality and not in the best interests of the residents of Perth, especially Armadale where we value our environment and can see that it is absolutely essential to oppose the destruction of trees and clearing of parkland – these areas are so important for the well being emotionally and physically for people as well as vital for animals.

The City of Armadale is no doubt under pressure to allow this proposal to proceed – the fact that councillors were advised of this amendment only a week before the 22 October 2018 meeting I attended – is not fair democratic process and I see that in addition – Armadale residents are unlikely to be aware of this proposal, the loss of more bushland and parkland is taken by stealth.

In June 2006 the City of Armadale Development Services committee considered the need for the land at Lot 801 to be an opportunity to contribute to the "local" landscape and environmental significance as detailed below:

the remnant vegetation of melaleuca trees and some large marri trees which are located on lot 801 add positive aspects to the landscape amenity of this location, which is otherwise "blighted" by major transport and power infrastructure. Accordingly the site has potential for use as a "landscape entry statement" at the prominent northern entry to the City. The Reservation of the land for Parks and Recreations in the MRS would give a high level of protection of the site's restored environmental attributes. A restored Koorden close wetland with a surrounding revegetated buffer area would also contribute to broader goals of maintenance of biodiversity within the City of Armadale.

So many trees are dying throughout Western Australia – I have observed this extensively occurring all around the suburbs within the City of Armadale, Serpentine, Gosnells and beyond – the reasons given in June 2006 for Lot 801 to be a Parks & Recreation Reserve have not been reduced in real terms for all the residents of the City of Armadale. The need for this 7.5 ha land site to be given further protection and true recognition of the importance of bushland and especially wetland reserve cannot be understated and I sincerely hope it will NOT be ignored in favour of the City of Gosnells.

Yours sincerely

Denelle Kennedy
136 Comic Court Circuit

DARLING DOWNS WA 6122

Bubanic, Marija

From: Sheila Masters <vinmas2@bigpond.com>
Sent: Friday, 23 November 2018 2:00 PM
To: info
Subject: Submission for proposed amendment 1343/7 proposal No 4

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: PLANNING

Submission to the Western Australian Planning Commission : Re Lot 801 Corfield St and Koorden Close

23/11/18

Objections to proposed Amendment 1343/57 proposal No 4.

I support the City of Armadale strongly objecting to Proposal No 4 for the following reasons

1. The site is the northern gateway site to the City of Armadale and as such is of significant value to the City of Armadale residents to remain as a landmark Park & Recreation Reserve.
2. The site has a multi-purpose wetland and some remnant vegetation that could be enhanced to a parkland setting of high amenity that would benefit the current and future residents of the areas north and south where urbanisation is planned.
3. The site is highly accessible to the public for use as a Park & Recreation Reserve being on the major cycle route of the SE corridor (Tonkin Hwy) – it has numerous under and over passes already constructed for safe pedestrian/cycle access.
4. The site contains a multipurpose wetland and remnant vegetation that is significant for the Commonwealth 'Endangered' (EPBC Act 1999) and Western Australian 'Specially Protected' Fauna (Western Australian Wildlife and Conservation Act 1950) the black cockatoo.

I support the City of Armadale seeking vesting of the 7.5ha Reserve to the City of Armadale, and the preparation of a Management Plan for the Reserve.

Discussion:

I recently attended the Armadale council meeting on 22 October 2018 to listen to questions and responses about the proposed amendment for this land on which the City of Gosnells wants to build a new works depot. Surely the City of Gosnells has alternative more suitable sites within their existing boundaries? I do not think it is appropriate or in the interests of the residents of Armadale that the City of Armadale should provide solutions for them.

Recently I have attended meetings at the City of Gosnells and personally witnessed in Kenwick the outcome of Linc developers seeking piecemeal approval of different lots to build the intended huge MKSEA project. I feel the interests of the local and other concerned residents have been completely ignored in this process and the alternatives of cheaper, more environmentally friendly drainage options such as those used at the Optus Stadium – have been dismissed to the detriment of the Edward St Kenwick roost where 334 Forest Red Tailed black cockatoos were counted at the Great Cocky count in April 2018.

At the City of Gosnells meetings I have heard many legitimate concerns voiced about the habitat of the Kaarak. I have heard numerous questions posed to establish whether the council know the Kaarak are a Threatened species – Yes they do. The Mayor even stated that he knew over 300 birds were counted there in April., yet the roost was effectively destroyed in early November when the incredibly precious roosting trees were cut and bulldozed. This is the loss of the fourth largest Kaarak roost . I mention this specifically in relation to the proposed amendment currently before my council because this destruction makes the marri trees at lot 801 even more in need of protection and the Parks & Recreation Reserve status even more vital . Each tree destroyed cannot easily be replaced – they are needed by the birds now.

I have been dismayed by the attitude and dismissive answers given by the Gosnells City Council concerning protection of the environment. I have referred to the destruction of the Kaarak roost because it demonstrates lack of stewardship of the environment by this body.

This same attitude is clearly being shown in their request to the Armadale City Council - that is OK for more trees be just be bulldozed because a City Council wants the land for a Municipal depot. Are they unaware that many marri trees are sick and dying from Marri canker which has no known prevention or cure? It is irresponsible of local, state and Federal government decision makers to ignore this reality . In Armadale we value our environment and recognise that it is absolutely essential to oppose the destruction of trees and clearing of parkland These areas are increasingly being recognised as extremely important for wellbeing - both emotionally and physically for people , but also as vital for animals.

No doubt, the City of Armadale is under pressure to “help out” a neighbouring council and allow this proposal to proceed , but the fact that councillors were advised of this amendment only a week before the 22 October 2018 meeting is definitely not an appropriate timeline for a well - considered response to be made. Additionally, I expect most Armadale residents have little or no awareness of this “hasty” proposal which would result in the loss of more bushland and parkland.

In June 2006 the City of Armadale Development Services committee considered the need for the land at Lot 801 to be an opportunity to contribute to the “local” landscape and environmental significance as detailed below:

“the remnant vegetation of melaleuca trees and some large marri trees which are located on lot 801 add positive aspects to the landscape amenity of this location, which is otherwise “blighted” by major transport and power infrastructure. Accordingly the site has potential for use as a “landscape entry statement” at the prominent northern entry to the City. The Reservation of the land for Parks and Recreations in the MRS would give a high level of protection of the site’s restored environmental attributes. A restored Koorden close wetland with a surrounding revegetated buffer area would also contribute to broader goals of maintenance of biodiversity within the City of Armadale”.

Many trees are dying throughout Western Australia. I have observed this occurring extensively throughout suburbs within the City of Armadale, Serpentine, Gosnells and beyond , so the reasons given in June 2006 for Lot 801 to be a Parks & Recreation Reserve are all the more relevant in 2018. The residents of the City of Armadale should not have this area diminished now by becoming a storehouse for such things as vehicles and machinery by a council not even voted into power by them!

The need for this 7.5 ha land site to be given further protection and true recognition of the importance of bushland, especially a wetland reserve cannot be understated, so I sincerely hope it will NOT be ignored in favour of the City of Gosnells.

Yours sincerely

Sheila Masters

13 Grade Road

Kelmscott

WA11

Bubanic, Marija

From: Roslyn Hackshaw <rahackshaw@yahoo.com.au>
Sent: Friday, 23 November 2018 1:38 PM
To: info
Subject: Submission to the Western Australian Planning Commission : Re Lot 801 Corfield St and Koorden Close

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: PLANNING

Submission to the Western Australian Planning Commission : Re Lot 801 Corfield St and Koorden Close

23/11/18

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At the city of Gosnells meetings I have identified myself as a veterinarian with concerns for the habitat of the kaarak – I have asked questions to establish whether the council know the Kaarak are a Threatened species – Yes they do. The Mayor even offered that he knew over 300 birds were counted there in April. Yet the roost was effectively destroyed in early November with the incredibly precious roosting trees cut/bulldozed. This is the loss of the fourth largest Kaarak roost – making the marri trees at lot 801 even more in need of protection and the Parks & Recreation Reserve status absolutely vital as each tree destroyed cannot be easily replaced – they are needed by the birds now.

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- Roslyn Hackshaw
- 1 Rails Crescent
- Wungong
- WA 6112
-
-
-

mrs

From: Kerry W <jevinoir@yahoo.com.au>
Sent: Friday, 23 November 2018 4:29 PM
To: mrs
Subject: Lot 801 corfield rd.

Good afternoon.

I wish to state my objection to the rezoning of Lot 801 Corfield Rd Gosnells from Parks and Recreation to public purpose.

The area of bush land should be left as originally intended as parks and recreation for all to enjoy. The clearing of more trees and bush land is not acceptable.

It is unacceptable to simply rezone precious bush land to accommodate for whatever purpose the council see fit at a given time.

Regards
Kerryn walliss
60 Wallangarra drive
Bedfordale

Submission 20



23/11/2018

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

Department of Planning, Lands and Heritage Received	
Scanned	30 NOV 2018
Attachments	A9914677
Scan QA	
Doc No.	PLS/0769
File No.	
M BABANIC	

Dear Sir/Madam,

Metropolitan Region Scheme Amendment 1343/57 - South East and South West Districts Omnibus (Minor Amendment)

I refer to the proposed Metropolitan Scheme Amendment No. 1343/57 that was recently released for public comment by the Western Australian Planning Commission ("WAPC").

The City requests the inclusion of the rezoning of Twin Bartram Swamps (Reserves 51979 and 51980) from 'Urban' to 'Parks and Recreation' and identification as 'Bush Forever'.

Currently Twin Bartram Swamps is zoned as 'Parks and Recreation' under the City of Cockburn Town Planning Scheme, however it is zoned 'Urban' under the MRS.

The City now has management responsibility of these Reserves, and the subject land contains very high quality bushland and a conservation category wetland.

The reason for this request is that the City is seeking to progress the inclusion of Twin Bartram Swamps into the Beeliar Regional Park. In order for the site to be included it must be zoned 'Parks and Recreation' under the MRS, and must be identified as Bush Forever.

Thank you for the opportunity to comment on the proposed MRS Amendment, and should you have any questions regarding this matter please contact Donna Di Renzo on 9411 3573 or ddirenzo@cockburn.wa.gov.au.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'Andrew Trosic', written in a cursive style.

ANDREW TROSIC
MANAGER STRATEGIC PLANNING



Government of **Western Australia**
Department of **Health**

Submission 21

Your Ref: 833-2-1-72 Pt1 (RLS/0755)
Our Ref: F-AA-37457/2 D-AA-18/68593
Enquiries: Vic Andrich 9388 4999

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

Attention: Katina Marchbank, Principal Planning Officer

Department of Planning, Lands and Heritage Received	
Scanned	30 NOV 2018
Attachments	A 9914669
Scan QA	
Doc No	
File No	RLS/0769

Dear Ms Fagan

**METROPOLITAN REGION SCHEME MAJOR AMENDMENT 1343 -
SOUTH-EAST AND SOUTH-WEST DISTRICT OMNIBUS 3**

Thank you for your letter of 17 September 2018 requesting comment from the Department of Health (DOH) on the above proposal.

The DOH has no objection to the proposed amendments.

Should you have queries, or require further information, please contact Vic Andrich on (08) 9388 4999 or at ehinfo@health.wa.gov.au

Yours sincerely

Jim Dodds
**EXECUTIVE DIRECTOR
ENVIRONMENTAL HEALTH DIRECTORATE**

23 November 2018



mainroads
WESTERN AUSTRALIA

Enquiries: Byron McKie on (08) 9323 6436
Our Ref: 17/7041 (D18#1051947)
Your Ref: 833-2-1-72 PT1(RLS/0755)

3 December 2018

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

ATTENTION: KATINA MARCHBANK

Dear Madam

PROPOSED METROPOLITAN REGION SCHEME AMENDMENT – SOUTH EAST AND SOUTH WEST DISTRICTS OMNIBUS 3 – 1343/57

Thank you for your correspondence dated 17 September 2018 requesting Main Roads comments on the above proposal.

Main Roads has now completed its assessment and provides the following comments to the items listed below as per the MRS Amendment 1343/57 report. It should be noted that Main Roads has no objections to all items not referenced specifically below:

1. Items partially supported:

- **Proposal 4: Lot 801 Corfield Street, Champion Lakes**

Main Roads advises that a portion of the proposed land to be rezoned to 'Special Uses – Reservation' is affected by existing Pedestrian Shared Pathway (PSP) infrastructure for Tonkin Highway. Main Roads requests that the proposed rezoning is amended to include the PSP infrastructure within the Primary Regional Road reservation for Tonkin Highway.

It should be noted that all access to the subject land upon redevelopment must be achieved via local roads Corfield Street and Koorden Close.

2. Items supported with advice:

- **Proposal 21: Reserve 50602, Whitby**

Main Roads advises that given the likely intensification of traffic resultant from the future planned university operations on the subject land, a Local Development Plan should be undertaken prior to any redevelopment occurring on the site. This Local Development Plan should include a Transport Impact Assessment prepared in accordance with the WAPC's Transport Impact Assessment Guidelines 2016 and should include transport modelling where required.



mainroads
WESTERN AUSTRALIA

• **Proposal 9: Poletti Road, Cockburn Central**

The Department of Planning Lands and heritage should note that the existing cadastral lot structure of properties abutting Poletti Road facilitate direct driveway access to Poletti Road. Given the provisions of Development Control Policy 5.1 regarding access to regional roads, the rezoning of Poletti Road to Other Regional Road would result in a number of access driveways being inconsistent with the policy.

3. Items affecting Other Regional Roads:

Main Roads advises that all items affecting the Other Regional Road (ORR) zoning will need to be assessed and commented on by the Department of Planning Lands and Heritage – Land Use Co-ordinating Branch (ILUC).

Please forward a copy of the Commission's final determination on this proposal quoting file reference 17/7041 (D18#1051947).

If you require any further information please contact Planning Information Officer Byron McKie on (08) 9323 6436 or via email at byron.mckie@mainroads.wa.gov.au.

Yours faithfully

Lindsay Broadhurst
Director Road Planning & Development

mrs

Subject: FW: Metropolitan Region Scheme Proposed Amendment 1343/57 - South East and South West Districts Omnibus 3
Attachments: R04730174.Records.zip

From: CARTER, Samantha [<mailto:Samantha.CARTER@dmirs.wa.gov.au>]
Sent: Wednesday, 28 November 2018 9:05 AM
To: katina.marchbank@dplh.wa.gov.au
Cc: HAMDORF, David
Subject: Metropolitan Region Scheme Proposed Amendment 1343/57 - South East and South West Districts Omnibus 3

Dear Katina

**Metropolitan Region Scheme Proposed Amendment 1343/57
South East and South West Districts Omnibus 3**

Please note the Department of Mines, Industry Regulation and Safety raises no objections to the MRS Proposed Amendment 1343/57.

Our Ref: A0755/201801

Kind Regards



Samantha Carter | Acting Team Leader
Minerals and Petroleum Resources Directorate

Department of Mines, Industry Regulation and Safety
100 Plain Street East Perth WA 6004

Tel: +61 8 9222 3721

samantha.carter@dmirs.wa.gov.au | www.dmirs.wa.gov.au



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Late Submission

LP - 72-163 65

RECEIVED
07 DEC 2018
BY:

Hon. Tim Clifford MLC

Member for East Metropolitan Region

1/36 The Crescent, Midland WA 6056

tim.clifford@mp.wa.gov.au

(08) 9274 8484

Hon Rita Saffioti MLA
Minister for Transport and Planning
Level 9, Dumas House
2 Havelock St
West Perth WA 6005

3 December 2018

Dear Minister Saffioti

Re: MRS Amendment 1343/57 – Proposal 4 – Lot 801 Corfield St, Champion Lakes

I refer to Proposal 4 of MRS Amendment 1343/57 relating to the proposed transfer of part of Lot 801 Corfield St (**Site**) from the Parks and Recreation reservation to the Public Purposes – Special Uses reservation.

I understand that the City of Armadale council unanimously resolved at its Ordinary Meeting on 22 October 2018 to oppose Proposal 4 on the basis that:

- a) the Site is the northern gateway to the City of Armadale and is of significant value to the City as a landmark Parks and Recreation Reserve;
- b) the Site has the potential to be enhanced to a parkland setting of high amenity that would benefit future residents of surrounding areas;
- c) the Site is highly accessible for use as a Parks and Recreation Reserve; and
- d) the Site contains a wetland and vegetation that that provides habitat for the endangered Black Cockatoo.

I further understand that the City of Armadale is seeking for management of the Site to be vested in the City, as was previously proposed by the WAPC.

I am writing to express my support for the City of Armadale's position and would appreciate any information you have on the status of Proposal 4.

I look forward to hearing from you in relation to the above issues.

Yours sincerely,

Hon. Tim Clifford MLC
Member for East Metropolitan Region