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Western Australia.*

February 2020

Metropolitan Region Scheme Amendment 1333/57 (Minor Amendment)



Bush Forever Omnibus 1 (North)

Report on Submissions
Submissions

Cities of Joondalup, Kalamunda,
Swan and Wanneroo

**Metropolitan Region Scheme
Amendment 1333/57
(Minor Amendment)**

Bush Forever Omnibus 1 (North)

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February 2020

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

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MRS Amendment 1333/57 Report on Submissions
Submissions

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This document is available in alternative formats on application to the Department of Planning, Lands and Heritage Communications Branch.

Introduction to Metropolitan Region Scheme minor amendments

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

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

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

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

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

Amendment report

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

Environmental review report

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

Report on submissions

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

Submissions

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

Contents

Report on Submissions

1	Introduction	1
2	The proposed amendment	1
3	Environmental Protection Authority advice	6
4	Call for submissions	6
5	Submissions	6
6	Main issues raised in submissions	7
7	Modifications	10
8	Responses and determinations	10
9	Coordination of region and local scheme amendments	10
10	Conclusion and recommendation	10
11	Ministers decision	11

Schedule 1: Alphabetical listing of submissions

Schedule 2: Summary of submissions and determinations

Schedule 3: The amendment figures – proposals 1 - 24 as advertised

Schedule 4: The amendment figures – proposals 1 - 24 as modified

Appendix 1: List of detail plans as advertised

Appendix 2: List of detail plans as modified

Submissions

Report on Submissions

Metropolitan Region Scheme Amendment 1333/57

Bush Forever Omnibus 1 (North)

Report on Submissions

1 Introduction

At its 25 October 2017 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 proposal was described in the previously published *Amendment Report*, and a description of the proposal is repeated below.

The purpose of the amendment is to amend various Bush Forever area boundaries in the Perth Metropolitan Region Scheme (MRS) in relation to rationalisations of zones and reservations to match cadastral boundaries and generally to ensure the MRS is kept up-to-date as the statutory regional plan for Perth. Amendments are proposed to address existing anomalies, amendments to cadastral boundaries and changes in Bush Forever areas as a result of planning decisions.

The amendment contains 24 separate proposals in the Cities of Joondalup, Kalamunda, Swan and Wanneroo.

City of Wanneroo

Proposal 1

Bush Forever area 494: to reserve Lot 8033 Flynn Drive, Carramar to Parks and Recreation and remove Bush Forever from the Flynn Drive road cadastre (Figure 1).

Bush Forever area 494 was part of a Negotiated Planning Solution (NPS). As the NPS has been finalised, and Lot 8033 is now in State ownership, this amendment seeks to reserve Lot 8033 as Parks and Recreation. A small portion of Bush Forever is within the Flynn Drive road cadastre. This proposal also seeks to rationalise the boundary to the cadastre of Lot 8033 and 8032.

Proposal 2

Bush Forever area 147: to add Crown Allotments 10916, 1646 and part Lot 42 Caporn Street, Mariginiup to Bush Forever area 147 (Figure 2).

The above lots are reserved as Parks and Recreation and are owned by the Western Australian Planning Commission (WAPC). As such, this amendment seeks to add the land to Bush Forever.

Proposal 3

Bush Forever area 295: to modify boundary of Bush Forever area 295 to Lot 503 Old Yanchep Road cadastre boundary (Figure 3).

This amendment seeks to rationalise the Bush Forever boundary so the built road is outside of Bush Forever, in accordance with clearing approved through clearing permits 6736/1 and 3731/7. The road reserve is allocated to the City of Wanneroo.

Proposal 4

Bush Forever area 397: to extend the Bush Forever boundary into the Parks and Recreation reservation in Lots 8003, 8004 and 8005 Sovereign Drive, Two Rocks and include part of Crown Allotment 12871 (R45379) into Parks and Recreation (Figure 4).

Reserve 45379 and Lots 8003, 8004 and 8005 Sovereign Drive are vested in the City of Wanneroo for foreshore management, so it is appropriate the reserve and lots are reserved for Parks and Recreation and included into Bush Forever area 397. It is noted however this amendment is to tidy up the current anomalies, it does not indicate future foreshore requirements.

Proposal 5

Bush Forever area 397: to remove the marina and breakwaters, Lot 8796 Pope Street, Two Rocks, from Bush Forever and add part Lot 8989 to Bush Forever area 397 and reserve for Parks and Recreation; and reserve Crown Allotment 9609 for Parks and Recreation (Figure 5).

The marina and breakwater is void of vegetation as it is a developed marina and car park (as it has historically been) therefore there is no environmental reason to include the marina in Bush Forever. Lot 8989 is owned by the WAPC and the majority of the lot is reserved for Parks and Recreation and Bush Forever. It is logical to add this small portion to Parks and Recreation and Bush Forever. The lots adjacent to Crown Allotment 9069 are reserved for Parks and Recreation, for consistency, it is proposed this lot (Reserve 34601) be reserved for Parks and Recreation also. The lots subject to this proposal are owned or vested in State government agencies.

Proposal 6

Bush Forever area 397: to reserve all of Crown Allotment 13321 (Reserve 45935) Two Rocks Road, Two Rocks for Parks and Recreation (Figures 6a & b).

Reserve 45935 is vested in the City of Wanneroo for management and is Bush Forever. It is proposed Reserve 45935 is reserved for Parks and Recreation also. It is noted however this amendment is to tidy up the current anomalies, it does not indicate future foreshore requirements.

Proposal 7

Bush Forever area 397: to modify Bush Forever boundary of Crown Allotment 15454 (Reserve 22915) Ocean Drive, Quinns Rock to the Parks and Recreation reservation (Figure 7).

The boundary of Bush Forever area 397 on Crown Allotment 15454 Ocean Drive, Quinns Rock extends into the ocean, and therefore this amendment is to amend the Bush Forever boundary to the Parks and Recreation reservation boundary.

Proposal 8

Bush Forever area 397: to modify the Bush Forever boundary to be in accordance with MRS Amendment 1029/33, Environmental Conditions (Figure 8).

EPA Bulletin 1207 sets out the environmental conditions for *MRS Amendment 1029/33 - Alkimos-Eglinton*. The zoning and reservation amendments for this have been implemented however the Bush Forever designation was not amended to align with the Parks and Recreation reservation at that time. The proposed amendment is to align Bush Forever and the Parks and Recreation reservation except for a small portion adjacent to the railway for the

proposed future Alkimos Station (which may be subject to change). The lots subject to this proposal are owned by the WAPC, LandCorp and Water Corporation.

Proposal 9

Bush Forever area 397: to include the Parks and Recreation reservation portion of Lot 9036 Marmion Avenue and Crown Allotment 11593 (Reserve 11929), Jindalee in Bush Forever area 397 (Figure 9).

A transfer of land has been undertaken between the land owner and the WAPC. This portion was acquired by the WAPC in exchange for urban development closer to the foreshore. The inclusion of this land into Bush Forever once the land was transferred was the agreed outcome.

Proposal 10

Bush Forever area 469: to amend the Bush Forever boundary to remove the cleared portion of the Caporn Street road reserve (Figure 10).

Caporn Street has been upgraded, and a portion of the Bush Forever area has been cleared with the relevant planning and environmental approvals (clearing permit 2163/1), so this amendment seeks to remove this portion of Bush Forever. The subject area is owned or vested in the City of Wanneroo for management.

Proposal 11

Bush Forever area 470: to amend the Bush Forever boundary to follow the Parks and Recreation reservation on Crown Allotment 10857 (Reserve 36601), and to increase both the Bush Forever area and the Parks and Recreation reservation to the clearly demarcated fenceline (Figure 11).

The land is vested in the City of Wanneroo, and has a clearly defined boundary, so this amendment seeks to follow the fenceline, which increases the Bush Forever area to the south, and moves the east/west cadastre.

City of Swan

Proposal 12

Bush Forever area 22: to modify the Bush Forever boundary to contain the whole of Lot 8021 Torres Parade and add Lot 8022 to Bush Forever; to transfer Lot 8021 and 8022 Torres Parade from the Urban zone to Parks and Recreation reservation; to remove portions of Thomby and Holdsworth Avenue and Bellazario Promenade from Bush Forever (Figure 12).

The WAPC has advised that the subject land Lot 8021 was acquired for the purposes of Bush Forever and conservation, and therefore is appropriate to be reserved as Parks and Recreation. This was part of a NPS. Lot 8022 was acquired by the WAPC for conservation and should also be added to Bush Forever and reserved for Parks and Recreation. The road reserves for Holdsworth and Thomby Avenues and Bellazario Promenade are cleared, and therefore this amendment seeks to modify the Bush Forever overlay to the cadastral boundary.

Proposal 13

Bush Forever area 291: to modify the boundary of Bush Forever area 291 to include the whole of Lot 13974 Woodsend Court, Bullsbrook (Figure 13).

Lot 13974 (Reserve 46564) is vested with the Conservation Commission of Western Australia, and is reserved Parks and Recreation. This amendment seeks to rationalise the Bush Forever overlay to the cadastral boundary for ease of management.

Proposal 14

Bush Forever area 292: to include all of Lot 3739 Great Northern Highway, Bullsbrook into Bush Forever area 292 (Figure 14).

Lot 3739 (Reserve 1654) is vested in the National Parks and Natural Conservation Authority and is reserved Parks and Recreation. This amendment seeks to modify the Bush Forever overlay to the Parks and Recreation boundary.

Proposal 15

Bush Forever area 294: to exclude the Pearce Airport runways and buildings from Bush Forever area 294; to add Lot 52 Great Northern Highway and vegetated portions of Lots 200 Almeria Parade, 123 Great Northern Highway, 156 and 157 Turner Road, Bullsbrook to Bush Forever area 294 (Figure 15).

All the land is owned by the Commonwealth of Australia. The airport does not historically have any mapped native vegetation, so this amendment seeks to remove the cleared areas from Bush Forever, and include the small vegetated pockets within Lots 52 and 123 Great Northern Highway, Lot 200 Almeria Parade and Lots 156 and 157 Turner Road, which are currently not within Bush Forever.

Proposal 16

Bush Forever area 300: to remove Lots 8377, 8378, 8379, 8158, 8157, 8148, 8147, 8146, 8139, 8138, 8137, 8129, 8128, 8127, 7350, 7351, 7349, 7348, 7347, 7346, 7345, 7344, 7341, 7340, 7342 and part Lots 8159, 8149, 8145, 8130, 8126, 8165, 7352, 7353, 7354, 7355, 7356, 7339, 7343, 7338, 9268, Grassdale Parkway, Stonyford Bend, Pineroo Terrace from Bush Forever (Urban zoned land). The small part of Bush Forever within the public road reservations of Stonyford Bend, Grassdale Parkway, Pineroo Terrace, Derwent Street, Waggego Outlook and Riverland Drive is also to be removed (Figure 16).

The various lots and public roads above are zoned Urban, built upon and many in private ownership. As such, this amendment seeks to remove the Bush Forever overlay and align it to the Bushland side of Pineroo Terrace within Reserve 46875. This is in accordance with approved subdivision (WAPC ref: 140081) and EPA Bulletin 642.

Proposal 17

Bush Forever area 300: to include all of Reserve 46875 into Bush Forever area 300. Remove Lots 9383 and 9384 Wilding Boulevard and part Lots, 9378, 9379, 9380, 9381, 9382, 9385, 9386, 9387, 9407, 9408, 9409 Wilding Boulevard. Remove part Lot 9521 and 9308 Spring Street, Lot 9136 and part Lot 8915 and 9095 (unnamed road) and part Lots 9127, 9128, 9129, 9130, 9131, 9132, 9133, 9135 Hawthornden Avenue. Remove part Wilding Boulevard, Sadlier Lane, Moraba Grove, Banrock Drive, Helms Loop, Dalgarpur Way, Gonaning Street and Hawthornden Avenue from Bush Forever (Urban zoned land) (Figures 17 a, b, c).

Reserve 46875 (Lots 545 and 542) is vested in the Conservation Commission of Western Australia and (Lot 544) is owned by the State of WA. They are reserved as Parks and Recreation, so this amendment seeks to modify the Bush Forever boundary to the Parks and Recreation reservation and cadastre boundaries. The various lots and public roads above are zoned Urban, built upon and many in private ownership therefore it is appropriate to remove from Bush Forever. This is in accordance with approved subdivision (WAPC ref: 140081, 149350) and EPA Bulletin 642.

Proposal 18

Bush Forever area 385: to include Lot 15141 Alexander Drive, Malaga into Bush Forever area 385 and reserve as Parks and Recreation (Figure 18).

Lot 15141 Alexander Drive, Malaga is unallocated Crown Land which is mapped Karrakatta Central and South vegetation complex and directly abuts Bush Forever area 385. This

amendment seeks to include into Bush Forever, and reserve as Parks and Recreation from Industrial zoned land. Lot 15141 is also identified as a specific commitment in the draft Perth and Peel Green Growth Plan for 3.5 million.

Proposal 19

Bush Forever area 386: to modify the boundary of Bush Forever within Lot 1 Kalamunda Road, Perth Airport (Figure 19).

Lot 1 Kalamunda Road, Perth Airport is owned by the Commonwealth of Australia. Part of Lot 1 should be removed from Bush Forever as it has been developed, in accordance with the Perth Airport Master Plan, and no longer serves an environmental purpose.

Proposal 20

Bush Forever area 481: to remove Lot 3 Midland Road, Hazelmere and adjoining public road from Bush Forever area 481 (Figure 20).

Lot 3 Midland Road (and adjoining public road), Hazelmere was cleared of all vegetation before 2000, and as such, this amendment seeks to remove the Bush Forever overlay, as it was not appropriately identified previously. Lot 3 is in private ownership.

Proposal 21

Bush Forever area 491: to modify the boundary of Bush Forever area 491 within Lot 400 Wilkie Street, South Guildford to remove the river and to include bushland that was omitted (Figure 21).

This amendment seeks to rationalise the Bush Forever overlay in accordance with cadastral and Parks and Recreation reservation boundaries. The subject lots are State government owned and managed.

City of Joondalup

Proposal 22

Bush Forever area 299: to modify the boundary of Bush Forever area 299 to remove Lake Side Drive (Figure 22).

Part of Bush Forever area 299 is located in the Joondalup City Centre, which is largely devoid of vegetation, so this amendment seeks to modify the Bush Forever overlay to abut the eastern side of the constructed Lakeside Drive road. The inclusion of the public road into Bush Forever was an anomaly from 2000.

Proposal 23

Bush Forever area 303: to modify the boundary of Bush Forever area 303 to remove one hectare for the Metropolitan Cemeteries Board at Pinnaroo cemetery (Figure 23).

In 2004, a commitment was made by the Bush Forever Technical Advisory Group to provide the Metropolitan Cemeteries Board (MCB) one hectare of land within Bush Forever area 303, for one hectare of MCB land that was provided to Western Power for a substation. Western Power previously relinquished its one hectare site, which was incorporated into Bush Forever area 303 in 2005. MCB provided three alternative sites for the one hectare, based on the needs of MCB and location to other burial sites. A site visit was conducted with officers of MCB, the then Department of Planning and Office of Environmental Protection Agency, and an alternative site (current proposal) was recommended, which took into account MCB's needs for the site to be near a road, and the vegetation condition.

City of Kalamunda

Proposal 24

Bush Forever area 50: to include Lot 2611 Schofield Road and 236 Hartfield Road, Wattle Grove into Bush Forever area 50 (Figure 24).

The amendment seeks to include Lot 2611 Schofield Road (R33963) and Lot 3486 Hartfield Road (R3486) to Bush Forever area 50. In 2000, this area was investigated to be included in Bush Forever, however the vegetation was not deemed to be regionally significant at that time as it was a rehabilitated gravel pit. The majority of the site is now mapped Forrestfield vegetation complex, which is an under-represented vegetation complex, and appears to have been successfully re-established. The land is owned by the State with a land use for Government Requirements.

3 Environmental Protection Authority advice

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

The EPA advised that the proposed amendment does not require formal assessment under Part IV of the *Environmental Protection Act 1986*.

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

4 Call for submissions

The amendment was advertised for public submissions from 26 March 2019 to 31 May 2019.

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 Joondalup, Kalamunda, Swan and Wanneroo
- iii) State Reference Library, Northbridge.

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

5 Submissions

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

- Nine contained neutral comments, or non-objections on the amendment (primarily from government agencies).
- Two submissions support various proposals in the amendment.
- One submission made comments supporting various proposals and well as comments objecting to various proposals in the amendment.
- One submission requested modification to Proposal 17.
- One submission requested modification to Proposals 1, 8, 15, 16, and 18.
- Two submissions requested modification to Proposal 20.

- One submission requested modification to Proposal 24.
- Three submissions objected to Proposal 8 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 1**

Bush Forever area 494: to reserve Lot 8033 Flynn Drive, Carramar to Parks and Recreation and remove Bush Forever area from the Flynn Drive road cadastre (Figure 1).

Main Roads has requested the proposal be modified to include the removal of Bush Forever to the north of Flynn Drive for future road widening.

WAPC Comments

This area is heavily vegetated and should remain in Bush Forever. The removal of this area of Bush Forever is outside the scope of the current omnibus amendment, but will be added to a future omnibus amendment for further consideration.

6.2 **Proposal 8**

Bush Forever area 397: to modify the Bush Forever boundary to be in accordance with MRS Amendment 1029/33 Environmental Conditions (Figure 8).

The Water Corporation, and two planning consultants object to Proposal 8. Main Roads requests a modification to the proposal. Urban Bushland Council supports Proposal 8.

Water Corporation

The Water Corporation objects to the triangular portion of the proposed Bush Forever addition to the west of Marmion Avenue (Lot 9001 on DP 69492). The land in question is owned by the Water Corporation, and will in part be developed on behalf of the State and the Water Corporation.

The adopted Local Structure Plan provides for subdivision access roads through this triangular portion of land. The detailed design, width and alignment of the road reserves have not yet been finalised so it would be premature to designate this land as Bush Forever.

Other Objections

Both consultants (on behalf of LandCorp, Water Corporation and Lendlease) do not support the additional areas being added to Bush Forever area 397 to the west of Marmion Avenue.

Submitters provided the following additional points of objection:

- The proposed additional area in the triangular section conflicts with a major road connection that will traverse this area for the connection between Alkimos Coastal Node to Central Alkimos LSP No. 95.
- The proposed additional Bush Forever area to the north of the Alkimos Coastal Node conflicts with a proposed road connection as per the Alkimos-Eglinton DSP.
- The construction of roads through these areas are recognised in the Ministerial Statement 722 which allows for roads to cross these areas of Parks and Recreation reserves in accordance with MRS Amendment 1029/33.

- Road connections are provided for by the approved Alkimos Eglinton District Structure Plan, Alkimos Coastal Node Structure Plan and adjacent Structure Plans of LSP 73 and LSP 95.
- One submitter objected to the addition of Bush Forever to the eastern side of Marmion Avenue (between Marmion Avenue and the Freeway) as a ten hectare District Open Space (DOS) area has been identified in the Parks and Recreation reservation; however the proposed area is indicative only, and subject to detailed engineering design.
- The submitter considers it premature to modify the Bush Forever area until the approved infrastructure (roads) and DOS land areas have been defined, and the extent of batters from construction of the Alkimos Secondary Centre area known.

Main Roads

Main Roads requests that the amendment boundary area be modified to exclude Lots 13200, 6039, 6289, R22031 and R31237.

WAPC Comments

As the detailed design, width and alignment of the road reserves have not yet been finalised, it is recommended this Proposal be removed from the omnibus amendment, consistent with the request of the Water Corporation and Landcorp. It should also be noted that the PTA have not yet finalised the alignment of the proposed future Alkimos Station in this area.

Once the approved infrastructure and District Open Space areas have been confirmed, a future MRS amendment can consider adding Bush Forever to the remaining areas of Parks and Recreation as required.

It is recommended that this proposal is deleted.

6.3 Proposal 15

Bush Forever area 294: to exclude the Pearce Airport runways and buildings from Bush Forever area 294; to add Lot 52 Great Northern Highway and vegetated portions of Lots 200 Almeria Parade, 123 Great Northern Highway, 156 and 157 Turner Road, Bullsbrook to Bush Forever area 294 (Figure 15).

Main Roads requests that the Bush Forever addition be modified to exclude the Great Northern Highway road reservation. The current scale of the proposal indicates that there may be an encroachment.

WAPC Comment

The proposed addition to Bush Forever is outside the Great Northern Highway road reservation. Recommend submission is dismissed.

6.4 Proposal 16

Bush Forever area 300: to remove Lots 8377, 8378, 8379, 8158, 8157, 8148, 8147, 8146, 8139, 8138, 8137, 8129, 8128, 8127, 7350, 7351, 7349, 7348, 7347, 7346, 7345, 7344, 7341, 7340, 342 and part Lots 8159, 8149, 8145, 8130, 8126, 8165, 7352, 7353, 7354, 7355, 7356, 7339, 7343, 7338, 9268 Grassdale Parkway, Stonyford Bend, Pineroo Terrace from Bush Forever (Urban zoned land). The small part of Bush Forever within the public road reservations of Stonyford Bend, Grassdale Parkway, Pineroo Terrace, Derwent Street, Waggego Outlook and Riverland Drive is also to be removed (Figure 16).

Main Roads requests that the proposal be modified to include the removal of Bush Forever that currently encroaches the Tonkin Highway road reservation.

WAPC Comment

The removal of this area of Bush Forever is outside the scope of the current omnibus amendment, but will be added to a future omnibus amendment for consideration.

6.5 Proposal 18

Bush Forever area 385: to include Lot 15141 Alexander Drive, Malaga into Bush Forever area 385 and reserve as Parks and Recreation (Figure 18).

Main Roads requested that the proposal be modified to include the removal of Bush Forever over Lots 100 and 51.

WAPC Comment

A portion of Lots 100 and 51 is still vegetated. The removal of Bush Forever is outside the scope of this current omnibus amendment, but will be added to a future omnibus amendment for further consideration.

6.6 Proposal 20

Bush Forever area 481: to remove Lot 3 Midland Road, Hazelmere and adjoining public road from Bush Forever area 481 (Figure 20).

Two submitters provided comment on Proposal 20, requesting their adjoining properties also be removed from Bush Forever. Main Roads also advised that they will be seeking a future amendment to the Bush Forever area defined in this location.

WAPC Comments

Both lots are considered to have high environmental values. Both properties have Forrestfield vegetation complex type, which is under-represented on the Swan Coastal Plain, and a Threatened Ecological Community. In the Subregional Frameworks, both lots have been flagged for Nature/Passive Recreation.

As the requests are not part of the current omnibus amendment, it would require re-advertising and EPA approval. The landowners are advised that they can submit a separate proposal for a future MRS amendment.

It is recommended that the Main Road comments are noted, and the other two submissions are dismissed.

6.7 Proposal 24

Bush Forever area 50: to include Lot 2611 Schofield Road and 236 Hartfield Road, Wattle Grove into Bush Forever area 50 (Figure 24).

Internal consultation has shown that Reserve 33963 is currently under consideration for transfer in freehold to the Noongar Boodja Trust (NBT) under the Settlement. As such, it is considered inappropriate to add Bush Forever designation to this area.

City of Kalamunda

The City of Kalamunda has a management order for Lot 3486 for the purpose of Parks and Recreation. The site is identified in the North-East Subregional Planning Framework as 'regional open space'.

The City of Kalamunda provided comment on other sites containing bushland in the Forrestfield North Residential Precinct Local Structure Plan, and would like these lots to be rezoned from Urban and Parks and Recreation.

Urban Bushland Council

The Urban Bushland Council supports the proposal.

WAPC Comments

The addition and rezoning of lots within the Forrestfield North Residential Precinct Local Structure Plan is not part of the current omnibus amendment, it would require re-advertising and EPA approval. The City of Kalamunda's modification request has been placed on file for consideration as part of a future amendment process, which will include consultation with the City at the time the amendment is prepared. Submission noted.

It is recommended that proposal 24 is deleted in line with internal advice.

7 Modifications

Having regard to the above, the amendment has been modified as follows:

Proposal 8 – delete proposal 8.

Proposal 24 – delete proposal 24.

As the above modifications do not include any additional land, readvertising of the amendment is not required.

8 Responses and determinations

The responses to all submissions are detailed in *Schedule 2 - Summary of submissions and determinations*. It is recommended that the amendment be adopted for finalisation subject to the modifications detailed above.

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 1333/57 and examines the various submission made on it.

The WAPC, after considering the submissions, is satisfied that the modified amendment as shown generally on the amendment figures – Proposals 1 - 24 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 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 1333/57 is now finalised as modified and shown on WAPC Amending Plans 1.7566, 1.7567/1, 1.7568, 1.7569, 1.7570, 1.7571 and 1.7572/1 (and in more detail in Detailed Plans as listed in *Appendix 2*), and has effect in the Metropolitan Region Scheme from the date of notice in the *Government Gazette* on 28 February 2020.

Schedule 1

Alphabetical listing of submissions

Alphabetical Listing of Submissions

MRS Amendment 1333/57

Bush Forever Omnibus 1 (North)

Submission Number	Name
16	Allerding & Associates (on behalf of the owners of Lot 2 Lakes Rd, Hazelmere)
3	ATCO Gas
12	Creative Design & Planning (on behalf of LandCorp and Water Corporation)
5	Education, Department of
9	Health, Department of
4	Jobs, Tourism, Science & Innovation, Department of
2	Joondalup, City of
10	Kalamunda, City of
11	Mines, Industry Regulation and Safety, Department of
14	<i>Name removed at the request of the submitter</i>
7	Primary Industries and Regional Development, Department of
17	Quinns Rocks Environmental Group Inc.
6	Roberts Day (on behalf of Ellenbrook Joint Venture (Dept. of Communities and LWP Property Group Pty Ltd))
15	Roberts Day (on behalf of LandCorp and Lendlease)
18	Swan, City of
1	Transport, Department of
13	Urban Bushland Council WA Inc.
8	Water Corporation

Late Submissions	Name
19	Biodiversity, Conservation and Attractions, Parks and Wildlife Service, Department of
20	Main Roads Western Australia

Schedule 2

Summary of submissions and determinations

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

Submission: 1, 2, 3, 4, 5, 7, 9, 11, 19 (Late)

Submitted by: Department of Transport, City of Joondalup, ATCO Gas, Department of Jobs, Tourism, Science & Innovation, Department of Education, Department of Primary Industries and Regional Development, Department of Health, Department of Mines, Industry Regulations and Safety, Department of Biodiversity, Conservation and Attractions

Summary of Submission: COMMENT

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

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.

Planning Comment: Comments noted.

Determination: Submission Noted.

Submission: 6

Submitted by: Roberts Day (on behalf of Ellenbrook Joint Venture (Dept. of Communities and LWP Property Group Pty Ltd))

Summary of Submission: COMMENT on Proposal 17

Roberts Day have no objection to the proposed MRS amendment, but requests that all portions of the Bush Forever overlay and Parks and Recreation reserve that fall within the existing Dunnett Drive road reserve be removed to be in line with the cadastral boundaries.

Planning Comment: The small portion of Bush Forever area 300 within the road reserve of Dunnett Drive follows the Parks and Recreation reservation. This removal of Bush Forever and rezoning of land to Urban is outside the scope of the current omnibus amendment, but will be added to a future omnibus amendment for consideration.

Determination: Noted. Add to future omnibus amendment.

Submission: 8

Submitted by: Water Corporation

Summary of Submission: COMMENT / OBJECTION

The Water Corporation provided comments in relation to Proposals 1, 8 and 9 of the amendment as follows:

Proposal 1

The Water Corporation has a gravity sewer pipe that runs along the south-western boundary and within the western boundary of Lot 8033. The Water Corporation requires ongoing access to the sewer for maintenance purposes.

Proposal 8

The triangular portion of proposed Bush Forever addition 397 is owned by the Water Corporation, and will in future have a subdivision access road built through the site. The detailed design, width and alignment of the road reserve has not yet been finalised and it would therefore be premature to designate this land as Bush Forever.

Proposal 9

The Quinns Main Sewer traverses through this site, and the Water Corporation require ongoing access to the sewer for maintenance purposes.

Planning Comment: The Water Corporation operates a number of water and sewer pressure mains which traverse a number of Bush Forever areas. There are appropriate procedures in place which facilitate access for maintenance purposes. The comments of the Water Corporation in relation to Proposals 1 and 9 are noted.

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: Noted.

Submission: 10

Submitted by: City of Kalamunda

Summary of Submission: COMMENT to Proposal 24

The MRS amendment report incorrectly refers to Lot 236 Hartfield Road, however the correct Lot number is 3486.

The City of Kalamunda has a management order for Lot 3486, for the purpose of 'Parks and Recreation'. Both lots are identified in the WAPC North-East Subregional Planning Framework as regional open space.

The City would like a number of lots within the Forrestfield North Residential Precinct Local Structure Plan to be rezoned from Urban to Parks and Recreation.

Planning Comment: The Lot number is noted, and will be amended accordingly. Comments regarding Lot 3486 are noted.

Refer to Part 6.7 of the *Report on Submissions* above for discussion of the matters raised by the City of Kalamunda in relation to Proposal 24.

Determination: Submission noted.

Submission: 12

Submitted by: Creative Design and Planning

Summary of Submission: COMMENT / OBJECTION to Proposal 8

Support the removal of Bush Forever areas as proposed.

Do not support the additional areas to Bush Forever area 397 as:

- The proposed additional area in the eastern area conflicts with a major road connection that will traverse this area for the connection between Alkimos Coastal Node to Central Alkimos LSP No. 95.
- The proposed additional Bush Forever area to the north of the Alkimos Coastal Node conflicts with a proposed road connection as per the Alkimos-Eglinton DSP.

The inclusion of these areas into Bush Forever is considered premature.

Planning Comment: Refer to Part 6.2 of the *Report on Submissions* above for discussion of the matters raised by Creative Design and Planning.

Determination: Noted.

Submission: 13

Submitted by: Urban Bushland Council WA Inc.

Summary of Submission: SUPPORT Proposals 1, 2, 4, 6, 7, 8, 9, 11, 12, 13, 17, 18, 21, 24
COMMENT on Proposals 5, 10, 14, 15, 16, 19, 20, 22
OBJECTION to Proposals 3, 23

The Urban Bushland Council provides the following comments:

Proposal 3

Although the road has already been built, it should remain in Bush Forever so there are no further disturbances, any roadside trees should remain or should be replanted.

Planning Comment: The road has been built in line with an approved clearing permits 6736/1 and CPS 3731/7.

Determination: Dismissed.

Proposal 5

The addition to Parks and Recreation and Bush Forever is supported.

The removal of the marina and car park is not supported. This provides a vital ecological link along the coast. Retaining Bush Forever status will help to ensure new developments are suitably planned given the sensitive location on the limestone cliff.

Planning Comment: The marina and car park in Bush Forever were an anomaly in the mapping, as they were not part of Bush Forever in 2000. As such, submission is dismissed.

Determination: Noted, and partially dismissed.

Proposal 8

Measures should be taken to include and retain a vegetated linkage through the WSD area.

Planning Comment: Outside the scope of this amendment.

Determination: Dismissed.

Proposal 10

Regrettable loss of Bush Forever along Caporn Street due to roadworks, such edge incursions should not be permitted.

Planning Comment: Noted.

Determination: Noted.

Proposal 14

Why is the whole Bush Forever area 292 not rezoned to Parks and Recreation?

Planning Comment: There are still a number of lots within Bush Forever area 292 which are privately owned. It is not the intent for these lots to be acquired, and as such, the reservation of these lots is outside the scope of this amendment.

Determination: Dismissed.

Proposal 15

Leave the Bush Forever designation over the Pearce Airport so restoration of ecological linkages may be encouraged.

Planning Comment: Pearce Airport is Commonwealth owned land, and much of this has been cleared for airport purposes. It is unlikely that ecological linkages through the airport would be encouraged with the Bush Forever designation left in place.

Determination: Noted and dismissed.

Proposals 16 and 17

Another regrettable loss of vegetation which should have been prevented. Just because the land is zoned Urban, it should not stop it from being retained, protected and conserved.

Planning Comment: The land is zoned Urban, and has been cleared in accordance with planning and environmental approvals.

Determination: Dismissed.

Proposal 19

A regrettable loss, there should be no further loss of bushland in the Perth Airport and the State must insist on this to the Commonwealth.

Planning Comment: The Perth Airport requires the appropriate Commonwealth approvals to build and develop the land. This is outside the scope of this amendment.

Determination: Dismissed.

Proposal 20

Main Roads must be stopped from encroaching into bushland conservation areas.

Planning Comment: The proposal is on private land, not Main Roads.

Determination: Comments dismissed.

Proposal 22

The roadside remaining should be retained in Bush Forever and vegetated.

Planning Comment: The road is part of Joondalup City Centre and, as such, is not appropriate to be part of Bush Forever.

Determination: Comments dismissed.

Proposal 23

Not supported. Another suitable site not in bushland is preferred.

Planning Comment: This proposal is part of an agreement in 2005, whereby the Metropolitan Cemeteries Board provided one hectare of land to Western Power for a substation. Western Power had already relinquished its one-hectare site, which was incorporated into Bush Forever in 2005. Another suitable site not in bushland was not found in the vicinity.

Determination: Noted and dismissed.

Proposal 24

Supported. An example where degraded areas can be restored.

Planning Comment: Noted.

Determination: Noted.

Submission: 14

Submitted by: *Name removed at the request of the submitter*

Summary of Submission: COMMENT to Proposal 20

The submitter had a number of comments, summarised below: –

- Has owned Lot 184 Talbot Road, Hazelmere since 1974. A corridor strip was cleared by Western Power for transmission lines. A specific easement was negotiated with Western Power for the excavation of sand.
- How were the lots north of Lot 184 cleared with all the constraints?
- Part Lot 147 was resumed in the 1980's from Main Roads for the future expansion of Roe Highway.
- In 2005, the submitter make an application to excavate sand, but one of the conditions was to rehabilitate Lot 148 which the land owner considered unfair as the lot had been cleared on several occasions prior, so they did not proceed with the application.
- Main Roads has allowed large herds of feral goats to roam freely on their reserve, that also enter private lands to graze on vegetation.

- The MRS was to protect the interests of landowners, but in the submitter's case, the MRS has been used to benefit third parties and to protect third parties' interests.
- Bush Forever sites were to be taken from the Crown land and not private land. There was the promise of carbon credits, reduction of local authority rates and state government land taxes, but the submitter has not had any of these concessions.
- The understanding was that large tracts of land was to be set aside for Bush Forever and not small lots, so once Roe Highway and Great Eastern Highway bypass is fully constructed, and the second transmission line is constructed?
- Landowners are required to continue to endure pain and suffering at the determination of certain State Authorities and agencies.
- What is the meaning of this Hazelmere Enterprise Area? Does not mean Enterprise Development or is it in name only?

Planning Comment: Noted. Refer to Part 6.6 of the *Report on Submissions* above for discussion of the matters raised by the submitter.

Determination: Noted and dismissed.

Submission: 15

Submitted by: Roberts Day (on behalf of LandCorp and Landlease)

Summary of Submission: OBJECTION to Proposal 8

Support the removal of Bush Forever areas as proposed.

Do not support the additional areas to Bush Forever area 397 as:

- Considered premature to modify the Bush Forever area east of Marmion Avenue until the two roads through the Parks and Recreation reserve and the District Open Space land areas have been defined, and the extent of the batters from the construction of the Alkimos Secondary Centre are known.
- Considered premature to modify the Bush Forever area west of Marmion Avenue until the subject roads and associated vegetation clearing has been defined.

Planning Comment: Refer to Part 6.2 of the *Report on Submissions* above for discussion of the matters raised by Roberts Day.

Determination: Submission upheld.

Submission: 16

Submitted by: Allering & Associates

Summary of Submission: OBJECTION / COMMENT to Proposal 20

Represent landowners of adjacent Lot 2 Lakes Road, Hazelmere. Wish for Lot 2 to also be removed from Bush Forever area 481 as part of this Omnibus Amendment.

The submitter provides background information regarding the inclusion of their lot in the Bush Forever designation. They advise that:

- There is a high-power transmission tower and line in the centre of the site. When installed, the vegetation under the tower and line were cleared to enable works to be undertaken.
- Due to future works with the Roe Highway and Great Eastern Highway Bypass, Lot 2 will become a small, isolated fragment of vegetation.
- The site has been subject to historic clearing.
- There will need to be future clearing with the widening of Midland Road.

Planning Comment: The submitters comments and background information relating to the Bush Forever designation of their lot are noted. Refer to Part 6.6 of the *Report on Submissions* above for discussion of the matters raised by Allering & Associates.

Determination: Noted and dismissed.

Submission: 17

Submitted by: Quinns Rock Environmental Group Inc

Summary of Submission: SUPPORT Proposals

COMMENT on proposal 5, 6a, 6b

Support all additions to Bush Forever.

Proposal 5

Extend Bush Forever areas 397 over vegetated portion of Crown Reserve 34601.

Proposal 6a and 6b

Extend the Bush Forever boundary to all sections of Parks and Recreation. This will add 2 ha of coastal bushland to Bush Forever area 397.

Concerns raised with the removal of over 400 ha from the classification of Bush Forever. Several proposals (10, 16, 17 a-c and 19) all have clearing of bushland within Bush Forever areas since 2000.

Planning Comment: With regards to Proposal 5, Bush Forever area 397 has already been extended over the vegetated portions of Crown Reserve 34601.

In regard to Proposal 6, all Parks and Recreation areas owned by the State have been added to Bush Forever. Areas in private ownership have not been added to Bush Forever.

It should be noted that most of the removal of Bush Forever land is from the Pearce Airport (423 ha), which is Commonwealth owned. This omnibus amendment seeks to add 167 ha to Bush Forever.

Determination: Noted.

Submission: 18

Submitted by: City of Swan

Summary of Submission: SUPPORT Proposals 12, 13, 14, 15, 16, 17, 18, 19, 20, 21

The City of Swan have no objections to any of the proposals within their local government area, but provide the following comments for each:

Proposal 12

It is an administrative exercise to omit land that has been developed for roads and include all regionally significant vegetation into Bush Forever.

Proposal 13

It represents a logical extension of the Bush Forever layer over bushland in a conservation reserve.

Proposal 14

The amendment will address an irregularity in the MRS mapping and represents a logical extension of the Bush Forever layer over vegetation in an existing regional 'Parks and Recreation' reserve.

Proposal 15

An administrative exercise to update the MRS to better reflect where vegetation exists and take into account the areas cleared for Commonwealth purposes.

Proposal 16 and 17

The amendment updates the Bush Forever layer to align with cadastral boundaries.

Proposal 18

The bushland extends further north of Lot 15141 onto Lot 801 Alexander Drive. From an environmental and management perspective, it is logical for Lot 801 to be treated consistently with Lot 15141 subject to the land becoming Crown Land and reserved for conservation.

Proposal 19

The amendment omits the built area of the Perth Airport from Bush Forever.

Proposal 20

The City of Swan have no objections to the removal of this area as the land has been cleared for over ten years and serves no environmental function.

Proposal 21

This is an administrative exercise to modify the Bush Forever layer by removing an area that lies within the Swan River, and to include a pocket of bushland.

The City of Swan requests that an equal area of bushland not currently in Bush Forever replace the area proposed to be deleted in this MRS Amendment.

Planning Comment: Comments noted. With regards to Proposal 18, this would be a substantial amendment, and is outside the scope of this amendment. It has been noted for a future MRS amendment.

The City of Swan request that an equal area of bushland not currently in Bush Forever replace the area proposed to be deleted is noted. Most of the removal of Bush Forever land is from the Pearce Airport (423 ha), which is Commonwealth owned. This omnibus amendment seeks to add 167 ha to Bush Forever. The purpose of this amendment is to make minor amendments to the existing Bush Forever areas.

Determination: Comments noted, and partially dismissed.

Submission: 20 (Late)

Submitted by: Main Roads

Summary of Submission: COMMENT

Main Roads provided comments in relation to Proposals 1, 8, 15, 16, 18 and 9 of the 20 amendment as follows:

Proposal 1

Main Roads requests that the proposal be modified to include the removal of Bush Forever to the north of Flynn Drive.

Proposal 8

The proposed amendment area boundary should be modified to exclude Lots 13200, 6039, 6286, R22031 and R31237. These identified areas are reserved as Primary Regional Roads under the MRS and will be required for significant road infrastructure in the future.

Proposal 15

Main Roads requests that Bush Forever addition be modified to exclude the Great Northern Highway road reservation.

Proposal 16

Main Roads requests that the proposal be modified to include the removal of Bush Forever that currently encroaches the Tonkin Highway road reservation.

Proposal 18

Main Roads requests that that proposal be modified to include the removal of Bush Forever over lots 100 and 51. This location is largely constructed.

Proposal 20

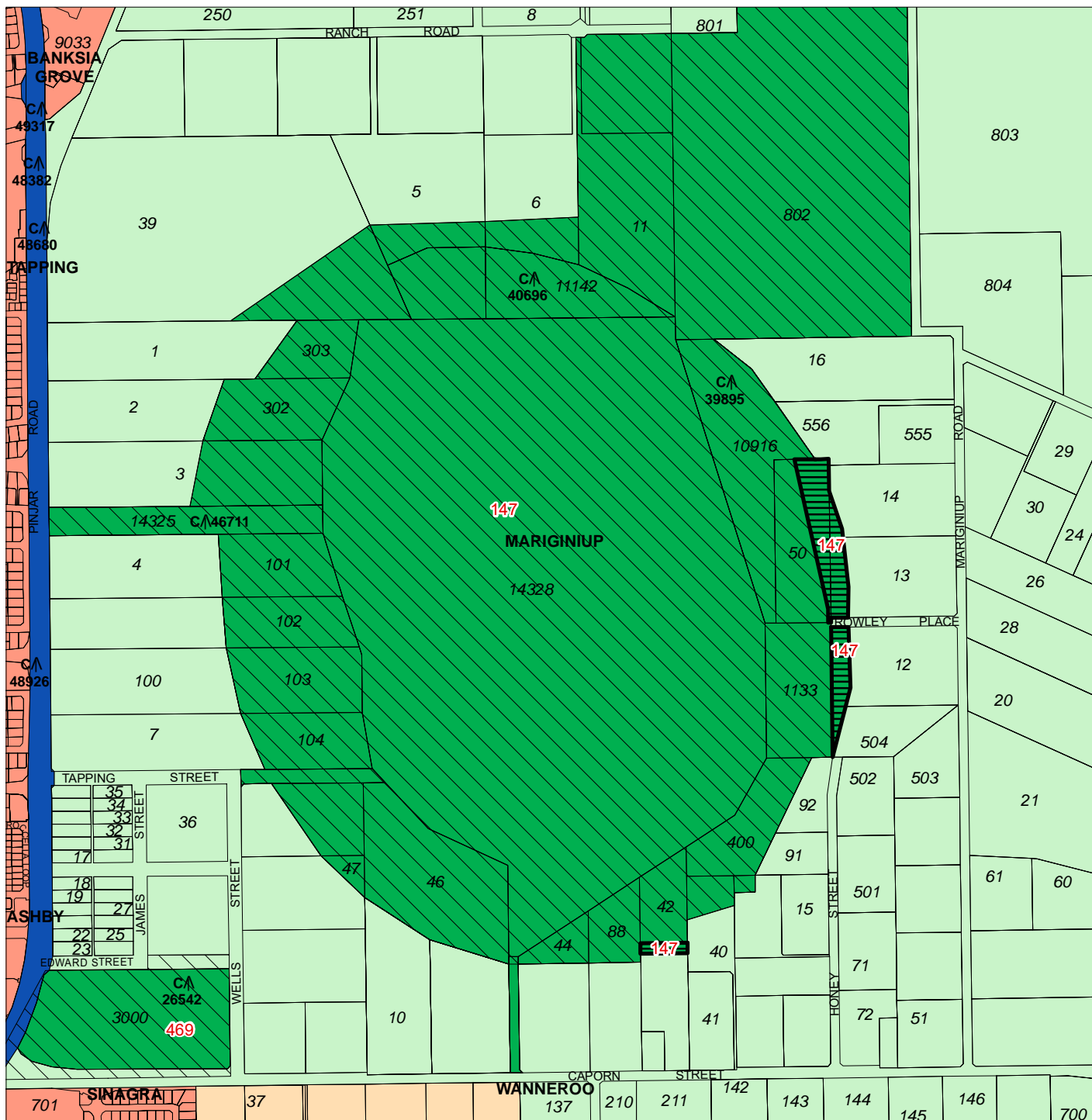
Main Roads will seek a future amendment to the Bush Forever area defined at this location.

Planning Comment: Noted. Refer to Part 6.1, 6.2, 6.3, 6.4, 6.5 and 6.6 of the *Report on Submissions* above for discussion of the matters raised by the submitter.

Determination: Comments noted. Requests for modification will be added to a future omnibus amendment for further consideration.

Schedule 3

The amendment figures - proposals 1 - 24
as advertised




Bush Forever Omnibus (North) Proposed Minor Amendment as advertised

25 October 2017







Proposal 2

Proposed Amendment:

Notice of Delegation

 (Site No) Bush Forever area addition

Existing Region Scheme:

-  Other regional roads
-  Parks and recreation
-  Rural
-  Urban
-  Urban deferred
-  (Site No) Bush forever areas

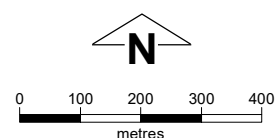
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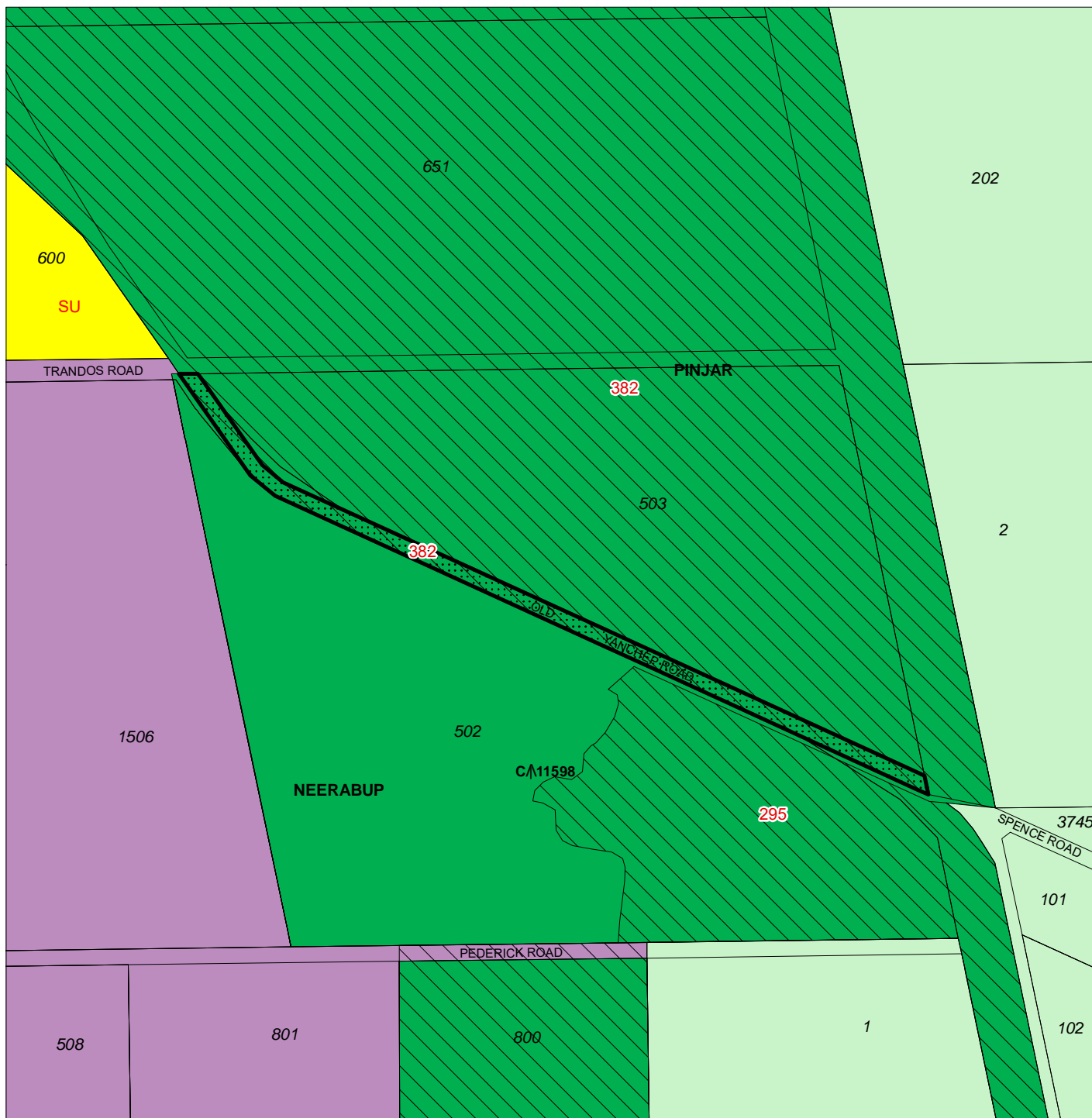
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
Bush Forever Omnibus (North) Proposed Minor Amendment as advertised

25 October 2017

Proposal 3

Proposed Amendment:

Notice of Delegation

 (Site No) Bush Forever area removal

Existing Region Scheme:

-  Industrial
-  Parks and recreation
-  SU Public purposes - special uses
-  Rural
-  (Site No) Bush forever areas

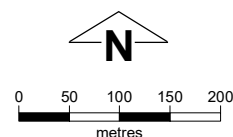
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Proposal 5

 Other regional roads
  (Site No) Bush forever areas

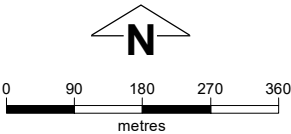
 Parks and recreation

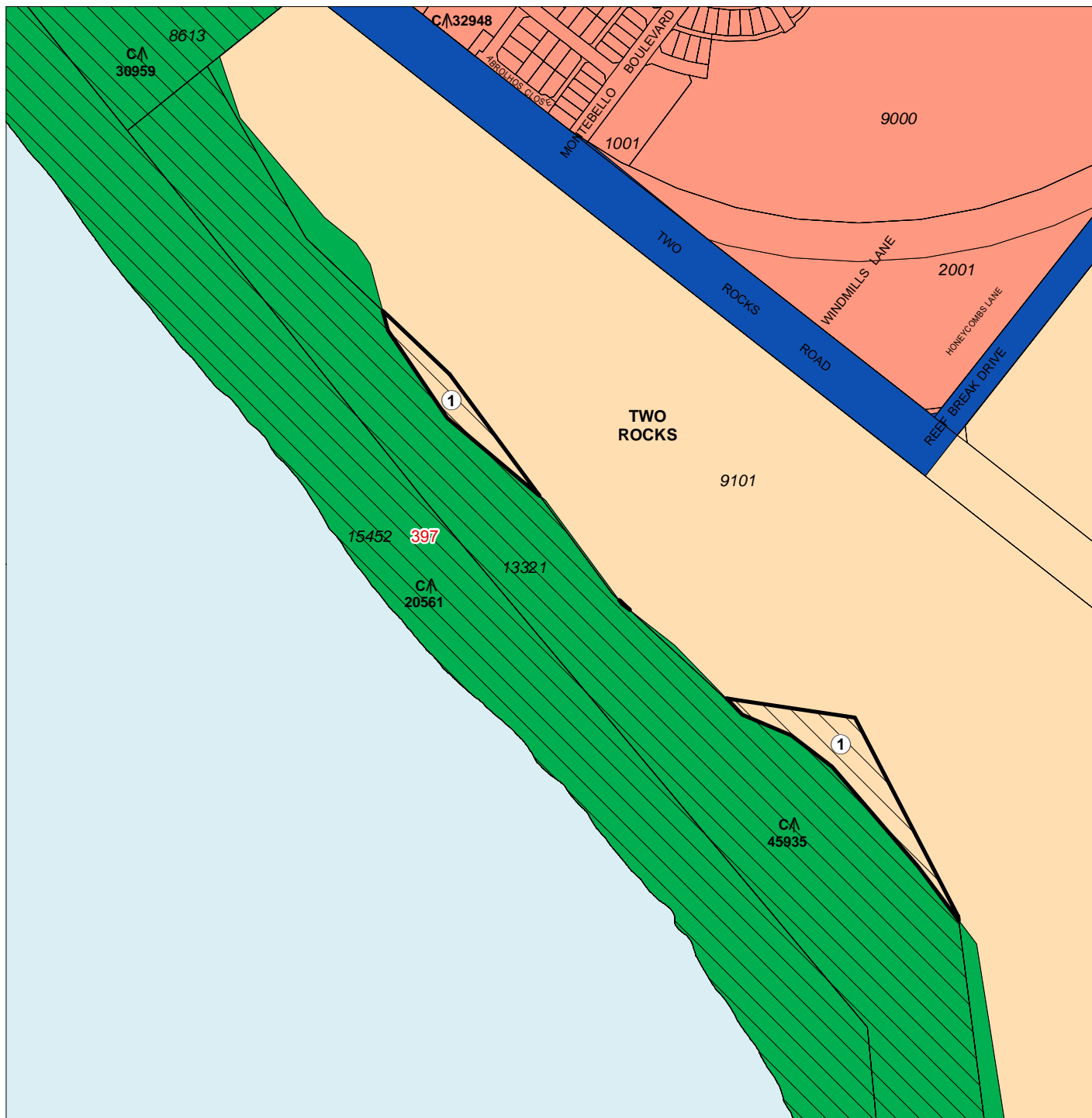
 Urban

 Urban deferred

 Waterways

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Bush Forever Omnibus (North) Proposed Minor Amendment as advertised

25 October 2017

Proposal 6a

Proposed Amendment:

① Parks and recreation reservation

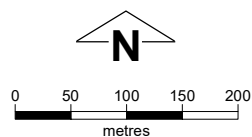
Existing Region Scheme:

- Other regional roads
- Parks and recreation
- Urban
- Urban deferred
- Waterways
- (Site No) Bush forever areas

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Version number: 3



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Bush Forever Omnibus (North) Proposed Minor Amendment as advertised




25 October 2017

Proposal 6b

Proposed Amendment:

① Parks and recreation reservation

Existing Region Scheme:

-  Parks and recreation
-  Urban deferred
-  Waterways
-  (Site No) Bush forever areas

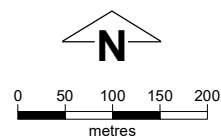
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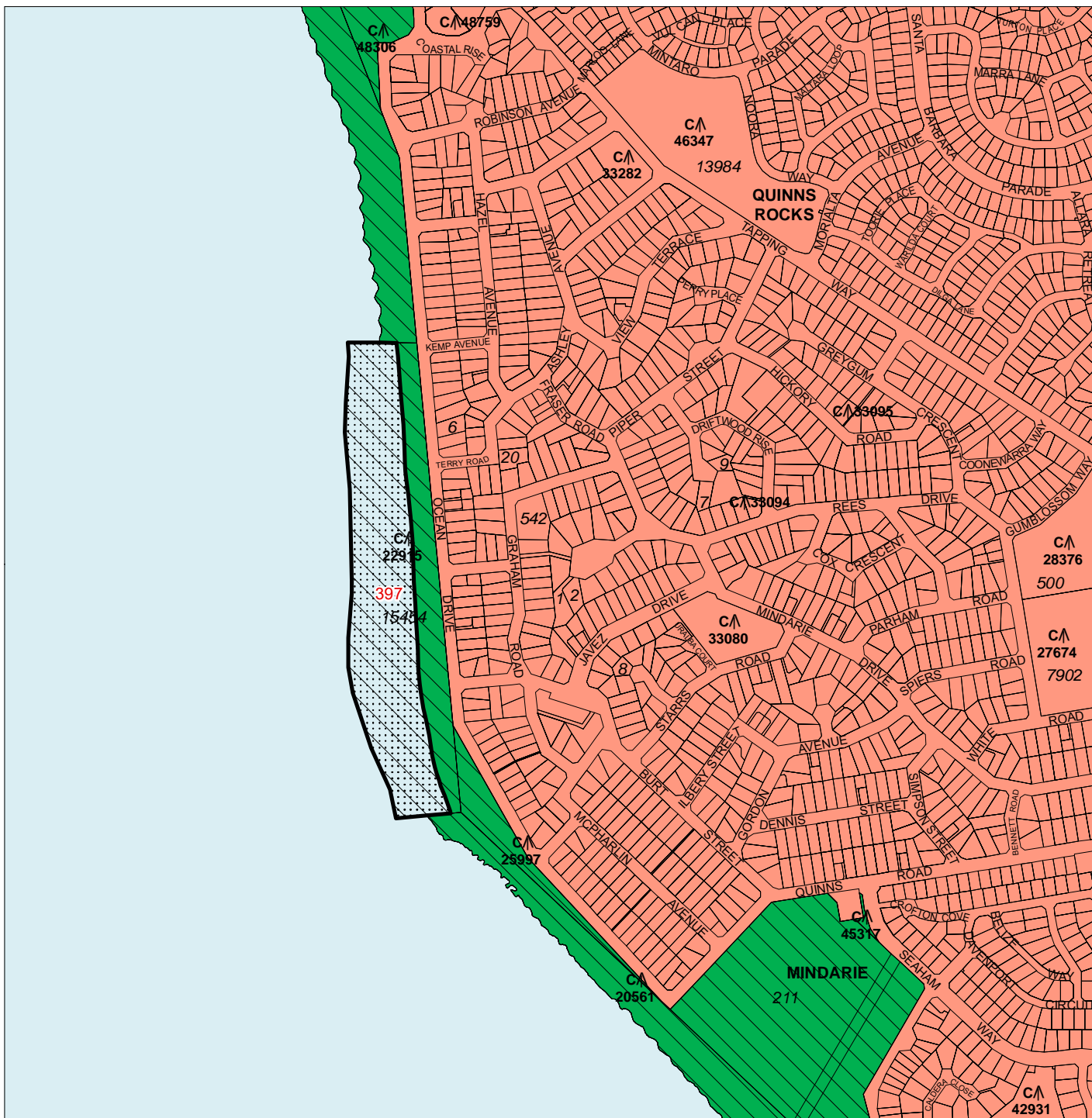
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Bush Forever Omnibus (North) Proposed Minor Amendment as advertised

25 October 2017


Proposal 7

Proposed Amendment:

Notice of Delegation


 (Site No) Bush Forever area removal

Existing Region Scheme:

 Parks and recreation

 Urban

 Waterways

 (Site No) Bush forever areas

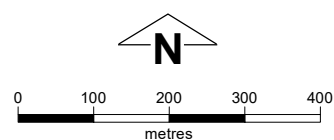
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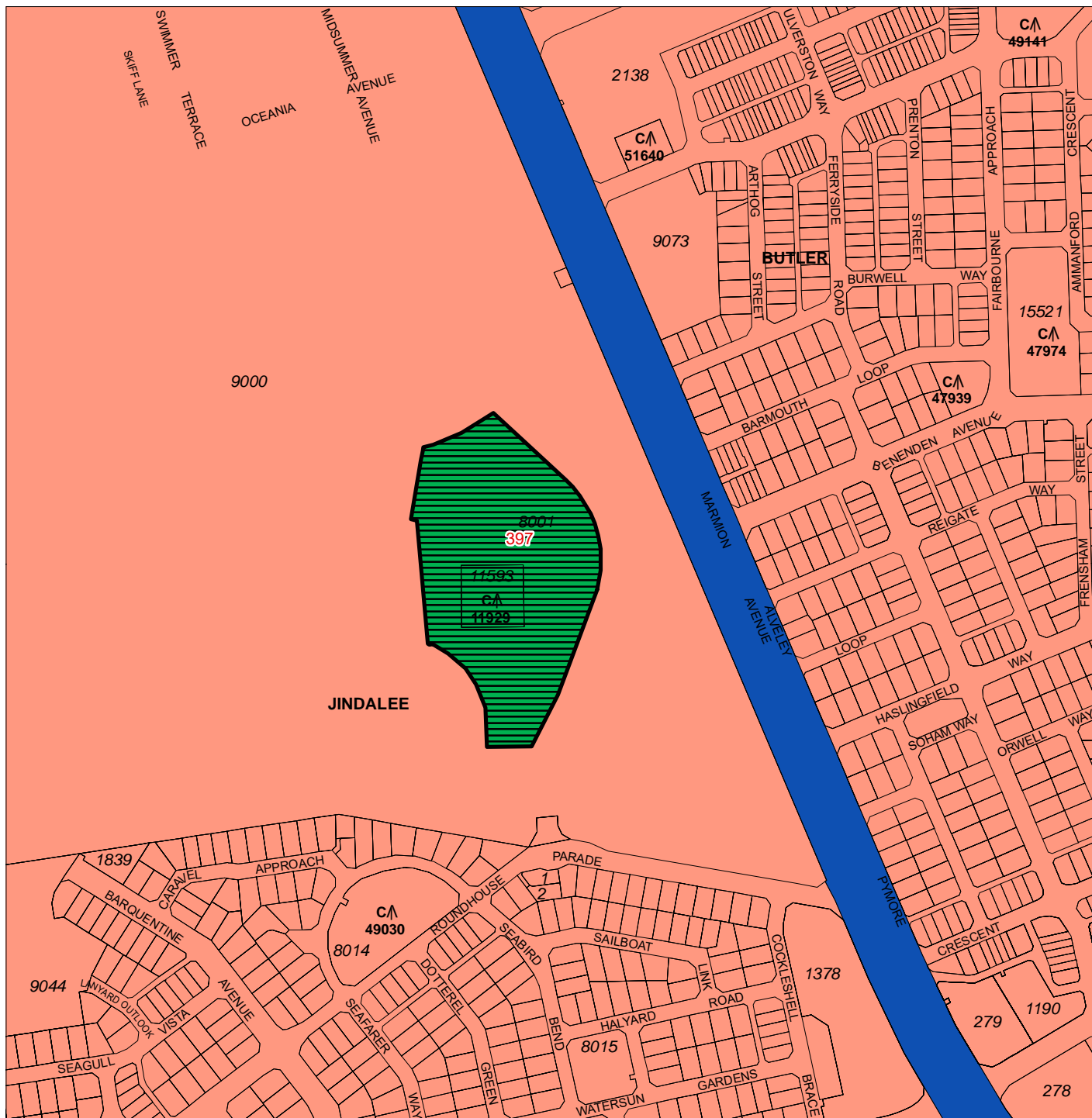
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Bush Forever Omnibus (North) Proposed Minor Amendment as advertised

25 October 2017


Proposal 9


Proposed Amendment:

Notice of Delegation

 (Site No) Bush Forever area addition

Existing Region Scheme:

 Other regional roads

 Parks and recreation

 Urban

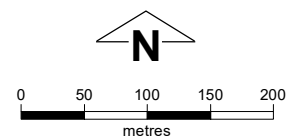
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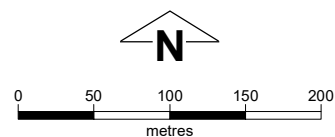
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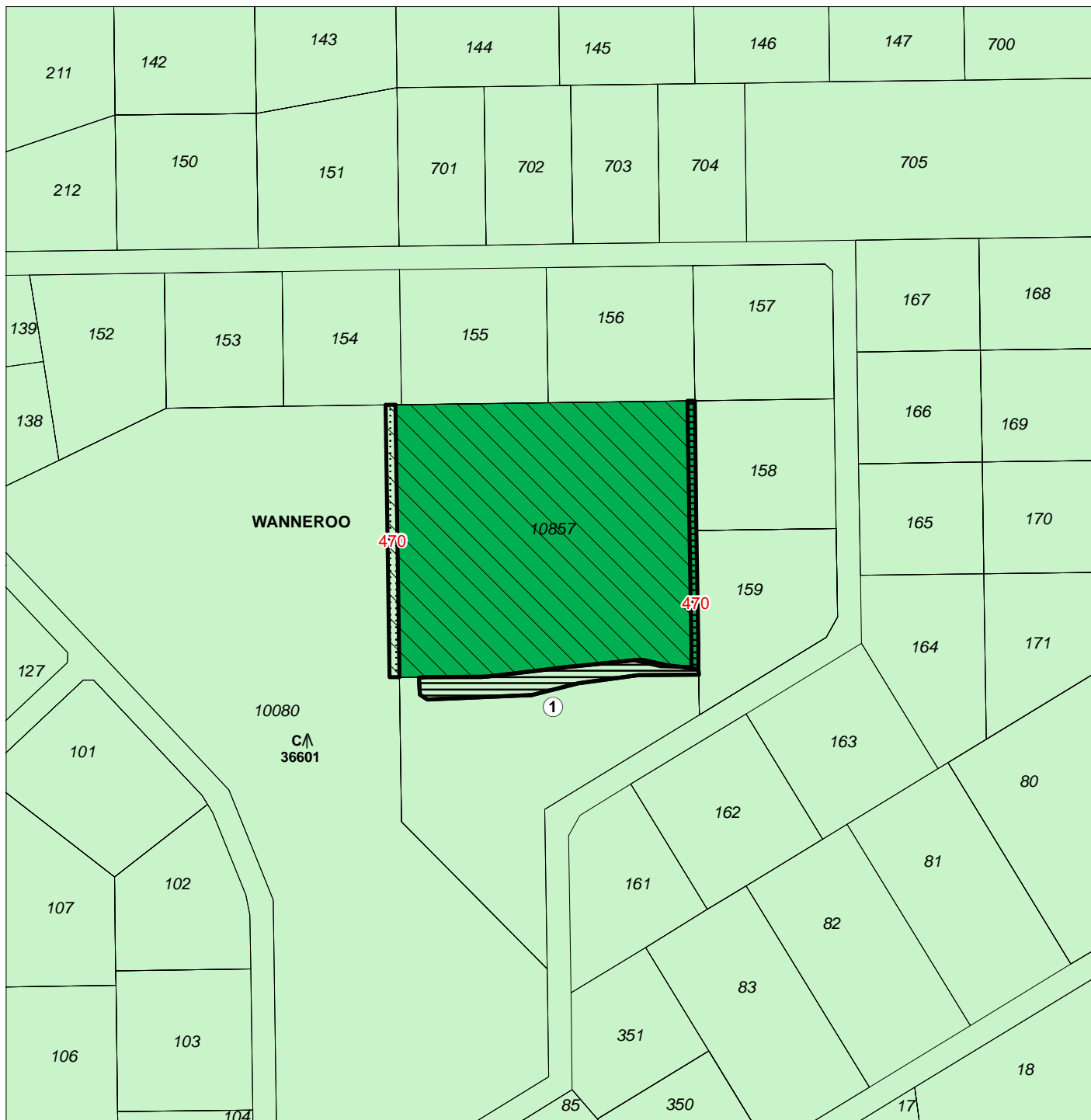
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Bush Forever Omnibus (North) Proposed Minor Amendment as advertised

25 October 2017

Proposal 11

Proposed Amendment:

① Parks and recreation reservation

Notice of Delegation

||||| (Site No) Bush Forever area addition

||||| (Site No) Bush Forever area removal

Existing Region Scheme:

■ Parks and recreation

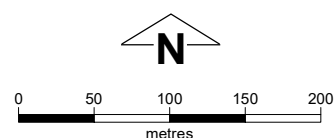
■ Rural

||||| (Site No) Bush forever areas

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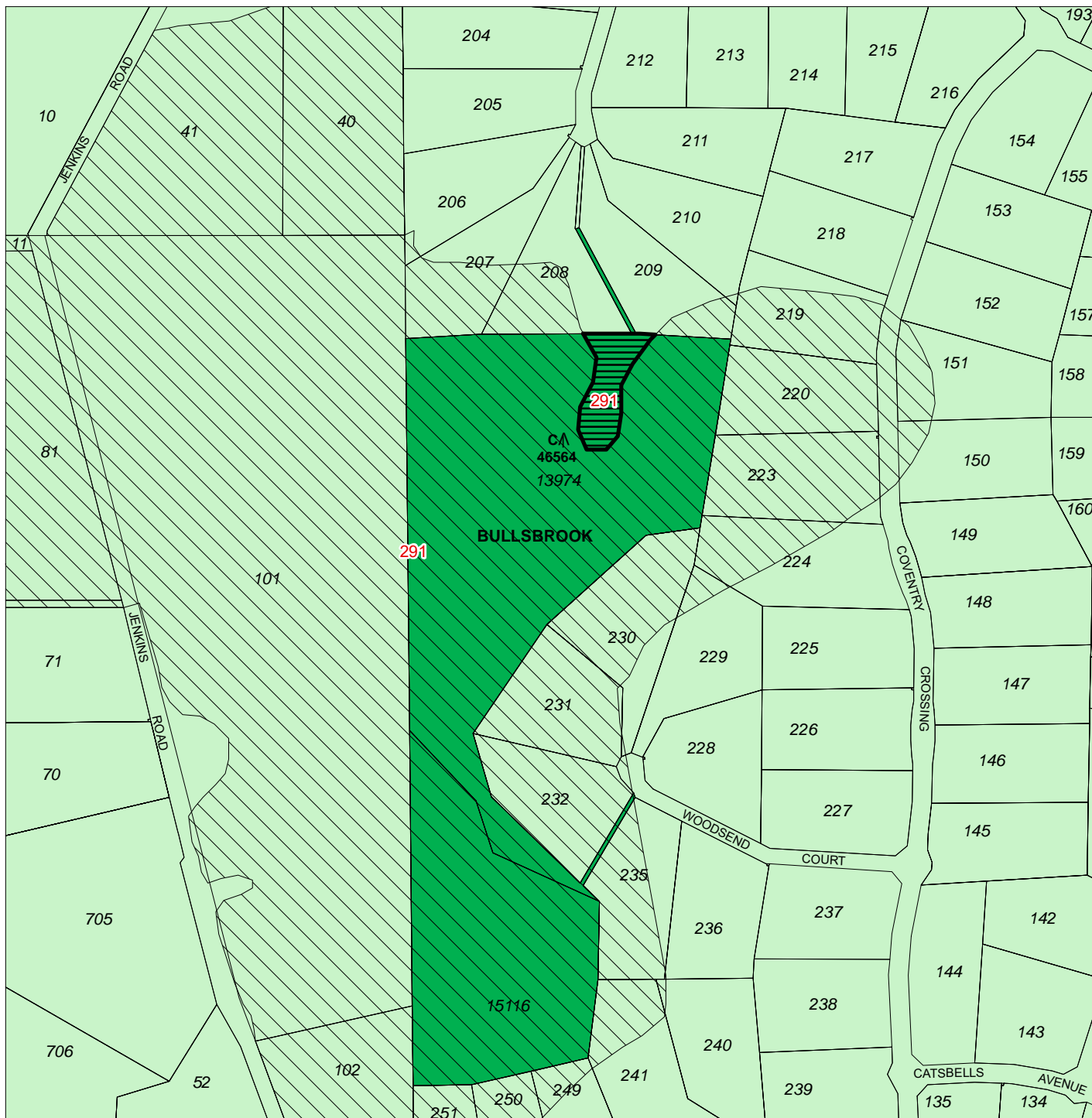
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Proposal 12

 (Site No) Bush forever areas



Bush Forever Omnibus (North) Proposed Minor Amendment as advertised

25 October 2017

Proposal 13

Proposed Amendment:

Notice of Delegation



(Site No) Bush Forever area addition

Existing Region Scheme:



Parks and recreation



Rural



(Site No) Bush forever areas

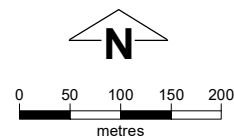
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**Bush Forever Omnibus (North)
Proposed Minor Amendment
as advertised**

25 October 2017

Proposal 14

Proposed Amendment:

Notice of Delegation



(Site No) Bush Forever area addition

Existing Region Scheme:



R Parks and recreation - restricted public access



Primary regional roads



Rural



(Site No) Bush forever areas

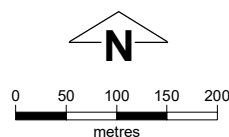
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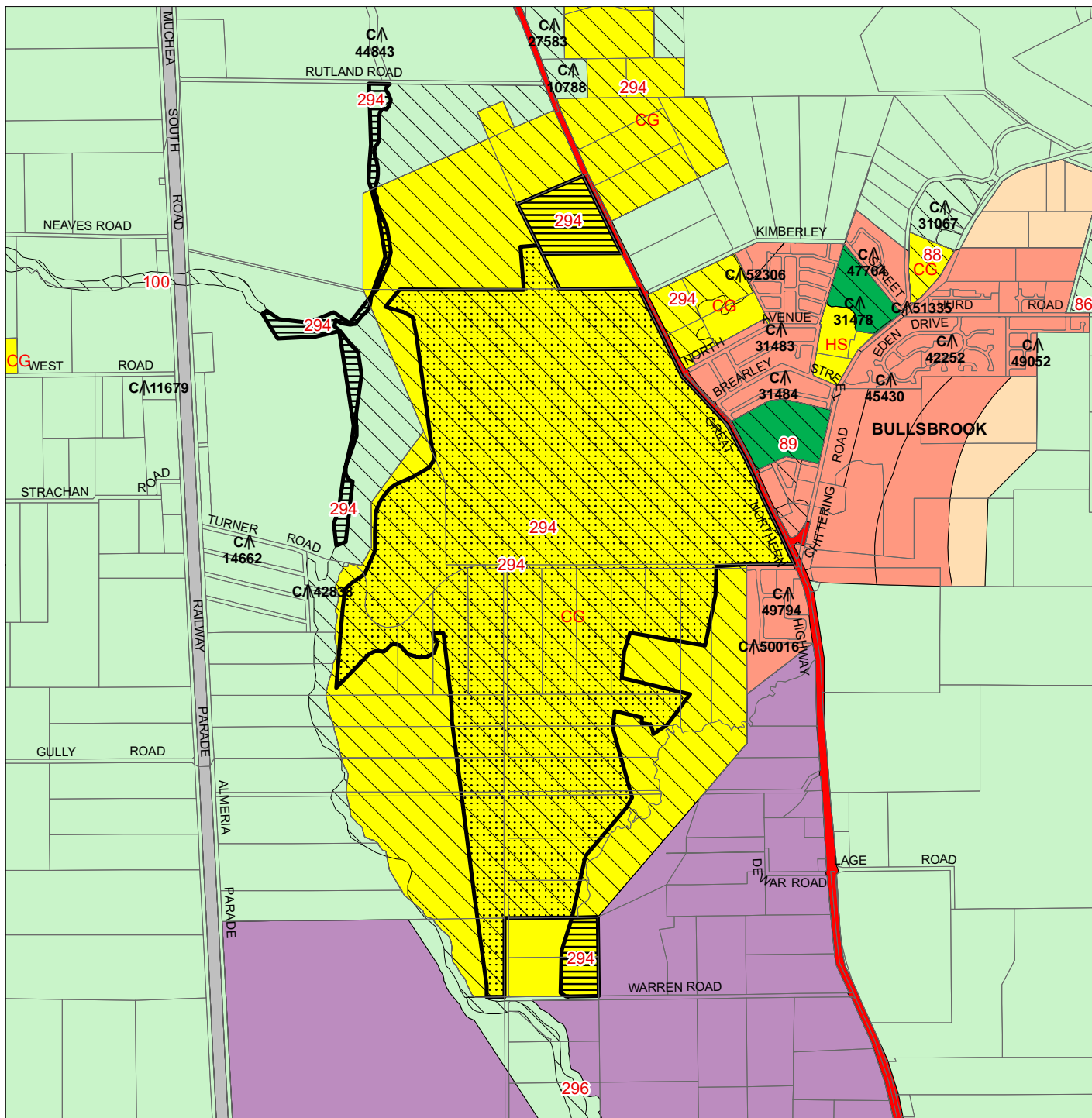
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Bush Forever Omnibus (North) Proposed Minor Amendment as advertised


25 October 2017

Proposal 15











Proposed Amendment:

Notice of Delegation

 (Site No) Bush Forever area addition

 (Site No) Bush Forever area removal

Existing Region Scheme:

-  Industrial
-  Parks and recreation
-  Primary regional roads
-  CG Public purposes - Commonwealth Government
-  HS Public purposes - high school
-  Railways
-  Rural
-  Urban
-  Urban deferred
-  (Site No) Bush forever areas

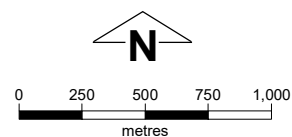
Oracle reference no: 2882

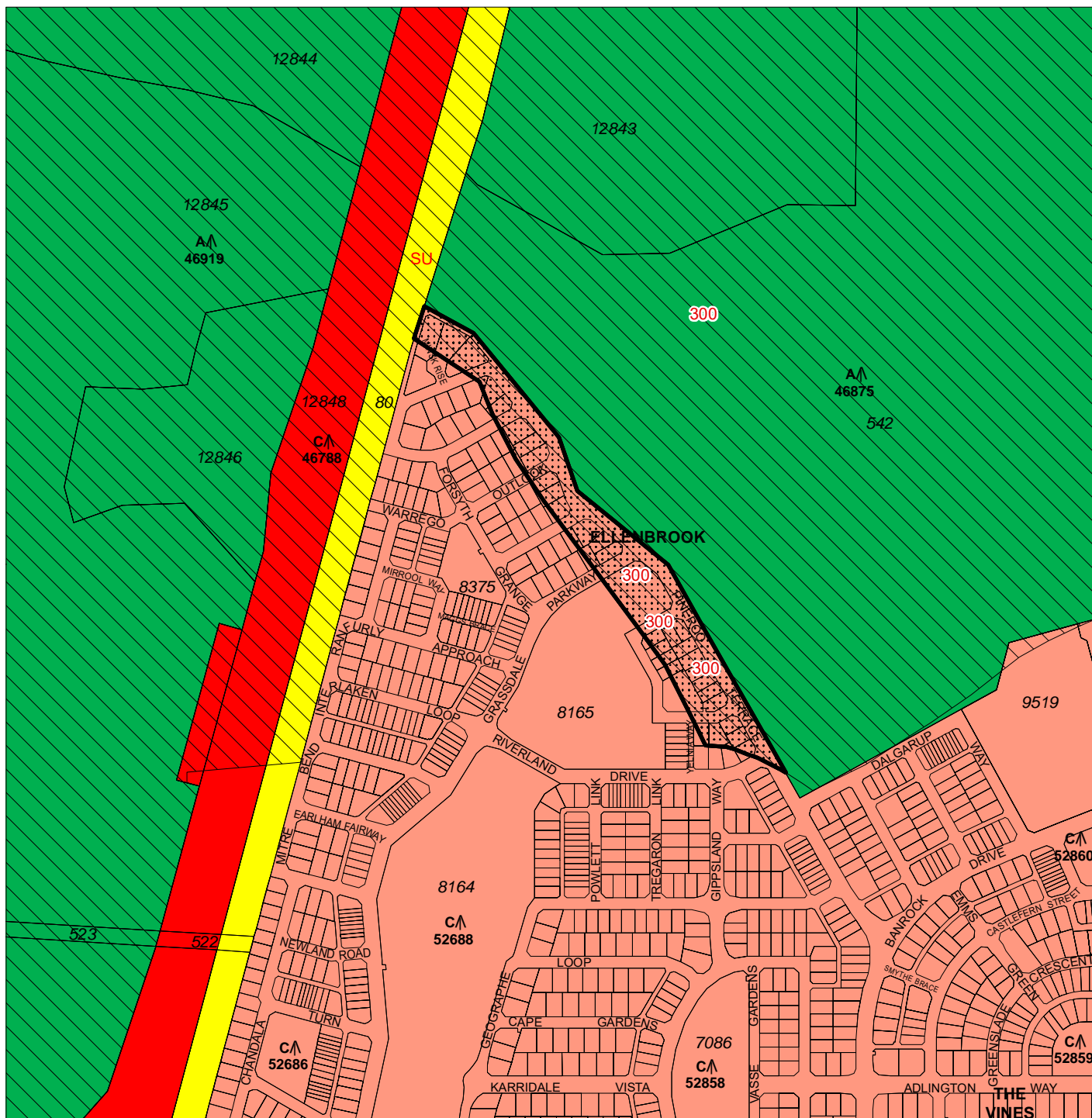
File number: 833/02/01/0065P

Version number: 3



Date: 25/07/2018
Produced by Geospatial Research and Modelling, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority LI 862-2016-1






Bush Forever Omnibus (North) Proposed Minor Amendment as advertised

25 October 2017



Proposal 16

Proposed Amendment:

Notice of Delegation

 (Site No) Bush Forever area removal

Existing Region Scheme:

-  Parks and recreation
-  Primary regional roads
-  SU Public purposes - special uses
-  Urban
-  (Site No) Bush forever areas

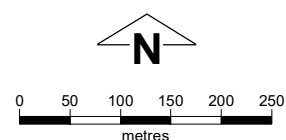
Oracle reference no: 2882

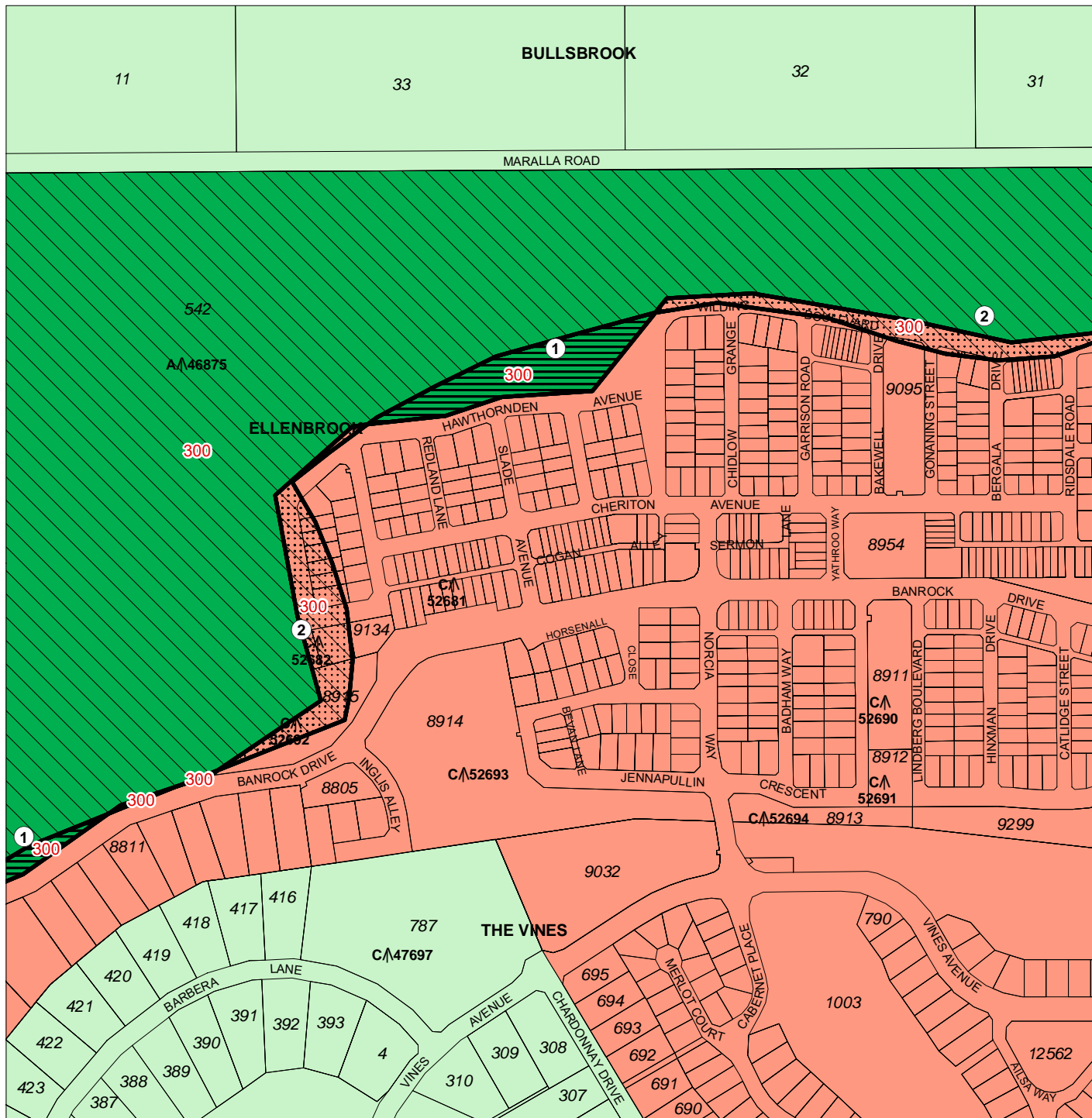
File number: 833/02/01/0065P

Version number: 3



Date: 3/10/2017
Produced by Geospatial Research and Modelling, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority LI 862-2016-1





Bush Forever Omnibus (North) Proposed Minor Amendment as advertised

25 October 2017

Proposal 17b

Proposed Amendment:

Notice of Delegation



(Site No) Bush forever area addition



(Site No) Bush forever area removal

Existing Region Scheme:



Parks and recreation



Rural



Urban



(Site No) Bush forever areas

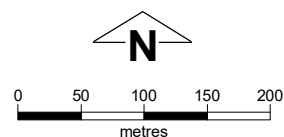
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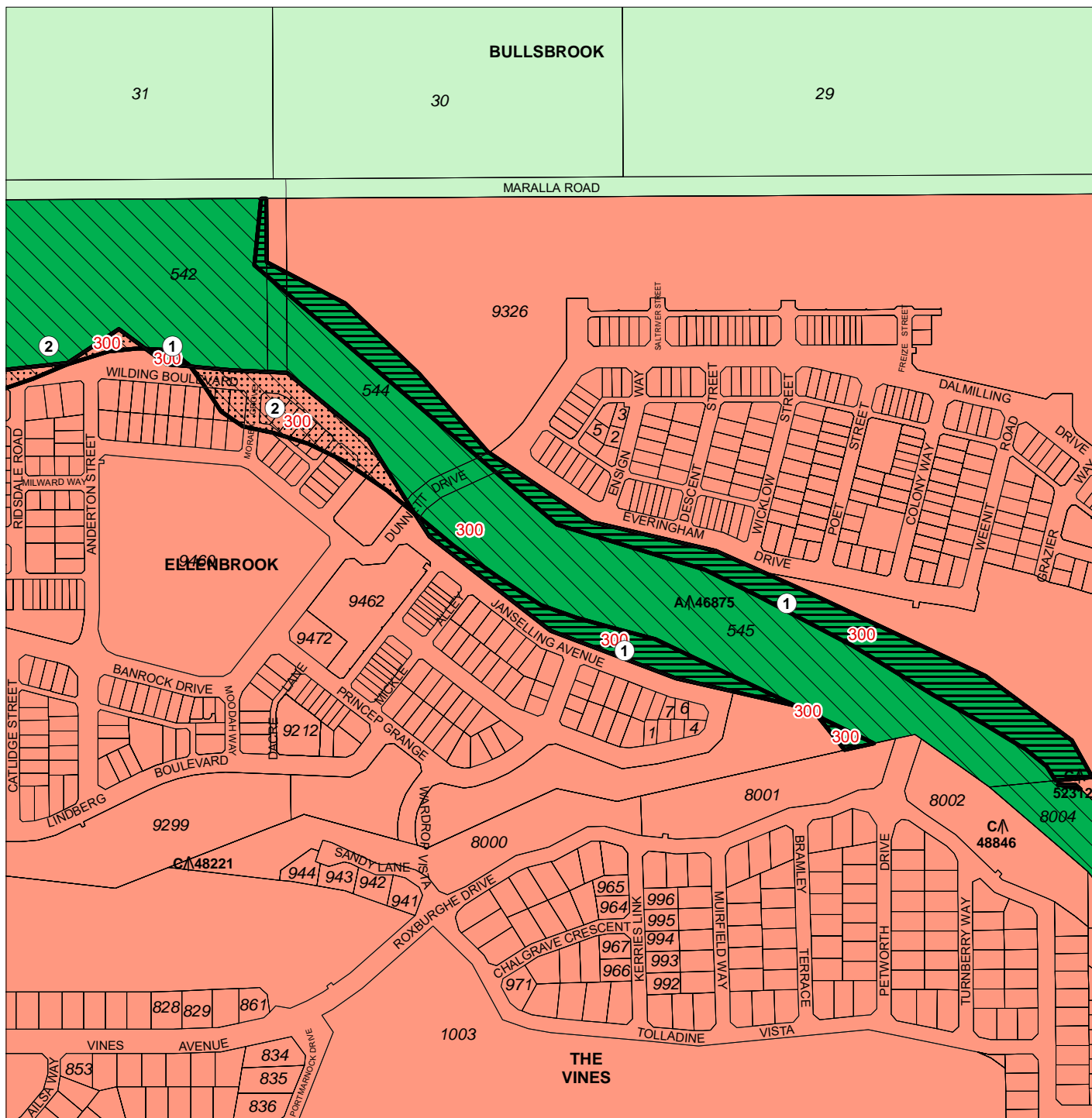
File number: 833/02/01/0065P

Version number: 3



Date: 25/07/2018
Produced by Geospatial Research and Modelling, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority LI 862-2016-1





Bush Forever Omnibus (North) Proposed Minor Amendment as advertised

25 October 2017

Proposal 17c

Proposed Amendment:

Notice of Delegation



(Site No) Bush forever area addition



(Site No) Bush forever area removal

Existing Region Scheme:



Parks and recreation



Rural



Urban



(Site No) Bush forever areas

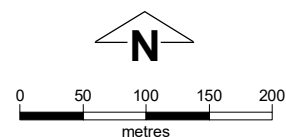
Oracle reference no: 2882

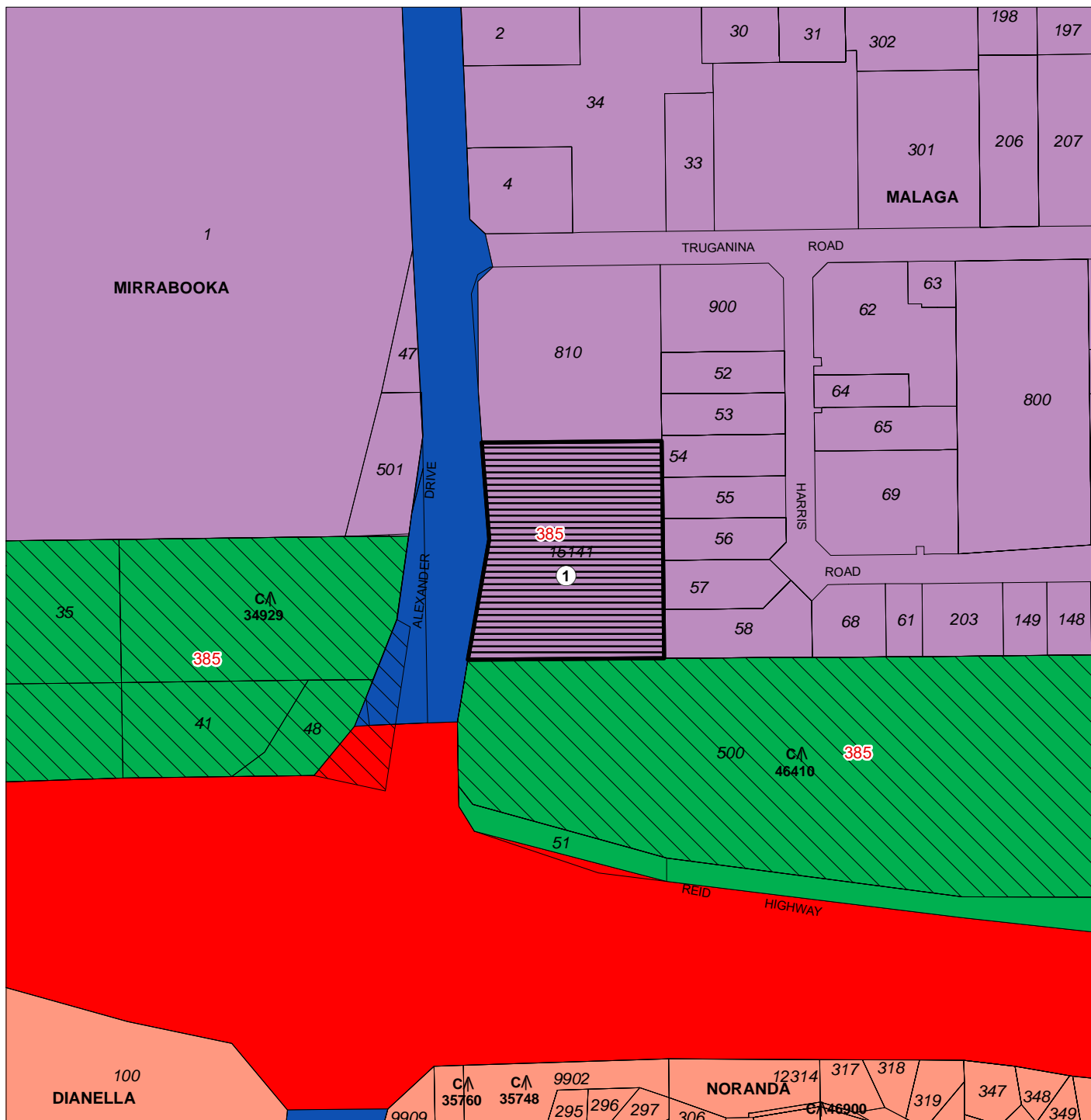
File number: 833/02/01/0065P

Version number: 3



Date: 25/07/2018
Produced by Geospatial Research and Modelling, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority LI 862-2016-1






Bush Forever Omnibus (North) Proposed Minor Amendment as advertised


25 October 2017

Proposal 18

Proposed Amendment:


 Parks and recreation reservation


Notice of Delegation


 (Site No) Bush Forever area addition

Existing Region Scheme:

 Industrial

 Other regional roads

 Parks and recreation

 Primary regional roads

 Urban



(Site No) Bush forever areas

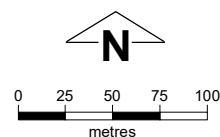
Oracle reference no: 2882

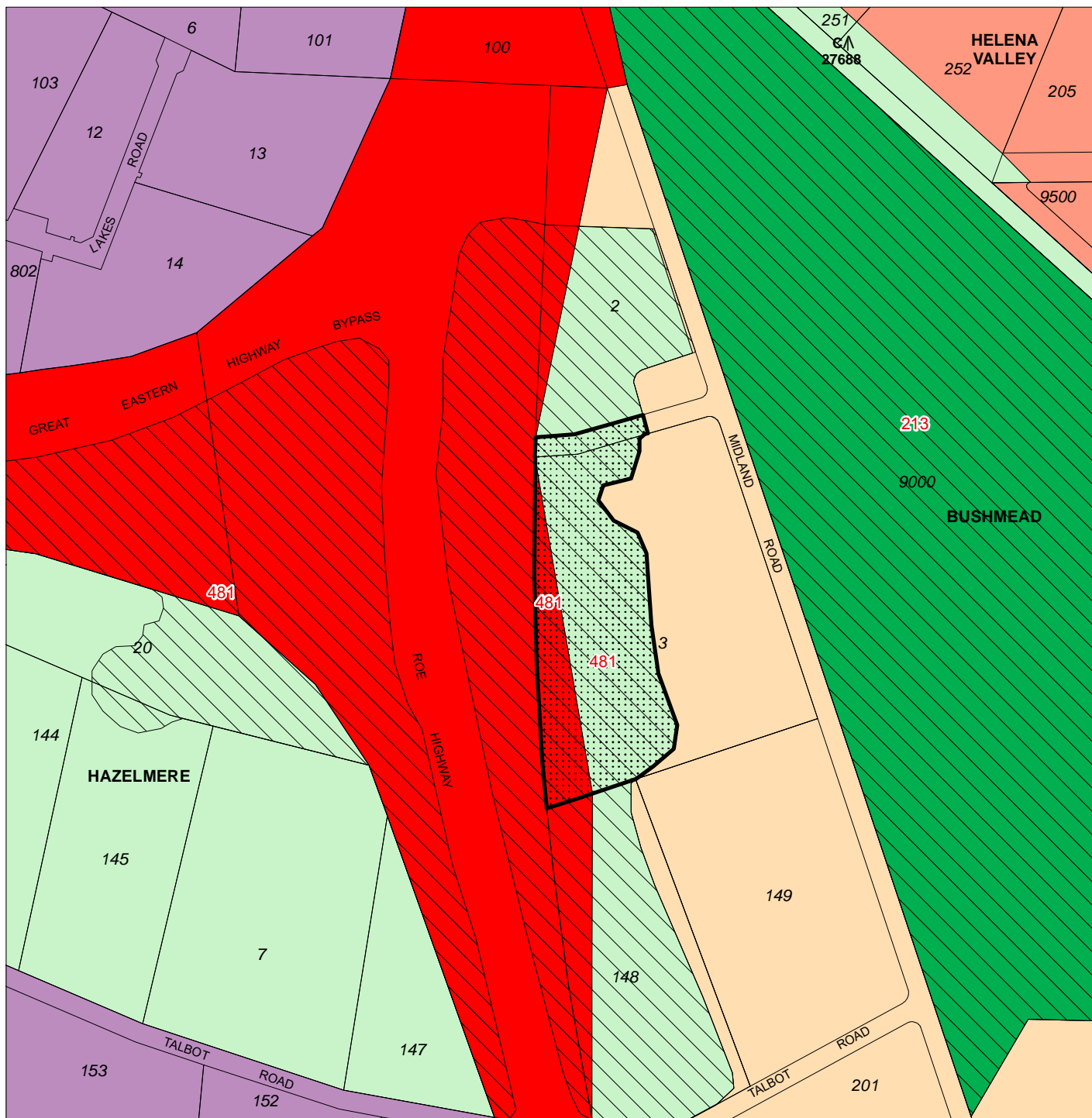
File number: 833/02/01/0065P

Version number: 3



Date: 3/10/2017
Produced by Geospatial Research and Modelling, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority LI 862-2016-1






Bush Forever Omnibus (North) Proposed Minor Amendment as advertised

25 October 2017








Proposal 20

Proposed Amendment:

Notice of Delegation

 (Site No) Bush Forever area removal

Existing Region Scheme:

	Industrial		Urban deferred
	Parks and recreation		(Site No) Bush forever areas
	Primary regional roads		
	Rural		
	Urban		

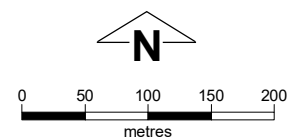
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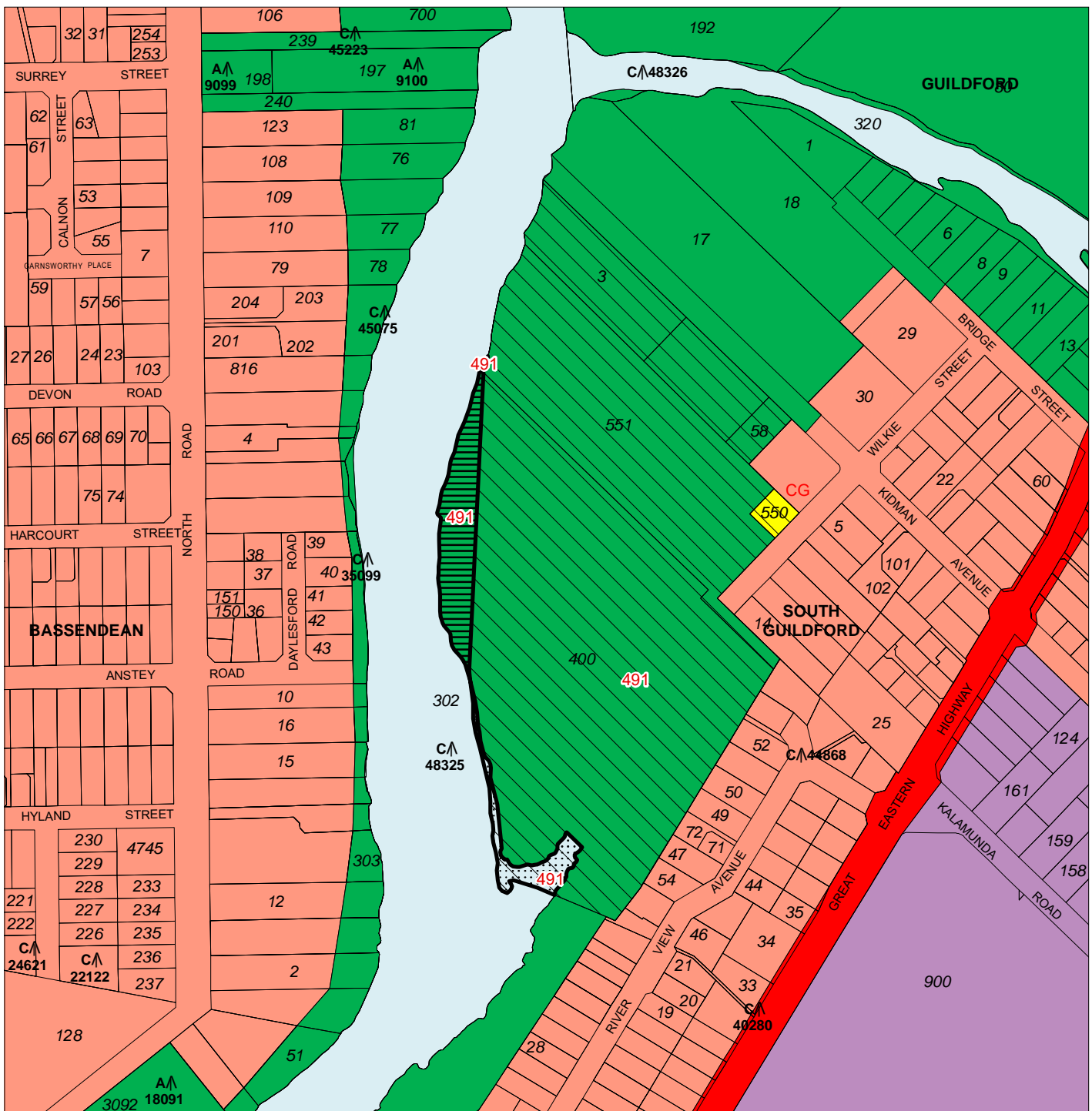
File number: 833/02/01/0065P

Version number: 3



Date: 3/10/2017
Produced by Geospatial Research and Modelling, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority LI 862-2016-1







Bush Forever Omnibus (North) Proposed Minor Amendment as advertised

25 October 2017

Proposal 21

Proposed Amendment:

Notice of Delegation

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

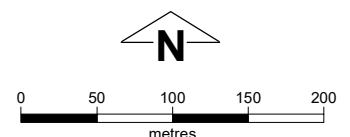
Existing Region Scheme:

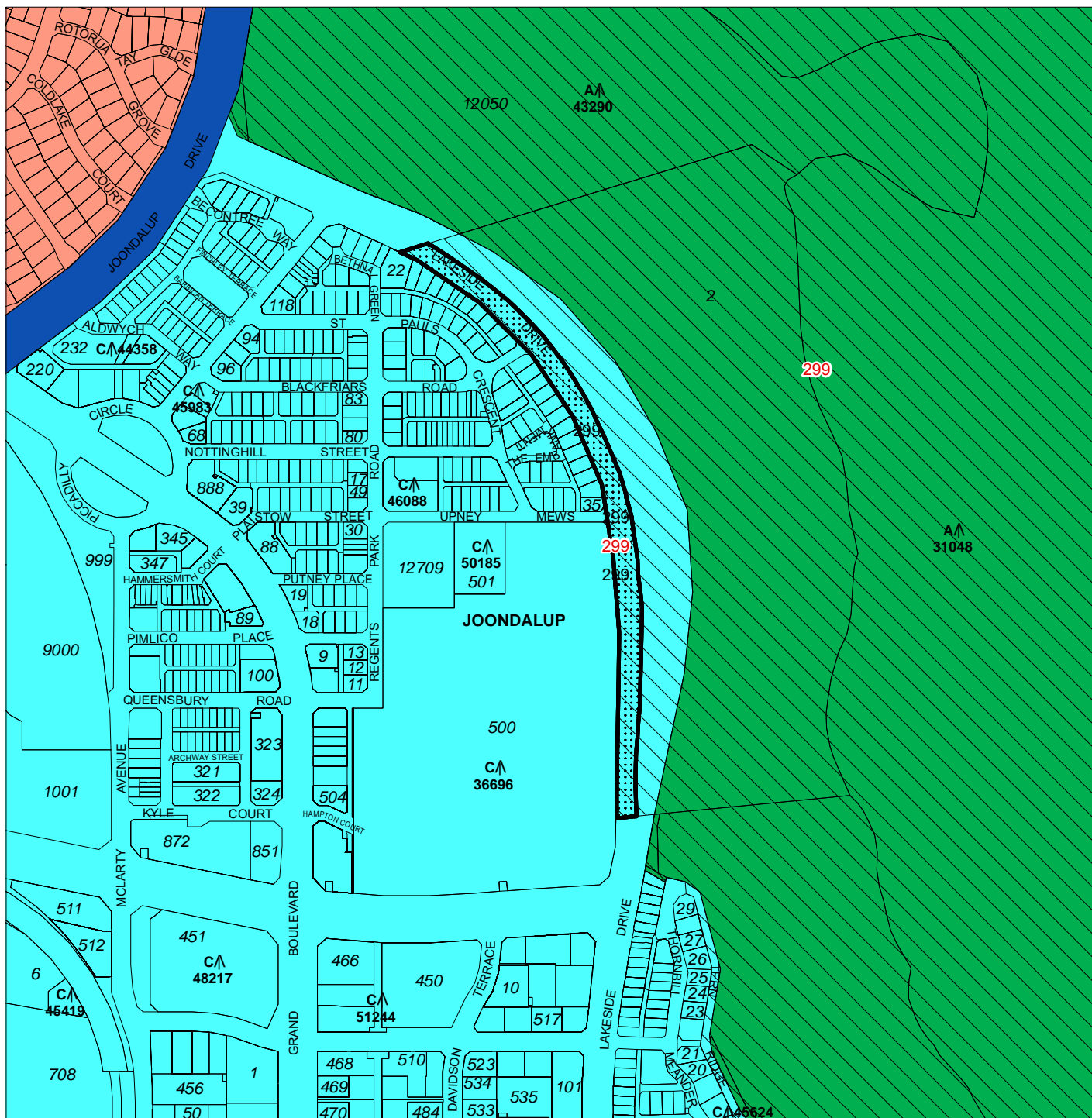
-  Industrial
-  Parks and recreation
-  Primary regional roads
-  CG Public purposes - Commonwealth Government
-  Urban
-  Waterways
-  (Site No) Bush forever areas

Oracle reference no: 2882
File number: 833/02/01/0065P
Version number: 3



Date: 3/10/2017
Produced by Geospatial Research and Modelling, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority LI 862-2016-1






Bush Forever Omnibus (North) Proposed Minor Amendment as advertised

25 October 2017






Proposal 22

Proposed Amendment:

Notice of Delegation

 (Site No) Bush forever area removal

Existing Region Scheme:

-  Central city area
-  Other regional roads
-  Parks and recreation
-  Urban
-  (Site No) Bush forever areas

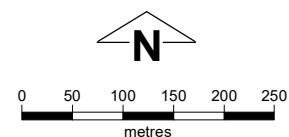
Oracle reference no: 2882

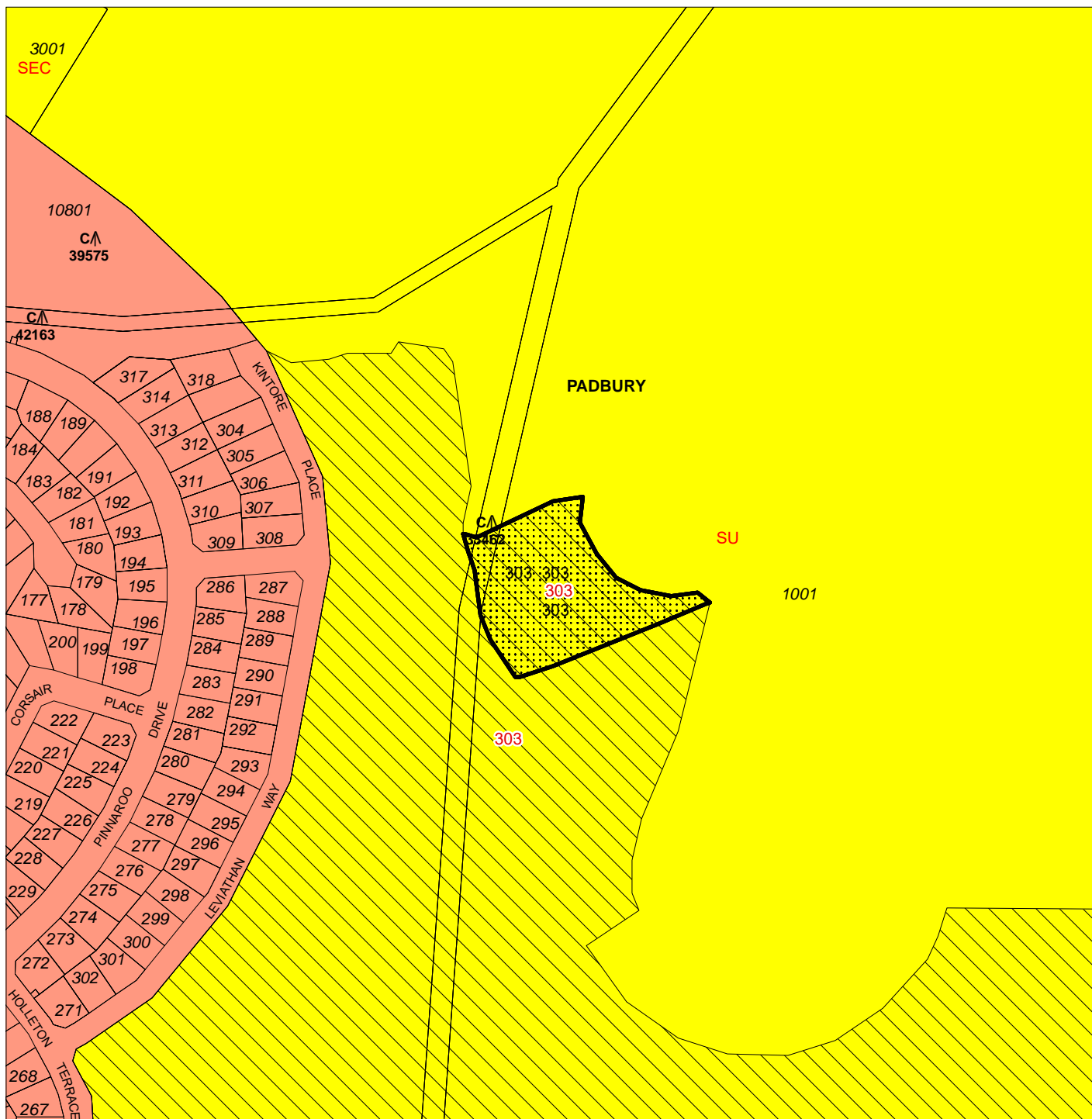
File number: 833/02/01/0065P

Version number: 3



Date: 3/10/2017
Produced by Geospatial Research and Modelling, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority LI 862-2016-1






Bush Forever Omnibus (North) Proposed Minor Amendment as advertised

25 October 2017





Proposal 23

Proposed Amendment:

Notice of Delegation

 (Site No) Bush forever area removal

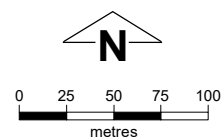
Existing Region Scheme:

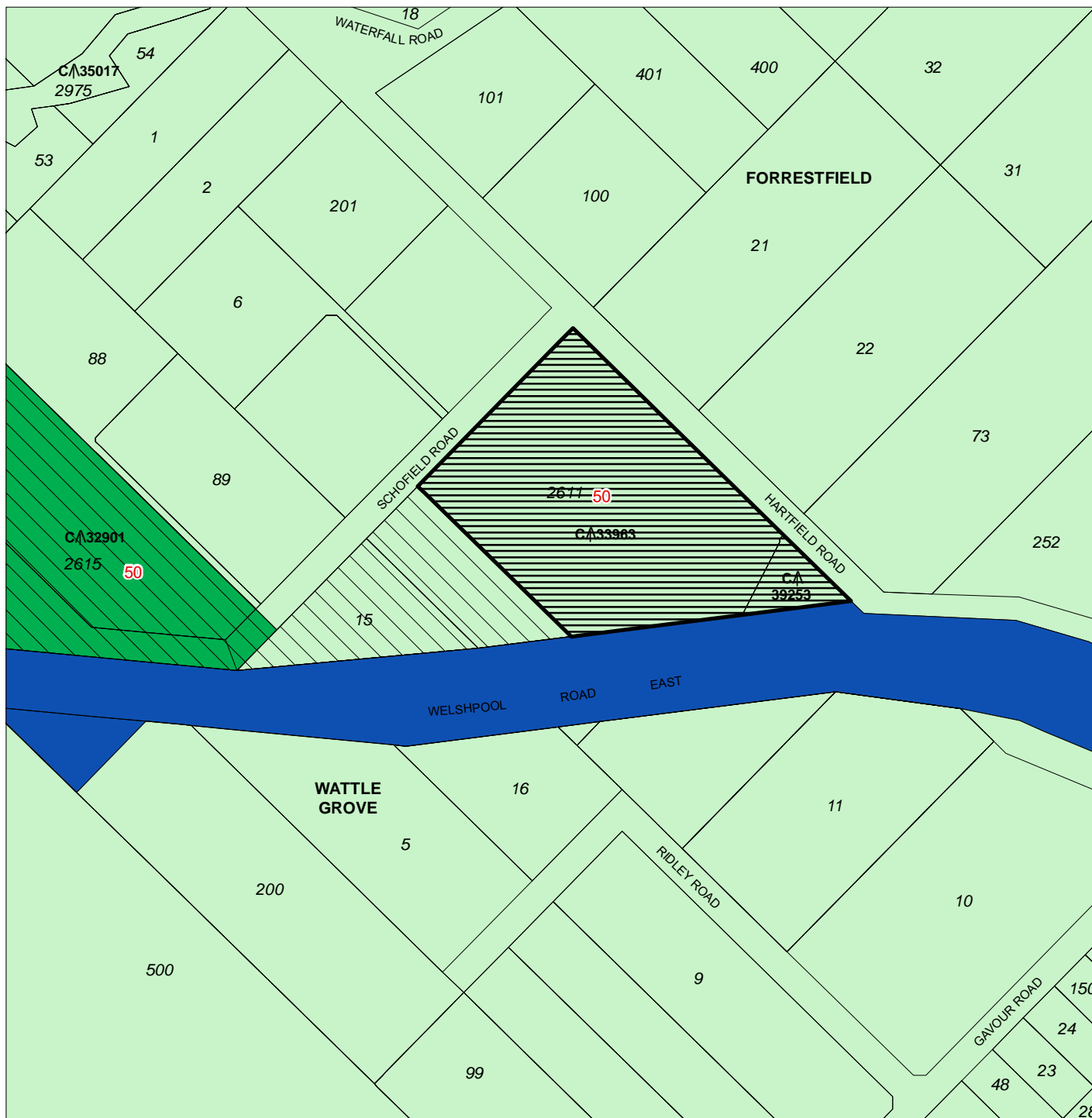
-  SU Public purposes - special uses
-  SEC Public purposes - State Energy Commission
-  Urban
-  (Site No) Bush forever areas

Oracle reference no: 2882

File number: 833/02/01/0065P

Version number: 3






Bush Forever Omnibus (North) Proposed Minor Amendment as advertised

25 October 2017


Proposal 24


Proposed Amendment:

Notice of Delegation


 (Site No) Bush Forever area addition

Existing Region Scheme:

 Other regional roads

 Parks and recreation

 Rural

 (Site No) Bush forever areas

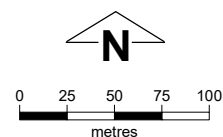
Oracle reference no: 2882

File number: 833/02/01/0065P

Version number: 3

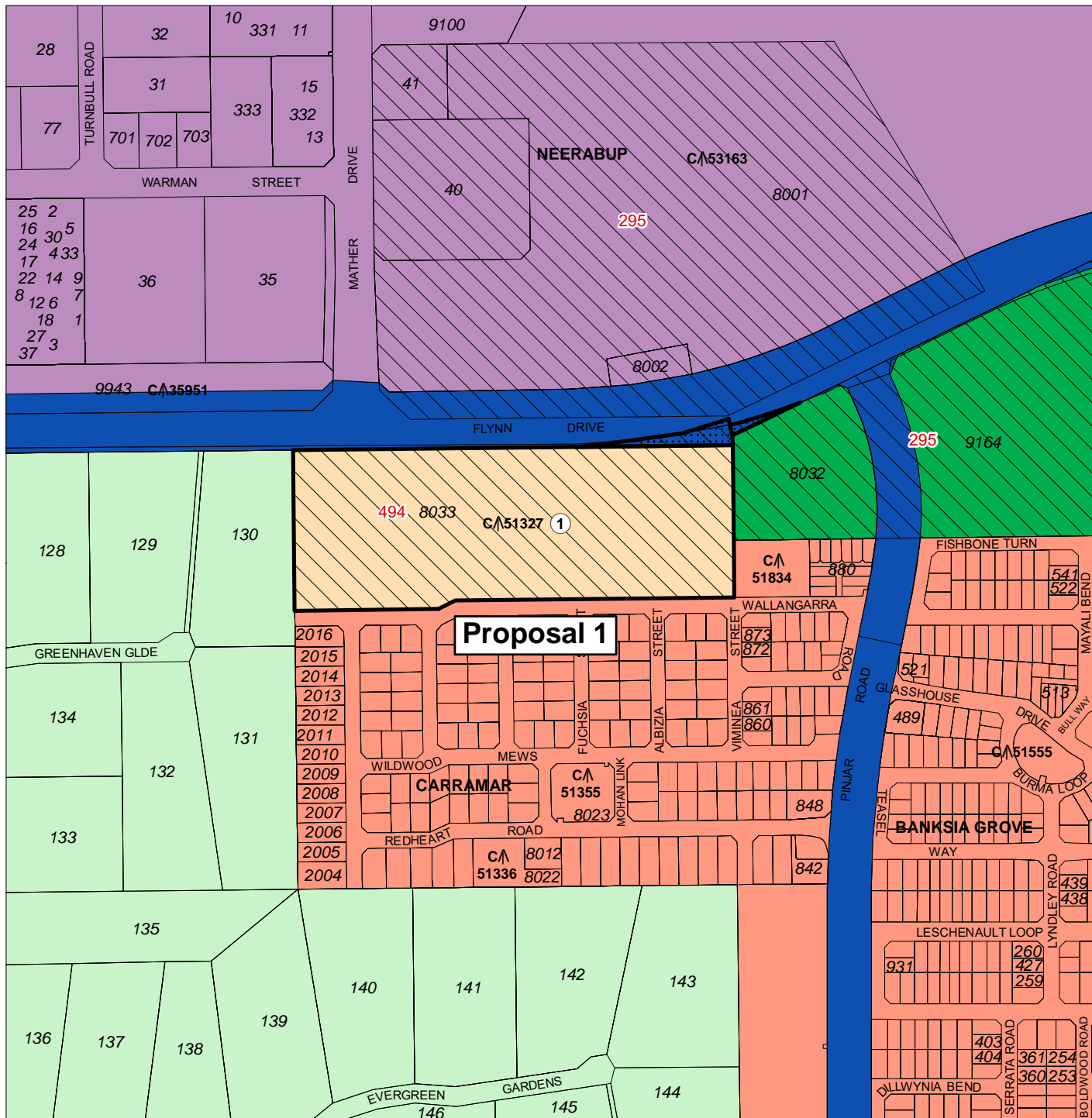


Date: 13/08/2018
Produced by Geospatial Research and Modelling, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority LI 862-2016-1



Schedule 4

The amendment figures - proposals 1 - 24
as modified



Bush Forever Omnibus (North) Proposed Minor Amendment as modified

21 August 2019

Proposal 1

Proposed Amendment:

① Parks and recreation reservation

Notice of Delegation

(Site No) Bush Forever area removal

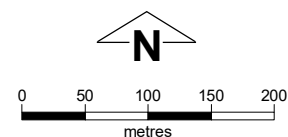
Existing Region Scheme:

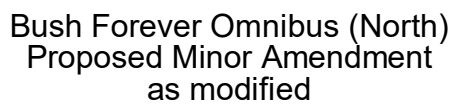
Industrial	Urban deferred
Other regional roads	(Site No) Bush forever areas
Parks and recreation	
Rural	
Urban	

Oracle reference no: 2882
File number: 833/02/01/0065P
Version number: 4



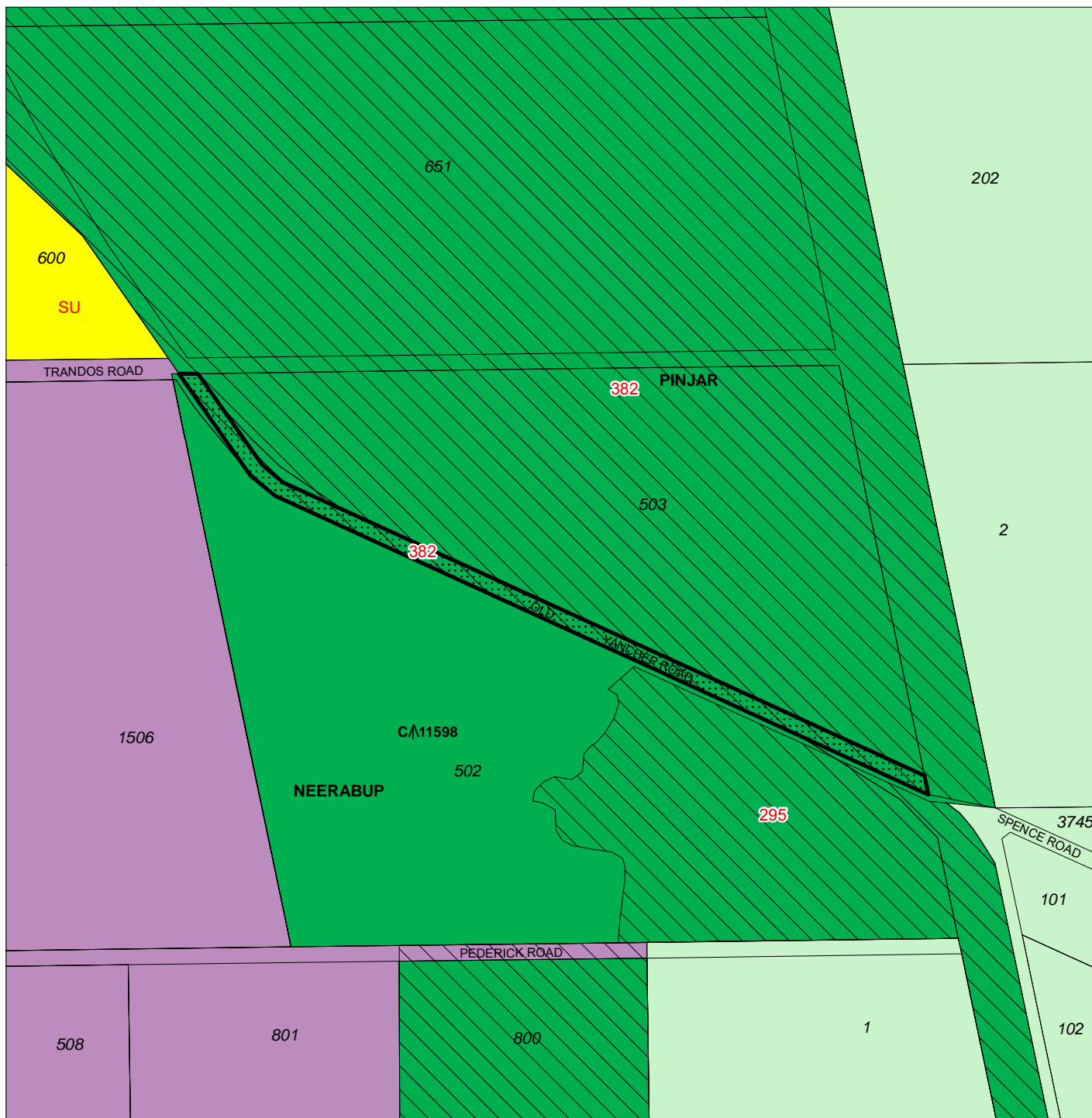
Date: 6/08/2019
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 1096-2018-1





Proposal 2

 (Site No) Bush forever areas




Bush Forever Omnibus (North) Proposed Minor Amendment as modified

21 August 2019






Proposal 3

Proposed Amendment:

Notice of Delegation

 (Site No) Bush Forever area removal

Existing Region Scheme:

-  Industrial
-  Parks and recreation
-  SU Public purposes - special uses
-  Rural
-  (Site No) Bush forever areas

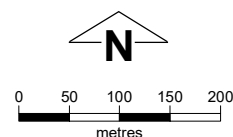
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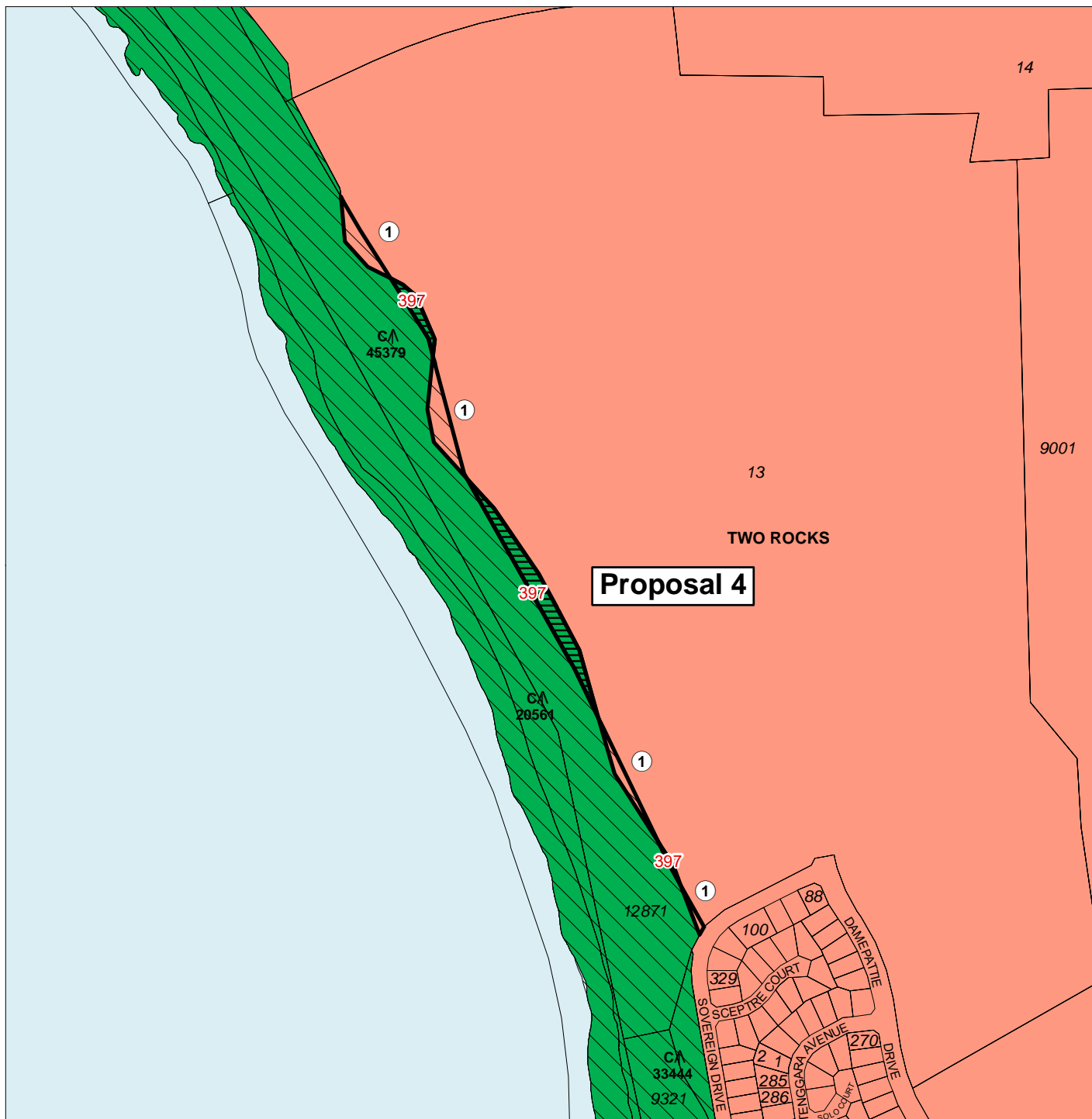
File number: 833/02/01/0065P

Version number: 4



Date: 6/08/2019
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





Bush Forever Omnibus (North) Proposed Minor Amendment as modified

21 August 2019

Proposal 4

Proposed Amendment:

1 Parks and recreation reservation

Notice of Delegation

2 (Site No) Bush Forever area addition

Existing Region Scheme:

1 Parks and recreation

2 Urban

3 Waterways

4 (Site No) Bush forever areas

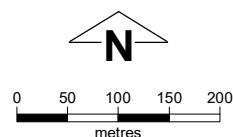
Oracle reference no: 2882

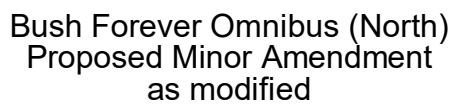
File number: 833/02/01/0065P

Version number: 4




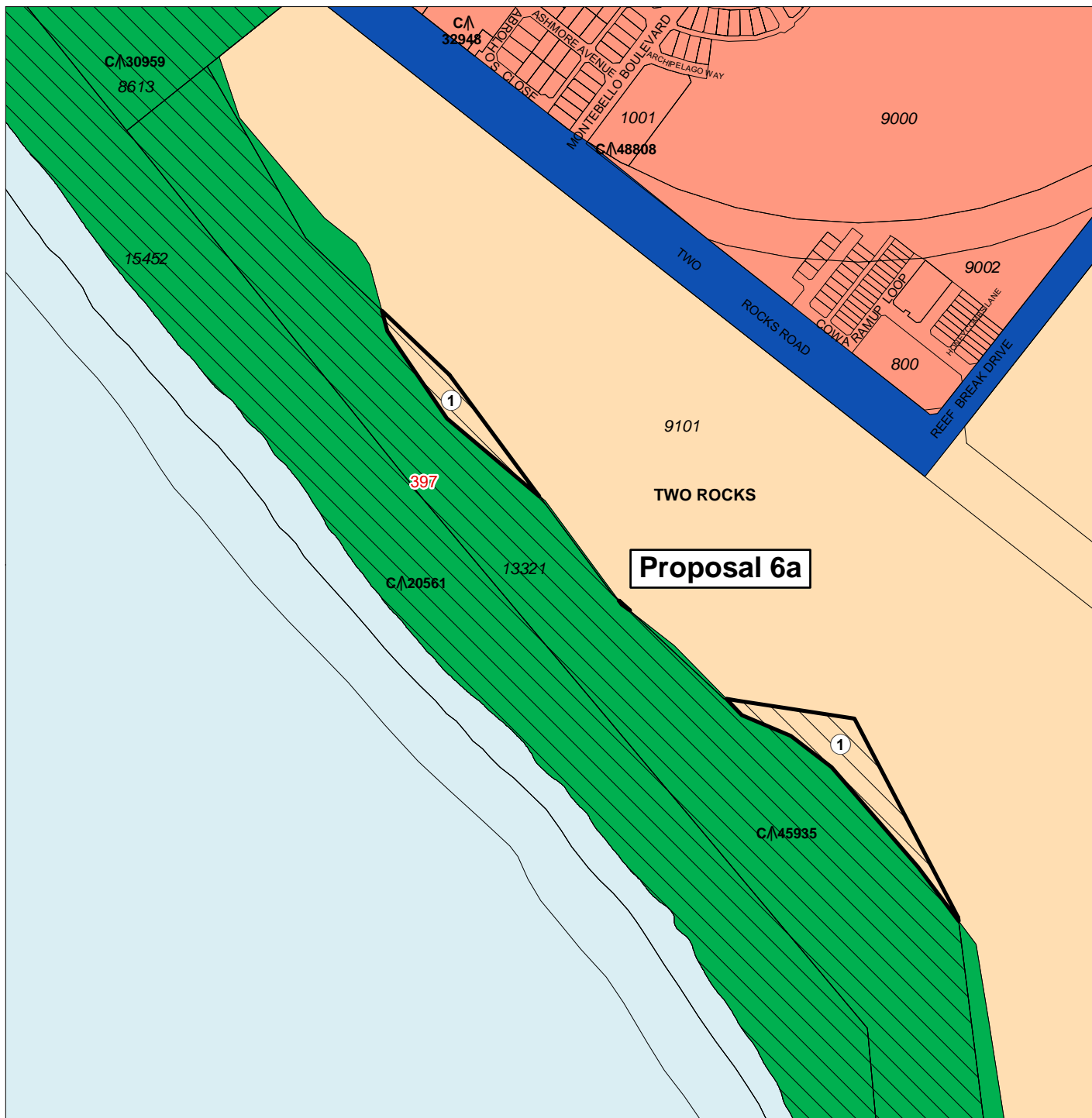
Date: 6/08/2019
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Base information supplied by Western Australian Land Information Authority SLIP 1096-2018-1





Proposal 5

 (Site No) Bush forever areas



Bush Forever Omnibus (North) Proposed Minor Amendment as modified

21 August 2019

Proposal 6a

Proposed Amendment:

① Parks and recreation reservation

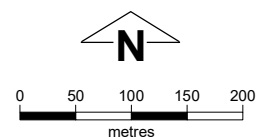
Existing Region Scheme:

Other regional roads
Parks and recreation
Urban
Urban deferred
Waterways
(Site No) Bush forever areas

Oracle reference no: 2882
File number: 833/02/01/0065P
Version number: 4



Date: 6/08/2019
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





Bush Forever Omnibus (North) Proposed Minor Amendment as modified

21 August 2019

Proposal 6b

Proposed Amendment:

① Parks and recreation reservation

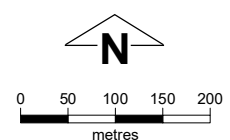
Existing Region Scheme:

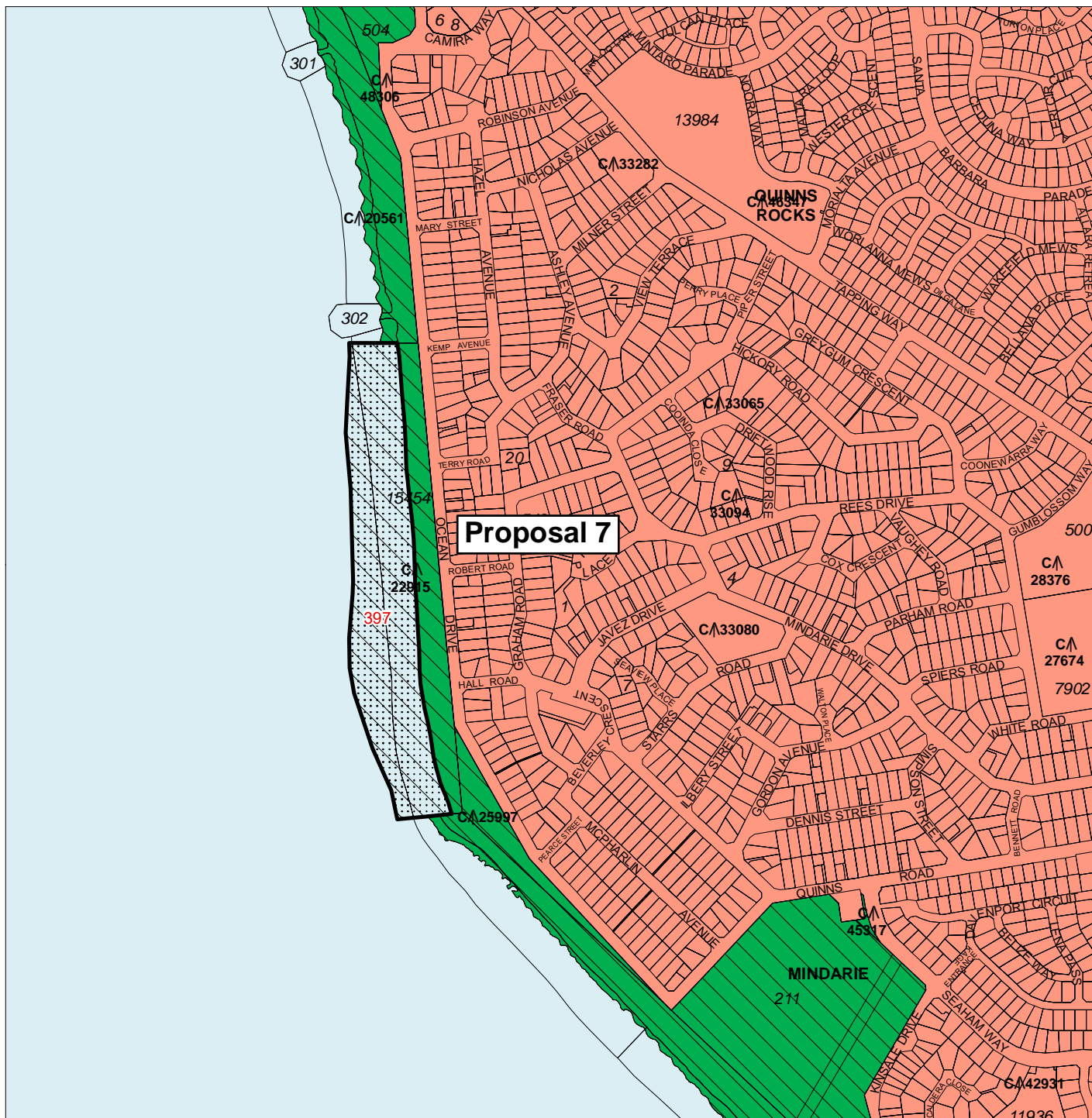
- Parks and recreation
- Urban deferred
- Waterways
- (Site No) Bush forever areas

Oracle reference no: 2882
File number: 833/02/01/0065P
Version number: 4



Date: 6/08/2019
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






Bush Forever Omnibus (North) Proposed Minor Amendment as modified

21 August 2019


Proposal 7

Proposed Amendment:

Notice of Delegation


 (Site No) Bush Forever area removal

Existing Region Scheme:

 Parks and recreation

 Urban

 Waterways

 (Site No) Bush forever areas

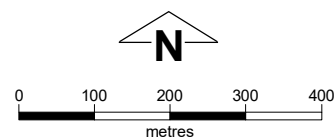
Oracle reference no: 2882

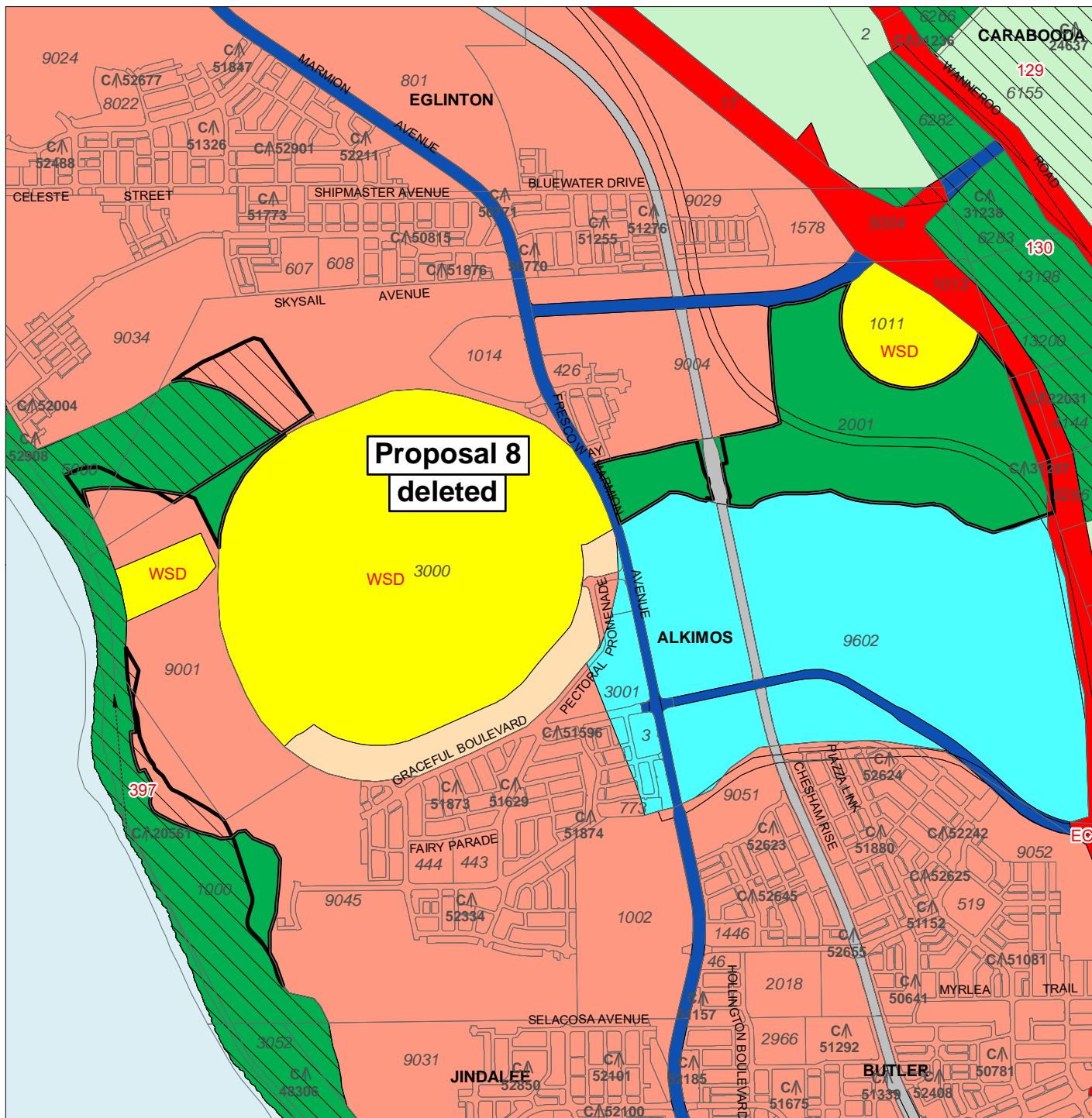
File number: 833/02/01/0065P

Version number: 4



Date: 6/08/2019
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






Bush Forever Omnibus (North) Proposed Minor Amendment as modified













21 August 2019

Proposal 8

Proposed Amendment:

 Bush Forever Areas (no longer included in amendment)

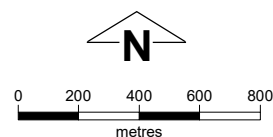
Existing Region Scheme:

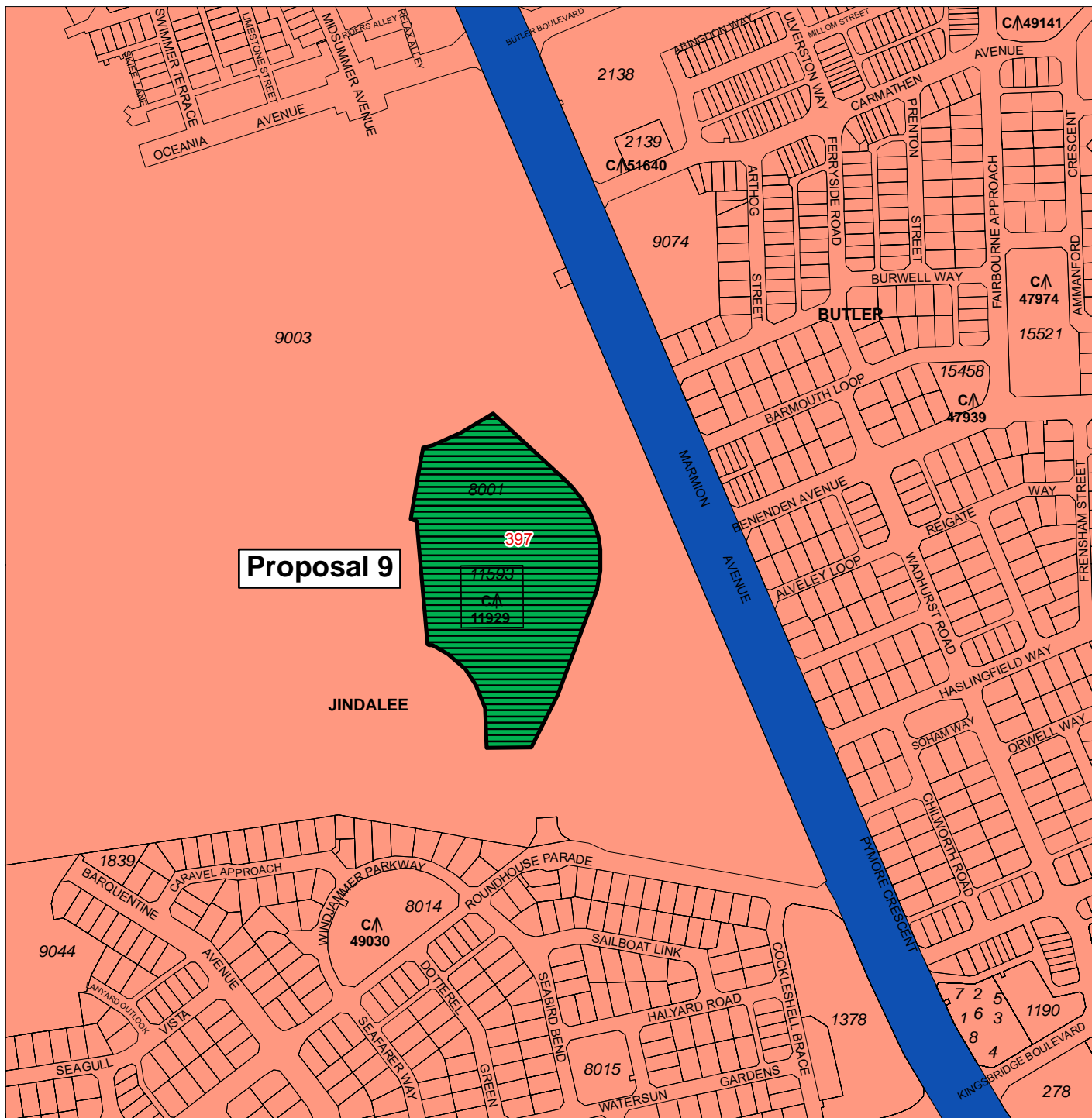
	Central city area		Rural
	Other regional roads		Urban
	Parks and recreation		Urban deferred
	Primary regional roads		Waterways
	WSD Public purposes - Water Authority of WA		(Site No) Bush forever areas
	Railways		Environmental conditions

Oracle reference no: 2882
File number: 833/02/01/0065P
Version number: 4



Date: 6/08/2019
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Bush Forever Omnibus (North) Proposed Minor Amendment as modified

21 August 2019

Proposal 9

Proposed Amendment:

Notice of Delegation



(Site No) Bush Forever area addition

Existing Region Scheme:



Other regional roads



Parks and recreation



Urban

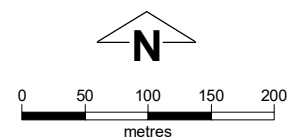
Oracle reference no: 2882

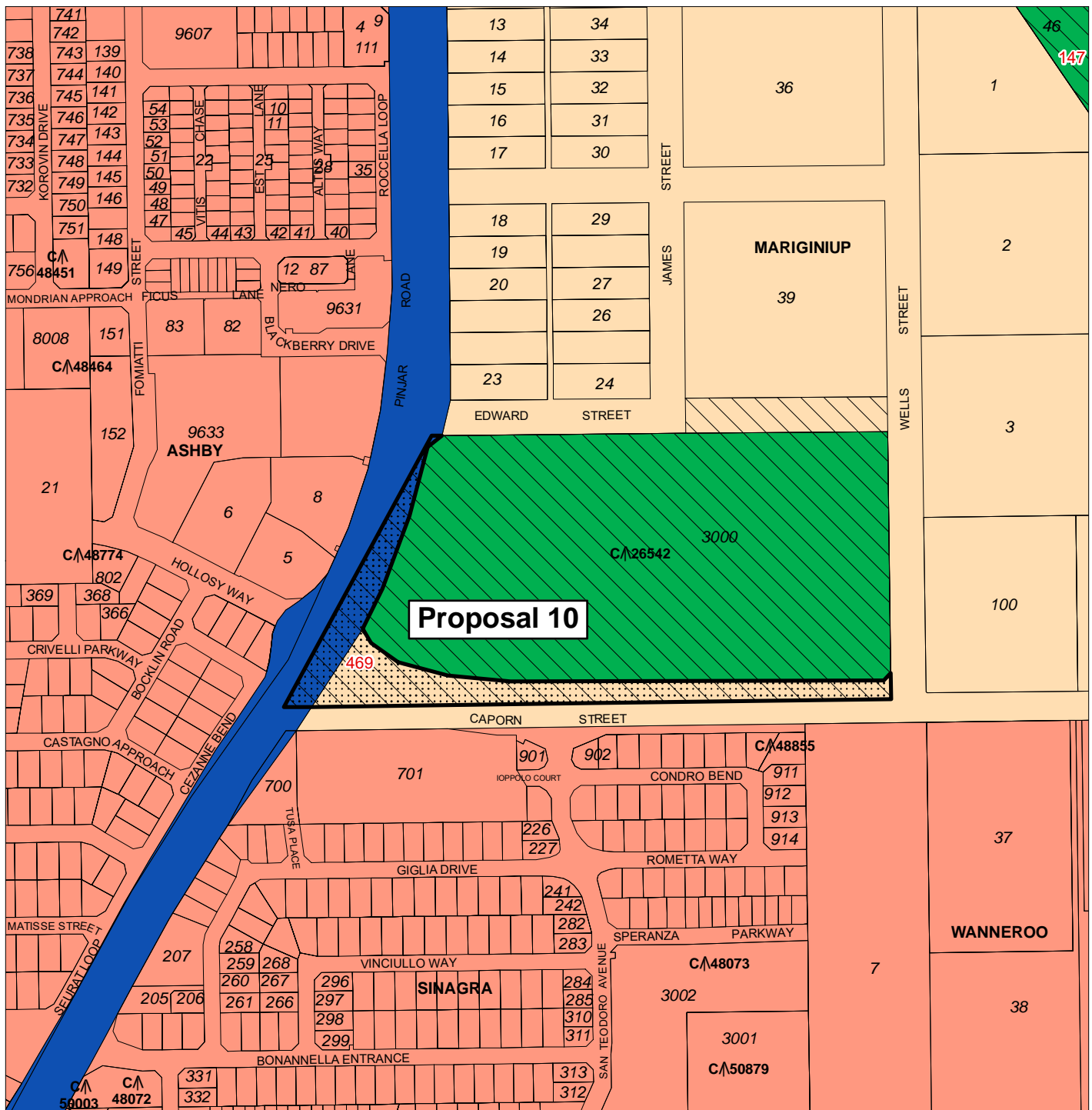
File number: 833/02/01/0065P

Version number: 4



Date: 6/08/2019
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






Bush Forever Omnibus (North) Proposed Minor Amendment as modified

21 August 2019

Proposal 10

Proposed Amendment:

Notice of Delegation

 (Site No) Bush Forever area removal


Existing Region Scheme:

 Other regional roads

 Parks and recreation

 Urban

 Urban deferred

 (Site No) Bush forever areas

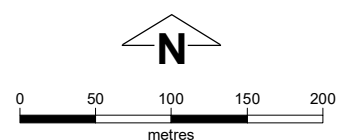
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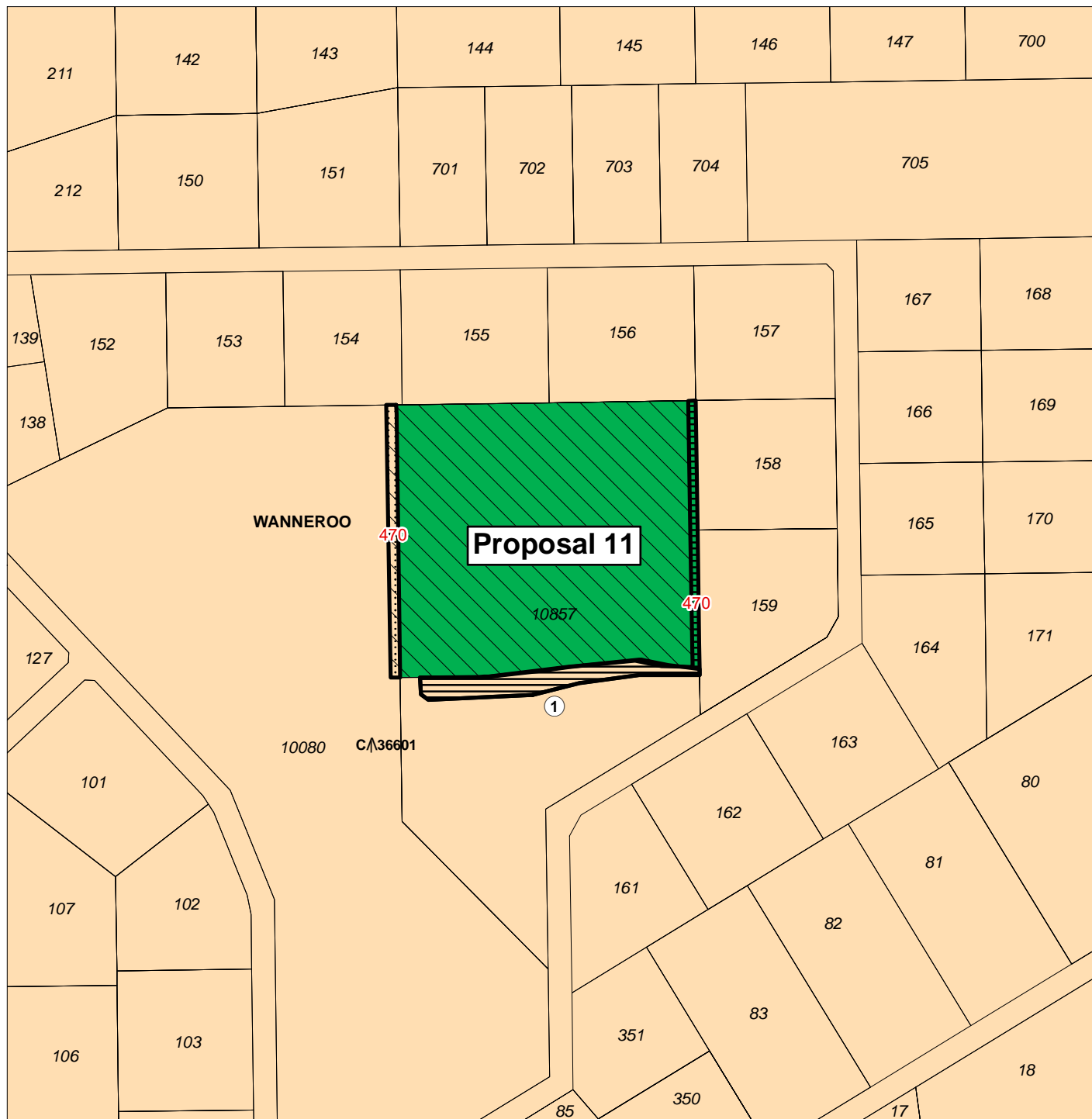
File number: 833/02/01/0065P

Version number: 4



Date: 6/08/2019
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






Bush Forever Omnibus (North) Proposed Minor Amendment as modified


21 August 2019


Proposal 11

Proposed Amendment:


 Parks and recreation reservation

Notice of Delegation


 (Site No) Bush Forever area addition

 (Site No) Bush Forever area removal

Existing Region Scheme:

 Parks and recreation

 Urban deferred

 (Site No) Bush forever areas

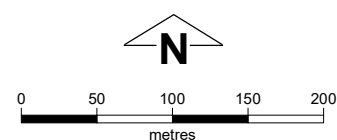
Oracle reference no: 2882

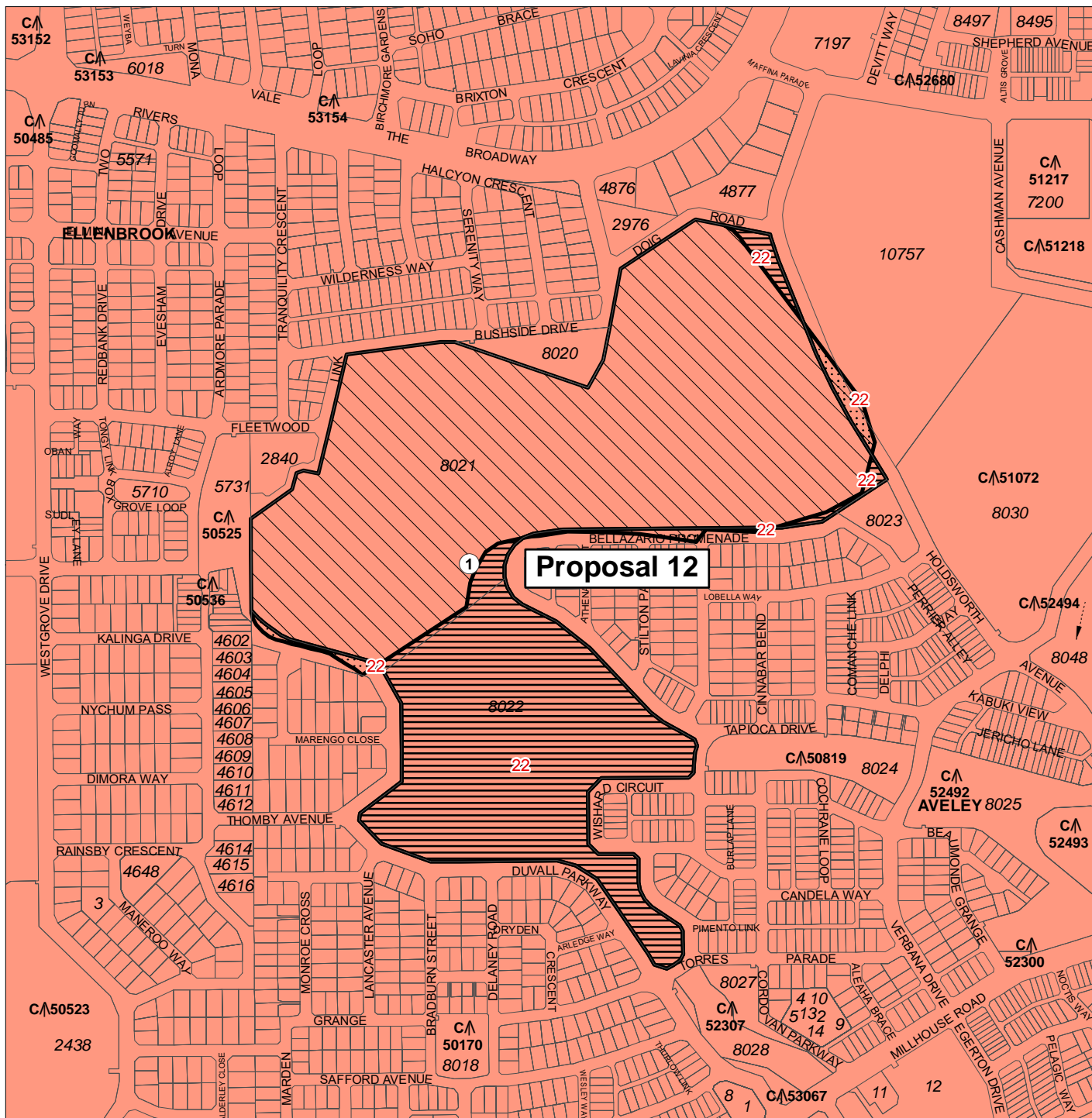
File number: 833/02/01/0065P

Version number: 4



Date: 6/08/2019
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





Bush Forever Omnibus (North) Proposed Minor Amendment as modified

21 August 2019

Proposal 12

Proposed Amendment:

① Parks and recreation reservation

Notice of Delegation

||||| (Site No) Bush Forever area addition

..... (Site No) Bush Forever area removal

Existing Region Scheme:

Orange Urban

Hatched (Site No) Bush forever areas

Oracle reference no: 2882

File number: 833/02/01/0065P

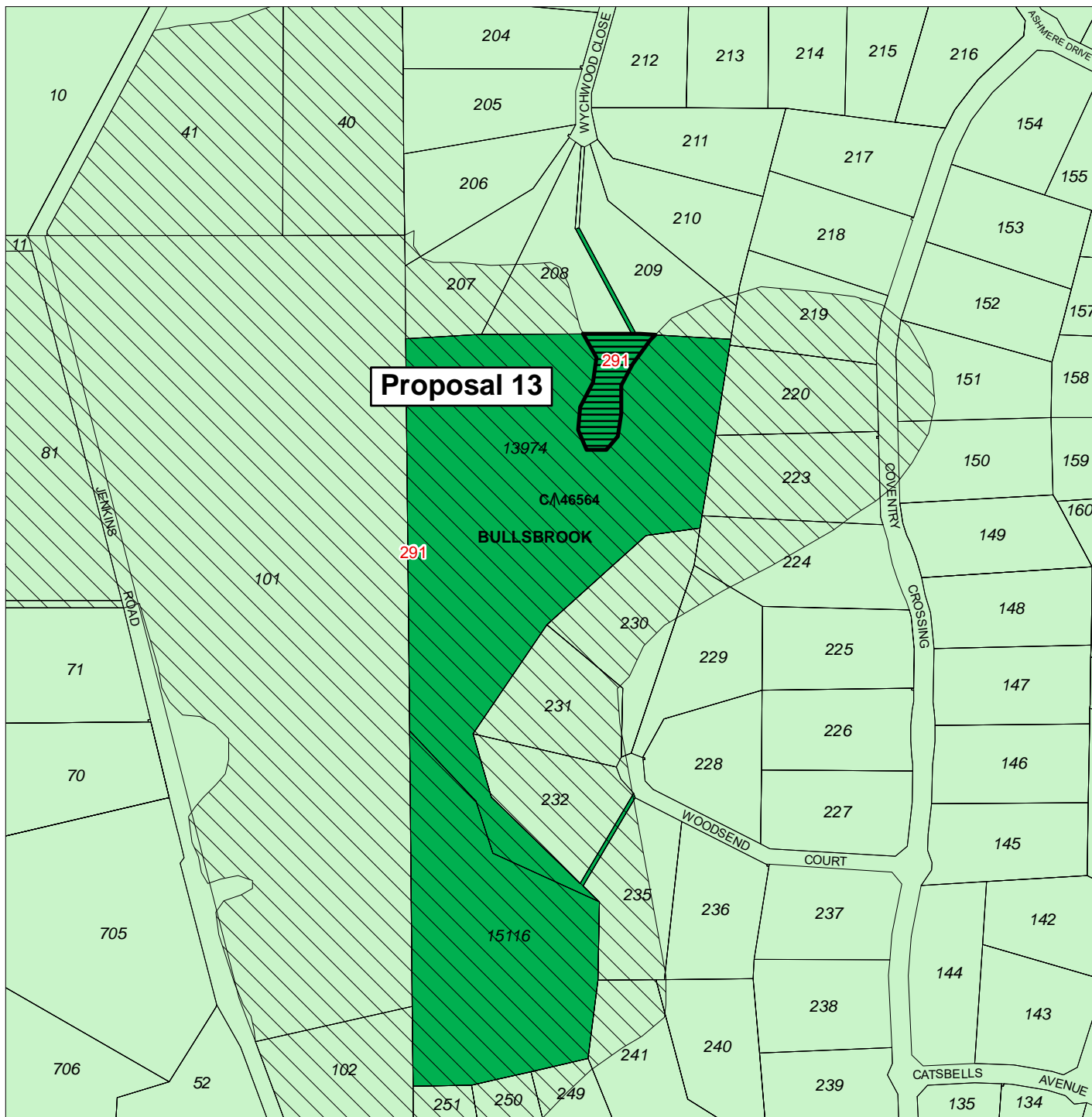
Version number: 4



Date: 6/08/2019
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



0 50 100 150 200 250
metres




Bush Forever Omnibus (North) Proposed Minor Amendment as modified

21 August 2019


Proposal 13

Proposed Amendment:


Notice of Delegation

 (Site No) Bush Forever area addition

Existing Region Scheme:

 Parks and recreation

 Rural

 (Site No) Bush forever areas

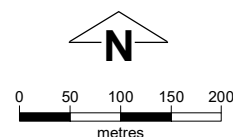
Oracle reference no: 2882

File number: 833/02/01/0065P

Version number: 4



Date: 6/08/2019
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





Bush Forever Omnibus (North) Proposed Minor Amendment as modified

21 August 2019

Proposal 14

Proposed Amendment:

Notice of Delegation



(Site No) Bush Forever area addition

Existing Region Scheme:



R Parks and recreation - restricted public access



Primary regional roads



Rural



(Site No) Bush forever areas

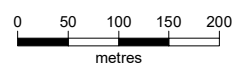
Oracle reference no: 2882

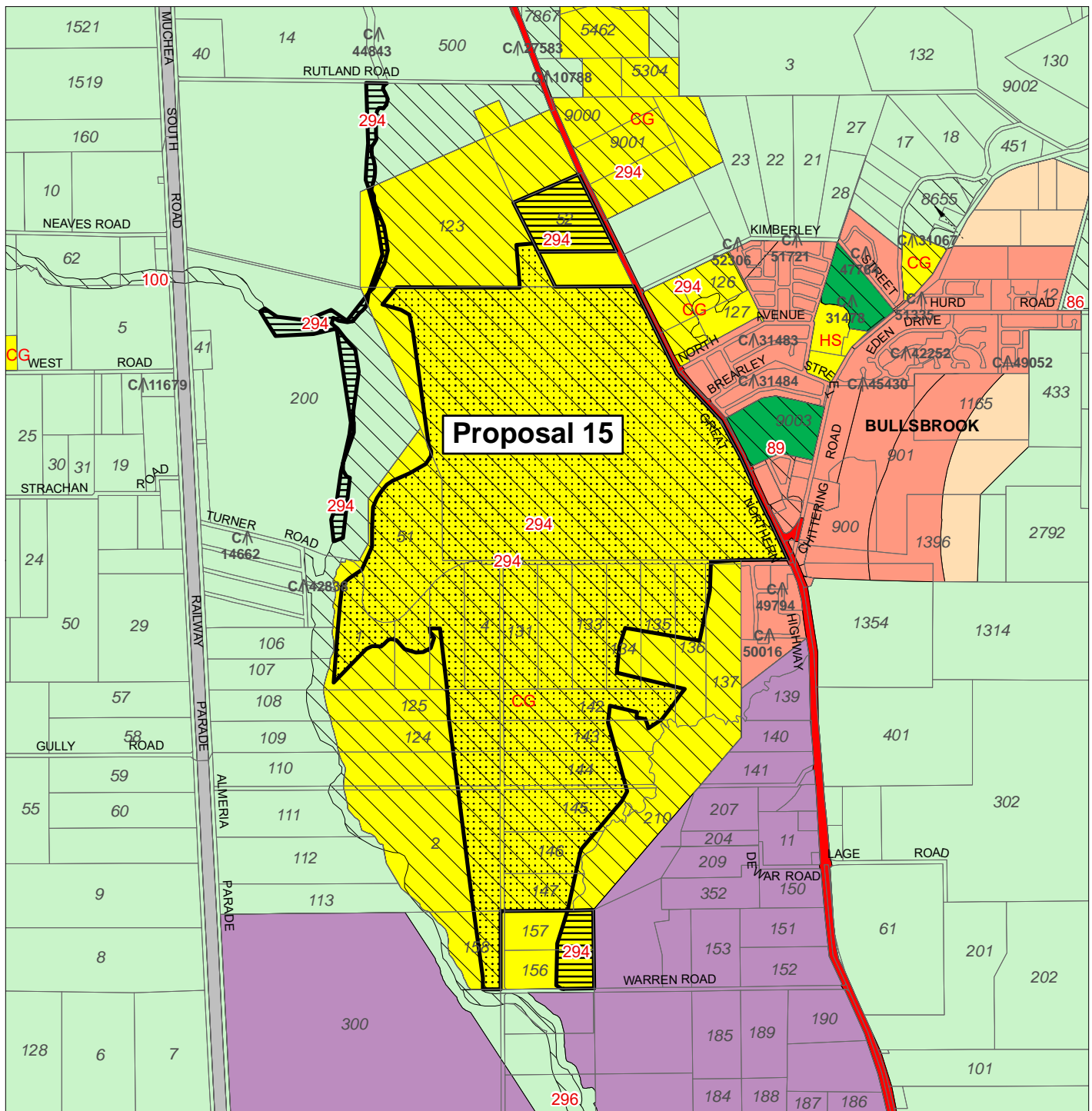
File number: 833/02/01/0065P

Version number: 4



Date: 6/08/2019
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






Bush Forever Omnibus (North) Proposed Minor Amendment as modified


21 August 2019

Proposal 15

Proposed Amendment:

Notice of Delegation

 (Site No) Bush Forever area addition











 (Site No) Bush Forever area removal

Oracle reference no: 2882

File number: 833/02/01/0065P

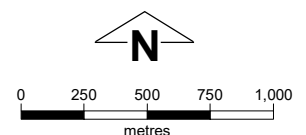
Version number: 4

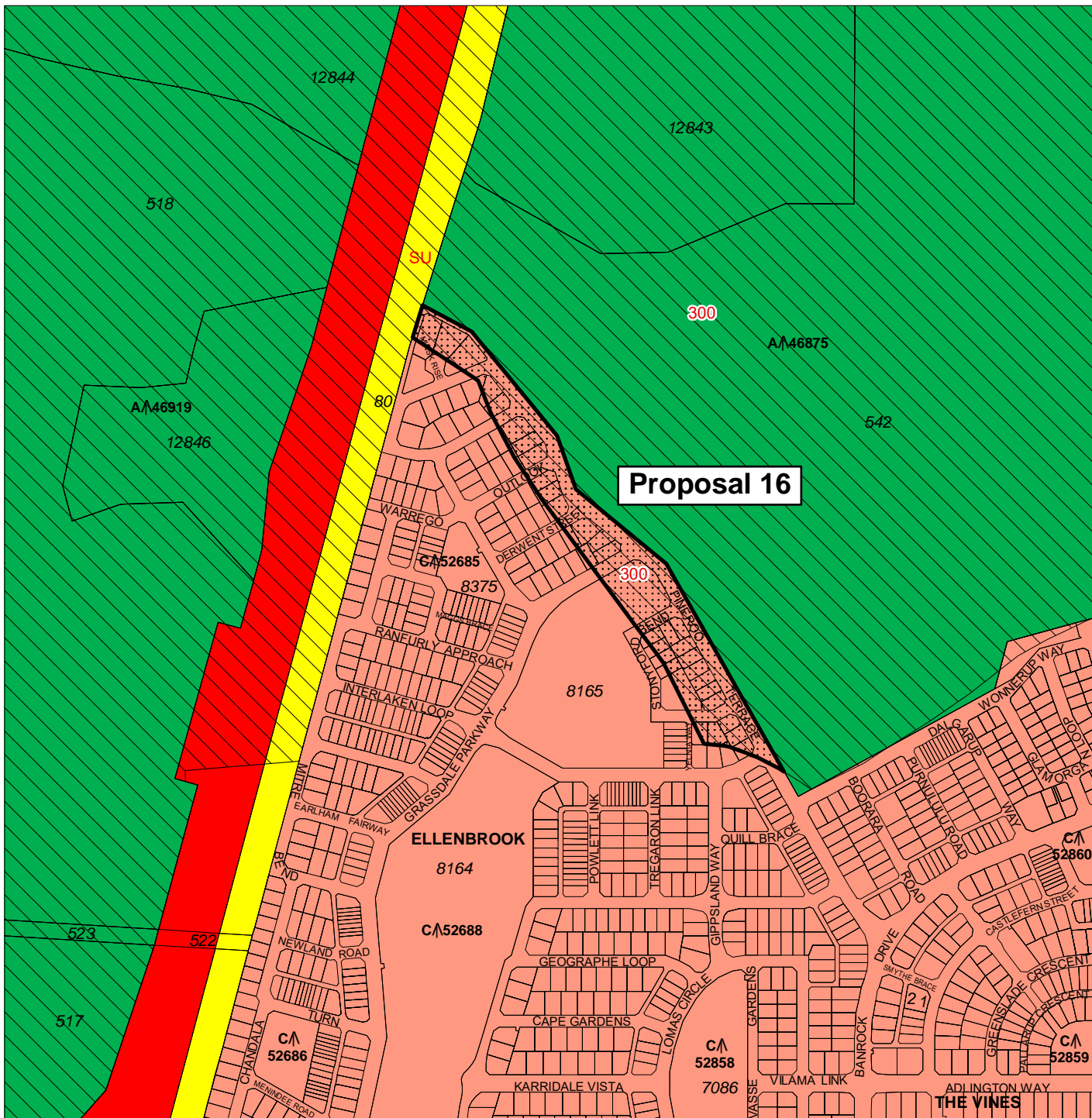
Existing Region Scheme:

-  Industrial
-  Parks and recreation
-  Primary regional roads
-  CG Public purposes - Commonwealth Government
-  HS Public purposes - high school
-  Railways
-  Rural
-  Urban
-  Urban deferred
-  (Site No) Bush forever areas



Date: 6/08/2019
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






Bush Forever Omnibus (North) Proposed Minor Amendment as modified

21 August 2019






Proposal 16

Proposed Amendment:

Notice of Delegation

 (Site No) Bush Forever area removal

Existing Region Scheme:

-  Parks and recreation
-  Primary regional roads
-  SU Public purposes - special uses
-  Urban
-  (Site No) Bush forever areas

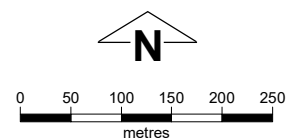
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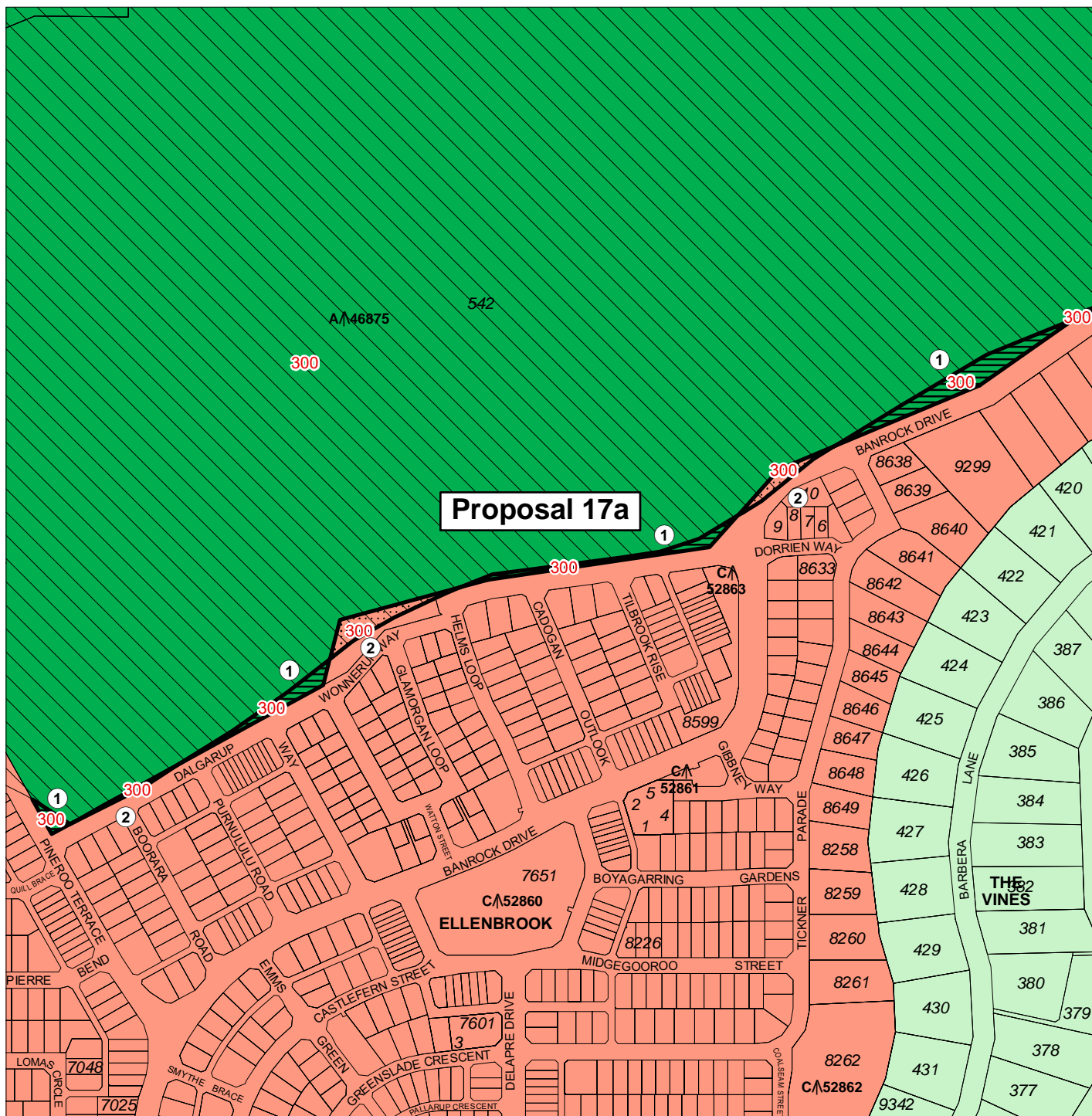
File number: 833/02/01/0065P

Version number: 4



Date: 6/08/2019
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





Bush Forever Omnibus (North) Proposed Minor Amendment as modified

21 August 2019

Proposal 17a

Proposed Amendment:

Notice of Delegation



(Site No) Bush forever area addition



(Site No) Bush forever area removal

Existing Region Scheme:



Parks and recreation



Rural



Urban



(Site No) Bush forever areas

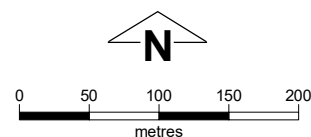
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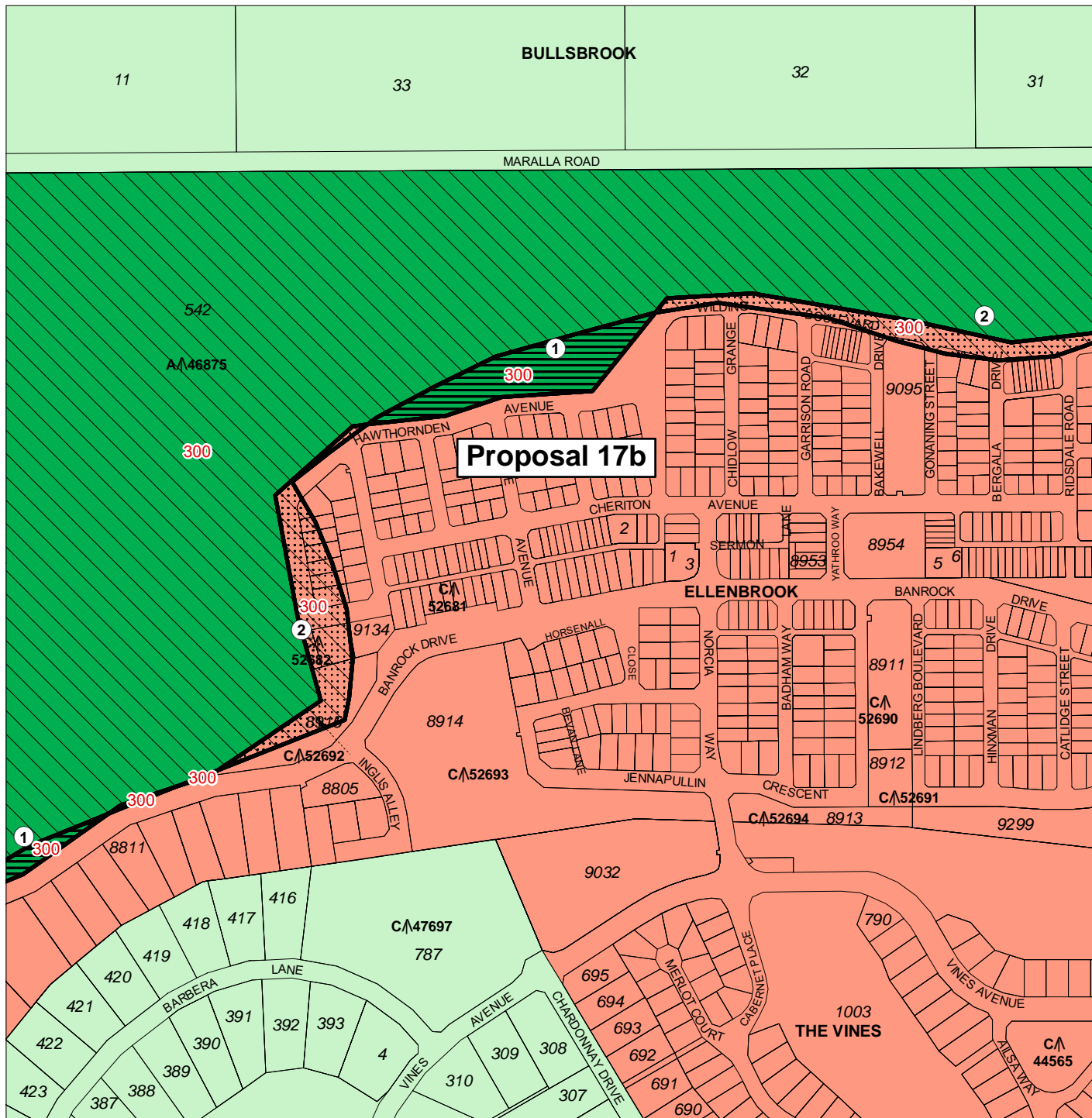
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Version number: 4



Date: 6/08/2019
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





Bush Forever Omnibus (North) Proposed Minor Amendment as modified

21 August 2019

Proposal 17b

Proposed Amendment:

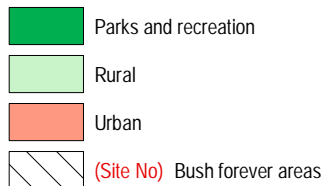
Notice of Delegation



(Site No) Bush forever area addition

(Site No) Bush forever area removal

Existing Region Scheme:



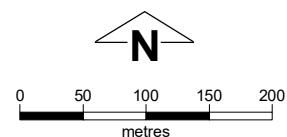
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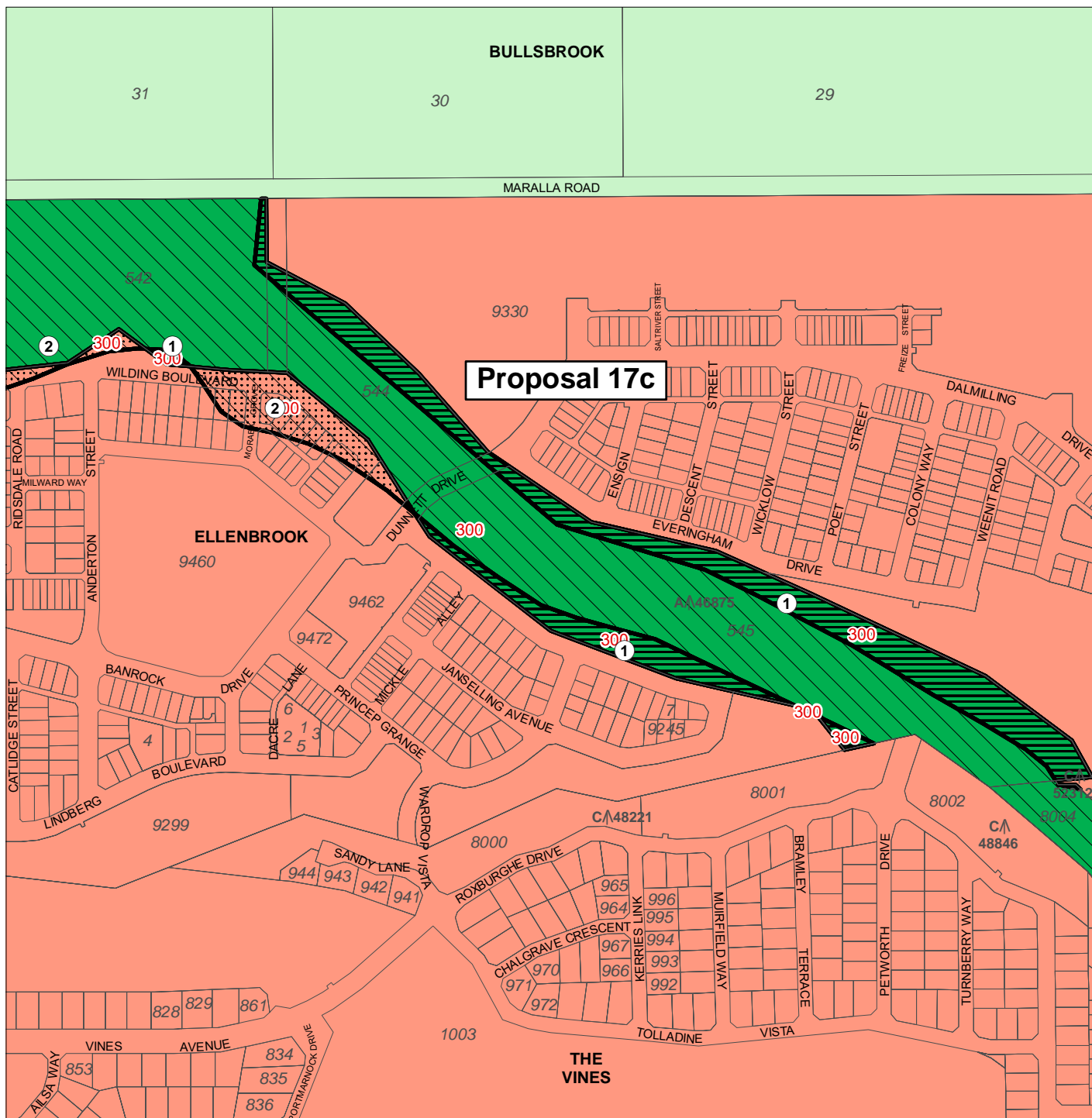
File number: 833/02/01/0065P

Version number: 4



Date: 6/08/2019
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





Bush Forever Omnibus (North) Proposed Minor Amendment as modified

21 August 2019

Proposal 17c

Proposed Amendment:

Notice of Delegation



(Site No) Bush forever area addition



(Site No) Bush forever area removal

Existing Region Scheme:



Parks and recreation



Rural



Urban



(Site No) Bush forever areas

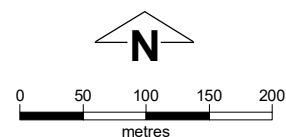
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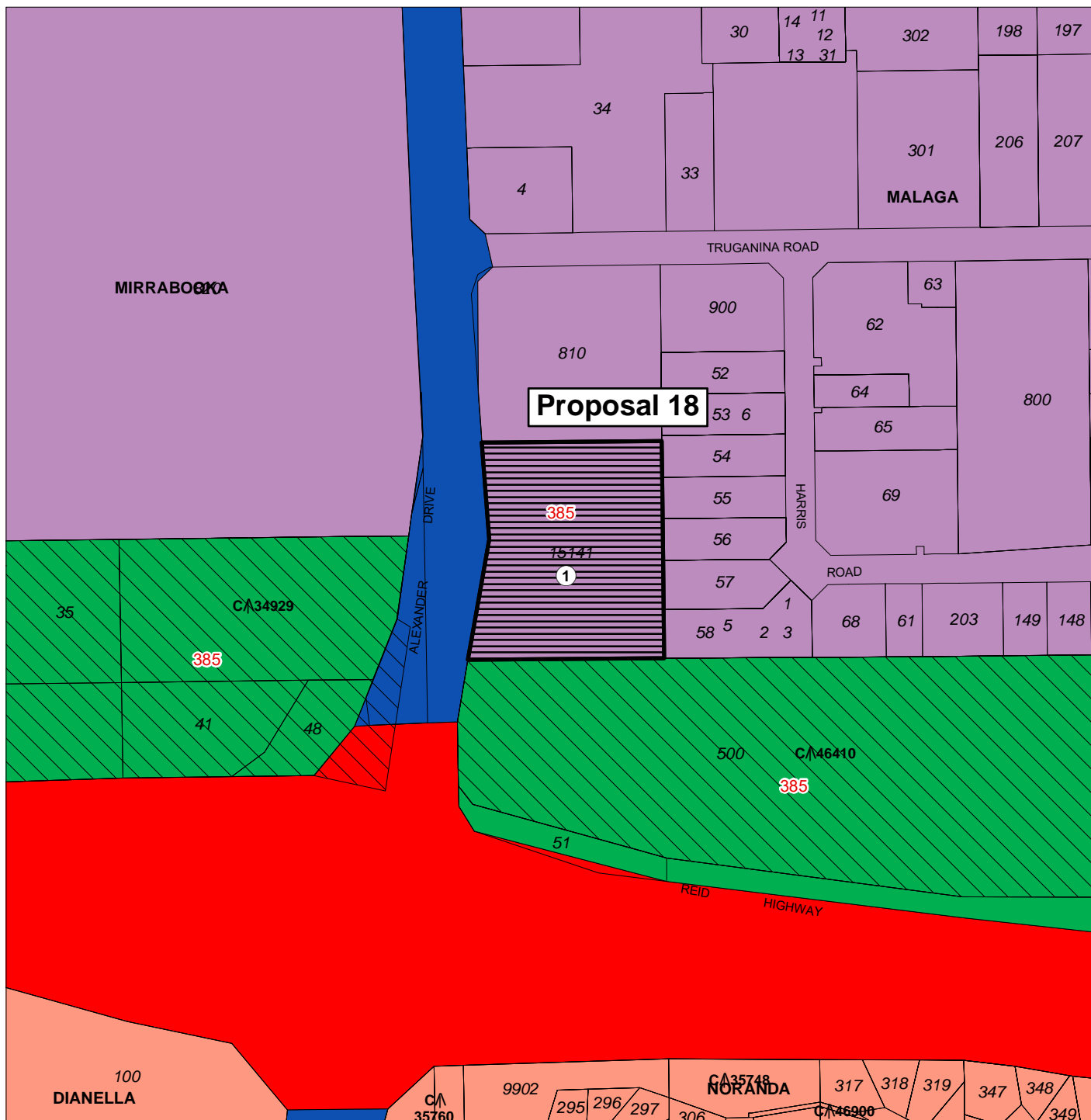
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Version number: 4



Date: 6/08/2019
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





Bush Forever Omnibus (North) Proposed Minor Amendment as modified

21 August 2019

Proposal 18

Proposed Amendment:

① Parks and recreation reservation

Notice of Delegation

||||| (Site No) Bush Forever area addition

Existing Region Scheme:

Industrial

Other regional roads

Parks and recreation

Primary regional roads

Urban



(Site No) Bush forever areas

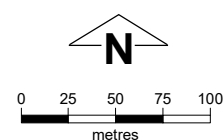
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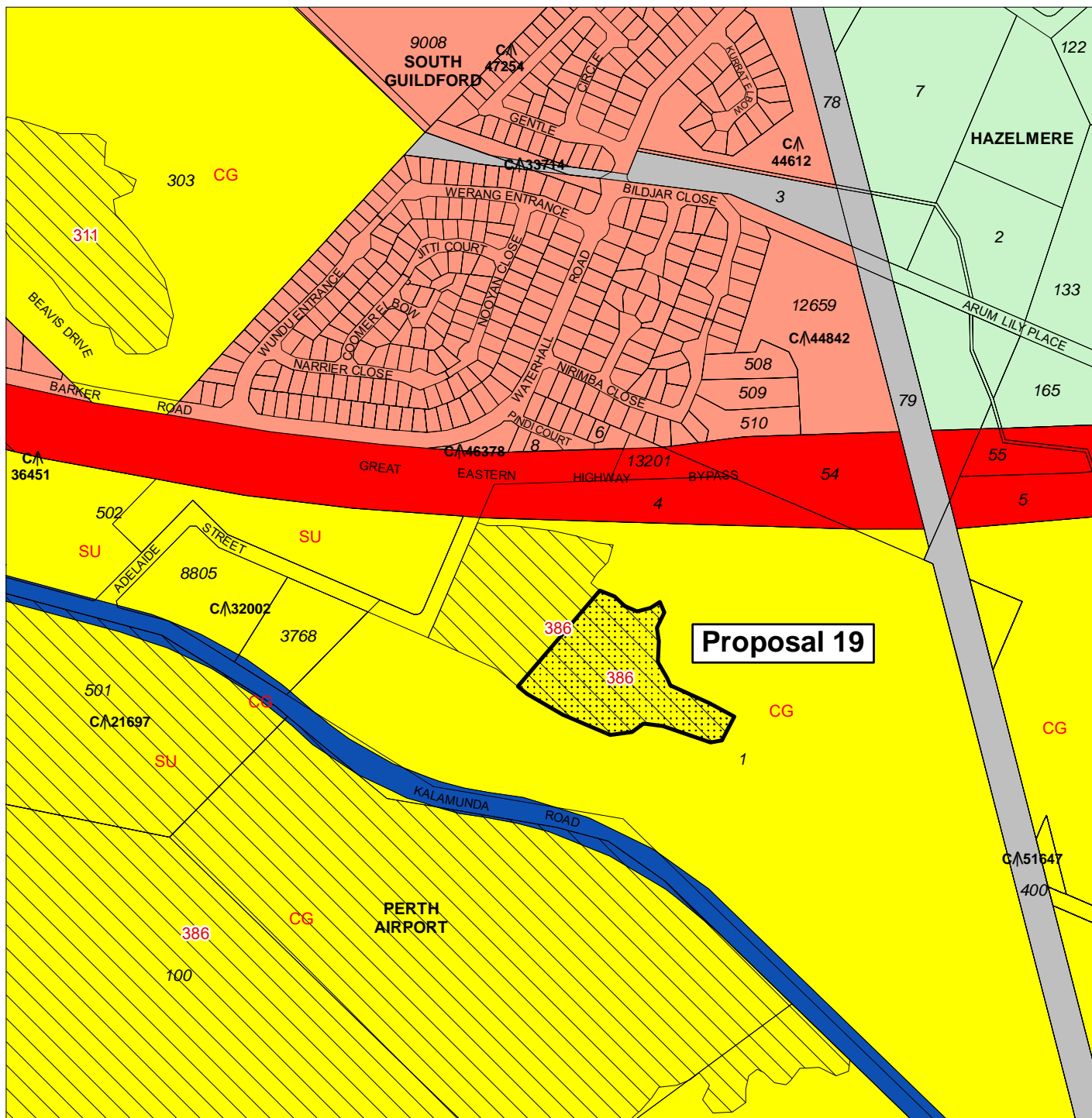
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Date: 6/08/2019
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 1096-2018-1






Bush Forever Omnibus (North) Proposed Minor Amendment as modified

21 August 2019

Proposal 19

Proposed Amendment:

Notice of Delegation

 (Site No) Bush Forever area removal

Existing Region Scheme:

-  Other regional roads
-  Primary regional roads
-  CG Public purposes - Commonwealth Government
-  SU Public purposes - special uses
-  Railways
-  Rural
-  Urban
-  (Site No) Bush forever areas

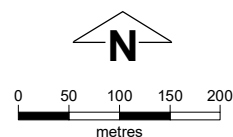
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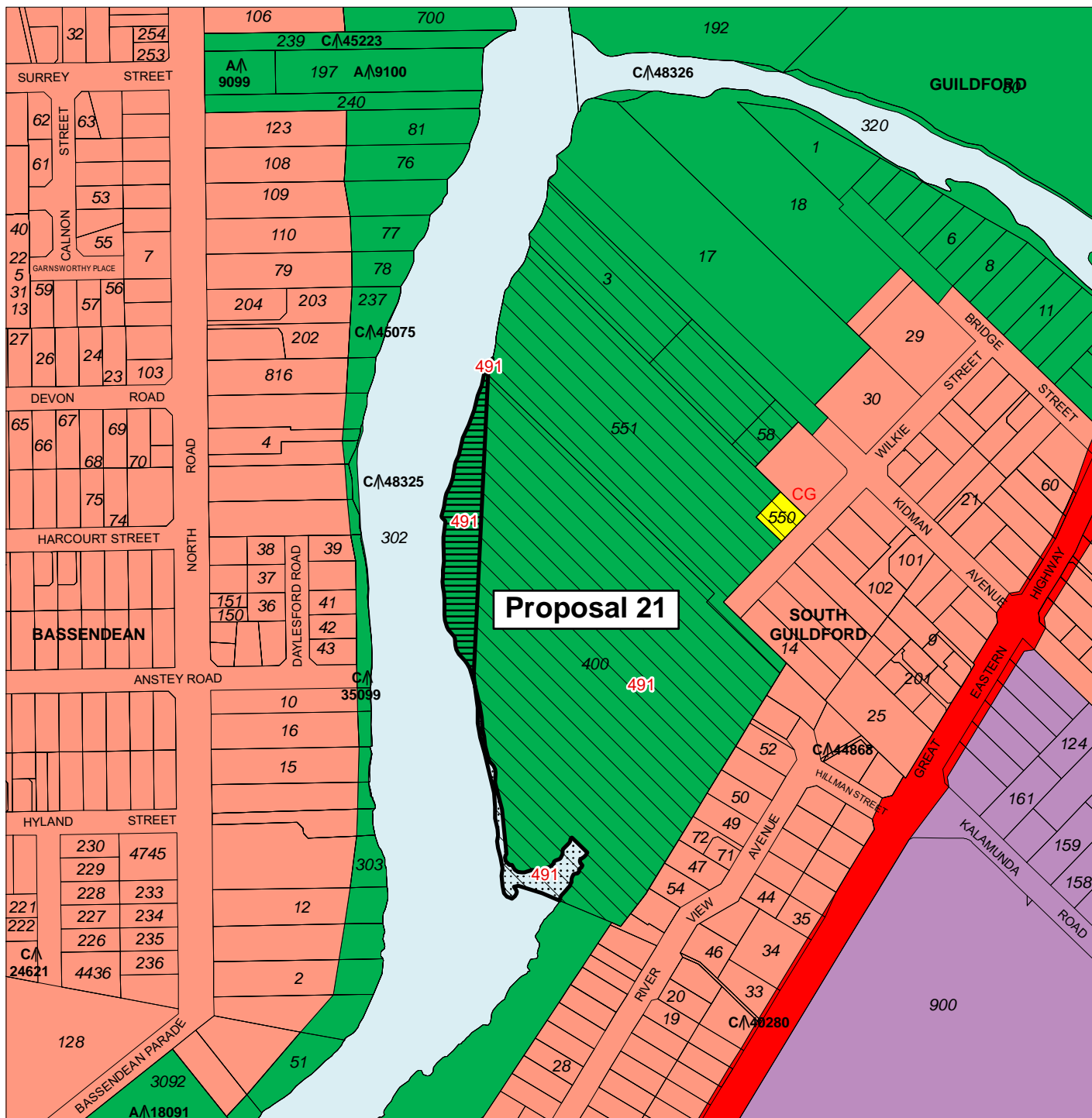
File number: 833/02/01/0065P

Version number: 4



Date: 6/08/2019
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






Bush Forever Omnibus (North) Proposed Minor Amendment as modified


21 August 2019

Proposal 21

Proposed Amendment:

Notice of Delegation

 (Site No) Bush Forever area addition

 (Site No) Bush Forever area removal

Existing Region Scheme:

-  Industrial
-  Parks and recreation
-  Primary regional roads
-  CG Public purposes - Commonwealth Government
-  Urban
-  Waterways
-  (Site No) Bush forever areas

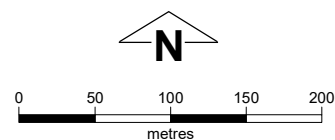
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File number: 833/02/01/0065P

Version number: 4



Date: 6/08/2019
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





21 August 2019

Proposal 22


Existing Region Scheme:

 Central city area

Other regional roads

 Parks and recreation

 Urban

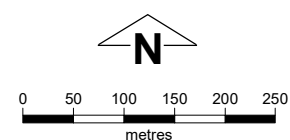
 (Site No) Bush forever areas

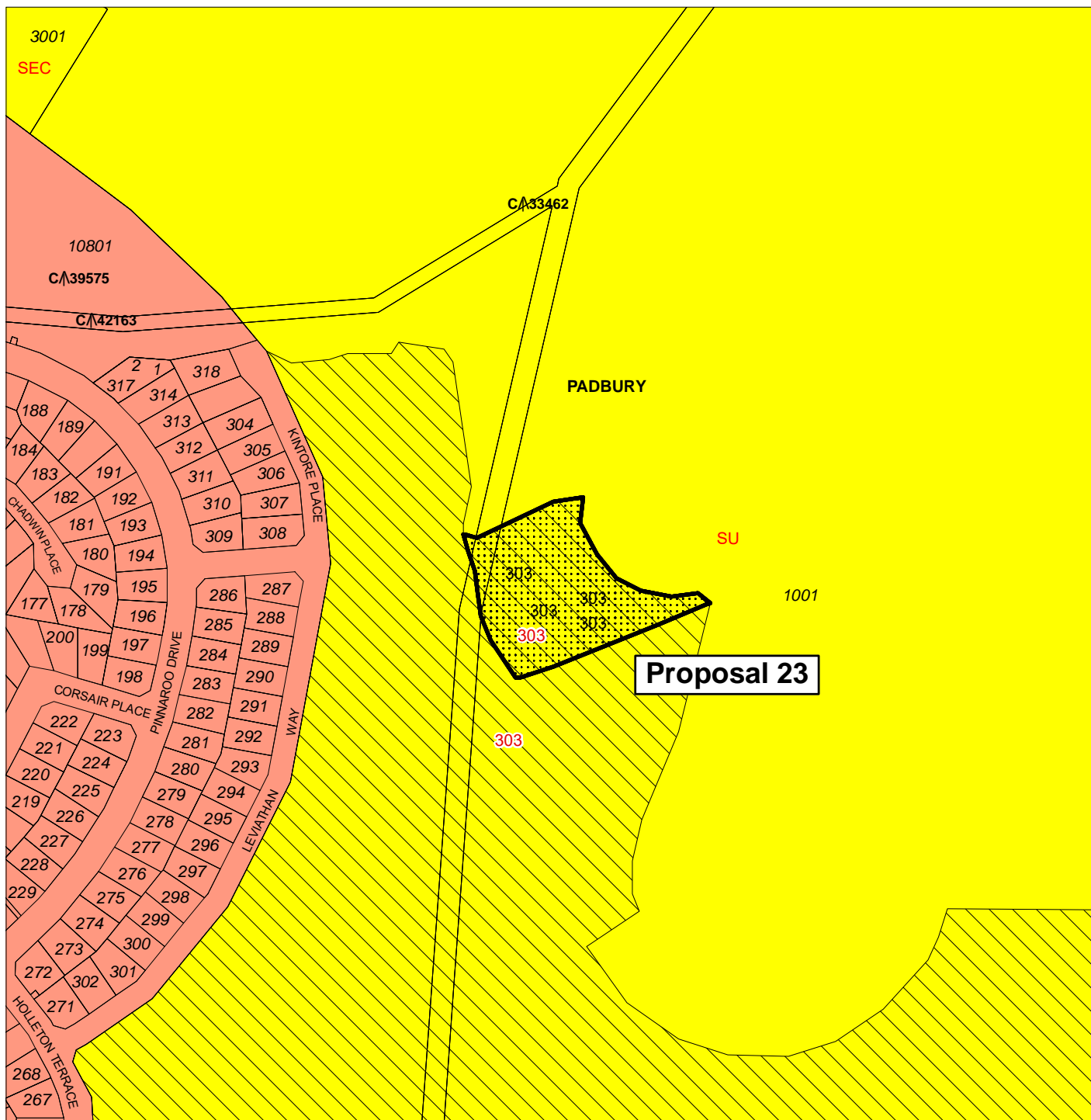
File number: 833/02/01/0065P



Western
Australian
Planning
Commission

Date: 6/08/2019
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






Bush Forever Omnibus (North) Proposed Minor Amendment as modified

21 August 2019





Proposal 23

Proposed Amendment:

Notice of Delegation

 (Site No) Bush forever area removal

Existing Region Scheme:

 SU Public purposes - special uses
 SEC Public purposes - State Energy Commission
 Urban
 (Site No) Bush forever areas

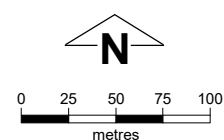
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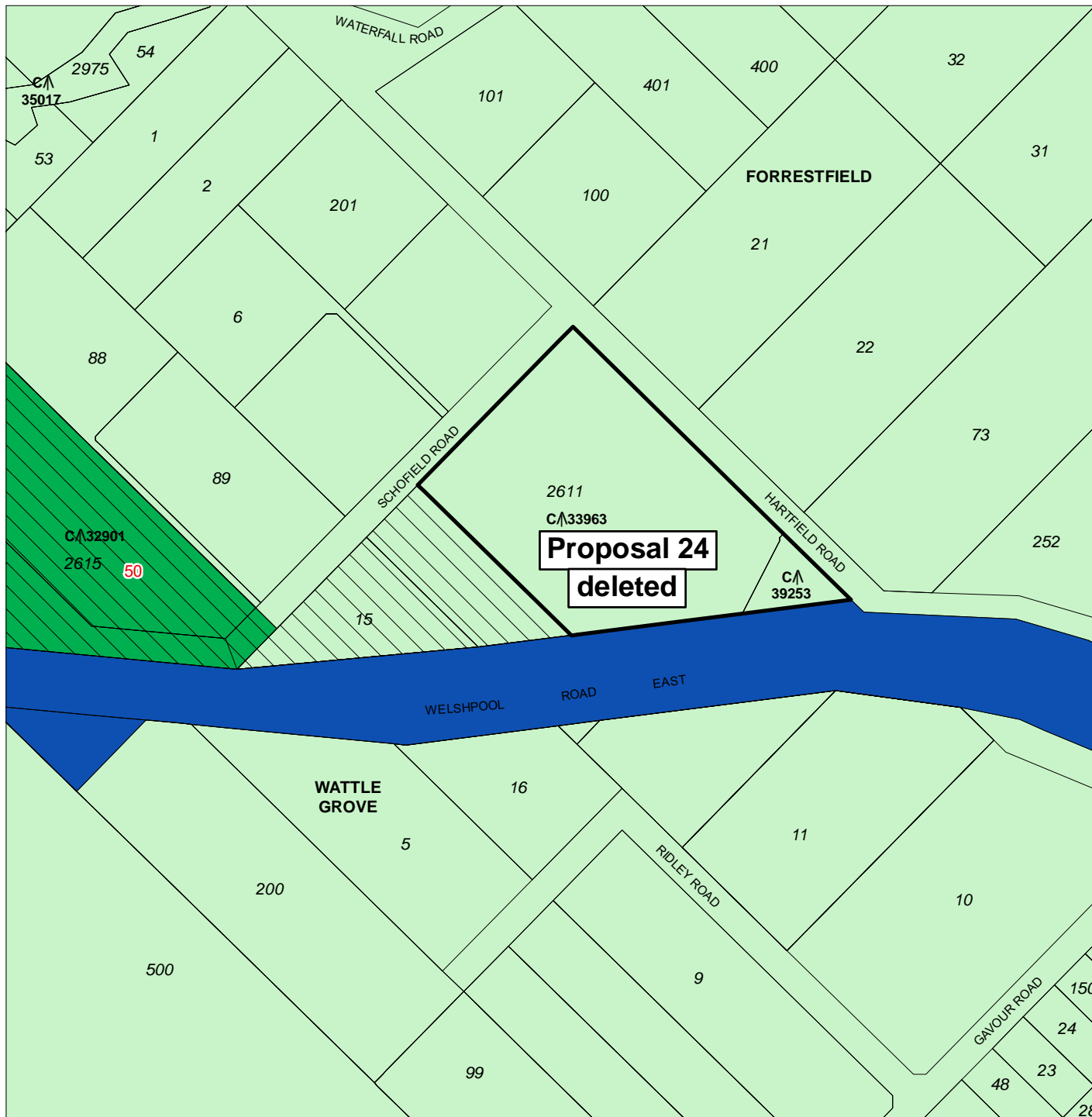
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Version number: 4



Date: 6/08/2019
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






Bush Forever Omnibus (North) Proposed Minor Amendment as modified

21 August 2019

Proposal 24

Proposed Amendment:

 Bush Forever Areas (no longer included in amendment)

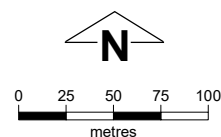
Existing Region Scheme:

 Other regional roads
 Parks and recreation
 Rural
 (Site No) Bush forever areas

Oracle reference no: 2882
File number: 833/02/01/0065P
Version number: 4



Date: 6/08/2019
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

MRS Minor Amendment 1333/57

Bush Forever Omnibus 1 (North)

as advertised

Amending Plan 1.7566

Detail Plans

1.5713, 1.5719, 1.5728, 1.5735, 1.5741, 1.5746, 1.5747

Amending Plan 1.7567

Detail Plans

1.5781, 1.5783 - 1.5785, 1.5787, 1.5788, 1.5800, 1.5801, 1.5804, 1.5805, 1.5814, 1.5835

Amending Plan 1.7568

Detail Plans

1.5819, 1.5841, 1.5846, 1.5887, 1.5889, 1.5890

Amending Plan 1.7569

Detail Plans

1.5796, 1.5797, 1.5822, 1.5824, 1.5825, 1.5828 - 1.5830, 1.5865

Amending Plan 1.7570

Detail Plans

1.5894, 1.5912, 1.5915, 1.5942, 1.5943

Amending Plan 1.7571

Detail Plans

1.5971, 1.6022, 1.6118, 1.6119, 1.6134, 1.6135

Amending Plan 1.7572

Detail Plans

1.6220, 1.6239, 1.6240, 1.6389

Appendix 2

List of detail plans as modified

Minor Amendment 1333/57
Bush Forever Omnibus 1 (North)

as modified

Amending Plan 1.7566

Detail Plans

1.5713, 1.5719, 1.5728, 1.5735, 1.5741, 1.5746, 1.5747

Amending Plan 1.7567/1

Detail Plans

1.5781/1, 1.5783/1 - 1.5785/1, 1.5787/1, 1.5788/1, 1.5800/1, 1.5801/1, 1.5804, 1.5805,
1.5814, 1.5835

Amending Plan 1.7568

Detail Plans

1.5819, 1.5841, 1.5846, 1.5887, 1.5889, 1.5890

Amending Plan 1.7569

Detail Plans

1.5796, 1.5797, 1.5822, 1.5824, 1.5825, 1.5828 - 1.5830, 1.5865

Amending Plan 1.7570

Detail Plans

1.5894, 1.5912, 1.5915, 1.5942, 1.5943

Amending Plan 1.7571

Detail Plans

1.5971, 1.6022, 1.6118, 1.6119, 1.6134, 1.6135

Amending Plan 1.7572/1

Detail Plans

1.6220, 1.6239, 1.6240, 1.6389/1

Submissions

Marija Bubanic

Subject: FW: Metropolitan Region Scheme Proposed Amendments 133/57, 1334/57, 1335/57 Bush Forever Omnibuses

From: Fogarty, Louise
Sent: Wednesday, 27 March 2019 5:10 PM
To: Scroop, Tracey <Tracey.Scroop@planning.wa.gov.au>
Subject: Metropolitan Region Scheme Proposed Amendments 133/57, 1334/57, 1335/57 Bush Forever Omnibuses

Your ref: 833-2-1-65, 67, 68 Pt 1 (RLS/0737) (RLS/0738) (RLS/0739)
Our ref: DT/15/05120

Dear Tracey,

Metropolitan Region Scheme Proposed Amendments:

1333/57 – Bush Forever Omnibus 1 (North)
1334/57 – Bush Forever Omnibus 2 (Central)
1335/57 – Bush Forever Omnibus 3 (South)

I refer to your letter dated 20 March 2019 regarding the above proposed Metropolitan Region Scheme (MRS) amendments.

The Department of Transport has no comments to provide.

Thank you for the opportunity to provide comment on the proposed amendment.

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**



CLEAR DIRECTION » FRESH THINKING » EXCELLENT SERVICE » GREAT PEOPLE

Date: 10 April 2019 | Your Ref: 833-2-1-65 Pt 1 (RLS/0737)
Enquiries: Janine Sparling | Our Ref: 108035
INW19/4179



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

Department of Planning, Lands and Heritage Received	
Scanned	11 APR 2019 <input type="checkbox"/>
Attachments	<input type="checkbox"/>
Scan QA	<input type="checkbox"/>
Doc No.	
File No.	RLS/0773
M BURBANIC	

Dear Ms Fagan

**METROPOLITAN REGION SCHEME PROPOSED AMENDMENT 1333/57
BUSH FOREVER OMNIBUS 1 (NORTH)**

I refer to your correspondence received 26 March 2019 requesting the City's comments on the above proposed amendment to the Metropolitan Region Scheme.

It is noted that only proposals 22 and 23 are located within the City of Joondalup. The City has the following comments to make in regards to these proposals.

Proposal 22

The City of Joondalup has no objection to the modification to the boundary of Bush Forever area 299 to remove it from Lakeside Drive on the basis it is an existing public road and identified as an anomaly from 2000.

Proposal 23

The land the subject of proposal 23 whilst within the City of Joondalup is reserved Public Purposes under the Metropolitan Region Scheme and appears to be subject to State level negotiations. Therefore the City has no comment to offer on this proposal.

If you have any questions regarding the above, please contact the abovementioned officer.

Yours sincerely



GRAEME CATCHPOLE
Coordinator, Urban Design & Policy
Planning Services

Submission 3

Response ID ANON-53GB-Z92A-Q

Submitted to Metropolitan Region Scheme amendment 1333/57 - Bush Forever Omnibus 1 (North)
Submitted on 2019-04-05 11:43:30

Introduction

1 What is your first name?

First name:
Fiona

2 What is your surname?

surname:
Snellin

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

No

4 What is your email address?

Email:
Fiona.Snellin@atco.com

5 What is your address?

address:
81 Prinsep Road Jandakot WA 6164

6 Contact phone number:

phone number:
61635000

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

Support

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

Submission:

ATCO Gas has assessed the locations and has no objection to the proposed amendments as shown in the available online documentation.

File upload:

C:\Users\fsnellin\Desktop\LM19123_MRS Amendment 1333_57 Bush Forever Omnibus1 (North) Final.xlsx was uploaded

Proposal	Property ID	Suburb	Shire	Comment
1	Bush Forever Area 494	Carramar	City of Wanneroo	No objection
2	Bush Forever Area 147	Mariginiup	City of Wanneroo	No objection
3	Bush Forever Area 295	Old Yanchep Road	City of Wanneroo	No objection
4	Bush Forever Area 397	Two Rocks	City of Wanneroo	No objection
5	Bush Forever Area 397	Two Rocks	City of Wanneroo	No objection
6	Bush Forever Area 397	Two Rocks	City of Wanneroo	No objection
7	Bush Forever Area 397	Yanchep	City of Wanneroo	No objection
8	Bush Forever Area 397	Quinns Rock	City of Wanneroo	No objection
9	Bush Forever Area 397	Alkimos	City of Wanneroo	No objection
10	Bush Forever Area 469	Mariginiup	City of Wanneroo	No objection
11	Bush Forever Area 470	Wanneroo	City of Wanneroo	No objection
12	Bush Forever Area 22	Aveley	City of Swan	No objection
13	Bush Forever Area 291	Bullsbrook	City of Swan	No objection
14	Bush Forever Area 292	Bullsbrook	City of Swan	No objection
15	Bush Forever Area 294	Bullsbrook	City of Swan	No objection
16	Bush Forever Area 300	Ellenbrook	City of Swan	No objection
17	Bush Forever Area 300	Ellenbrook	City of Swan	No objection
18	Bush Forever Area 385	Malaga	City of Swan	No objection
19	Bush Forever Area 386	Perth Airport	City of Swan	No objection
20	Bush Forever Area 481	Hazelmere	City of Swan	No objection
21	Bush Forever Area 491	South Guildford	City of Swan	No objection
22	Bush Forever Area 299	Joondalup	City of Joondalup	No objection
23	Bush Forever Area 303	Pinnaroo	City of Joondalup	No objection
24	Bush Forever Area 50	Wattle Grove	City of Kalamunda	No objection



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

Your ref: 833-2-1-65 Pt 1 (RLS/0737) - 1333/57
833-2-1-67 Pt 1 (RLS/0738) - 1334/57
833-2-1-68 Pt 1 (RLS/0739) - 1335/57
Our ref: J0820/201701
Enquiries: simone.soliman@jtsi.wa.gov.au
Phone: 9222 0476

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

Department of Planning, Lands and Heritage Received	
Scanned	06 MAY 2019
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File No.	RLS/0773

RLS/0774
RLS/0775
M. BABANIC

Dear Ms Fagan

Thank you for providing the Department of Jobs, Tourism, Science and Innovation with the opportunity to comment on the Metropolitan Region Scheme Proposed Amendments: 1333/57 - Bush Forever Omnibus 1 (North); 1334/57 - Bush Forever Omnibus 2 (Central); and 1335/57 - Bush Forever Omnibus 3 (South).

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

Should you have any queries, please contact Simone Soliman, Project Officer on 9222 0476.

Yours sincerely

Christine Gimbey
EXECUTIVE DIRECTOR
DEPARTMENT OF JOBS, TOURISM, SCIENCE AND INNOVATION

24 April 2019



Government of Western Australia
Department of Education

Your ref : 833-2-1-65 Pt1
Our ref : (RLS/0737)
Enquiries : D19/0174240

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

Department of Planning, Lands and Heritage Received	
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Scan OK	<input type="checkbox"/>
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File No.	RLS/0737

M. Bubanić

Dear Ms Fagan

**Metropolitan Region Scheme Proposed Amendment 1333/57
Bush Forever Omnibus 1 (North)**

Thank you for your letter dated 20 March 2019 regarding the proposed Metropolitan Region Scheme Amendment (Amendment) for the abovementioned.

The Department of Education has reviewed the document and wishes to advise that it has no objection to the proposed Omnibus Amendment to rationalise various Bush Forever area cadastral boundaries and zonings in the Metropolitan Region Scheme.

Should there be any queries, please do not hesitate to contact Mr Ikmal Ahmad, Principal Consultant – Land Planning on (08) 9264 4435 or by email ikmal.ahmad@education.wa.edu.au.

Yours sincerely

Matt Turnbull
Manager Land and Property

30 April 2019

Response ID ANON-53GB-Z92Q-7

Submitted to Metropolitan Region Scheme amendment 1333/57 - Bush Forever Omnibus 1 (North)
Submitted on 2019-04-23 11:04:47

Introduction

1 What is your first name?

First name: *Name 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:

C/- RobertsDay
PO Box 7348
Cloisters Square
PERTH WA 6850

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:

Submission response attached - see PDF.

File upload:

190417 EJV ELL MRS Amendment 1333-57 Submission.pdf was uploaded

OUR REF: EJV ELL

23 April 2019

Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001

Via Email: mrs@planning.wa.gov.au

Dear Sir/Madam

RobertsDay
planning-design-place

**SUBMISSION – MRS AMENDMENT 1333/57, BUSH FOREVER OMNIBUS 1 (NORTH)
PROPOSAL 17 – BUSH FOREVER AREA 300**

RobertsDay has prepared this submission on behalf of the Ellenbrook Joint Venture (Department of Communities and LWP Property Group Pty Ltd), in respect to MRS Amendment 1333/57 Bush Forever Omnibus 1 (North).

The purpose of the amendment is to rationalise zones and reservations to match cadastral boundaries and to generally ensure the MRS is kept up-to-date. The omnibus amendment includes 24 separate proposals across four local government jurisdictions. Proposal 17 specifically relates to land holdings within Ellenbrook and is the focus of this submission.

We have no objection to the proposed omnibus MRS amendment as it relates to Ellenbrook, and generally support its approval, subject to the Proposal 17 Bush Forever additions being modified to remove all portions of the Parks and Recreation Reserve that fall within the existing Dunnett Drive road reserve.

In order to demonstrate the areas in question, we have overlaid Amendment 1333/57 spatial data (obtained from the Department of Planning, Lands and Heritage) with latest cadastral from Annie's Landing village at Ellenbrook (See Figure 1). Removing the Bush Forever over the existing road reserve will bring the Parks and Recreation reserves into line with the cadastral boundaries, as per the overall purpose of the amendment.



Figure 1

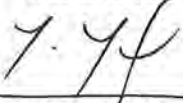
robertsday
abh 53 667 373 703
po box 7348
cloisters square wa 6850
t+61 8 9213 7300
robertsday.com.au

Based on the above comments and observations, it is considered that the amendment can be supported subject to a modification to remove the Bush Forever areas that overlap existing road reserves.

Should you require any further information or clarification of the above please contact the undersigned on 9213 7300.

Yours sincerely

ROBERTS DAY

A handwritten signature in black ink, appearing to read 'T. Trefry', written over a horizontal line.

**TIM TREFRY FPIA
PARTNER**

CC

LWP

D MURPHY

(via email)



Department of
Primary Industries and
Regional Development

Your reference: 833-2-1-65 Pt 1 (RLS0737) – 13333/57
833-2-1-65 Pt 1 (RLS0738) – 13334/57
833-2-1-65 Pt 1 (RLS0739) – 13335/57
Our reference: LUP 582
Enquiries: Rod Safstrom

Ms Sam Fagan
Secretary
Western Australian Planning Commission
Locked Bag 2506 Perth WA
Info@dplh.wa.gov.au

Dear Ms.Fagan,

**Metropolitan Region Scheme Proposed Amendments 1333/57, 1334/57,
1335/57**

Thank you for the opportunity to provide comment on the above MRS amendments.

The Department of Primary Industries and Regional Development has no objection to the Proposals in the above Amendments as there is little impact on agricultural land use.

For further information, contact Mr Rod Safstrom on 9368 3169 or rodney.safstrom@dpird.wa.gov.au.

Yours sincerely

A handwritten signature in black ink that reads 'Melanie Strawbridge'.

Melanie Strawbridge
DIRECTOR
LAND AND WATER ASSESSMENT

22 May 2018

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



Your Ref: 833-2-1-65 (RLS/0737)
Our Ref: 57177791 - MRS360281
Enquiries: Brett Coombes
Direct Tel: 9420 3165
Fax: 9420 3193

21 May 2019

Secretary
Western Australian Planning Commission
LOCKED BAG 2506
PERTH WA 6001

Attention: Ms Tracey Scroop

MRS Proposed Amendment 1333/57 - Bush Forever Omnibus 1 (North)

I refer to your letter of 20 March 2019 inviting comments on the above amendment.

The Water Corporation has no objections or concerns with most of the proposals. The following comments and attached plans pertain to Proposals 1, 8 and 9.

Proposal 1 – a gravity sewer pipe runs along the south-western boundary and within the western boundary of Lot 8033. The Water Corporation requires ongoing access to the sewer for maintenance purposes.

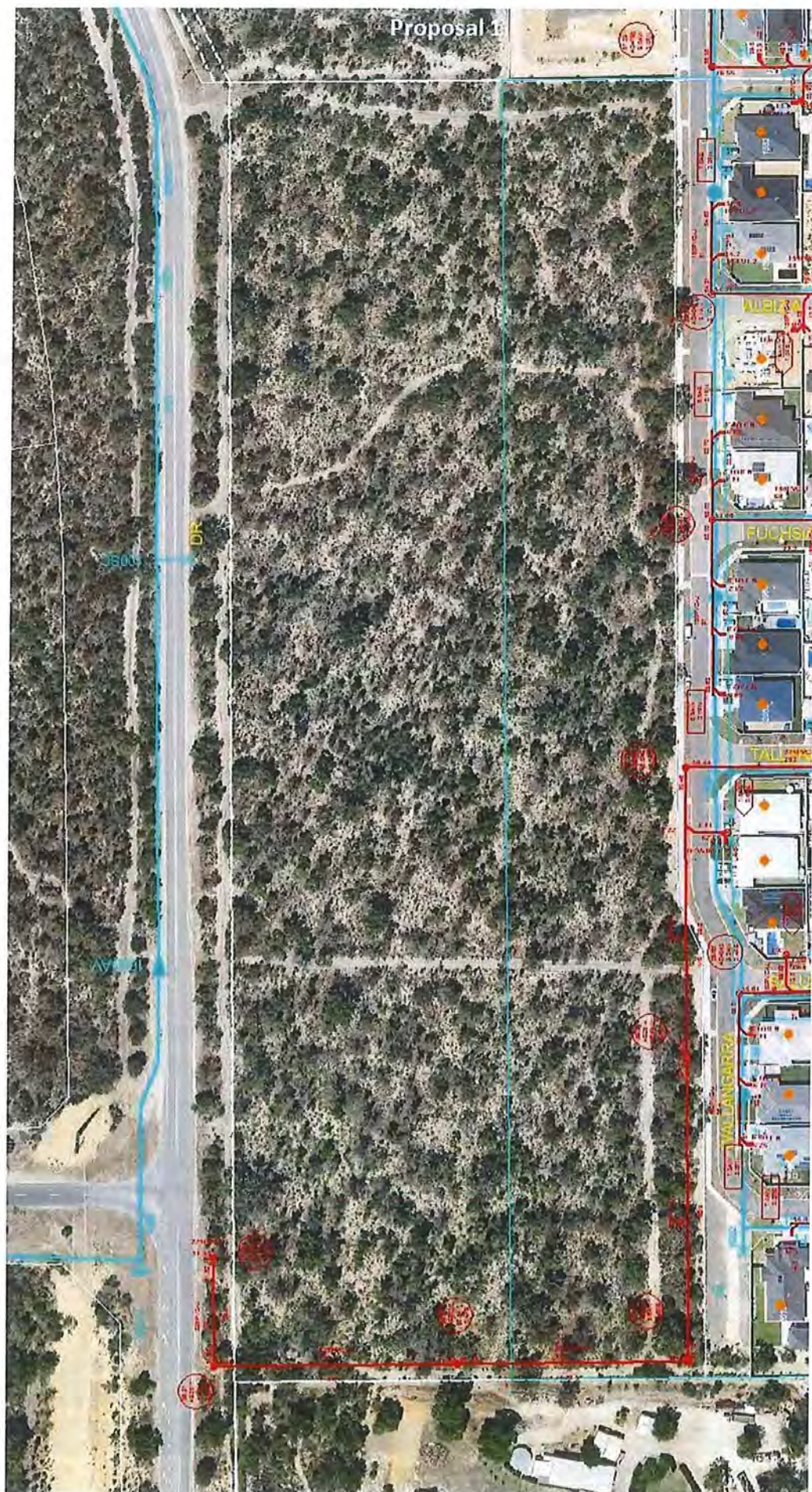
Proposal 8 – the triangular portion of proposed Bush Forever Addition 397 will in future be traversed by a subdivision access road that has been approved under the City of Wanneroo *'Alkimos Coastal Node Cell Structure Plan'* (copy attached). It is therefore recommended that the affected portions of the site be excluded from the proposed Bush Forever addition.

Proposal 9 – this Bush Forever proposal is traversed by the Quinns Main Sewer. The Water Corporation requires ongoing access to the sewer for maintenance purposes.

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

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

Brett Coombes
Senior Urban Planner
Development Services





Marija Bubanic

Subject:

FW: MRS Bush Forever Omnibus north - Water Corporation comments

Attachments:

MRS Bush Forever Omnibus north INITIAL.pdf; Proposal 1.JPG; Proposal 9.JPG

From: Brett Coombes [<mailto:Brett.Coombes@watercorporation.com.au>]

Sent: Tuesday, 21 May 2019 9:50 AM

To: Tracey Scroop <Tracey.Scroop@dplh.wa.gov.au>

Subject: FW: MRS Bush Forever Omnibus north - Water Corporation comments



Subject: FW: MRS Bush Forever Omnibus north - Water Corporation comments
Attachments: MRS Bush Forever Omnibus north INITIAL.pdf; Alkimos Coastal Node SP.pdf

From: Brett Coombes [<mailto:Brett.Coombes@watercorporation.com.au>]
Sent: Wednesday, 22 May 2019 11:40 AM
To: Tracey Scroop <Tracey.Scroop@dplh.wa.gov.au>
Subject: FW: MRS Bush Forever Omnibus north - Water Corporation comments

Tracey,

Please accept this as a slight modification to our earlier submission. After further discussions between Landcorp and the Water Corporation in relation to Proposal 8 (BF 397 addition) the Water Corporation requests that this portion of the amendment be removed from the MRS amendment.

The land in question is owned by the Water Corporation and will in part be developed by Landcorp on behalf of the state and the Water Corporation. The adopted Local Structure Plan provides for subdivision access roads adjacent to and through this triangular portion of land. The detailed design, width and alignment of these road reserves has not yet been finalised and it would therefore be premature to designate this land as Bush Forever.

Please call me on Tel. 9420-3165 if you would like to discuss.

Regards

Brett Coombes
Senior Urban Planner
Assets Planning Group
Water Corporation
T: (08) 9420 3165

From: Brett Coombes
Sent: Tuesday, 21 May 2019 9:47 AM
To: tracey.scroop@dplh.wa.gov.au
Subject: MRS Bush Forever Omnibus north - Water Corporation comments

The Water Corporation respects individuals' privacy. Please see our privacy notice at [What about my privacy](#)

This Electronic Mail Message and its attachments are confidential. If you are not the intended recipient, you may not disclose or use the information contained in it. If you have received this Electronic Mail Message in error, please advise the sender immediately by replying to this email and delete the message and any associated attachments.

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Development
Services

629 Newcastle Street
Leederville WA 6007

PO Box 100
Leederville WA 6002

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



Your Ref: 833-2-1-65 (RLS/0737)
Our Ref: 57177791 - MRS360281
Enquiries: Brett Coombes
Direct Tel: 9420 3165
Fax: 9420 3193

21 May 2019

Secretary
Western Australian Planning Commission
LOCKED BAG 2506
PERTH WA 6001

Attention: Ms Tracey Scroop

MRS Proposed Amendment 1333/57 - Bush Forever Omnibus 1 (North)

I refer to your letter of 20 March 2019 inviting comments on the above amendment.

The Water Corporation has no objections or concerns with most of the proposals. The following comments and attached plans pertain to Proposals 1, 8 and 9.

Proposal 1 – a gravity sewer pipe runs along the south-western boundary and within the western boundary of Lot 8033. The Water Corporation requires ongoing access to the sewer for maintenance purposes.

Proposal 8 – the triangular portion of proposed Bush Forever Addition 397 will in future be traversed by a subdivision access road that has been approved under the City of Wanneroo *'Alkimos Coastal Node Cell Structure Plan'* (copy attached). It is therefore recommended that the affected portions of the site be excluded from the proposed Bush Forever addition.

Proposal 9 – this Bush Forever proposal is traversed by the Quinns Main Sewer. The Water Corporation requires ongoing access to the sewer for maintenance purposes.

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

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

Brett Coombes
Senior Urban Planner
Development Services



Government of Western Australia
Department of Health

Your Ref: 833-2-1-65 (RLS/0737) – 1333/57
833-2-1-67 (RLS/0738) – 1334/57
833-2-1-68 (RLS/0739) – 1335/57
Our Ref: F-AA-40543/3 D-AA-19/40508
Enquiries: Vic Andrich (08) 9222 2000

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

Department of Planning, Lands and Heritage Received	
Scanned	17 MAY 2019
Attachments	<input type="checkbox"/>
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Doc No.	<input type="checkbox"/>
File No.	RLS/0773

M. Bubanic

Dear Ms Fagan

METROPOLITAN REGION SCHEME PROPOSED AMENDMENTS:

- 1333/57 – BUSH FOREVER OMNIBUS 1 (NORTH)**
- 1334/57 – BUSH FOREVER OMNIBUS 2 (CENTRAL)**
- 1335/57 – BUSH FOREVER OMNIBUS 3 (SOUTH)**

Thank you for your letter of 20 March 2019 requesting comments from the Department of Health (DOH) on the above proposal.

The DOH has no objection to the proposed amendments.

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

Yours sincerely

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

9 May 2019

**From the office of the
Director Development Services**



**city of
kalamunda**

Our Ref: IN19/2A87EF68
Your Ref: 833-2-1-65 Pt 1 (RLS/0737)

27 May 2019

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

Attention: Tracey Scroop

Dear Ms Scroop

Department of Planning, Lands and Heritage Received	
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Attachments	<input checked="" type="checkbox"/>
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Doc No.	A10114654
File No.	RLS/0737

Enquiries M

**Submission: Metropolitan Region Scheme Proposed Amendment 1333/57:
Bush Forever Omnibus 1 (North)**

Thank you for giving the City of Kalamunda (the City) the opportunity to comment on the above proposal. The City has the following comments:

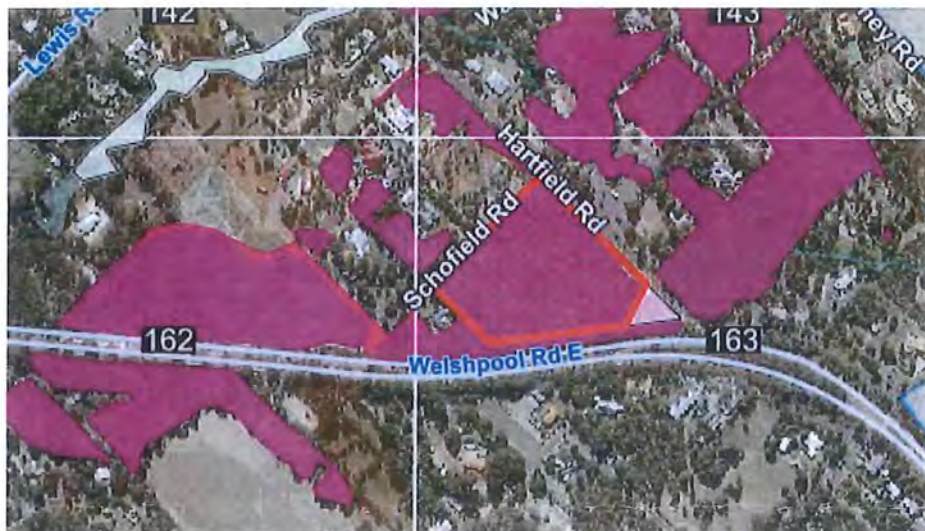
The City provides the following comments in relation to the Bush Forever area addition (Proposal 24) relating to Lot 2811 Schofield Road and 3486 Hartfield Road, Wattle Grove. Please note the Metropolitan Region Scheme (MRS) Amendment Report incorrectly refers to Lot "236" Hartfield Road, however the correct lot number is 3486. The land is currently vacant and is owned by the State Government/Crown. Both sites are currently zoned rural under the MRS and Special Rural under the City's Local Planning Scheme No.3 (LPS 3).

Currently, the Department of Planning, Lands and Heritage (DPLH) is the responsible agency for the management of Lot 2611 Schofield Road, Wattle Grove, and the City of Kalamunda has been granted a management order for Lot 3486 Hartfield Road, Wattle Grove for the purpose of "Parks and Recreation".

The Local Natural Area mapping from the Department of Parks and Wildlife (DPaW) shows that the sites contain a Threatened or Protected Ecological Community shown in purple below.

City of Kalamunda

2 Railway Road, Kalamunda WA 6076
PO Box 42, Kalamunda WA 6926
T: (08) 9257 9999 F: (08) 9293 2715
E: enquiries@kalamunda.wa.gov.au
www.kalamunda.wa.gov.au



**city of
kalamunda**

The sites are located south of Hartfield Road and close to Yule Brook tributary which is also identified as a wildlife corridor. The entirety of both sites falls within a Regional Ecological Linkage shown in orange below.



Bush Forever identified as of January 2017 also indicated the sites to the south-west which may in the future, be identified as Bush Forever shown in white below.

City of Kalamunda

2 Railway Road, Kalamunda WA 6076

PO Box 42, Kalamunda WA 6926

T: (08) 9257 9999 F: (08) 9293 2715

E: enquiries@kalamunda.wa.gov.au

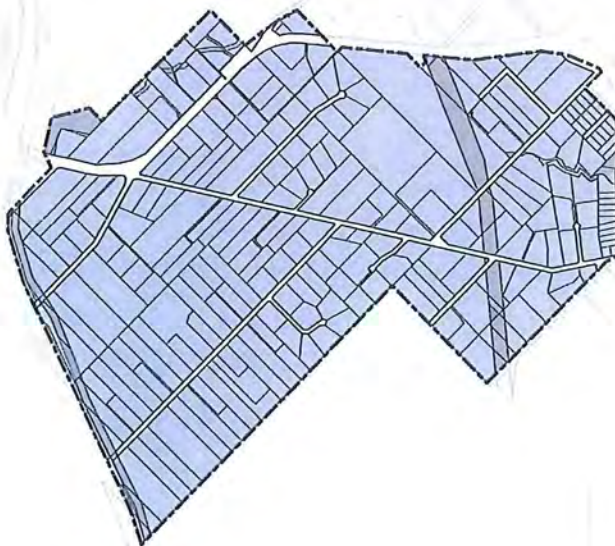
www.kalamunda.wa.gov.au



The Western Australian Planning Commission's North-East Sub-Regional Planning Framework (the Framework) identifies this area as being zoned for regional open space.

The City of Kalamunda's Wattle Grove South investigation area is located to the south and west of Welshpool Road East as indicated in the diagram below. Wattle Grove South is currently being investigated by the City for future development options and scenarios. The Framework identifies the majority of Wattle Grove South as Urban Expansion. An eastern portion of Wattle Grove South is identified as Urban Investigation. The City's Local Planning Strategy 2010 identifies Wattle Grove South as an investigation area.

WATTLE GROVE SOUTH PROJECT AREA



City of Kalamunda

2 Railway Road, Kalamunda WA 6076

PO Box 42, Kalamunda WA 6926

T: (08) 9257 9999 F: (08) 9293 2715

E: enquiries@kalamunda.wa.gov.au

www.kalamunda.wa.gov.au

The City would also like to take this opportunity to comment on other sites regarding Bush Forever. The sites include:

- Lot 82 Brae Road;
- Lot 81 Brae Road;
- Lot 200 Brae Road;
- Lot 13 Littlefield Road;
- Lot 2 Milner Road; and
- Lot 92 Milner Road.



These lots listed are located within the Forrestfield North Residential Precinct Local Structure Plan (LSP) area, are partially or wholly listed as and are currently privately owned.

On 3 December 2018, the Council resolved to request the Western Australian Planning Commission amend the MRS, to rezone areas identified as 'Environmental Conservation' in the LSP, from Urban to Parks and Recreation. Please refer to the attached Map identifying the subject lots. The MRS amendment would recognise the regional environmental importance of this land and support an appropriate acquisition process through the Metropolitan Region Improvement Fund.

Should you have any queries in relation to this submission, please, do not hesitate to contact the City's Strategic Planning Department on 9257 9999.

Yours Sincerely

Peter Varelis
Director Development Services

City of Kalamunda

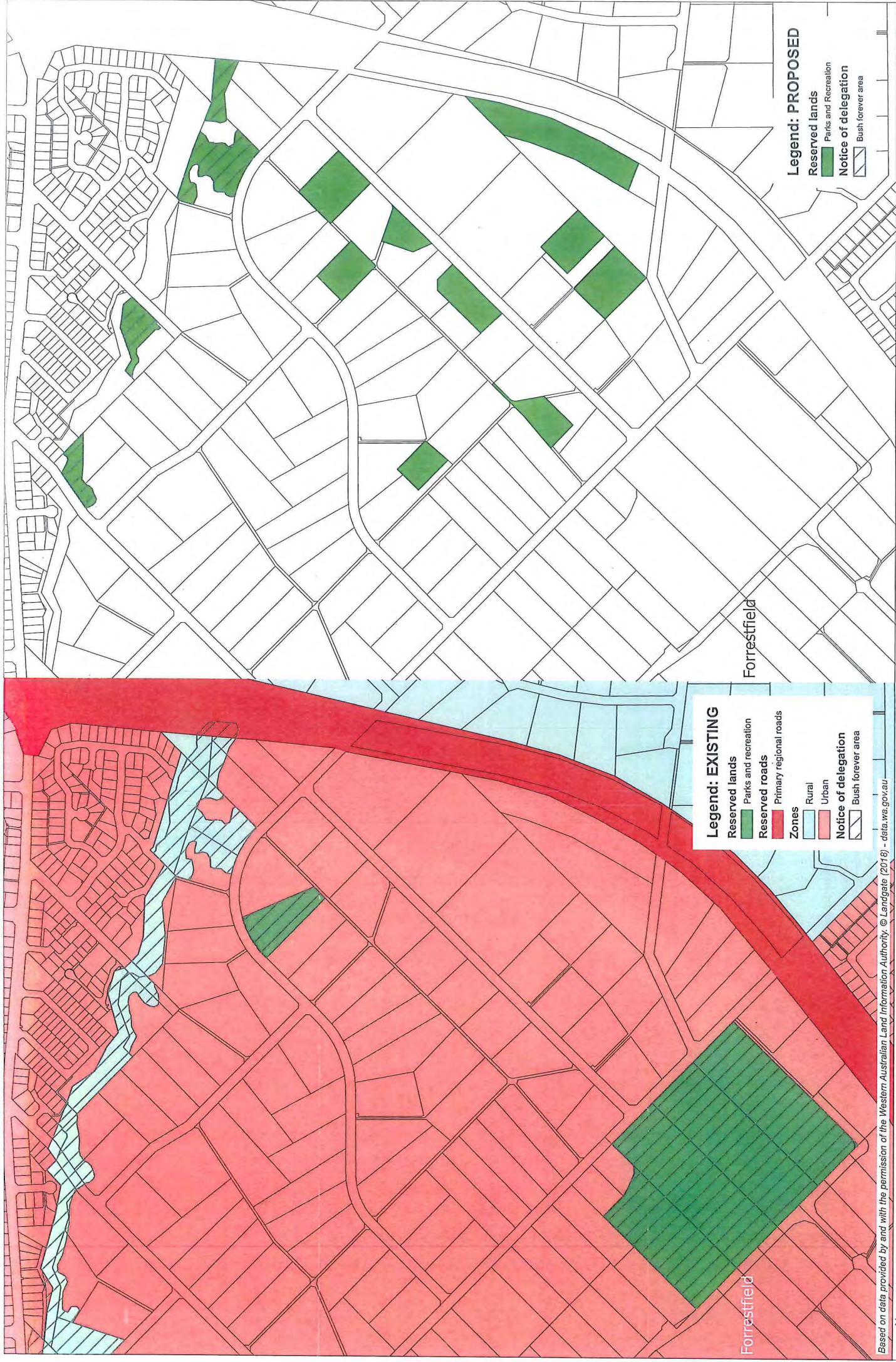
2 Railway Road, Kalamunda WA 6076

PO Box 42, Kalamunda WA 6926

T: (08) 9257 9999 F: (08) 9293 2715

E: enquiries@kalamunda.wa.gov.au

www.kalamunda.wa.gov.au



Map of Metropolitan Regional Scheme – Forrestfield North Residential Precinct



Author: GIS Specialist Date Saved: 11/2/2018 4:51:47 PM

Based on data provided by and with the permission of the Western Australian Land Information Authority. © Landgate (2018) - data.wa.gov.au



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

Submission 11

Your ref 833-2-1-65 (RLS/0737/57)
833-2-1-67 (RLS/0738/57)
833-2-1-68 (RLS/0739/57)
Our ref A0783/201901
Enquiries Shane Kenworthy
9222 3872
Shane.Kenworthy@dmirs.wa.gov.au

Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA

Department of Planning, Lands and Heritage Received	
Scanned	31 MAY 2019
Attachments	<input checked="checked" type="checkbox"/>
Scan QA	<input type="checkbox"/>
Doc No.	RLS/0773
File No.	RLS/0775
M. Bubanic RLS/0774	

Dear Sir/Madam

METROPOLITAN REGION SCHEME PROPOSED AMENDMENTS: 1333/57 – BUSH FOREVER OMNIBUS 1 (NORTH); 1334/57 – BUSH FOREVER OMNIBUS 2 (CENTRAL); 1335/57 – BUSH FOREVER OMNIBUS 3 (SOUTH)

Thank you for your letter dated 20 March 2019 inviting comment on the above proposals seeking to amend various Bush Forever area boundaries in the Perth Metropolitan Region Scheme.

The Department of Mines, Industry Regulation and Safety lodges no concerns with the proposed amendments.

Yours sincerely

Jeffrey Haworth
Executive Director Geological Survey and Resource Strategy
Geological Survey and Resource Strategy Division

27 May 2019

Section 57 Amendment (Minor)
Form 57

Submission

Metropolitan Region Scheme Amendment 1333/57

Bush Forever Omnibus 1 (North)

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

Submission 12

RLS/0773

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

Surname ...LandCorp c/o Creative Design + Planning..... (PLEASE PRINT CLEARLY)

Address ...PO Box 6697...East Perth..... Postcode
..6892.....

Contact phone number .9325 0200..... Email address [..kasiab@creativedp.com.au..](mailto:kasiab@creativedp.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 8.....

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

Refer attached.....

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

Date _____

31/05/19

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

31 May 2019



Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001

Dear Sir/Madam

RE: SUBMISSION – MRS MINOR AMENDMENT 1333/57 – BUSH FOREVER OMNIBUS 1 (NORTH)

We make this submission on behalf of LandCorp and Water Corporation, whom are the proponents of the Alkimos Coastal Node development project and own the land parcels that comprise the Alkimos Coastal Node project area.

There are existing planning approvals in place for the area the subject of the MRS Amendment, including the Alkimos Eglinton District Structure Plan and Alkimos Coastal Node Local Structure Plan No.101 (LSP-101) which received approval from the Western Australian Planning Commission in December 2018 and is currently only awaiting the final endorsement of the documentation.

Our submission relates to ***Proposal 8: Bush Forever area 397: to modify the Bush Forever boundary to be in accordance with MRS Amendment 1029/33 Environmental Conditions.***

We support the removal of areas from Bush Forever area 397 as proposed on Detailed Plan No.'s 1.5783 and 1.5787 as this is consistent with approved structure planning in these areas.

However, we do not support the additional areas of Bush Forever area 397 as proposed on Detailed Plan No. 1.5783 (refer **Attachment 1** – Detailed Plan No.1.5783) for the following reasons:

- **Area 1:** The proposed additional Bush Forever area in the eastern area conflicts with a major road connection that will traverse through this area, being the north-east road connection from Alkimos Coastal Node to Central Alkimos Local Structure Plan No. 95 (LSP-95).
- **Area 2:** The proposed additional Bush Forever area to the north of the Alkimos Coastal Node as shown on Detailed Plan No 1.5783 conflicts with a major road connection that will traverse through this area, this being the road connection between Alkimos Coastal Node and Shorehaven (Local Structure Plan No. 73 (LSP-73)). Importantly, this road will function as the Secondary Transit System (STS) Route through the area as per the Alkimos Eglinton District Structure Plan.

It is noted that the subject land is already reserved for Parks and Recreation under the MRS, however we consider that the inclusion of the area within Bush Forever area 397 is premature.

The construction of roads through these areas is clearly recognised by the Ministerial Statement 722 which allows for roads to cross these areas of Parks and Recreation Reserve in accordance with the MRS Amendment 1029/33 (refer areas 9c and 5d of the Ministerial Statement 722, **Attachment 2**). Furthermore, the road connections are provided for by the approved Alkimos Eglinton District Structure Plan, the approved Alkimos Coastal Node Structure Plan (currently awaiting WAPC endorsement) and the corresponding adjacent Structure Plans of LSP-73 and LSP-95.

The detailed design and construction of road connections through Area 1 and 2 (outlined above) will require clearing, earthworking and battering to meet the required road standards. By way of example, the attached plan prepared by Cossill & Webley (refer **Attachment 3**) provides an indication of the potential extent of disturbance through Area 1, though this will be confirmed at the detailed design stage. In regard to Area 2, we anticipate a similar level of disturbance will result from the proposed road connection and thus it is unnecessary to modify the MRS in these locations.

Accordingly, we submit that including the land in Bush Forever area 397 at this stage would unnecessarily complicate the process and unnecessarily burden all stakeholders as a result, given the layers of approval that already exist for the road connections and the necessity of these roads for connectivity and access.

Based on the above, we respectfully request that the proposal to include additional areas in Bush Forever area 397 as shown on Detailed Plan No. 1.5783 (referred to Area 1 and 2 in this submission) is removed from MRS Amendment 1333/57.

Thank for the opportunity to comment. Please do not hesitate to contact Kasia Betka at this office to discuss as required.

Yours faithfully

CREATIVE DESIGN + PLANNING



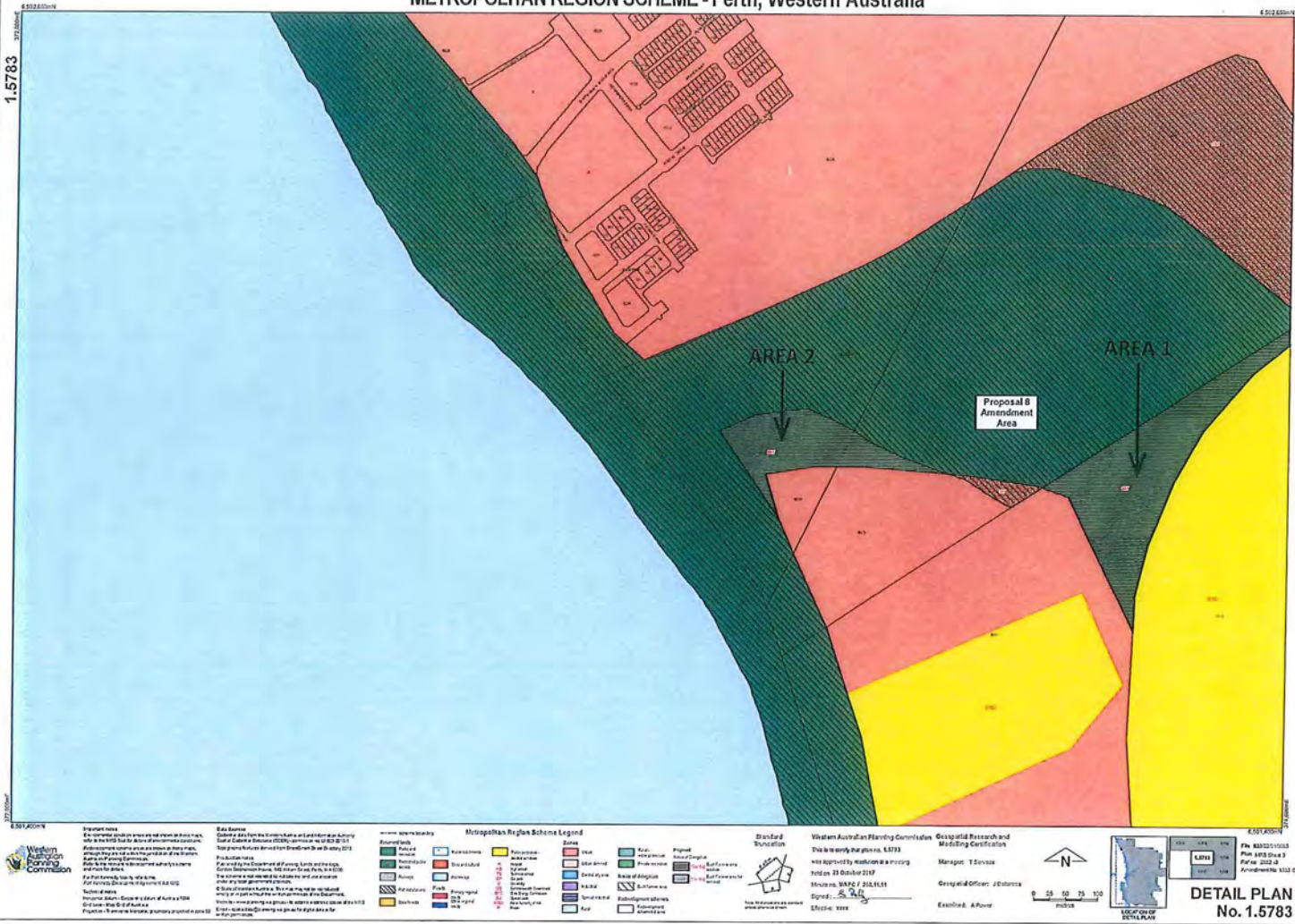
KASIA BETKA

Associate Director



ATTACHMENT 1 – DETAILED PLAN NO. 1.5783

1.5783 379,800wE





ATTACHMENT 2 – MINISTERIAL STATEMENT 722

Don Mark McLachlan MLC
Minister for the Environment,
Racing and Gaming

100 St Georges Terrace Perth WA 6000 (P.O. Box 110444)
Telephone: (08) 9222 9433 Facsimile: (08) 9222 9440
E-mail: don.mclachlan@environment.wa.gov.au

Statement No.

STATEMENT THAT A SCHEME MAY BE IMPLEMENTED
(PURSUANT TO THE PROVISIONS OF DIVISION 3 OF PART IV OF THE
ENVIRONMENTAL PROTECTION ACT 1986)

722

ALKIMOS-EGLINTON
METROPOLITAN REGION SCHEME
AMENDMENT 1029/33

Scheme Purpose: To amend reservations and zonings in the
Metropolitan Region Scheme consistent with the
Alkimos-Eglinton Structure Plan.

Responsible Authority: Western Australian Planning Commission

Responsible Authority Address: 469 Wellington Street, PERTH WA 6000

Assessment Number: 1365

Report of the Environmental Protection Authority: Bulletin 1207

Subject to the following conditions, there is no known environmental reason why the amendment to the Metropolitan Region Scheme to which the above report of the Environmental Protection Authority relates should not be implemented;

1 Additional Land to be Reserved

1-1 All or portions of the following sites shall be reserved, in accordance with the requirements set out in Attachment 1 of the Minister for the Environment's "Statement that a Scheme may be Implemented" No. (insert number) published on (date):

- 1) Public Purpose reserve surrounding the Wastewater Treatment Plant;
- 2) Parks and Recreation Reserve north of Ningana Bushland;
- 3) Parks and Recreation Reserves south of Ningana Bushland;

Published on

24 APR 2006

- 4) Parks and Recreation Reserve north of the Waste Water Treatment Plant;
- 5) Town park immediately north of the Alkimos Regional Centre;
- 6) Rationalisation and reductions to the coastal foreshore Regional Open Space reservation; and,
- 7) East-west parabolic dune linkage.

2 Environmental Management Plans

- 2-1 Prior to approving subdivision or development applications (whichever is sooner) for infrastructure proposals, the Western Australian Planning Commission or local government, as the case requires, may require an Environmental Management Plan to be prepared and implemented to achieve the objective of managing the potential impacts of the proposed subdivision, development or infrastructure on the following:

- 1) land which is reserved as Regional Open Space in the Scheme; and,
- 2) bushland or land that may be part of an ecological linkage.

The Environmental Management Plan shall include:

- 1) a description of existing environmental values, and the identification of the environmental outcome to be achieved through the implementation of this plan;
- 2) clear delineation of boundaries or significant areas to be protected;
- 3) management of construction, access and rehabilitation;
- 4) vegetation mitigation strategies;
- 5) allocation of responsibilities and identification of timing and duration of implementation;
- 6) provision for routine monitoring and environmental values; and
- 7) provision of details of contingency plans in the event that the monitoring surveys indicate that the development is having or has had an adverse impact upon environmental values.

- 2-2 An Environmental Management Plan prepared pursuant to condition 2-1 shall be prepared to the satisfaction of the WAPC or the local authority as required, having due regard for advice from relevant government agencies and shall be implemented in accordance with a program defined in the Environmental Management Plan.

- 3 Areas of Public Purpose Reservation to be protected for conservation purposes
- 3-1 Portions of the Public Purpose reservation for the Wastewater Treatment Plant shall be set aside and managed for conservation purposes in accordance with the requirements set out in Attachment 1 of the Minister for the Environment's "Statement that a Scheme may be implemented" No. (insert number) published on (date):
- 4 Lifting of Urban Deferment – Wastewater Treatment Plant Buffer
- 4-1 Lifting of Urban Deferment within the southern portion of the Wastewater Treatment Plant Buffer shall not occur unless it is demonstrated to the requirements of the Environmental Protection Authority that the area within which Urban Deferment is to be lifted is not subject to odour at a level likely to cause adverse impacts on the amenity of odour sensitive land uses.
- 5 Development within areas reserved for Parks and Recreation
- 5-1 With the exception of the areas specified in condition 5-2, all land reserved for Parks and Recreation shall be managed to protect the integrity, function and environmental values of the bushland and landforms to the requirements of the Western Australian Planning Commission on the advice of the Environmental Protection Authority and shall only be used for conservation, landscape and complimentary purposes.
- 5-2 A maximum of 25 percent of the area of the land to be reserved for Parks and Recreation identified as Areas 6a and 6b on the attached Figure may be developed for Parks and Recreation purposes in accordance with an Environmental Management Plan prepared to the requirements of the Environmental Protection Authority.

HON MARK MCGOWAN MLA
MINISTER FOR THE ENVIRONMENT;
RACING AND GAMING

24 APR 2006

STATEMENT THAT A SCHEME MAY BE IMPLEMENTED –
METROPOLITAN REGION SCHEME AMENDMENT 1029/33

SPECIFICATIONS FOR RESERVATION FOR THE WASTE WATER
TREATMENT PLANT AND ADDITIONAL LAND TO BE RESERVED

1 Additional Land to be Reserved

Prior to finalisation of the scheme the following land shall be reserved:

1-1 Public Purpose Reserve surrounding the Wastewater Treatment Plant

Land surrounding the Wastewater Treatment Plant as detailed in the attached Figure shall be reserved for Public Purposes to the requirements of the Western Australian Planning Commission on advice of the Environmental Protection Authority, and shall only be used for complementary purposes.

1-2 Parks and Recreation Reserve north of Ningana Bushland

A portion of Lot M1503 (Area 1b as detailed in the attached Figure), Eglinton shall be reserved for conservation purposes to protect the integrity, function and environmental value of the bushland to the requirements of the Western Australian Planning Commission on advice of the Environmental Protection Authority, and shall only be used for conservation, landscape and complementary purposes.

1-3 Parks and Recreation Reserve south of Ningana Bushland

A portion of Lot M1503, Eglinton (Area 2b as detailed in the attached Figure) shall be reserved for conservation purposes to protect the integrity, function and environmental value of the bushland to the requirements of the Western Australian Planning Commission on advice of the Environmental Protection Authority, and shall only be used for conservation, landscape and complementary purposes.

1-4 Parks and Recreation Reserve south of Ningana Bushland

A portion of Lots M1503 and 11, Eglinton (Area 3a as detailed in attached Figure) shall be reserved for conservation purposes to protect the integrity, function and environmental value of the bushland to the requirements of the Western Australian Planning Commission on advice of the Environmental Protection Authority, and shall only be used for conservation, landscape and complementary purposes.

1-5 Parks and Recreation Reserve north of the Waste Water Treatment Plant

A portion of Lots M1482 and 102, Alkimos (Areas 5a and 5d as detailed in attached Figure) shall be reserved for conservation purposes to protect the integrity, function and environmental value of the bushland to the requirements of the Western Australian Planning Commission on advice of the

Environmental Protection Authority, and shall only be used for conservation, landscape and complementary purposes.

1-6 Town Park immediately north of the Alkimos Regional Centre

A portion of Lot 102, Alkimos (Areas 6b and 6c as detailed in attached Figure) shall be reserved for conservation purposes to protect the integrity, function and environmental value of the bushland to the requirements of the Western Australian Planning Commission on advice of the Environmental Protection Authority, and shall only be used for conservation, landscape and complementary purposes.

1-7 Rationalisation and reductions to the coastal foreshore Regional Open Space reservation

A portion of Lot 102, Alkimos (Area 7c as detailed in attached Figure) shall be reserved for conservation purposes to protect the integrity, function and environmental value of the bushland to the requirements of the Western Australian Planning Commission on advice of the Environmental Protection Authority, and shall only be used for conservation, landscape and complementary purposes.

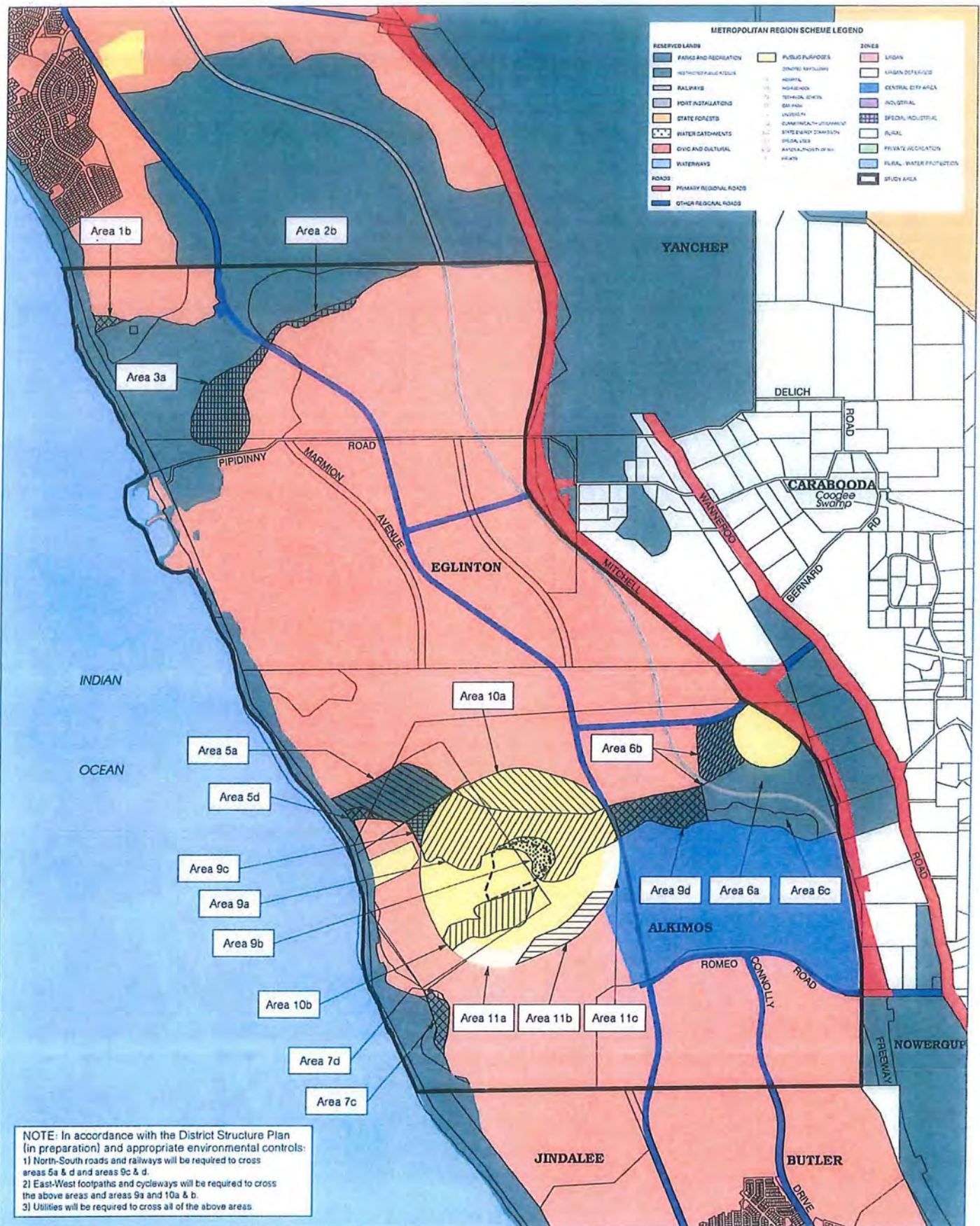
1-8 East-west parabolic dune linkage

A portion of Lots 101 and 102, Alkimos (Areas 9c and 9d as detailed in attached Figure) shall be reserved for conservation purposes to protect the integrity, function and environmental value of the bushland to the requirements of the Western Australian Planning Commission on advice of the Environmental Protection Authority, and shall only be used for conservation, landscape and complementary purposes.

2 Areas of Public Purpose reservation to be protected for conservation purposes

2-1 Portions of Lots 101 & 102, Alkimos to be reserved for Public Purposes

(Areas 9a, 10a and 10b in the attached Figure) shall be protected and managed for conservation purposes to protect the integrity, function and environmental value of the bushland to the requirements of the Western Australian Planning Commission on advice of the Environmental Protection Authority, and shall only be used for conservation, landscape and complementary purposes. Minor infrastructure may be installed within these areas, providing the work is undertaken in accordance with a Management Plan approved by the Environmental Protection Authority



MRS AMENDMENT 1029/33 ALKIMOS-EGLINTON
As determined by Minister for the Environment



Base information supplied by DLI PA 23-2003

mindstorm.dgn

20 Apr 2006

Produced by Statutory Mapping Section, Spatial Information & Research - Mapping & GeoSpatial Data, Department for Planning and Infrastructure, on behalf of the Western Australian Planning Commission, Perth WA

1.5 km



0

1.5 km

SCALE 1:30000



ATTACHMENT 3 – INDICATIVE EARTHWORKS AND BATTERING PLAN (COSSILL & WEBLEY)

mrs

From: Denise Morgan <DeniseM@creativedp.com.au>
Sent: Friday, 31 May 2019 2:00 PM
To: mrs; mrs@planning.wa.gov.au
Subject: MRS Minor Amendment 1333/57 Bush Forever Omnibus 1 (North) Submission
Attachments: 190531 MRS Submission rev 2_red_Final.docx.pdf

Please find attached a submission on behalf of LandCorp and Water Corporation on the proposed MRS Minor Amendment 1333/57 Bush Forever Omnibus 1 (North).
Should you have any queries please do not hesitate to contact Kasia Betka at Kasia@creativedp.com.au or 0400 830 898.

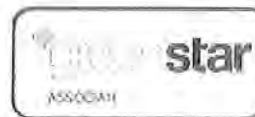


Regards

Denise Morgan

SENIOR PLANNER

CREATIVE DESIGN + PLANNING



A 28 Brown Street East Perth WA 6004 | PO Box 6697 East Perth WA 6892

P (08) 9325 0200 | M 0413 085 379 | E DeniseM@creativedp.com.au

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Section 57 Amendment (Minor)
Submission
Metropolitan Region Scheme Amendment 1333/57
Bush Forever Omnibus 1 (North)

Submission 13

mrs@planning.wa.gov.au

Secretary

Western Australian Planning Commission

Locked Bag 2506

Perth WA 6001

Submission by Urban Bushland Council WA Inc., PO Box 326 West Perth WA 6872.

Contact person: **Name removed at the request of the submitter**, email ubc@bushlandperth.org.au

Date of submission: 31 May 2019

Representatives of the Urban Bushland Council would like to attend a hearing.

Please remove my personal name and signature. Retain name of Urban Bushland Council WA Inc.

PURPOSE

The amendment should include a statement of purpose for Bush Forever Areas under the Act. While the boundaries, numbers and the label 'Bush Forever Areas' is shown on the MRS map, there is no definition and purpose of Bush Forever Areas. This has caused uncertainty and lack of protection.

It is therefore strongly recommended that the following definition of purpose be added to this MRS Amendment 1333/57 Bush Forever Omnibus 1 (North) (and to all three amendments) to apply to all Bush Forever Areas:

Bush Forever areas are for the purpose of conservation and passive recreation only, no other uses permitted.

COMMENTS ON PROPOSALS

Proposal 1 in City of Wanneroo: Reservation of Lot 8033 Flynn Drive Carramar to P&R is supported.

Proposal 2 in City of Wanneroo: Supported.

Proposal 3 in City of Wanneroo: Not supported. Even though the road has been built transecting Bush Forever Area 382, it should be retained in the Bush Forever site so that there is no further disturbance and any roadside trees and shrubs remain, and if not, they should be replanted along the edges.

Proposal 4 in City of Wanneroo: Supported. The small P&R reservation additions and additions to Bush Forever are supported.

Proposal 5 in City of Wanneroo: The addition to P&R reservation is supported. And the addition of this area to Bush Forever 397 is supported.

The removal of the marina and car park area from Bush Forever 397 is not supported. This is because these areas are vital ecological strips and links along the coast and some coastal vegetation remains and some planting of suitable local species in the car-park will aid this essential linkage function for wildlife. Also retaining Bush Forever status will help ensure changes and new developments to the facilities are suitably planned given the sensitive location on the limestone cliff and in the coastal edge and marina area.

Proposal 6 in City of Wanneroo: Supported.

Proposal 7 in City of Wanneroo: Supported.

Proposal 8 in City of Wanneroo: Additions to Bush Forever supported.

The break in the very significant ecological linkage of Bush Forever 397 west/east inland is significant and unfortunate, and measures should be taken to include and retain a vegetated linkage through the WSD area.

Proposal 9 in City of Wanneroo: Addition supported, although it is regrettable that an area of foreshore bushland has been lost as the coastal links north- south are ecologically significant and should be retained.

Proposal 10 in City of Wanneroo: This is a regrettable loss of Bush Forever along Caporn Street due to roadworks. Such edge incursions into Bush Forever sites should not be permitted.

Proposal 11 in City of Wanneroo: Additions supported, and deletion questioned.

Proposal 12 in City of Swan: Supported.

Proposal 13 in City of Swan: Supported.

Also, the surrounding areas of Bush Forever 291 (zoned rural) require statutory protection for conservation. This could be achieved as described above under **Purpose**.

Proposal 14 in City of Swan: Meaning not clear. Why is the whole Bush Forever Area 292 not rezoned to P&R?

Proposal 15 in City of Swan: All remnants on Pearce Airport lands are very significant as little of this vegetation type remains. With possible future changes to facilities at Pearce, it may be preferable to leave the Bush Forever designation so that restoration of ecological linkages may be encouraged and made possible.

Proposal 16 in City of Swan: This is another regrettable loss of a part of a Bush Forever Area which should have been prevented. Just because a Bush Forever site is zoned urban should not stop it from being retained, protected and conserved. This is another case showing the need for the purpose of conservation to be a legal requirement over all Bush Forever sites regardless of their zone. See our recommendation above under **Purpose**.

Proposal 17 in City of Swan: Additions supported. Again, as for Proposal 16, the urban zoned sections of the Bush Forever area should have been retained and protected.

Proposal 18 in City of Swan: Fully supported.

Proposal 19 in Perth Airport, City of Swan: This is another regrettable loss in Perth Airport. There must be no further loss of bushland in Perth Airport and the State must insist on this to the Commonwealth.

Proposal 20 in City of Swan: This is another regrettable large area of loss from Bush Forever. Main Roads must be stopped from encroaching into bushland conservation areas.

Proposal 21 in City of Swan: Supported.

Proposal 22 in City of Joondalup: The inclusion of Lakeside Drive in Bush Forever in 2000 was not anomaly as the road reserve was wide in this area. The roadside remaining now should be retained as shown and this is good for such a road verge to be vegetated.

Proposal 23 in City of Joondalup: Not supported. This is a curious proposal. Another suitable site not in bushland is preferred.

Proposal 24: City of Kalamunda: Supported. This is an example showing that degraded areas can be restored although it is always best to retain existing areas of native vegetation.

Signature:

Chairperson, Urban Bushland Council WA Inc.
31 May 2019

Submission

Metropolitan Region Scheme Bush Forever Omnibus (North) Amendment No.1333/57

31 May 2019

We have owned Lot 148 Talbot Road Hazelmere since 1974, back then as per the Gazetted Shire of Swan Town planning Scheme No.1, Tallbot Road where it intersected with the then proposed designated Roe Highway was Gazetted as a major intersection with Talbot road being a proposed Gazetted primary road. Roe Highway was to be constructed in 30 years' time.

Lot 148, along with other lots within the vicinity, a corridor strip was cleared by the Western Power for the proposed construction of the transmission lines and east of this corridor we cleared Lot 148 Talbot Road As is evident and indicated on the aerial photograph (See Appendix 1). Western Power would annually inspect its transmission corridor and clear any regrowth. What is very evident from the aerial photograph is the extent of native vegetation north of Lots 148 and 149 and now non-existent. (See Appendix !) How did this change occur with all the constraints in place? Who is responsible?

We negotiated a Specific Easement with Western Power for the excavation of sand from Lot 148 Talbot Road. This Specific Easement is registered on the property deeds with the Lands Office, and probably the only Specific Easement registered along this Transmission Line Corridor by Western Power.

But in the early 1980's Main Roads sent in the to clear the corridor for the construction of Roe Highway and at that time resumed part of Lot 147 for future expansion requirements of Roe Highway. Whilst Roe Highway being constructed Talbot Road now became a **cul de sac** at both sides of Roe Highway preventing direct access from Lot 147 to Lot 148.

There were several bush fires thru the decades that plagued this vicinity, which destroyed the regrowth of vegetation, Some enthusiastic environmentalist even trespassed to sow native seed on the property thinking it was government land, and not to mention members of the public that trespass to dump rubbish. Main Roads promised that they would replace the burnt boundary fences because they never carryout firebreaks along their boundaries, but never did carry out firebreaks or replace the burnt common boundary fences.

When we wanted to make application for the excavation of sand in 2005 one of the conditions was to rehabilitate Lot 148 with natural vegetation. Considering that Lot 148 had been cleared on several occasions prior, the authorities wanted us to rehabilitate the lot with natural vegetation. This was unfair; hence we did not proceed with the application. Maybe rules apply to some and not others?

On the Roe Highway reserve Main Roads for many years has allowed large herds of Wild Feral Goats to breed and roam freely on their reserve. They are a species of Feral Goats that can with ease, jump and break boundary fences. The Feral Goats also enter private lands to graze on vegetation they desire including cultivated gardens.

As we have understood and according to former Chairman Hamer back in the 1960's when the MRS was first being set up, the MRS was to protect fundamentally the interests of the Landowner but in our families cases the MRS was been used for the benefit that of third parties, and to protect third party interests and not that of the landowner, looks like fraudulent misrepresentation. Where land being a workplace of the landowner or another party is prevented from creating a workplace or is taken from that landowner to be

given to another party so that they may create a higher rewarding workplace or benefit for a third party though against common law but the authorities does practise this aspect and to the detriment of the original landowner.

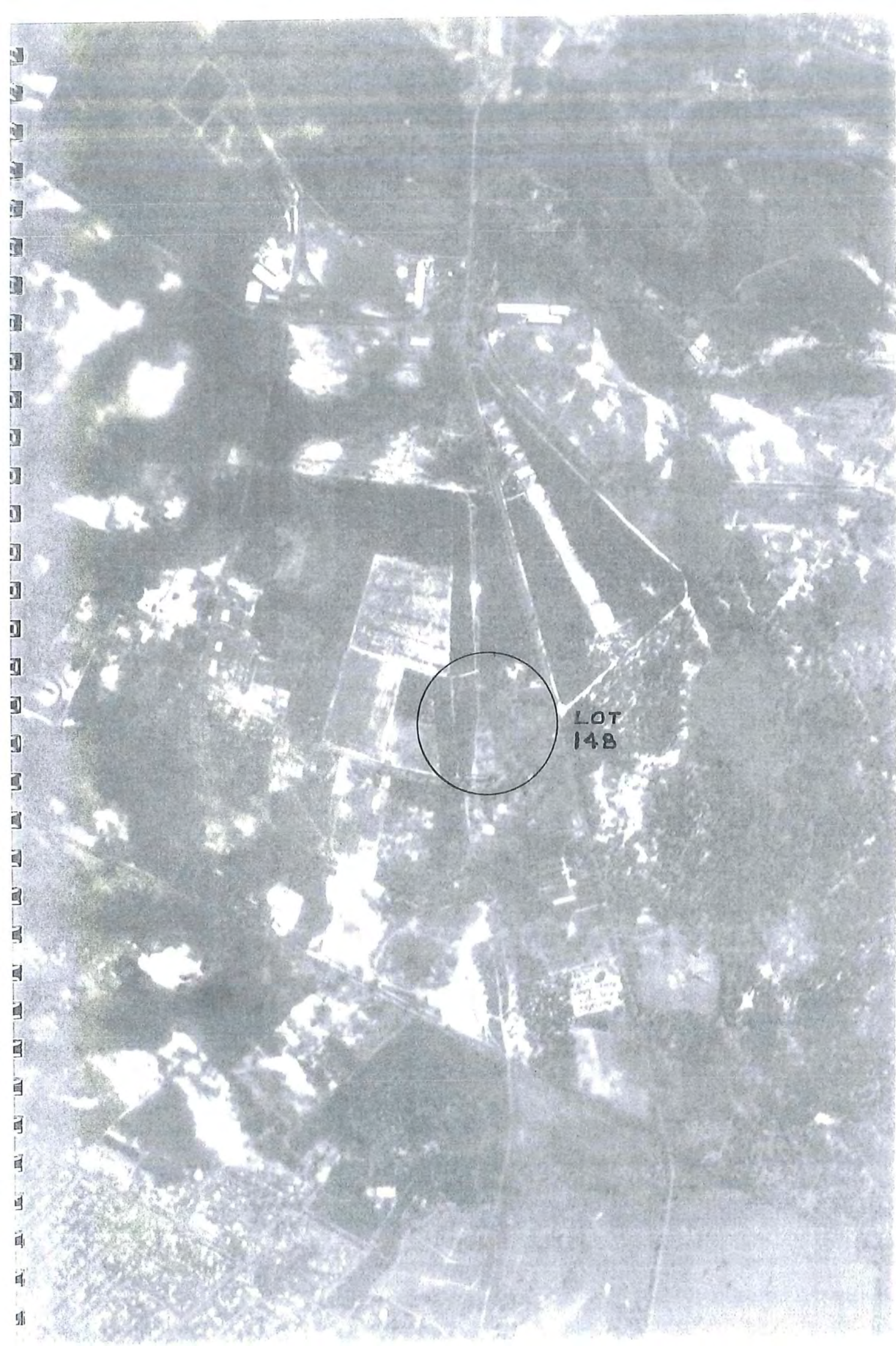
We are in the twenty first century and the authorities have not progressed beyond Medieval times and included is evidence from Perth Airport which is attached. Evidence at a Public Hearing given by Mr. Morris a former chief engineer from the Town Planning Department. (See Appendix 2)

For general information we have included maps of this vicinity regarding bush forever boundaries and aerial photograph produced by the Town Planning Department. (See Appendix 3)

Besides, Bush Forever Sites was to be taken from Crown land and not private land. There was the promise of carbon credits, fifty percent reduction of local authority rates and state government land taxes, we never had any of these concessions. and when questioned the Department of State Revenue, Land Tax is assessed based on the value, that was their response, and not on Bush Forever. What the politicians and Planning Department had been spruiking was fraudulent misrepresentation. The understanding was, that large tracts of land was to be set aside for Bush Forever and not small lots, so where does this criterion fit into the scheme once Roe Highway and Great Eastern Highway Bypass is fully constructed and the second Transmission line is constructed? The Western Power Transmission Easement is for **two** transmission lines, one Transmission Line has already been constructed, hence clearing more vegetation both for expansion of the Roe Highway and Bypass intersection and future Transmission Line requirements.

In the past numerous submissions have been made, all to be dismissed by the Department, but the truth will always be indelibly etched into history, and it can never be erased, whilst landowners are required to continue to endure pain and suffering at the determination of certain State Authorities and Agencies, this area is known as The Hazelmere Enterprise Area, what is the meaning of this Hazelmere Enterprise Area? Does not mean Enterprise Development, or it in name only?

Appendix 1





Appendix 2

WESTERN AUSTRALIAN PLANNING COMMISSION

METROPOLITAN REGION SCHEME
Amendment No. 984/33

FORRESTFIELD
MARSHALLING YARDS

City of Belmont and Shire of Kalamunda

VOLUME 3

TRANSCRIPT OF
PUBLIC HEARINGS
Held 15th October 1998

January 1999

PERTH
WESTERN AUSTRALIA



land are you going to need? Then they sound a note of caution which echoes my feeling, as they go on to say:

The process of urban development normally involves changes of land use over time and this change is not necessarily unidirectional. However, it is normally very difficult to reinstate railway-based uses once they have been removed. Experience in other Australian cities or overseas indicates that the conversion of rail land to other purposes can disadvantage later attempts to develop efficient integrated transportation systems.

So it is not only my humble self who has doubts about the wisdom in parting with railway land. The committee that is advising the Government at the moment on transportation policy consists of Mr Martin, chairman, Metropolitan Region Planning; Alan Hubbard, regional division, Transport; Peter Waugh, Main Roads Department; John Goodall, Westrail; John Chortis, Ministry for Planning; Caroline - I can't quite get the name - Western Australian Municipal Association; and Chris Hay of Fremantle Port Authority. So my thinking is supported by some heavyweights in the community who have put this thing up to the Government, saying, 'If we're going to attack the problem of freight, this is how we should go about it.'

On top of that, they talk only about freight, not rapid transit and personal transportation. The report says, 'Go slow until we have had a chance to look around.' To that I would add 'Go slow much more so until you've had a look at rapid transit, because the two things go together.' There is freight and rapid transit. Even though at this time, as the discussion paper suggests, there might be a slowdown in freight, there is also an increase in people, and people need transport.

The essence of that is that our road system is getting more and more fouled up. Therefore, if you are going to get more and more fouled up on your roads you are going to have to ultimately go more and more to rapid transit for that area. So the two things combine. The Perth metropolitan freight transport strategy, in conjunction with a couple of transportation studies - there's the Voorhees study, the Perth study and another one - use the figure of 2 million to 2.5 people as the take-up point for rapid transit. If my figures are anything like precise, that's going to occur in 25 to 30 years; you will have that take-up point.

There is one other point that I would like to make. You are probably a little bemused in reading my report. When they expanded Perth airport, there was a lot of land in there and the people who owned the land asked for compensation. There was a long-running case in the courts. The court number was 1163 of 1980, Guiseppe v. the Commonwealth of Australia, on the value of the land when they extended the airport alongside the Forrestfield marshalling yards. On behalf of the Town Planning Department, although I had then retired, I was asked whether I would liaise with the chief valuer of the Commonwealth on what the future zoning of that land should be. The essence of this court report is that the court believed implicitly what we told it: That there was so much industrial land there that it would be foolhardy to put more industrial land in there, because the surrounding road just wouldn't stand up to it.

That is amply borne out by the fact that this funny little road that we are talking about now is already inundated with traffic because there is too much industrial land there already. So the concept of selling land in that transportation thing for more industry doesn't add up - it doesn't make sense. But even if it did add up - even if it did make sense - I think the Department and the Commonwealth are borne out. This letter to me is from the Deputy Crown Solicitor, thanking me for appearing on behalf of the Department. Compensation was decided on the fact that you couldn't get any more industrial land in there. The judge was adamant that he accepted the truth that the decision of the transportation committee and the industrial committee that there should be no more industrial land there was valid, and compensation for that was awarded. He went on to say:

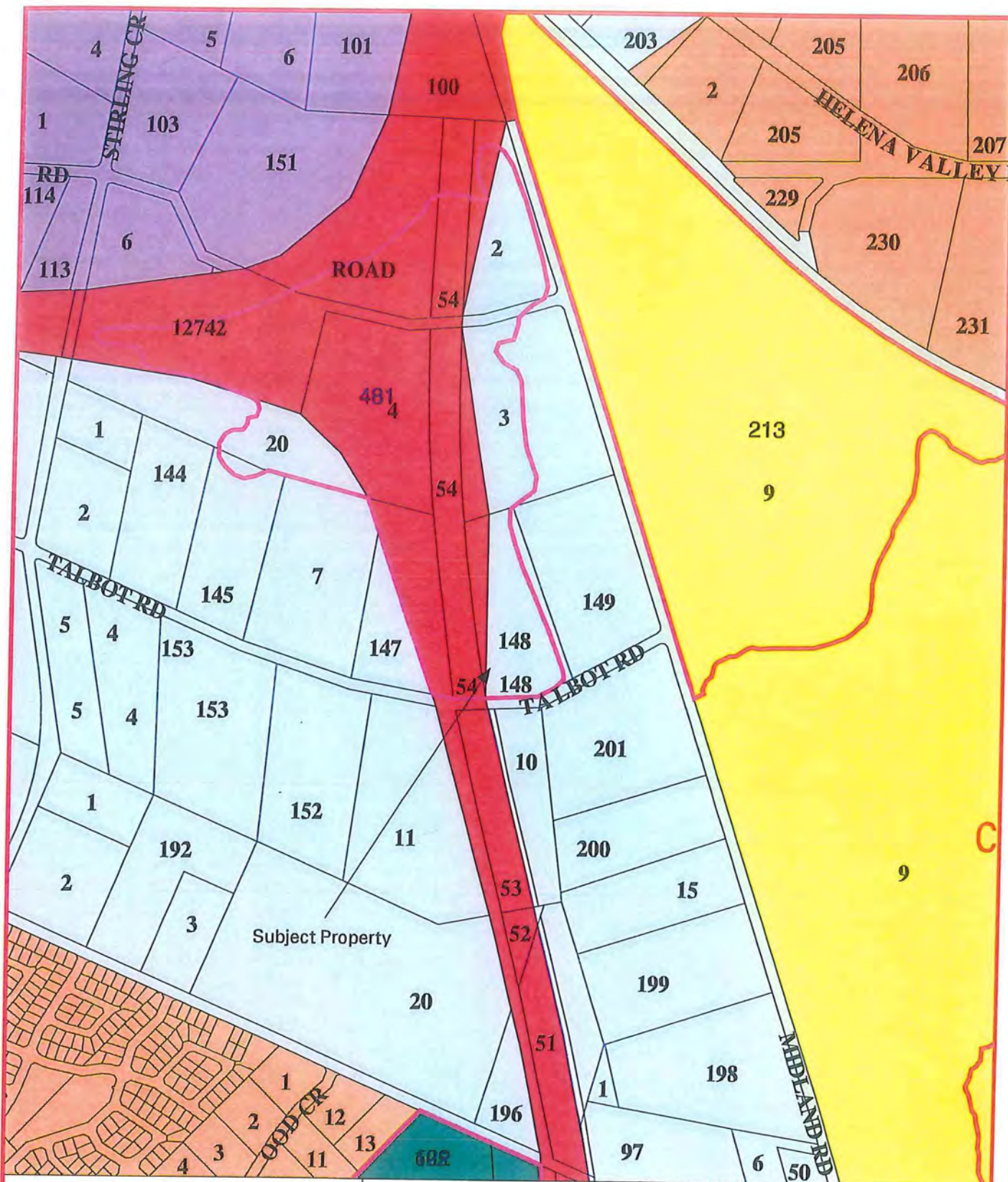
Mr Morris, at the time of his retirement in 1976, chief, engineering division of the Town Planning Department, his qualifications and experience are of the highest order ... When the proposed scheme was first published in 1963, objections to the zoning of Newburn as rural land were taken up by the shire of Belmont.

For the purpose of preparing a scheme, the judge said it was all looked into and the Metropolitan Region Authority refused initially to have any more industrial land there whatsoever. Then the judge went on to say that he accepted the evidence that I gave on behalf of the Town Planning Department that there was no more room for industrial land in there, and he brought down his judgment accordingly and awarded \$8,000 an acre instead of \$30,000. So in the event that you now put some more industrial land in there, I feel that there should be first a discussion with the Commonwealth of Australia. It was a party to the thing. It could suddenly find itself the subject of quite an involved suit for misrepresentation. Town Planning Department, having retained me to plead the thing - my name is mentioned over and again by the judge. It was taken in good faith. All the land that was taken from there, not just the test case, was taken on the basis that there would be no more industrial land in there because there wasn't a sufficient adequate road system to back it up.

That, folks, is where I still stand in the matter. It is still my firm belief that it needs a great deal more thought. If you are going to proceed with it nevertheless, it needs a scheme report that sets out not why you need a road but why you don't need a marshalling yard. I don't think that the road accounts for anything. I think that 95 per cent of the thrust in your amendment is getting rid of the State's premier transportation depot. At the least, people are entitled to a scheme report that states precisely why you don't consider that you are ever going to need that land for public rapid transit and you don't think that the freight facilities need to be expanded. As yet, nobody has studied whether, by privatising, you will need more area for freight lines. Nobody has done anything there. If you are going to do this before that research is done, you owe it to the people of Western Australia to say, 'We haven't done any research, we don't know the answers, but nevertheless we are going to jam that road there.'

It is for that reason that I have come here today to state my opinion that I don't think the thing has been researched. It could be right - it could be wonderful - but to date it

Appendix 3



Locality Plan (MRS) **Lot 148 Talbot Road** **Hazelmere**

DPI INTERNAL USE ONLY

Prepared By: Brett Cross

Prepared For: T Hillyard

Map Ident: plot060623_1

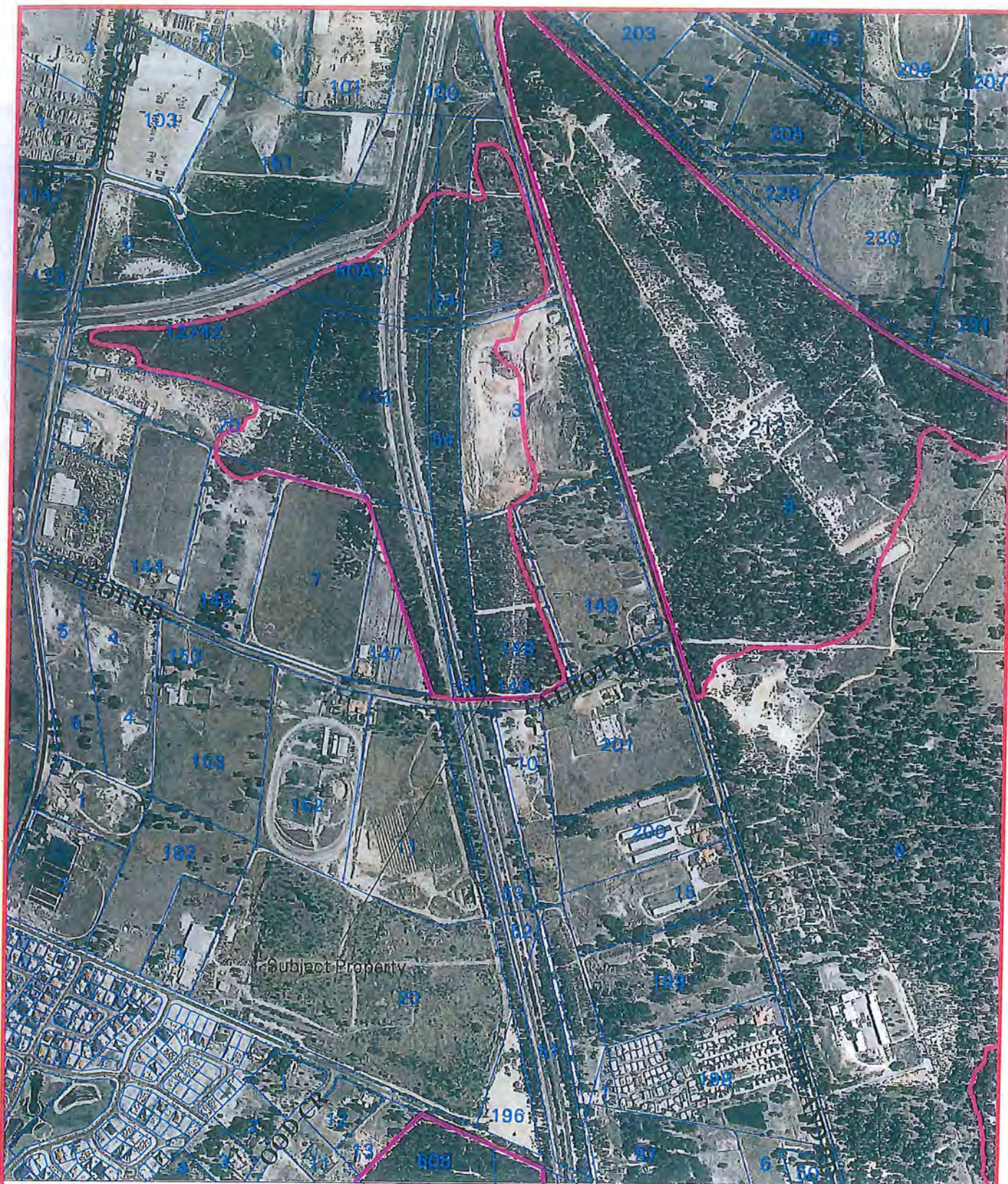
Date: 23 Jun 2006

Scale 1:10000



- URBAN
- INDUSTRIAL
- RURAL
- PRIMARY REGIONAL ROADS
- PARKS & RECREATION
- PP - COMMONWEALTH GOVERNMENT
- Cadastre with Lot Numbers



Bush Forever 2000 - Site Boundary



2005 Aerial Photo Lot 148 Talbot Road Hazelmere

-  Bush Forever 2000 - Site Boundaries
-  Cadastre with Lot Numbers Blue - Overlay Images

DPI INTERNAL USE ONLY

Prepared By: Brett Cross
Prepared For: T Hillyard
Map Ident: plot060623_2
Date: 23 Jun 2006
Scale 1:10000

Planning and Development Act 2005

Section 57 Amendment (Minor)
Form 57

Submission

Metropolitan Region Scheme Amendment 1333/57

Bush Forever Omnibus 1 (North)

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

OFFICE USE ONLY
SUBMISSION NUMBER
RLS/0773

Title (Mr, Mrs, Miss, Ms) ...Mr..... First NameRyan.....

SurnameDarby.....on behalf of LandCorp and Lendlease (PLEASE PRINT CLEARLY)

Address....PO Box 7348 Cloisters Square..... Postcode6850.....

Contact phone number9213 7300..... Email addressryan.darby@robertsday.com.

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:

MRS Amendment 1333/57 as it impacts on Central Alkimos Local Structure Plan No. 95
(City of Wanneroo)

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

.....Refer to attached.....

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 ASD Date 30/05/19

Contacts: Tel - (08) 6551 8002 Fax - (08) 6551 0001 Email - mrs@planning.wa.gov.au Website - <http://www.planning.wa.gov.au/public-comment>

OUR REF: DLL CEN

30 May 2019

Western Australian Planning Commission
140 William Street
PERTH WA 6000

Dear Sir/Madam

RE: METROPOLITAN REGION SCHEME AMENDMENT 1333/57

RobertisDay
planning-design-place

We make the following submission regarding Metropolitan Region Scheme Amendment 1333/57 on behalf of LandCorp and Lendlease.

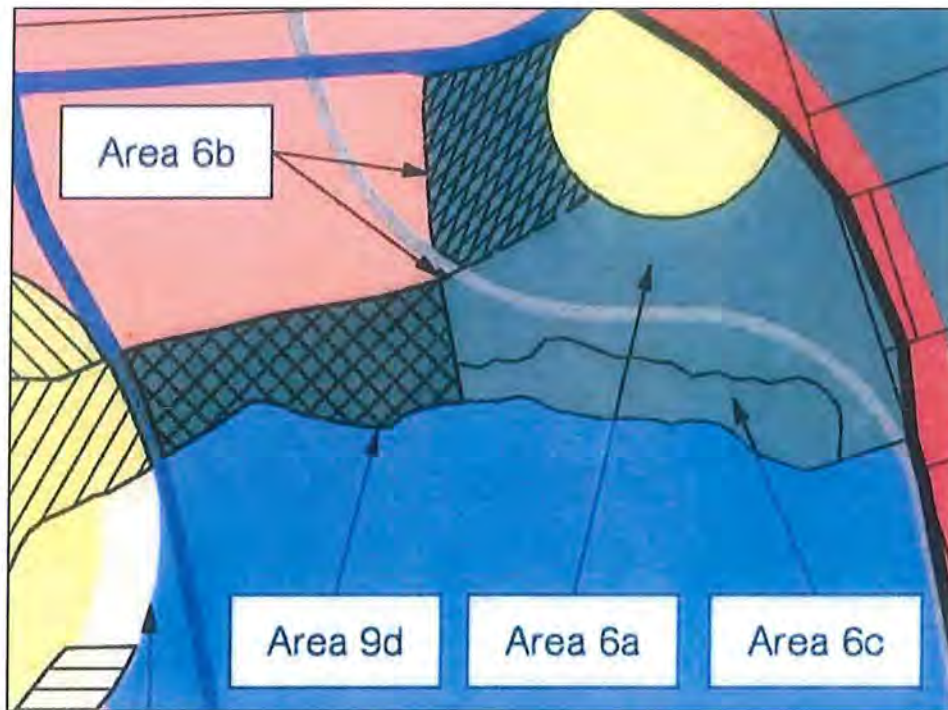
Background

1. Proposal 8 proposes the inclusion and exclusion of Bush Forever Site 397 over portions of North Alkimos Local Structure Plan No. 73 (LSP73)(Shorehaven), Central Alkimos Local Structure Plan No. 95 (LSP95)(Alkimos Vista) and Alkimos Coastal Node Local Structure Plan No. 101 (LSP101).
2. LSP73 latest version was endorsed by the WAPC on 27 March 2017, LSP95 was endorsed by the WAPC on 6 February 2017 and LSP101 was supported by the WAPC Statutory Planning Committee on 11 December 2018 subject to modifications.
3. This submission refers to two proposed area of Bush Forever, one east of Marmion Avenue and one west.

East of Marmion Avenue

4. Proposal 8 proposes for the entire Park and Recreation reservation, except for a small portion adjacent to the railway for the proposed future rail station to be annotated as Bush Forever site 397.
5. The MRS amendment (1029/33) created the Parks and Recreation reservation and this amendment was supported by the Minister for the Environment through *Ministerial Statement 722*.
6. LSP95 includes two roads dissecting north-south through the Parks and Recreation reservation. The purpose of these roads is to link LSP95 with the Alkimos Secondary Centre. The construction of these roads requires clearing of vegetation, including batters. Refer to attached plan.
7. The construction of lots within LSP95 and the Alkimos Secondary Centre also requires battering and clearing of vegetation into the Parks and Recreation reservation. The indicative clearing areas are identified on the attached plan (refer Detail A). The final clearing extents will be defined at the detailed design stage.
8. The Department of the Environment and Energy approved the proposed clearing areas under sections 130(1) and 133 of the *Environment Protection and Biodiversity Conservation Act 1999* in accordance with EPBC referral 2015/7561.

9. In accordance with the Alkimos-Eglinton District Structure Plan and LSP95 a ten (10) hectare District Open Space (DOS) area has been identified in the Park and Recreation reservation (refer to Attachment 1). The configuration of this area is indicative only and will be subject to detailed engineering design in respect to earthworks. The Alkimos-Eglinton Developer Contribution Plan states that the proposed timing for the delivery of the DOS is 2030/31.
10. Condition 5-2 of *Ministerial Statement 722* states that maximum of 25% of the area of the land to be reserved Parks and Recreation identified as Area 6a and 6B on the figure below may be developed for Parks and Recreation purposes in accordance with an Environmental Management Plan prepared to the requirements of the Environmental Protection Authority.



11. The Environmental Management Plan referred to in paragraph 9 is yet to be prepared. This is the responsibility of the landowners, WAPC, and the City, who will be developing the District Open Space.
12. It is therefore considered premature to modify the Bush Forever 397 area until the two roads through the Parks and Recreations reserve and the District Open Space land areas have been defined and the extent of batters from the construction of the Alkimos Secondary Centre are known. Once these pieces of infrastructure have been constructed or their land and vegetation clearing areas have been defined, the WAPC will be in a better position to identify the suitable Bush Forever extent.

West of Marmion Avenue

13. Proposal 8 proposes for two areas of land between the North Alkimos Local Structure Plan No. 73, Alkimos Central Local Structure Plan No. 95, Alkimos Coastal Node Local Structure Plan No. 101 and the Water Corporation Waste Water Treatment Plan buffer, to be annotated as Bush Forever site 397. Refer Detail B on the attached plan.
14. LSP101 includes a Neighborhood Connector road on its northern boundary to link with the adjoining LSP73 landholding. This road is expected to carry over 7000 vehicles per day and it is considered essential for the surrounding movement network to function. Its alignment has had due regard to minimizing earthworks and the associated clearing of vegetation.

15. The subject road will dissect the proposed Bush Forever area that straddles LSP73, LSP95 and LSP 101 and its construction will result in the clearing of vegetation.
16. It is therefore considered premature to modify the Bush Forever 397 area until the subject roads land and associated vegetation clearing area has been defined.
17. Proposal 8 also proposes the removal of an area of Bush Forever 397 over an Urban zoned portion of LDP95. This removal is supported.

Conclusion

18. Whilst the proposal for the creation of Bush Forever sites is generally supported, the additional Bush Forever 397 areas over the North Alkimos Local Structure Plan No. 73, Central Alkimos Local Structure Plan No. 95 and Alkimos Coastal Node Local Structure Plan No. 101 are considered premature until the planned road, parks and recreation infrastructure and adjoining development areas have been constructed or their land area and associated vegetation clearing areas have been finalized.
19. We trust the above is understood, however we would welcome the opportunity to meet with Department officers during the assessment period to discuss the above matters should there be any clarity required.

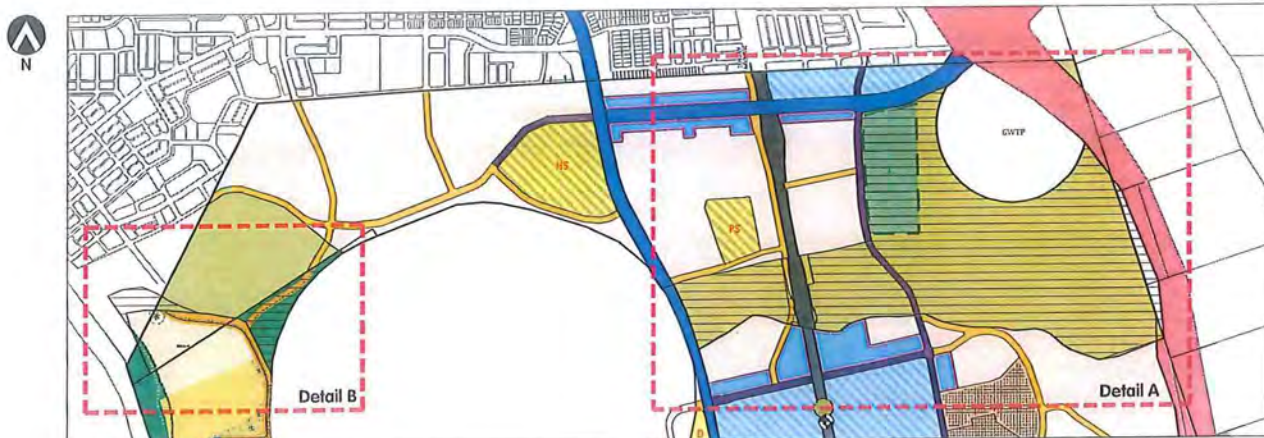
Should you have any queries or require clarification please do not hesitate to contact the undersigned on 9213 7300.

Yours sincerely
ROBERTS DAY

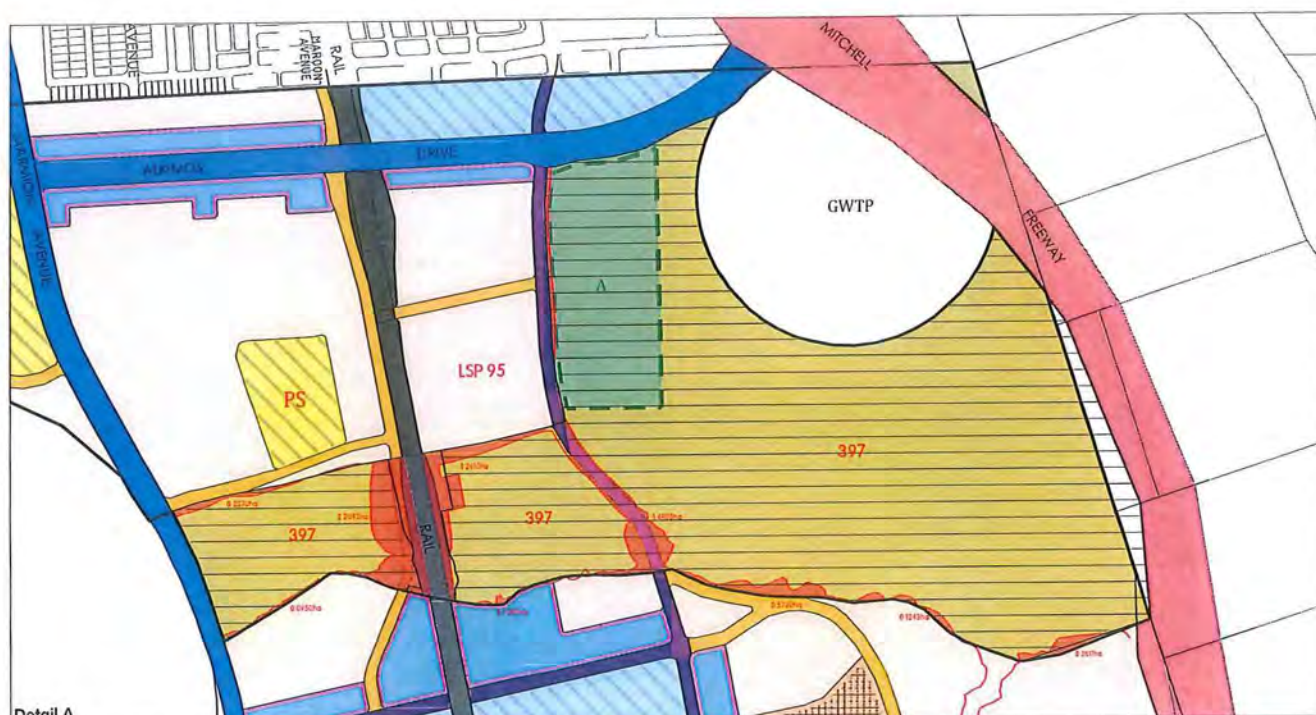


RYAN DARBY
PRINCIPAL

CC	LENDLEASE LANDCORP	L BOWDELL D GIUDICE
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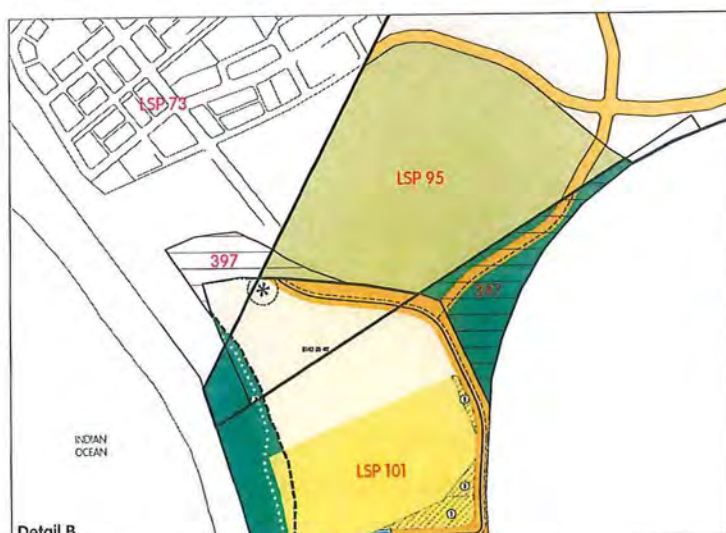


LOCATION PLAN



Detail A

ALKIMOS CENTRAL LSP 95



Detail B

ALKIMOS CENTRAL LSP 95 and ALKIMOS COASTAL NODE LSP 101

LEGEND

- LSP BOUNDARIES
- PRIMARY DISTRIBUTOR
- DISTRICT DISTRIBUTOR A
- DISTRICT DISTRIBUTOR B (2-LANES)
- NEIGHBOURHOOD CONNECTOR
- RAIL STATION
- RAIL CORRIDOR
- DISTRICT OPEN SPACE
- APPROVED CLEARING AREAS (EPBC APPROVAL 2015/7561)
- [SITE NO.] BUSH FOREVER AREA ADDITION

ZONES

- CIVIC AND CULTURAL
- PUBLIC PURPOSE - EDUCATION
- PUBLIC PURPOSE - DRAINAGE
- MIXED USE
- SERVICE INDUSTRIAL
- RESIDENTIAL
- COMMERCIAL
- BUSINESS
- FORESHORE RESERVE
- REGIONAL OPEN SPACE

Response ID ANON-53GB-Z92K-1

Submitted to Metropolitan Region Scheme amendment 1333/57 - Bush Forever Omnibus 1 (North)
Submitted on 2019-05-31 13:41:19

Introduction

1 What is your first name?

First name:

Tom

2 What is your surname?

surname:

Hockley

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:

tom@allerdingassoc.com

5 What is your address?

address:

125 Hamersley Road, Subiaco WA 6008

6 Contact phone number:

phone number:

93823000

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:

(see attached)

File upload:

190531 LDPLH Submission on Omnibus.pdf was uploaded

Section 57 Amendment (Minor)
Form 57

Submission

Metropolitan Region Scheme Amendment 1333/57

Bush Forever Omnibus 1 (North)

OFFICE USE ONLY

SUBMISSION NUMBER

RLS/0773

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

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

Surname Hockley..... (PLEASE PRINT CLEARLY)

Address Allering & Associates – 125 Hamersley Road, Subiaco.. Postcode 6008.....

Contact phone number 9382 3000..... Email address tom@alleringassoc.com.....

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:

METROPOLITAN REGION SCHEME AMENDMENT 1333/57 – BUSH FOREVER OMNIBUS 1 (NORTH) .

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

...(See attached).....

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 31 May 2019.....

Note: Submissions MUST be received by the advertised closing date, being close of business (5pm) on 31 MAY 2019. Late submissions will NOT be considered.



**Allerding
& Associates**

Town Planners, Advocates and Subdivision Designers

ABN 24 044 036 646

31 May 2019

Our Ref: BLA HAZ GE

Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001

Dear Sir/Madam,

**RE: SUBMISSION ON METROPOLITAN REGION SCHEME AMENDMENT 1333/57 –
BUSH FOREVER OMNIBUS 1 (NORTH)**

We represent the owners of Lot 2 Lakes Road, Hazelmere (**the subject site**) which is located immediately north of "Proposal 20" as identified within the proposed amendment to the Metropolitan Region Scheme (**MRS**) Amendment 1333/57 relating to the Bush Forever Omnibus 1 (North). Proposal 20 relates to Bush Forever area 481 and has been prepared for the purpose of removing Lot 3 Midland Road, Hazelmere and the adjoining public road from Bush Forever area 481.

We understand that the purpose of the Omnibus Amendment for various Bush Forever sites is for administrative boundary rationalisations and for the removal of sites that never had environmental values. It is understood that Lot 3 Midland Road, Hazelmere, which is located immediately south of the subject site is being considered under the Omnibus Amendment (as Proposal 20) given the clearing activities within the Bush Forever land on that site which have previously occurred. The rationale for the removal of that site from the Bush Forever boundaries is noted on Page 6 of the Omnibus Amendment report as follows:

Lot 3 Midland Road (and adjoining public road), Hazelmere was cleared of all vegetation before 2000, and as such, this amendment seeks to remove the Bush Forever overlay, as it was not appropriately identified previously. Lot 3 is in private ownership.

The purpose of this correspondence is to request that the subject site is also included within the current Omnibus Amendment for the reasons provided herein.

Background

The subject site is located in the northernmost portion of the adopted Structure Plan for Precinct 9A of the Hazelmere Enterprise Area (**the Structure Plan**). Following the adoption of the Structure Plan in August 2018, the Western Australian Planning Commission (**WAPC**) resolved in October 2018 to amend the MRS by lifting the Urban Deferred land within the Structure Plan area to enable development to occur on rezoned Urban land.

Our office has previously engaged with officers of the Metro North East team of the DPLH during the Structure Plan assessment period to explore opportunities to include the subject site (inclusive of the Bush Forever land) within the Light Industrial designation.

Our intention at the time was to include a separate identification of the Bush Forever lots within the Structure Plan area as prospective industrial land, subject to a notification to enable the capability for a Negotiated Planning Solution (**NPS**) to provide the landowner with a mechanism to further consult Government with respect to a NPS.

As part of that engagement, we sought feedback from our client's environmental consultants (Emerge Associates) in relation to the viability of the remnant vegetation within the subject site affected by Bush Forever site 481. Emerge Associates provided a letter dated 16 July 2018 outlining its findings in relation to the viability of the remnant vegetation within Bush Forever site 481 having regard to the future works associated with the Roe Highway and Great Eastern Highway Bypass Interchange and the widening of Midland Road. A copy of this letter was provided to the DPLH and has been included at **Attachment 1** for your reference. The letter concludes that as a result of these future works and other site constraints, the remnant vegetation within the subject site would become an isolated patch of between 1ha and 2ha in area which, without intensive management, would likely result in environmental values of low viability. It is also noted that on Pages 12 and 13 of the Level 1 Flora and Vegetation Assessment for Lot 2 Lakes Road, Hazelmere prepared by Emerge Associates and dated May 2014 (refer **Attachment 2**), the subject site had also been subject to historic clearing:

*Historical aerial photography available through Landgate indicates that the site contained relatively undisturbed native vegetation until 1965 (**Plate 1**). By 1974 a large tract running through the centre of the site was cleared for a power line easement, extending to the south of the site. At the same time the northern portion of the site was cleared and the south eastern corner of the site was also partially cleared (**Plate 2**). Most of the southern portion of the site appears to have been recolonised by native vegetation by 2000 (**Plate 3**), as well as some areas in the northern most portion of the site. By 2001 however the vegetation appears sparser, potentially through stock grazing (**Plate 4**). Since this time the vegetation appears to have been gradually recolonised by native vegetation, with some patches remaining cleared at the northern and south eastern edges of the site.*

We understand that following the submission of this information to the DPLH, the assessing officers within the Metro North East team then consulted with the Bush Forever team to discuss the possibility of a NPS or another similar solution as part of the Structure Plan process. Advice from officers of DPLH at the time was that the Bush Forever team was not willing to consider such a request as part of the as part of the Structure Plan process and instead had advised that it should be undertaken independently. Since that time we have received further advice from officers of DPLH in its correspondence received on 14 February 2019 which indicated that as the Omnibus Amendment had been endorsed by the WAPC to publicly advertise, it was too late for our proposal to be added to this process and that the removal of the Bush Forever designation from the subject site would require a major amendment to the MRS.

However, given that similarities exist with the historic clearing and vegetation modification that has occurred within the subject site and the clearing which took place over Lot 3 to the south which formed the basis of the inclusion of that land within Proposal 20, we seek that the subject site be also included in Proposal 20, or an alternative proposal reference, under the current Omnibus Amendment to facilitate the lifting of the Bush Forever designation from the subject site.

Subject Site

The subject site is referred to as Lot 2 Lakes Road, Hazelmere on Diagram 48364, Volume 1424, Folio 732 and is bounded by Roe Highway to the west and north, Lakes Road to the south and Midland Road to the east. It measures 4.104 ha in area and is accessed via Midland Road. It is located approximately 15 km east of the Perth Central Business District (CBD) and five kilometres to the south of Midland.

The land contains a transmission tower in the centre of the site which is accessed occasionally by Western Power. The land also contains a high voltage transmission line in a north to south alignment through the western portion of the site. Based on information provided by the current landowner, we understand that when the transmission tower and line was installed, a 30m wide (approx.) strip of vegetation under the tower and line was cleared to enable the works to be undertaken. This is consistent with the findings of Emerge in its Level 1 Flora and Vegetation Assessment for Lot 2 Lakes Road, Hazelmere (refer Pages 12 and 13 of **Attachment 2**). We also understand that Western Power previously managed this vegetation under the power line alignment and therefore much of the vegetation within the power line alignment is regrowth. As demonstrated in **Figure 4** below, the power line alignment is contained entirely within Bush Forever site 481.

Planning Framework

Zoning Considerations

A MRS Amendment over the subject site (MRS Amendment 1256/57) has occurred which rezoned a portion of the subject site (as part of Precinct 9A) to Urban Deferred, with the remaining portion of the land retained as Rural and forming part of Bush Forever Site 481. It is considered logical that the only basis the land was retained Rural (with Bush Forever

overlay) is because of its Bush Forever status. Refer to **Figures 1 and 2** for the MRS Amendment 1256/57 details. It is noted also that a large area of Bush Forever Site 481 to the west of the subject site falls within the Primary Regional Road (PRR) reservation associated with the interchange at Roe Highway and Great Eastern Highway Bypass.



Figure 1 – MRS Amendment 1256/57 Area

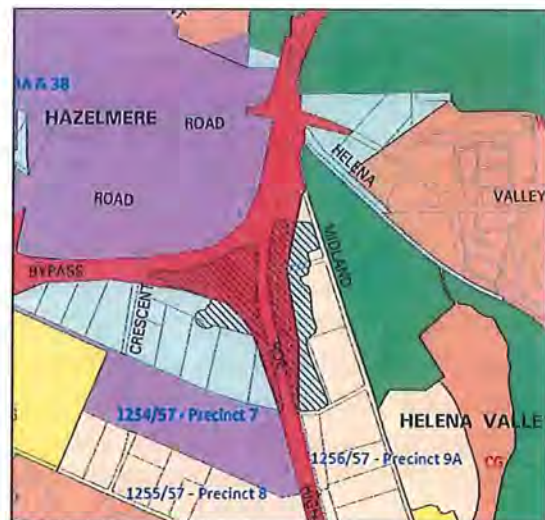


Figure 2 – MRS Amendment 1256/57 Area Zoning

The Hazelmere Enterprise Area Structure Plan 2011 (**HEA Structure Plan**), which was adopted by Council 28 September 2011 and endorsed by the WAPC on 18 October 2011, identified the subject site within a Special Use Zone under Precinct 9A which was intended to provide the opportunity for development in accordance with an approved Local Structure Plan. A Structure Plan for Precinct 9A of the Hazelmere Enterprise Area has recently been adopted in August 2018 with the WAPC subsequently resolving to amend the MRS by lifting the Urban Deferred land within the Structure Plan area in October 2018. Whilst the ultimate form of the future LPS17 zoning for this location is unconfirmed, it is likely that with the recent adoption of the Structure Plan for Precinct 9A, the zoning will be Light Industrial.

Bush Forever Considerations

A portion of the subject site was designated as Bush Forever in 2000, forming part of Bush Forever site 481. Bush Forever site 481 also extends south of the subject site across Lots 3 and 148 within the proposed Structure plan area (refer **Figure 3**).

General recommendations for Bush Forever site 481 are quoted as "Rural Complementary Mechanism" under Table 3 Volume 1 as follows:

Action 3 – Bush Forever will seek to maximise the retention of vegetation in rural areas through liaison and negotiation with individual landowners on a case-by-case basis in order to achieve a reasonable outcome.

As demonstrated above, the planning for this locality has now progressed from a rural environment to an industrial precinct, with vegetation becoming highly fragmented by changes in land use and infrastructure upgrades.

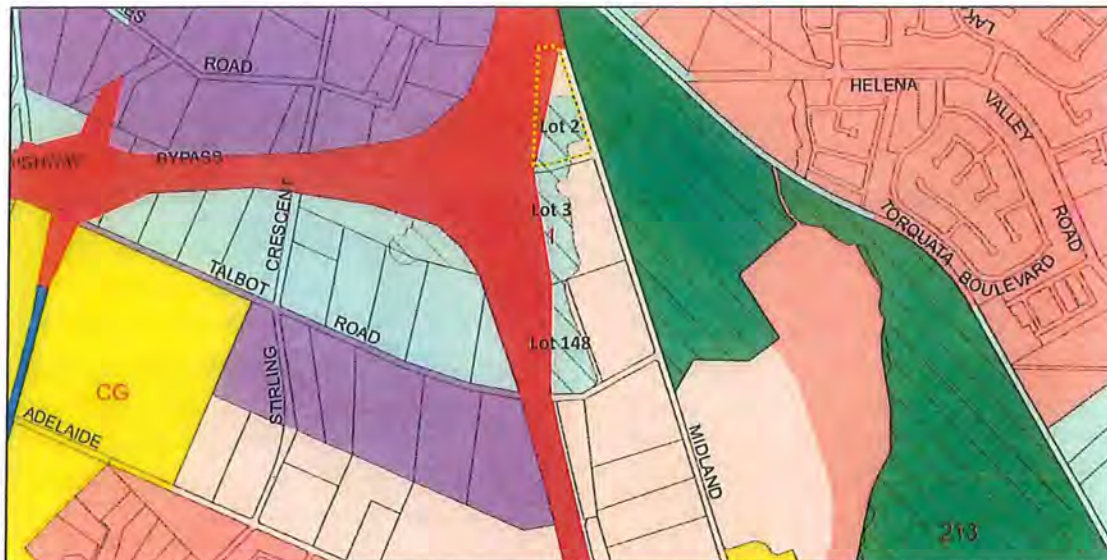


Figure 3 – MRS Map Excerpt (Subject Site identified with yellow dashed line)

When that designation was made in 2000, the status and extent of the interchange at Roe Highway and Great Eastern Highway Bypass wasn't known. Now that planning is underway for this major interchange and noting the land is reserved as a PRR, it is necessary to review the benefit of retaining the small fragmented portions of Bush Forever site 481 on the eastern side of Roe Highway which are likely to exist once the road works are complete.

It is also noted that the adopted Precinct 9A Local Structure Plan requires a minimum widening of 5m along the western side of the subject site to facilitate the duplication of Midland Road between Helena Valley Road and Adelaide Street. It is therefore likely that the future widening of Midland Road will encroach on the areas of bushland on either side of Midland Road, which will separate the areas of vegetation by over 30m. This is also noting the existence of firebreaks on either side of Midland Road which will also require relocation once the road is widened.

Figure 4 demonstrates the remnant parcels of Bush Forever site 481 on the eastern side of Roe Highway resulting from the past and future works in the area including:

- Previous clearing of bushland within Lot 3;
- Previous clearing in the north of Lot 2 (subject site);
- Future clearing associated with construction of the interchange at Roe Highway and Great Eastern Highway Bypass;
- Future clearing associated with the construction of the widening of Midland Road; and,
- Future clearing associated with the creation of new firebreaks following the widening of Midland Road.

It is on this basis, noting also the findings of Emerge as to the viability of the remnant vegetation within the subject site affected by Bush Forever site 481 (refer **Attachment 1**) and the historic clearing and vegetation modification within the subject site (refer **Attachment 2**), that we consider the subject site suitable for inclusion within the current Omnibus Amendment.

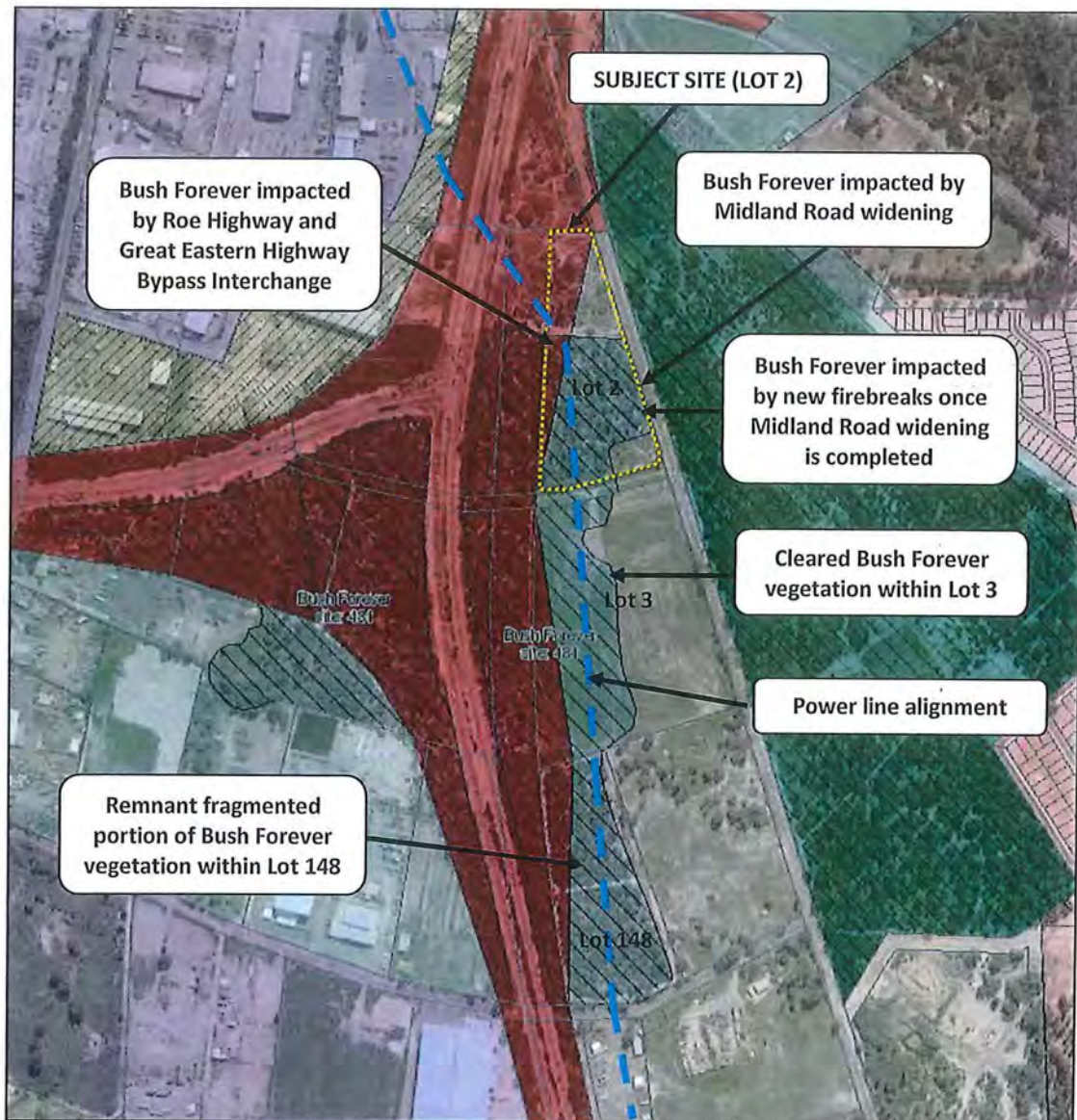


Figure 4 – Remnant parcels of Bush Forever site 481

Conclusion

For the reasons provided above, we seek the DPLH's support for the inclusion of the subject site as part of Proposal 20, or some alternative proposal reference, within the current Omnibus Amendment for the lifting of the Bush Forever designation from the land.

Should you have any queries or require any further information in the meantime, please do not hesitate to contact our office on 9382 3000.

Yours sincerely

ALLERDING AND ASSOCIATES



**TOM HOCKLEY
ASSOCIATE**

cc: Client

Attachment 1
Emerge Associates Letter
dated 16 July 2018

Document Reference: EP14-028(01)—003

Emerge contact: Jason Hick 0488 223 306

16 July 2018

Attention: Graham Blair
Lot 2 Lakes Road
Hazelmere WA

Delivered by email to: office@swanviewplantfarm.com.au

Dear Graham

LOT 2 LAKES ROAD HAZELMERE – VEGETATION AND PLANNING CONSIDERATIONS

Background

Further to the flora and vegetation assessment that Emerge Associates (Emerge) was commissioned to undertake across Lot 2 Lakes Road Hazelmere (referred to herein as 'the site'), we take this opportunity to provide you with some additional advice in relation to the findings of our flora and vegetation assessment in the context of planning that we understand is being progressed over a wider area inclusive of the site. The site falls within Precinct 9A of the Hazelmere Enterprise Area, which has previously been identified as being suitable for future industrial use within the Kewdale Hazelmere Integrated Master Plan (WAPC 2006).

Specifically you approached Emerge to provide advice on the implications for vegetation arising from a number of planning considerations within and surrounding the site associated with the Precinct 9A structure plan. Namely, the Roe Highway widening and interchange with the Great Eastern Highway Bypass (in line with the current Metropolitan Region Scheme (MRS) major regional road reservation), potential future management that may be required within the Western Power transmission line easement located over the western portion of the site, and the proposed widening of Midland Road, to the east of the site.

This correspondence summarises the findings of our flora and vegetation assessment for the site, and provides advice regarding the implications for the vegetation values arising from the various planning considerations that we understand are being considered as part of the finalisation of the Precinct 9A structure plan.

Flora and vegetation assessment

As you are aware, Emerge undertook a flora and vegetation assessment across the site in 2013 and 2014. The survey recorded a total of 76 native and 15 introduced species occurring within the site. No threatened or priority flora species were recorded, although the field survey was undertaken in May 2013 and August 2014 (Emerge Associates 2014), so not within the flowering period for the majority of species on the Swan Coastal Plain, although this was considered as part of the assessment and recommendations. The vegetation across the site ranged from being in 'completely degraded' to 'very good' condition, with vegetation in 'good' and very good condition primarily located within the southern half of the site (Emerge Associates 2014), as shown on the attached **Figure 1**.

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Emerge Associates Pty Ltd is a company registered in Australia
ABN 17 1477510 trading as Emerge Associates

Two relatively intact plant communities and areas that had been generally cleared vegetation were identified, as described below and shown on Figure 2.

- **EmBaBmW** – Isolated trees to open woodland of *Eucalyptus marginata* subsp. *marginata* and *Allocasuarina fraseriana* over woodland of *Banksia attenuata*, *B. menziesii*, *B. grandis* and *Adenanthos cygnorum* over low shrubland of *Xanthorrhoea preissii* and *Hibbertia hypericoides* over forbland of *Dasypogon obliquifolius*, *Conostylis* spp. and *Anigozanthos manglesii* and sedge/rushland of *Desmocladius flexuosus*, *Lyginia imberbis* and *Alexgeorgea nitens*. Plant community **EmBaBmW** was considered to represent ‘floristic community type’ (FCT) 20a – *Banksia attenuata* woodlands over species rich dense shrublands.
- **EpMpXpOW** – Isolated trees to open woodland of *Eucalyptus patens* and *Eucalyptus marginata* (with *Melaleuca preissiana* also present at the very north-western extent) over sparse low woodland of *B. ilicifolia*, *B. attenuata*, *B. menziesii*, *B. grandis* and *Adenanthos cygnorum* over low open shrubland of *Xanthorrhoea preissii* and *Jacksonia floribunda* over sparse native forbs and sedges and grass weeds. Plant community **EpMpXpOW** was considered likely to represent FCT 22 – *Banksia ilicifolia* woodlands.
- **Cleared** – Isolated native shrubs over pasture weeds.

FCT 20a is listed as an ‘endangered’ ‘threatened ecological community’ (TEC) within Western Australia, and is also included within the Commonwealth listed ‘Banksia woodlands of the Swan Coastal Plain’ TEC, which is listed as endangered pursuant to the *Environmental Protection and Biodiversity Conservation Act 1999*.

The site contains 2.38 ha of plant community **EmBaBmW**. This vegetation is referred to collectively as ‘the TEC’. The majority of this TEC within the site is located within the boundary of *Bush Forever Site No. 481 – Stirling Crescent Bushland, Hazelmere* (as shown on Figure 2). Small areas in the south-east of the site are not included in the Bush Forever site and are zoned ‘urban deferred’ under the MRS (comprising 0.09 ha of the TEC within the site).

FCT 22 is listed as a priority ecological community (priority 3) within Western Australia, and also forms part of the Banksia woodlands of the SCP TEC. However, the **EpMpXpOW** vegetation within the site was not considered to meet the criteria for inclusion within the banksia woodlands of the SCP TEC as it did not contain a dominant stratum of a *Banksia* spp. and was in degraded condition. The PEC vegetation is not considered further in this letter.

Planning considerations

We understand that the proposed Roe Highway widening and interchange with the Great Eastern Highway Bypass could result in the clearing of up to 0.28 ha of the TEC within the site based on the area shown as ‘primary regional roads’ in Figure 2. This vegetation is largely in ‘very good’ condition (0.18 ha), with small patches also in ‘degraded’ (0.07 ha) and ‘good’ (0.03 ha) condition. This would leave 2.1 ha of the TEC remaining within the site, but road widening works would also remove vegetation to the west of the site that is currently continuous with the vegetation within the site, meaning that the vegetation within the site is directly contiguous with a much larger area of vegetation.

The Western Power transmission line easement is located over the western half of the site (shown on Figure 2) and contains vegetation in ‘degraded’ to ‘very good’ condition. It would appear that it has required little management (i.e. vegetation clearing or modification) to date. However, should vegetation management be required in the future, this could impact on a further 1.07 ha of the TEC. This would leave 1.03 ha of the TEC remaining unaffected.

The area of the TEC within the site is currently separated from the Banksia woodland vegetation to the east of Midland Road (*Bush Forever Site No. 213 – Bushmead Bushland, Swan*) (shown on Figure 2) by approximately 25 m. As defined within the *Approved Conservation Advice for the Banksia Woodlands of the Swan Coastal Plain Ecological Community* (TSSC 2016), a patch is a discrete and mostly continuous area of the ecological community but may contain small-scale gaps of less than 30

m wide. We understand that the City of Swan has recommended a minimum widening of 5 m along the eastern side of the site in its assessment and recommendations on the proposed Precinct 9A structure plan. This widening has been recommended to facilitate the duplication of Midland Road between Helena Valley Road and Adelaide Street. It is therefore possible that the future widening of Midland Road will encroach on areas of vegetation on either side of Midland Road, which will separate the areas of vegetation by over 30 m. This would also need to consider the need for firebreaks within properties on either side of Midland Road which will mean the re-establishment of a 3 m fire break within the site's eastern boundary once the road is widened.

The widening of Midland Road could also result in the further clearing of the TEC within the site, but given that the extent of this isn't known at this stage it is only the likely fragmentation impacts that have been considered. With the resulting increase in separation between the two areas of vegetation (the site and the vegetation to the east of Midland Road), the TEC within the site would constitute a separate patch, and with road works to the west the vegetation within the site would not be contiguous with vegetation to the west. The reduced size of the overall patch west of Midland Road, and the reduced connectivity between the two patches (either side of Midland Road) would reduce the movement of individual organisms and reduced flow of genetic material between the patches, and allow increased edge effects.

Patch size is one of a number of criteria that influence the capacity of a patch of bushland for long term survival (termed 'viability'). A study by Ramalho (2012) into the effects of urbanisation on remnant *Banksia* woodlands in the Perth region demonstrated that for small (between 1 and 5 ha) remnants subject to long-term isolation of these plant communities, changes in the species composition and plant community structure occurred, recording nearly 50% reduction in species richness. Smaller fragments also increase the surface area (perimeter) to area ratio, leaving a higher proportion of the patch vulnerable to edge effects, such as weed invasion. The Local Government Biodiversity Planning Guidelines (Del Marco *et al.* 2004) recommend that local reserves of native vegetation for conservation should not be less than 4 ha in size for these reasons, as management requirements and costs need to increase as patch size decreases.

Whilst the existing extent of the TEC within the site is already less than 4 ha, it is currently contiguous with expansive areas of *Banksia* woodland within the wider local area (to both the west and east), and is therefore considered to be part of a much larger patch. Should this connectivity be decreased through road widening works on both the eastern and western sides, coupled with a reduction in the extent of vegetation within the site and increased edge effects associated with both these factors, the TEC within the site will then be a small patch and require a high level of management. Without intensive management the resultant viability of the TEC patch within the site is likely to be low.

Summary and closing

The flora and vegetation assessment undertaken over the site identified 2.38 ha of vegetation within the site as comprising both the state listed *Banksia attenuata* woodlands over species rich dense shrublands TEC and the Commonwealth listed *Banksia* woodlands of the Swan Coastal Plain TEC, ranging from degraded to very good condition. This is a reasonably small area, but in the current context it is considered to be part of a much larger patch that extends into the Roe Highway road reserve and across Midland Road, given the current narrow width of Midland Road.

If the proposed Roe Highway widening and interchange with the Great Eastern Highway Bypass, potential management of the Western Power transmission line easement and the widening of Midland Road were all to progress, the area of TEC vegetation present within the site will be reduced in the future to some degree. In the very least, if assuming just the road widening/interchange works were to proceed (i.e. for both Roe Highway and Midland Road), this would result in the remnant vegetation within the site becoming an isolated small patch of less than 4 ha, and would most likely be less than 2 ha.

If this were to occur, the resultant patch of remnant vegetation including the TEC within the site would require intensive management, without which the viability of the TEC patch is likely to be low.

Should you have any further queries regarding the flora and vegetation assessment or the advice provided above, please do not hesitate to contact us.

Yours sincerely
Emerge Associates



Jason Hick

DIRECTOR, PRINCIPAL ENVIRONMENTAL CONSULTANT, MANAGER - ENVIRONMENT

cc: Tom Hockley – Allerdingle & Associates

Encl: Figure 1: Vegetation Condition
Figure 2: Vegetation and Planning Considerations

References

Del Marco, A., Taylor, R., Clarke, K., Savage, K., Cullity, J. and Miles, C. 2004, *Local Government Biodiversity Planning Guidelines for the Perth Metropolitan Region*, Perth Biodiversity Project, WALGA, Perth.

Emerge Associates 2014, *Level 1 Flora and Vegetation Assessment - Lot 2 Lakes Road Hazelmere*, EP14-028(01)--002, 01.

Ramalho, C. E. 2012, *Effects of urbanisation on remnant woodlands*, thesis prepared for the degree of Doctor of Philosophy at the University of Western Australia. School of Plant Biology, Perth.

Threatened Species Scientific Committee (TSSC) 2016, *Approved Conservation Advice (incorporating listing advice) for the Banksia Woodlands of the Swan Coastal Plain ecological community*.

Western Australian Planning Commission (WAPC) 2006, *Kewdale Hazelmere Integrated Master Plan* Perth.

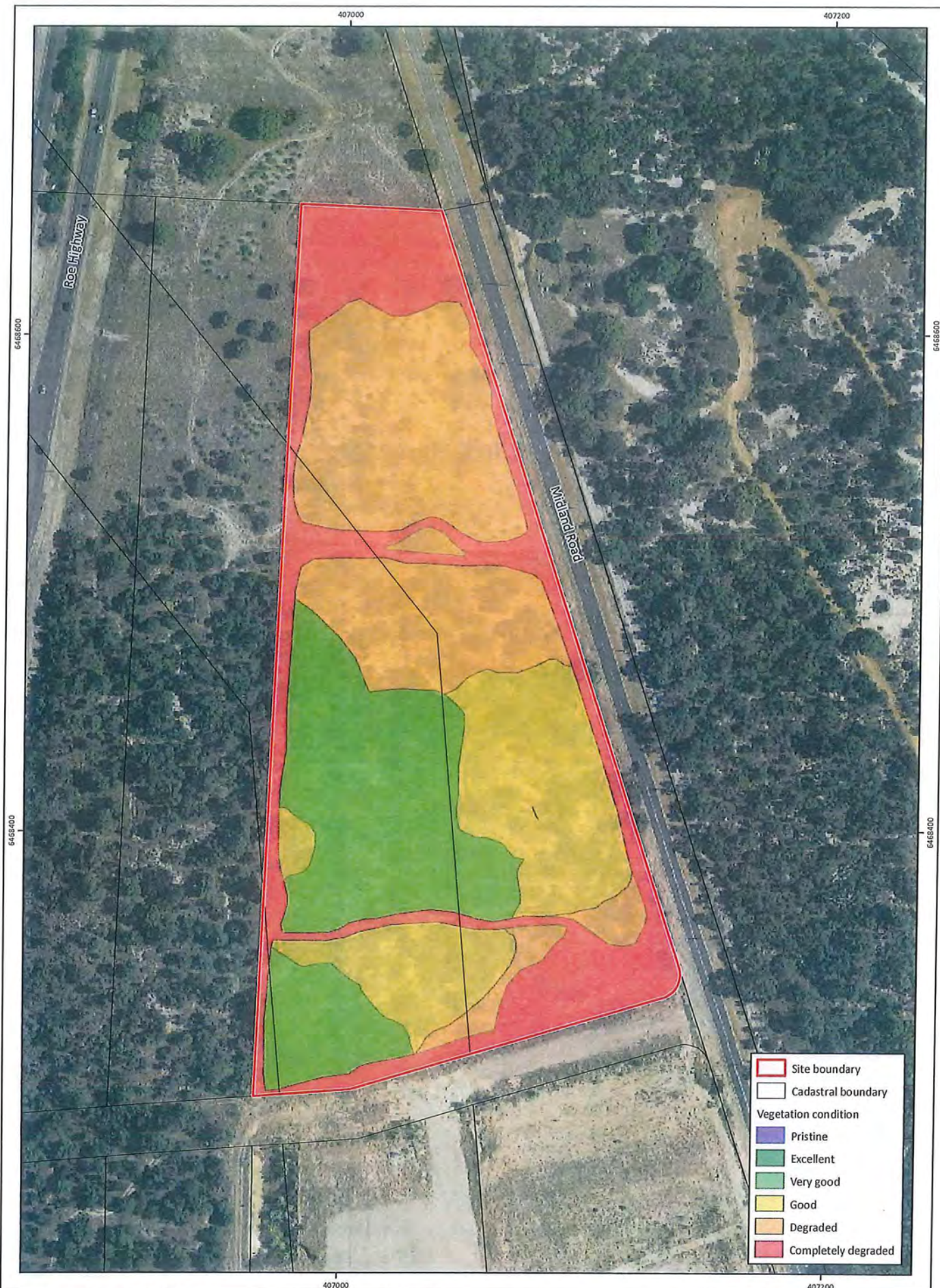


Figure 1: Vegetation Condition

Project: Lot 2 Lakes Road, Hazelmere

Client: Swan View Plant Farm Pty Ltd

Plan Number: EP14-028(01)-F05
 Drawn: RAO
 Date: 29/06/2018
 Checked: SKP
 Approved: JDH
 Date: 29/06/2018



0 25 50
 Metres
 Scale: 1:2,000@A4
 GDA 1994 MGA Zone 50

emerge
 ASSOCIATES

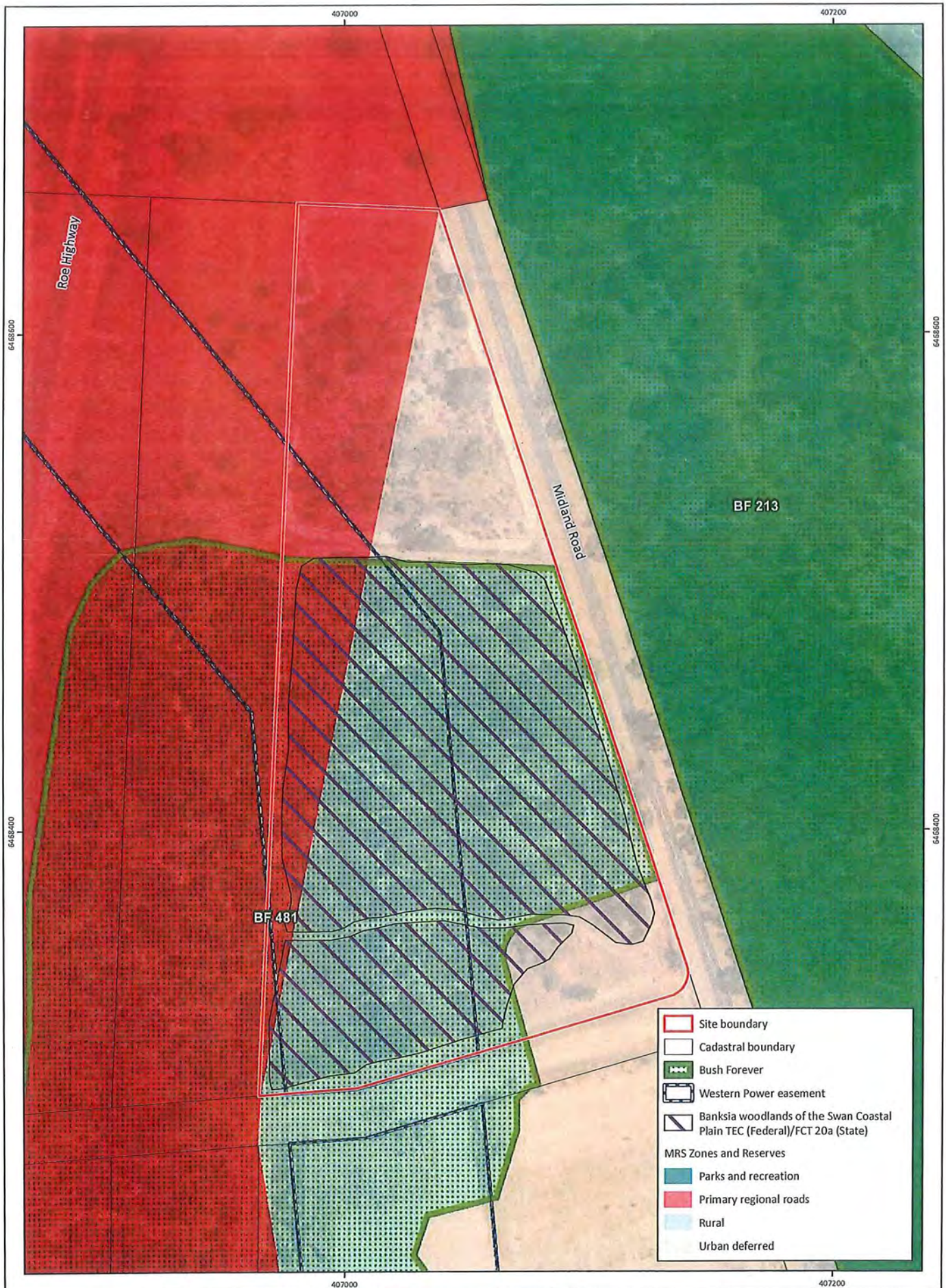


Figure 2: Vegetation and Planning Considerations

Project: Lot 2 Lakes Road, Hazelmere

Client: Swan View Plant Farm Pty Ltd

Plan Number:
EP14-028(01)-F06
Drawn: RAO
Date: 29/06/2018
Checked: SKP
Approved: JDH
Date: 29/06/2018



0 25 50
Metres

Scale: 1:2,000@A4

GDA 1994 MGA Zone 50

emerge
ASSOCIATES

Attachment 2
Emerge Associates Level 1 Flora and
Vegetation Assessment dated May 2014

LEVEL 1 FLORA AND VEGETATION ASSESSMENT

LOT 2 LAKES ROAD, HAZELMERE

Project Number EP14-028(01)

Prepared for Swan View Plant Farm Pty Ltd
May 2014



LEVEL 1 FLORA AND VEGETATION ASSESSMENT
LOT 2 LAKES ROAD HAZELMERE

Document Control

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LEVEL 1 FLORA AND VEGETATION ASSESSMENT
LOT 2 LAKES ROAD HAZELMERE

Executive Summary

The Hazelmere Enterprise Area (HEA) has previously been identified as potentially suitable for future industrial use within the Kewdale Hazelmere Integrated Master Plan (WAPC 2006). Following this, the City of Swan (CoS) and the Department of Planning (DoP) jointly prepared the HEA Structure Plan which identified precincts within the Hazelmere area for future and more detailed structure planning. Precinct 9A of the HEA comprises a number of privately and separately owned lots. This assessment was undertaken on one lot within Precinct 9A – Lot 2 Lakes Road. Lot 2 is located within the City of Swan (CoS) and lies between Roe Highway to the west, Midland Road to the east and Lakes Road to the south, comprising approximately 4.1 ha. This area of land will herein be referred to as 'the site'.

The site is zoned 'Rural' in accordance with the Metropolitan Region Scheme (MRS) and 'General Rural' in accordance with the CoS's Town Planning Scheme (TPS) 17 (CoS 2013).

Emerge Associates (Emerge) was engaged to provide environmental consultancy services for the submission relating to MRS Amendment 1251/57-1256/57 – *Amendments in the Hazelmere Enterprise Area Structure Plan* (WAPC 2014). The purpose of this assessment was to provide sufficient environmental information pertaining to the flora and vegetation values within the site to inform this submission.

The scope of this assessment was to undertake a Level 1 flora and vegetation assessment in accordance with the Environmental Protection Authorities (EPA's) Guidance Statement No. 51 – *Terrestrial Flora and Vegetation Surveys for Environmental Impact Assessment in Western Australia* (EPA 2004).

The background review undertaken as part of this assessment indicated that the site is located within the Forrestfield vegetation complex as defined by Hedde *et al.* 1986 of which 11.9% of its pre-European extent remains (LBP 2013). In addition, the southern half of the site is recognised as regionally significant bushland and therefore included within Bush Forever policy as Bush Forever Site Number 481 (BF 481) – *Stirling Crescent Bushland, Hazelmere* (Government of WA 2000). This Bush Forever site extends further west and south-west of the site. Two additional Bush Forever sites also occur in close proximity to the south-west and east of the site.

The flora and vegetation survey was undertaken on 22 August 2013 and 12 May 2014 by a botanist and an environmental consultant from Emerge. The entire site was traversed on foot and sampling of the vegetation was undertaken in the form of non-permanent relevés and 10 x 10 m quadrats at nine locations.

A total of 76 native and 15 introduced (weed) species were recorded during this survey as occurring within the site in 2013 and 2014, representing 29 families and 71 genera. The dominant families containing native taxa were Fabaceae (13 native taxa and two introduced taxa), Proteaceae (seven native taxa) as well as Myrtaceae, Cyperaceae, Restionaceae and Haemodoraceae (each with five native taxa).

No Threatened ('Declared Rare') or Priority flora species were recorded. Given the occurrences of *Conospermum undulatum* (Threatened) and *Isopogon drummondii* (Priority 3) located approximately two km to the south of the site; these species were targeted during the surveys but were not observed occurring within the site. Whilst a number of annual species would not have been observable over the periods of the survey, the majority of these occur on clay or rocky soils or wetlands and thus would not

LEVEL 1 FLORA AND VEGETATION ASSESSMENT

LOT 2 LAKES ROAD HAZELMERE

be likely to occur within the site. All other species would have been detectable over the survey periods or unlikely to occur based on soil and habitat preferences.

Two relatively intact plant communities and areas of cleared vegetation were found to occur within the site. These are described below:

EmBaBmW – Isolated trees to open woodland of *Eucalyptus marginata* subsp. *marginata* and *Allocasuarina fraseriana* over woodland of *Banksia attenuata*, *B. menziesii*, *B. grandis* and *Adenanthos cygnorum* over low shrubland of *Xanthorrhoea preissii* and *Hibbertia hypericoides* over forbland of *Dasypogon obliquifolius*, *Conostylis* spp. and *Anigozanthos manglesii* and sedge/rushland of *Desmocladius flexuosus*, *Lyginia imberbis* and *Alexgeorgea nitens*.

EpMpXpOW – Isolated trees to open woodland of *Eucalyptus patens* and *Eucalyptus marginata* (with *Melaleuca preissiana* also present at the very north-western extent) over sparse low woodland of *B. ilicifolia*, *B. attenuata*, *B. menziesii*, *B. grandis* and *Adenanthos cygnorum* over low open shrubland of *Xanthorrhoea preissii* and *Jacksonia floribunda* over sparse native forbs and sedges and grass weeds.

Cleared – Isolated native shrubs over pasture weeds.

Based on the comparison between the plant communities described above and the Gibson *et al.* (1994) Swan Coastal Plain floristic survey dataset, the FCTs present within the site are likely to be FCT 20a – “*Banksia attenuata* woodlands over species rich dense shrublands” (plant community **EmBaBmW**) and FCT 22 – “*Banksia ilicifolia* woodlands” (plant community **EpMpXpOW**). FCT 20a is described as “unreserved” and “endangered” by Gibson *et al.* (1994) and is listed as an ‘Endangered’ Threatened Ecological Community (TEC) pursuant to the state’s *Environmental Protection Act 1986* (EP Act), but is not listed under the Commonwealth’s *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act). FCT 22 is described as “poorly reserved” and “susceptible” by Gibson *et al.* (1994) and is listed as a Priority Ecological Community (Priority 2). However, the entirety of plant community **EpMpXpOW** within the site was in ‘Degraded’ condition and thus would not be considered to still represent this FCT to any high degree.

The vegetation across the site ranged from ‘Completely Degraded’ to ‘Very Good’ condition, with vegetation in ‘Good’ and ‘Very Good’ condition primarily located within the southern half of the site, and included within BF 481.

Whilst the site has been subject to historical disturbances from partial clearing and stock grazing, the areas of remnant vegetation in ‘Good’ or better condition within the site represent a state listed TEC (FCT 20a) and are included within BF 481. The entirety of the site also contributes to the intactness of a biodiversity linkage linking Bush Forever Site Number 213 to the east of the site to adjacent areas of remnant bushland.

Given the values listed above and the limited vegetation remaining within the Forrestfield vegetation complex, the remnant vegetation in ‘Good’ and ‘Very Good’ condition within the site is considered to be of local and regional significance. The northern half of the site, including a portion of BF 481 contained ‘Degraded’ plant communities and cleared land and thus is not considered to be locally or regionally significant.

Based on the findings of this assessment, it is recommended that in the context of the Metropolitan Region Scheme amendment process, consideration is given to retention and appropriate management of areas comprising plant community **EmBaBmW** in ‘Good’ or better condition.

LEVEL 1 FLORA AND VEGETATION ASSESSMENT
LOT 2 LAKES ROAD HAZELMERE

Table of Contents

1	This Introduction	1
1.1	Project Background	1
1.2	Purpose and Scope of Assessment	1
2	Background.....	2
2.1	Climate	2
2.2	Geomorphology and Soils	2
2.3	Regional vegetation.....	3
2.4	Significant Flora Species	3
2.5	Threatened Ecological Communities (TECs) and Priority Ecological Communities (PECs)	7
2.6	Bush Forever and Conservation Reserves.....	9
2.7	Biodiversity Linkages.....	9
2.8	Wetlands	10
2.9	Environmentally Sensitive Areas	11
2.10	Regional and Local Significance	11
2.11	Historical Aerial Photography	12
2.12	Previous Surveys	14
3	Methodology	15
3.1	Field Survey	15
3.1.1	Flora and Vegetation	15
3.2	Mapping and Data Analysis.....	16
4	Results.....	17
4.1	Flora	17
4.1.1	Declared Weeds	17
4.1.2	Threatened, Priority Flora and Species of Significance	17
4.2	Plant Communities	17
4.3	Analysis of Floristic Community Types	19
4.4	Vegetation Condition	19
5	Discussion	21
6	Conclusions and Recommendations	23
7	References	24

List of Tables

Table 1:	Soil units found on site	2
Table 2:	Definition of Threatened and Priority Flora Species (Smith 2010).....	4
Table 3:	Significant flora species known to occur within the general area	5
Table 4:	Categories of Threatened Ecological Communities (English and Blyth 1997).....	7
Table 5:	Categories of Priority Ecological Communities (DEC 2009).....	8
Table 6:	TEC's within the wider local area	9
Table 7:	Wetland management categories and management objectives (WAPC 2005).....	10
Table 8:	Vegetation condition scale (Keighery 1994).	15

LEVEL 1 FLORA AND VEGETATION ASSESSMENT

LOT 2 LAKES ROAD HAZELMERE

List of Plates

Plate 1: Aerial photography taken in 1965 (Landgate 2014).	13
Plate 2: Aerial photography taken in 1974 (Landgate 2014).	13
Plate 3: Aerial photography taken in 2000 (Landgate 2014).	13
Plate 4: Aerial photography taken in 2001 (Landgate 2014).	13
Plate 5: Plant Community EmBaBmW in 'Very Good' condition. Taken facing east at 406983 E; 6468463 S.....	18
Plate 6: Plant Community EpMpXpOW in 'Degraded' condition. Taken facing east at 407010 E; 6468596 S.....	18
Plate 7: Cleared vegetation located at the north of the site. Taken facing west at 407043 E; 6468629 S..	19
Plate 8: Area of plant community EmBaBmW on the eastern edge of the site adjacent to a track. Note numerous juvenile <i>Banksia</i> spp. indicating that native species are recolonising areas of previous disturbance. Taken facing southeast at 406974 E; 6468395 S.	20

Figures

- Figure 1: Site Plan and Locality
- Figure 2: Environmental Features
- Figure 3: Plant Communities
- Figure 4: Vegetation Condition

Appendices

Appendix A

Plant Community Dendrogram

Appendix B

Gibson *et al.* (1994) Dataset Comparison Dendrograms

Appendix C

Species List

Appendix D

Species List by Plant Community

Appendix E

Raw Data

LEVEL 1 FLORA AND VEGETATION ASSESSMENT
LOT 2 LAKES ROAD HAZELMERE

1 This Introduction

1.1 Project Background

The Hazelmere Enterprise Area (HEA) has previously been identified as potentially suitable for future industrial use within the Kewdale Hazelmere Integrated Master Plan (WAPC 2006). Following this, the City of Swan (CoS) and the Department of Planning (DoP) jointly prepared the HEA Structure Plan which identified precincts within the Hazelmere area for future and more detailed structure planning. Precinct 9A of the HEA comprises a number of privately and separately owned lots. This assessment was undertaken on one lot within Precinct 9A – Lot 2 Lakes Road. Lot 2 is located within the City of Swan (CoS) and lies between Roe Highway to the west, Midland Road to the east and Lakes Road to the south, comprising approximately 4.1 ha. This area of land will herein be referred to as 'the site' and is shown on **Figure 1**.

The site is zoned 'Rural' in accordance with the Metropolitan Region Scheme (MRS) and 'General Rural' in accordance with the CoS's Town Planning Scheme (TPS) 17 (CoS 2013).

1.2 Purpose and Scope of Assessment

Emerge Associates (Emerge) was engaged to provide environmental consultancy services for a submission relating to MRS Amendment 1251/57-1256/57 – *Amendments in the Hazelmere Enterprise Area Structure Plan* (WAPC 2014). The purpose of this assessment was to provide sufficient environmental information pertaining to the flora and vegetation values within the site to inform this submission.

The scope of this assessment was to undertake a Level 1 flora and vegetation assessment in accordance with the Environmental Protection Authorities (EPA's) Guidance Statement No. 51 – *Terrestrial Flora and Vegetation Surveys for Environmental Impact Assessment in Western Australia* (EPA 2004). As part of this scope of works, the following tasks have been undertaken:

- Desktop review of relevant information pertaining to the site and surrounds, including database searches for threatened flora species and communities.
- A Level 1 flora and vegetation survey in accordance with EPA Guidance Statement No. 51.
- A list of flora species recorded as part of the field survey.
- Determination and mapping of plant communities and vegetation condition across the site.
- Documentation of the desktop assessment and field methods and results into a report.

LEVEL 1 FLORA AND VEGETATION ASSESSMENT
LOT 2 LAKES ROAD HAZELMERE

2 Background

2.1 Climate

The site occurs within the south west of Western Australia, which experiences a moderate Mediterranean climate of hot dry summers and cool wet winters. Long-term climatic averages indicate the site is located in an area of relatively high rainfall, receiving an annual average of 773.2 mm (data for Perth Airport, the nearest current reporting station (Bureau of Meteorology 2014)) with the majority of rainfall received between May and September. Mean maximum temperatures range from 19.7 °C in July and to 36.3 °C in February. Mean minimum temperatures range from 16.2 °C in July to 28.7 °C in February.

2.2 Geomorphology and Soils

The site occurs on the eastern edge of the Swan Coastal Plain (SCP), the geomorphic unit that characterises the Perth metropolitan area and surrounds. It is approximately 20-30 km wide and consists of two sedimentary belts of different origin. Three dune systems (Quindalup, Spearwood and Bassendean) form the western part of the Swan Coastal Plain and are of Aeolian origin (Seddon 2004). The dune systems represent differing ages of deposition with soils at different stages of leaching and formation. On the eastern side of the Swan Coastal Plain, the Pinjarra Plain has been formed from the deposition of alluvial material washed down from the Darling Scarp, which occurs further to the east.

The site specifically forms part of the Ridge Hill Shelf landform, a highly segmented and narrow strip 1.5 - 3 km wide which forms part of the foothills at the base of the Darling Scarp. The Ridge Hill Shelf consists of coalescing alluvial fans deposited by streams losing grade at the bottom of the scarp and remnants of marine terraces (Beard 1990).

Available soil mapping for the site shows that the site is comprised of S₁₀ and Gf₇ map units. The general descriptions for these map units are provided in **Table 1** below.

Table 1: Soil units found on site.

MAP UNIT	DESCRIPTION
Gf ₇	Sand - deep brownish, siliceous and bleached.
S ₁₀	Sand – very light grey at surface, yellow at depth, fine to medium grained, sub rounded quartz, moderately well sorted and of eolian origin in relatively thin veneer over C ₂ , M ₄ and Mc ₂ .

Available topographical contours indicate that the site is gradually sloping down to the north. The site ranges in elevation from approximately 20 metres Australian Height Datum (mAHD) at its lowest point in the north, up to approximately 25 mAHD through the south-east.

LEVEL 1 FLORA AND VEGETATION ASSESSMENT
LOT 2 LAKES ROAD HAZELMERE

2.3 Regional vegetation

The site occurs within the Southwest Province natural region of Western Australia as defined by Beard (1990). Much of the Southwest Province occupies the ancient Western Shield. The Interim Biogeographic Regionalisation of Australia (IBRA) further divides the Southwest Province into smaller areas (Environment Australia 2000) and the site is contained within the Drummond Subregion which occurs along the south-western coast of Western Australia. The Drummond Subregion is characterised as containing mainly *Banksia* low woodland on leached sands with *Melaleuca* swamps where ill-drained; woodland of tuart (*Eucalyptus gomphocephala*), jarrah (*E. marginata*) and marri (*Corymbia calophylla*) on less leached soils (Beard 1990).

At a local level, the site is mapped as containing the Forrestfield complex which is described as "open forest of *Eucalyptus calophylla* – *Eucalyptus wandoo* – *Eucalyptus marginata* to open forest of *Eucalyptus marginata* – *Eucalyptus calophylla* – *Allocasuarina fraseriana* – *Banksia* spp. Fringing woodland of *Eucalyptus rudis* in the gullies that dissect this landform" (Heddlé *et al.* 1986).

Prior to European settlement and the extensive land clearing that followed, the Forrestfield complex covered 21,211 ha of the Swan Coastal Plain. In 2013, 2,524 ha (11.9%) of this complex was estimated to remain on the Swan Coastal Plain (LBP 2013). Of this 2,524 ha remaining, 790 ha (or 3.7% of its pre-European extent) is under some form of protection (for example, within Department of Parks and Wildlife (DPaW) conservation estate, Bush Forever on DPaW managed lands or Bush Forever in Regional Parks) (LBP 2013).

Many studies have indicated that the loss of biodiversity caused by habitat fragmentation is significantly greater once a habitat type falls below 30% of its original extent (Miles 2001). However this is a purely biodiversity orientated objective, and on the Swan Coastal Plain, which is considered a 'constrained area', the EPA has applied a biodiversity protection objective of retaining 10% of each vegetation complex (EPA 2006). The area remaining of Forrestfield Complex falls below the 30% objective, but just above the 10% constrained area objective.

2.4 Significant Flora Species

Flora species may be considered 'Threatened' pursuant to Schedule 1 of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). Threatened species under the EPBC Act are listed as 'Critically Endangered', 'Endangered' or 'Vulnerable'. Any action likely to have a significant impact on a species listed under the EPBC Act requires approval from the Commonwealth Minister for the Environment.

At a state level under the *Wildlife Conservation Act 1950* (WC Act), plant species can be classified as 'Threatened' ('Declared Rare') or 'Priority' where populations are restricted geographically or threatened by local processes. DPaW recognise these threats and subsequently considers population protection and species conservation. DPaW enforces the WC Act to conserve Threatened flora and protect populations. Threatened flora are gazetted under subsection 2 of section 23F of the WC Act and it is an offence to "take" or damage rare flora without Ministerial approval. Section 23F of the Act defines "to take" as "... to gather, pluck, cut, pull up, destroy, dig up, remove or injure the flora to cause or permit the same to be done by any means".

Priority flora species are potentially rare or threatened and are classified in order of threat, however are not afforded statutory protection. The definition and categories of Threatened and Priority flora are listed in **Table 2**.

LEVEL 1 FLORA AND VEGETATION ASSESSMENT
LOT 2 LAKES ROAD HAZELMERE

Table 2: Definition of Threatened and Priority Flora Species (Smith 2010)

CONSERVATION CODE	CATEGORY
T	Threatened Flora – Extant Taxa Taxa which have been adequately searched for and are deemed to be in the wild either rare, in danger of extinction, or otherwise in need of special protection, and have been gazetted as such.
X	Threatened Flora – Presumed Extinct Taxa Taxa which have not been collected, or otherwise verified, over the past 50 years despite thorough searching, or of which all known wild populations have been destroyed more recently, and have been gazetted as such.
P1	Priority One – Poorly Known Taxa Taxa which are known from one or a few (generally <5) populations which are under threat, either due to small population size, or being on lands under immediate threat e.g. road verges, urban areas, farmland, active mineral leases etc., or the plants are under threat, e.g. from disease, grazing by feral animals etc. May include taxa with threatened populations on protected lands. Such taxa are under consideration for declaration as 'rare flora', but are in urgent need of further survey.
P2	Priority Two – Poorly Known Taxa Taxa which are known from one or a few (generally <5) populations, at least some of which are not believed to be under immediate threat (i.e. not currently endangered). Such taxa are under consideration for declaration as 'rare flora', but urgently need further survey.
P3	Priority Three – Poorly Known Taxa Taxa which are known from several populations, and the taxa are not believed to be under immediate threat (i.e. not currently endangered), either due to the number of known populations (generally >5), or known populations being large, and either widespread or protected. Such taxa are under consideration for declaration as 'rare flora' but needs further survey.
P4	Priority Four – Rare Taxa Taxa which are considered to have been adequately surveyed and which, whilst being rare (in Australia), are not currently threatened by any identifiable factors. These taxa require monitoring every 5-10 years.

A search was conducted of the DPaW's databases for Threatened and Priority flora and of the EPBC Act list of Matters of National Environmental Significance (MNES) that occur within the wider local area, and the results are listed in **Table 3**. Seven Threatened flora species (*Acacia aphylla*, *Anthocercis gracilis*, *Calytrix breviseta* subsp. *breviseta*, *Conospermum undulatum*, *Macarthuria keigheryi*, *Thelymitra stellata* and *Trithuria occidentalis*) and 35 Priority flora species were determined to potentially occur within the wider general area.

It should be noted that whilst *Hypocalymma* sp. *Cataby* (G.J. Keighery 5151) was listed as occurring in the area within DPaW's Threatened and Priority flora list, this species is only listed in FloraBase as occurring within the Eneabba region (approximately 250 km north of the site) and in substantially different habitat, thus it is considered that the inclusion of this species is likely to be a technical error.

LEVEL 1 FLORA AND VEGETATION ASSESSMENT
LOT 2 LAKES ROAD HAZELMERE

Table 3: Significant flora species known to occur within the general area

SPECIES	LEVEL OF SIGNIFICANCE		LIFE STRATEGY	SUBSTRATE	FLOWERING PERIOD
	STATE	EPBC ACT LISTING			
<i>Acacia aphylla</i>	T	V	P	Sand, loam, clay loam. Granite outcrops, hills.	Aug-Oct
<i>Anthocercis gracilis</i>	T	V	P	Sandy or loamy soils. Granite outcrops.	Sep-Oct
<i>Calytrix breviseta</i> subsp. <i>breviseta</i>	T	E	P	Sandy clay. Swampy flats.	Oct-Nov
<i>Conospermum undulatum</i>	T	V	P	Grey or yellow -orange clayey sand.	May-Oct
<i>Macarthuria keigheryi</i>	T	E	P	White or grey sand.	Sept-Dec or Feb-Mar
<i>Thelymitra stellata</i>	T	E	PG	Gravelly loam and lateritic hilltops.	Oct-Nov
<i>Trithuria occidentalis</i>	T	E	A	Claypans. Muddy.	Sep-Oct
<i>Acacia drummondii</i> subsp. <i>affinis</i>	P3	-	P	Lateritic gravelly soils.	Jul-Oct
<i>Acacia horridula</i>	P3	-	P	Gravelly soils over granite, sand. Rocky hillsides.	May-Oct
<i>Acacia oncinophylla</i> subsp. <i>oncinophylla</i>	P3	-	P	Granitic soils.	Aug-Oct
<i>Asteridea gracilis</i>	P3		A	Sand, clay, gravelly soils.	Sep-Dec
<i>Banksia pteridifolia</i> subsp. <i>vernalis</i>	P3	-	P	White/grey sand over laterite.	Sep-Oct
<i>Bolboschoenus medianus</i>	P1	-	P	Mud. In water and on river banks.	Nov
<i>Byblis gigantea</i>	P3	-	P	Seasonally wet areas.	Sep-Dec or Jan
<i>Calothamnus accedens</i>	P4	-	P	Sandy soils over laterite.	Sep-Apr
<i>Carex tereticaulis</i>	P1	-	P	Black peaty sand.	Sept-Oct
<i>Eryngium</i> sp. <i>Subdecumbens</i> (G.J. Keighery 5390)	P3	-	P/A	Seasonally wet areas. Clay soils.	Sep-Nov
<i>Grevillea manglesii</i> subsp. <i>dissectifolia</i>	P3	-	P	Gravelly loam, moist. Roadsides	June-Nov
<i>Grevillea pimeleoides</i>	P4	-	P	Rocky hillsides.	May-Nov
<i>Haemodorum loratum</i>	P3	-	P	Grey or yellow sand, gravel.	Nov
<i>Halganja corymbosa</i>	P3	-	P	Gravelly soils and soils over granite.	Aug-Nov

LEVEL 1 FLORA AND VEGETATION ASSESSMENT
 LOT 2 LAKES ROAD HAZELMERE

SPECIES	LEVEL OF SIGNIFICANCE		LIFE STRATEGY	SUBSTRATE	FLOWERING PERIOD
	STATE	EPBC ACT LISTING			
<i>Hydrocotyle lemnoidea</i>	P4	-	AA	Swamps.	Aug-Oct
<i>Hydrocotyle striata</i>	P1	-	AA	Clay. Springs.	Sep-Oct
<i>Hypocalymma</i> sp. Calaby (G.J. Keighery 5151)	P2	-	P	Grey Sand.	Aug
<i>Isopogon drummondii</i>	P3	-	P	White, grey or yellow sand, often over laterite.	Feb-June
<i>Jacksonia sericea</i>	P4	-	P	Calcareous and sandy soils.	Dec-Feb
<i>Lasiopetalum bracteatum</i>	P4	-	P	Sandy clay, clay, lateritic gravel.	Aug-Nov
<i>Lepyrodia curvescens</i>	P2	-	P	Sand, laterite, seasonally inundated swampland.	Sept-Nov
<i>Meionectes tenuifolia</i>	P3	-	P/A	Swamp. Clay.	Sep-Nov
<i>Myriophyllum echinatum</i>	P3	-	A	Clay, winter wet flats.	Nov
<i>Ornduffia submersa</i>	P4	-	P	Wetlands. Wet clay or sandy soils	Sep-Nov
<i>Phyllangium palustre</i>	P2	-	A	Winter- wet claypans, low- lying seasonal wetlands.	Oct-Nov
<i>Pithocarpa corymbulosa</i>	P3	-	P	Gravelly or sandy loam.	Jan-Apr
<i>Schoenus griffinianus</i>	P3	-	P	White sand.	Sept-Oct
<i>Senecio gilbertii</i>	P1	-	P	Peaty sand, swamps, slopes.	Sept-Nov
<i>Stylidium longitubum</i>	P3	-	A	Sandy clay, clay, seasonal wetlands.	Oct-Dec
<i>Stylidium striatum</i>	P4	-	P	Brown clay loam over laterite.	Oct-Nov
<i>Templetonia drummondii</i>	P4	-	P	Lateritic soils.	Aug-Sep
<i>Tetratheca</i> sp. Granite (S. Patrick SP1224)	P3	-	P	Clay. Moist loam, clayey sand, granite boulders.	Sep-Nov(Dec)
<i>Thelymitra magnifica</i>	P1	-	PG	Stony ridges.	Oct
<i>Thelymitra variegata</i>	P3	-	PG	Sandy clay, sand, laterite.	Jun-Sept
<i>Verticordia lindleyi</i> subsp. <i>lindleyi</i>	P4	-	P	Sand, sandy clay.	May or Nov-Dec or Jan

Note: P=Perennial, PG=Perennial Geophyte, A=Annual, AA=Aquatic Annual, E=Endangered, CE=Critically Endangered, V=Vulnerable.

LEVEL 1 FLORA AND VEGETATION ASSESSMENT
LOT 2 LAKES ROAD HAZELMERE

2.5 Threatened Ecological Communities (TECs) and Priority Ecological Communities (PECs)

In Western Australia, Threatened Ecological Communities (TECs) are determined by the Western Australian Threatened Ecological Communities Scientific Advisory Committee (WATECSAC) and endorsed by the Minister for the Environment. The WATECSAC is an independent group comprised of representatives from organizations including tertiary institutions, the WA Museum and DPaW. Communities are assigned to one of the categories outlined in **Table 4** relating to their status of threat. While they are not afforded direct statutory protection at a state level (unlike Threatened flora under the WC Act) their significance is acknowledged through other state environmental approval processes such as Environmental Impact Assessment pursuant to Part IV of the *Environmental Protection Act 1986* (EP Act) and Part V of the EP Act and associated clearing regulations.

Table 4: *Categories of Threatened Ecological Communities (English and Blyth 1997)*

CONSERVATION CATEGORY	DESCRIPTION
PD	Presumably Totally Destroyed An ecological community that has been adequately searched for but for which no representative occurrences have been located.
CE	Critically Endangered An ecological community that has been adequately surveyed and is found to be facing an extremely high risk of total destruction in the immediate future.
E	Endangered An ecological community that has been adequately surveyed and is not critically endangered but is facing a very high risk of total destruction in the near future.
V	Vulnerable An ecological community that has been adequately surveyed and is not critically endangered or endangered but is facing a high risk of total destruction or significant modification in the medium to long-term future.

'Threatened Communities' are also afforded statutory protection at a Federal level pursuant to the EPBC Act. The EPBC Act provides for the protection of ecological communities, which are listed under section 181 of the Act. They are categorised as either 'Critically Endangered', 'Endangered' or 'Vulnerable'.

Communities may also be listed as a Priority Ecological Community (PEC). This is an ecological community that is under consideration for listing as a state level TEC, but does not yet meet survey criteria or has not been adequately defined, and can be placed on the list of PECs in either Category 1, 2 or 3 (these are described in **Table 5**). Ecological communities that are adequately known and are rare but not threatened, or meet criteria for "Near Threatened", or that have been recently removed from the Threatened list, are placed in Priority 4. These ecological communities require regular monitoring. Conservation dependent ecological communities are placed in Priority 5 (DEC 2009).

LEVEL 1 FLORA AND VEGETATION ASSESSMENT
LOT 2 LAKES ROAD HAZELMERE

Table 5: Categories of Priority Ecological Communities (DEC 2009)

PRIORITY CATEGORIES	DESCRIPTION
Priority 1	Ecological communities with apparently few, small occurrences, all or most not actively managed for conservation (e.g. within agricultural or pastoral lands, urban areas, active mineral leases) and for which current threats exist. Communities may be included if they are comparatively well-known from one or more localities but do not meet adequacy of survey requirements, and/or are not well defined, and appear to be under immediate threat from known threatening processes across their range.
Priority 2	Communities that are known from few small occurrences, all or most of which are actively managed for conservation (e.g. within national parks, conservation parks, nature reserves, State forest, unallocated Crown land, water reserves, etc.) and not under imminent threat of destruction or degradation. Communities may be included if they are comparatively well known from one or more localities but do not meet adequacy of survey requirements, and/or are not well defined, and appear to be under threat from known threatening processes.
Priority 3	Communities that are known from several to many occurrences, a significant number or area of which are not under threat of habitat destruction or degradation or: (i) communities known from a few widespread occurrences, which are either large or within significant remaining areas of habitat in which other occurrences may occur, much of it not under imminent threat, or; (ii) communities made up of large, and/or widespread occurrences, that may or not be represented in the reserve system, but are under threat of modification across much of their range from processes such as grazing by domestic and/or feral stock, and inappropriate fire regimes. Communities may be included if they are comparatively well known from several localities but do not meet adequacy of survey requirements and/or are not well defined, and known threatening processes exist that could affect them.
Priority 4	Ecological communities that are adequately known, rare but not threatened or meet criteria for Near Threatened or that have been recently removed from the threatened list. These communities require regular monitoring.
Priority 5	Ecological communities that are not threatened but are subject to a specific conservation program, the cessation of which would result in the community becoming threatened within five years.

A search was conducted of the DPaW's TEC and PEC database, as well as the EPBC Act list of MNES. These searches resulted in one PEC and six TEC's occurring within 10 km of the site, as listed in Table 6. Of the TECS listed, three (SCP 3c, SCP 20c and SCP 3a) are listed as 'Critically Endangered' within Western Australia and also 'Endangered' pursuant to the Commonwealth's EPBC Act.

Identified occurrences of TEC's SCP 20a and 20c within DPaW's TEC and PEC database are located in close proximity to the site. Within DPaW's database, the recorded locations of these occurrences are mapped with a 5 km radius to capture the surrounding areas that may also contain the TECs. The 5 km radius areas surrounding the occurrences of TEC's SCP20a and SCP20c fall across the site, indicating that these TECs may potentially be present.

LEVEL 1 FLORA AND VEGETATION ASSESSMENT
LOT 2 LAKES ROAD HAZELMERE

Table 6: TEC's within the wider local area

COMMUNITY CODE	COMMUNITY NAME	TEC/PEC	LEVEL OF SIGNIFICANCE	
			STATE	EPBC ACT LISTED
SCP3a	<i>Eucalyptus calophylla</i> - <i>Kingia australis</i> woodlands on heavy soils	TEC	Critically Endangered	Endangered
SCP3c	<i>Eucalyptus calophylla</i> - <i>Xanthorrhoea preissii</i> woodlands and shrublands	TEC	Critically Endangered	Endangered
SCP20c	Shrublands and woodlands of the eastern side of the Swan Coastal Plain	TEC	Critically Endangered	Endangered
SCP20a	<i>Banksia attenuata</i> woodland over species rich dense shrublands	TEC	Endangered	-
SCP20b	<i>Banksia attenuata</i> and/or <i>Eucalyptus marginata</i> woodlands of the eastern side of the Swan Coastal Plain	TEC	Endangered	-
SCP07	Herb rich saline shrubs in clay pans	TEC	Vulnerable	-
Central Granite Shrublands (Com 5, Markey)	Central Northern Darling Scarp Granite Shrubland Community	PEC	Priority 4	-

2.6 Bush Forever and Conservation Reserves

Remnant vegetation within the site, extending west and south of the site on both sides of Roe Highway is recognised as regionally significant bushland and therefore included within Bush Forever policy as Bush Forever Site Number 481 (BF 481) – *Stirling Crescent Bushland, Hazelmere* (Government of WA 2000). A limited survey conducted as part of the Bush Forever project in 1998 by the Department of Environmental Protection (now DPaW) inferred that Floristic Community Types (FCTs) 3a and 20c occurred within BF 481. The attributes contributing to the regional significance of BF 481 include the representation of ecological communities and rarity (Government of WA 2000).

Directly to the east of the site, a large area of remnant vegetation is included within Bush Forever Site Number 213 (BF 213) – *Bushmead Bushland, Swan* (Government of WA 2000). The FCTs 3c, 20a and 20c were either inferred or identified (through field survey) to occur within BF 213. The attributes contributing to the regional significance of BF 213 include the representation of ecological communities, rarity, scientific or evolutionary importance and general criteria for the protection of wetland, streamline and estuarine fringing and coastal vegetation (Government of WA 2000).

The Bush Forever sites within or in close proximity to the site are shown on **Figure 2**.

2.7 Biodiversity Linkages

Biodiversity or ecological linkages allow the movement of fauna, flora and genetic material between areas of fragmented remnant habitat. The movement of fauna and the exchange of genetic material between vegetation remnants improve the viability of those remnants by allowing greater access to breeding partners, food sources, refuge from disturbances such as fire and maintenance of genetic

LEVEL 1 FLORA AND VEGETATION ASSESSMENT

LOT 2 LAKES ROAD HAZELMERE

diversity of plant communities and populations. Biological linkages are often continuous or near-continuous as the more fractured a linkage is, the less ease flora and fauna have in moving within the corridor (Alan Tingay and Associates 1998).

Biodiversity or ecological linkages have been identified by the State Government in Bush Forever, Perth's Greenways and the System 6 study and are supported by the WA Local Government Association (Molloy *et al.* 2007) and have been published by the Perth Biodiversity Project. These identified linkages reflect the on-ground linkages throughout the Perth Metropolitan area. The dataset is employed as a conservation tool aimed to conserve and enhance our regional biological linkages.

Remnant vegetation in the northern section of the site contributes to the intactness of Regional Ecological Linkage 33. This ecological linkage joins up with Regional Ecological Linkage 134 north of the site and Regional Ecological Linkage 34 south-east of the site. Regional Ecological Linkage 33 is shown on **Figure 2**.

2.8 Wetlands

Wetlands in Western Australia are defined as "areas of seasonally, intermittently or permanently waterlogged soils or inundated land, whether natural or otherwise, fresh and saline, e.g. waterlogged soils, ponds, billabongs, lakes, swamps, tidal flats, estuaries, rivers and the tributaries" (Wetlands Advisory Committee 1977). This definition has been adopted by Semeniuk (1987) and by V & C Semeniuk Group for the purposes of wetland mapping and classification on the Swan Coastal Plain (Hill *et al.* 1996).

The DPaW digitised the original Hill *et al.* (1996) mapping to form the Geomorphic Wetland Swan Coastal Plain Dataset, which categorises the individual wetlands into specific management categories as described in **Table 7**.

Table 7: Wetland management categories and management objectives (WAPC 2005)

MANAGEMENT CATEGORY	DESCRIPTION OF WETLAND	MANAGEMENT OBJECTIVES
Conservation (CCW)	Supports high levels of attributes and functions	Preserve wetland attributes and functions through reservation in national parks, crown reserves and state owned land. Protection provided under environmental protection policies.
Resource Enhancement (REW)	Partially modified but still supporting substantial functions and attributes	Restore wetland through maintenance and enhancement of wetland functions and attributes. Protection via crown reserves, state or local government owned land, environmental protection policies and sustainable management on private properties.
Multiple Use (MUW)	Few wetland attributes but still provide important hydrological functions	Use, development and management considered in the context of water, town and environmental planning through land care.

A review of the area indicated that no geomorphic wetlands occur within the site. The nearest geomorphic wetlands are located at least 500 m from the site and are MUWs.

LEVEL 1 FLORA AND VEGETATION ASSESSMENT
LOT 2 LAKES ROAD HAZELMERE

2.9 Environmentally Sensitive Areas

Environmentally Sensitive Areas (ESAs) are areas prescribed under the *Environmental Protection (Clearing of Native Vegetation) Regulations 2004*. As a result ESAs are relevant when clearing permit requirements are being considered. ESAs have been identified to protect the native vegetation values of areas surrounding significant, threatened or scheduled ecosystems and communities. ESA's generally occur over or in association with:

- A declared World Heritage property.
- An area that is registered on the Register of the National Estate, because of its natural values.
- A defined wetland and the area within 50 m of the wetland.
- The area covered by vegetation within 50 m of Threatened flora, to the extent to which the vegetation is continuous with the vegetation in which the Threatened flora is found.
- The area covered by a TEC.
- In the Metropolitan Region a Bush Forever site listed in "Bush Forever" Volumes 1 and 2 (Government of WA 2000).

In addition to the above, ESAs are declared in accordance with the following policies:

- The *Environmental Protection (Gnangara Mound Crown Land) Policy 1992*.
- The *Environmental Protection (Western Swamp Tortoise) Policy 2002*.
- The areas covered by the lakes to which the *Environmental Protection (Swan Coastal Plain Lakes) Policy 1992* applies.
- Protected wetlands as defined in the *Environmental Protection (South West Agricultural Zone Wetlands) Policy 1998*.
- Areas of fringing native vegetation in the policy area as defined in the *Environmental Protection (Swan and Canning Rivers) Policy 1998*.

A search of the DPaW's Native Vegetation mapping database identified that the entire site comprises a large ESA is likely to be associated with the Bush Forever sites and occurrences of TECs close to the site.

2.10 Regional and Local Significance

Apart from being listed as either Threatened or Priority flora, plant species may be significant for a number of other reasons. EPA *Guidance Statement No. 51* (2004) states that significant flora may include taxa that have:

- a keystone role in a particular habitat for threatened species, or supporting large populations representing a significant proportion of the local regional population of a species
- relic status
- anomalous features that indicate a potential new discovery
- being representative of the range of a species (particularly, at the extremes of range, recently discovered range extensions, or isolated outliers of the main range)
- the presence of restricted subspecies, varieties or naturally occurring hybrid
- local endemism/a restricted distribution
- being poorly reserved.

Similarly, plant communities may be significant for reasons other than a listing as a TEC or PEC. EPA (2004) indicates that these reasons include:

LEVEL 1 FLORA AND VEGETATION ASSESSMENT
LOT 2 LAKES ROAD HAZELMERE

- scarcity
- unusual species
- novel combinations of species
- a role as a refuge
- a role as a key habitat for threatened species or large populations representing a significant proportion of the local to regional total population of a species
- being representative of the range of a unit (particularly, a good local and/or regional example of a unit in 'prime' habitat, at the extremes of range, recently discovered range extensions, or isolated outliers of the main range)
- a restricted distribution.

Conospermum incurvum was identified as occurring within BF 481 (Government of WA 2000) and thus may occur within the portion of this BF site within the site. *C. incurvum* is not listed as Threatened or Priority Flora but is noted to be of significance due to 'populations at the northern or southern limit of their known geographical range' and 'significant populations' (Government of WA 2000). No other species of regional or local significance were identified as highly likely to occur within the site based on the background review. Any significant species found to occur within the site on the basis of the field survey will be identified in **Section 4.3**.

2.11 Historical Aerial Photography

Historical aerial photography available through Landgate indicates that the site contained relatively undisturbed native vegetation until 1965 (**Plate 1**). By 1974 a large tract running through the centre of the site was cleared for a power line easement, extending to the south of the site. At the same time the northern portion of the site was cleared and the south eastern corner of the site was also partially cleared (**Plate 2**). Most of the southern portion of the site appears to have been recolonised by native vegetation by 2000 (**Plate 3**), as well as some areas in the northern most portion of the site. By 2001 however the vegetation appears sparser, potentially through stock grazing (**Plate 4**). Since this time the vegetation appears to have been gradually recolonised by native vegetation, with some patches remaining cleared at the northern and south eastern edges of the site.

LEVEL 1 FLORA AND VEGETATION ASSESSMENT
LOT 2 LAKES ROAD HAZELMERE



Plate 1: Aerial photography taken in 1965 (Landgate 2014).



Plate 2: Aerial photography taken in 1974 (Landgate 2014).



Plate 3: Aerial photography taken in 2000 (Landgate 2014).



Plate 4: Aerial photography taken in 2001 (Landgate 2014).

LEVEL 1 FLORA AND VEGETATION ASSESSMENT
LOT 2 LAKES ROAD HAZELMERE

2.12 Previous Surveys

A survey of the vegetation within the site was undertaken by Emerge in 2013 as part of a wider survey within Precinct 9A. This assessment identified four plant communities occurring over the wider area, including vegetation that either represented or had previously represented FCT 20a and FCT 3c. Both of these FCTs are listed as TECs at a state level, whilst FCT 3c is also listed pursuant to the EPBC Act.

In addition, Threatened Flora species *Conospermum undulatum* was located occurring approximately two km south of the site, as was Priority 3 Flora species *Isopogon drummondii*.

LEVEL 1 FLORA AND VEGETATION ASSESSMENT
LOT 2 LAKES ROAD HAZELMERE

3 Methodology

3.1 Field Survey

3.1.1 Flora and Vegetation

A botanist and an environmental consultant from Emerge visited the site on 22 August 2013 and 12 May 2014 and undertook a flora and vegetation survey. The entire site was traversed on foot and sampling of the vegetation was undertaken using four non-permanent relevés and five 10 x 10 m non-permanent quadrats, selected to adequately sample the range of vegetation observed (as shown on **Figure 3**). The position of each survey location was recorded with a hand-held GPS unit and all vascular plant species were recorded within the quadrat or relevé area. An estimate of the percentage Foliage Projective Cover (FPC) was made for each species at each survey location. In addition, opportunistic plant taxa observed across the site were recorded over the course of the survey.

Data recorded at each quadrat and relevé included:

- Site details (site name, site number, observers, date and location).
- Environmental data (slope, aspect, bare-ground, rock outcropping soil type and colour class, litter layer, topographical position and time since last fire event).
- Biological data (vegetation structure and condition, degree of disturbance, species present and cover percentages).

The condition of the vegetation across the site was assessed to assist in determining conservation values of the remnant vegetation. Vegetation condition was rated according to Keighery (1994), a vegetation condition scale commonly used in the Perth Metropolitan Region, but which is also appropriate for peri-urban areas. The categories are listed and defined in **Table 8**.

All plant specimens collected during the field survey were dried, pressed and then named in accordance with requirements of the Western Australian Herbarium. Identification of specimens occurred through comparison with named material and through the use of taxonomic keys.

Table 8: Vegetation condition scale (Keighery 1994).

VEGETATION CONDITION	DEFINITION
Pristine	Pristine or nearly so, no obvious signs of disturbance.
Excellent	Vegetation structure intact, disturbance affecting individual species and weeds are non-aggressive species.
Very Good	Vegetation structure altered obvious signs of disturbance. For example, disturbance to vegetation structure caused by repeated fires, the presence of some more aggressive weeds, dieback, logging and grazing
Good	Vegetation structure significantly altered by very obvious signs of multiple disturbances. Retains basic vegetation structure or ability to regenerate it. For example, disturbance to vegetation structure caused by very frequent fires, the presence of some very aggressive weeds at high density, partial clearing, dieback and grazing.

LEVEL 1 FLORA AND VEGETATION ASSESSMENT

LOT 2 LAKES ROAD HAZELMERE

VEGETATION CONDITION	DEFINITION
Degraded	Basic vegetation structure severely impacted by disturbance. Scope for regeneration but not to a state approaching good condition without intensive management. For example, disturbance to vegetation structure caused by very frequent fires, the presence of very aggressive weeds, partial clearing, dieback and grazing.
Completely Degraded	The structure of the vegetation is no longer intact and the area is completely or almost completely without native species. These areas are often described as 'parkland cleared' with the flora comprising weed or crop species with isolated native trees or shrubs.

3.2 Mapping and Data Analysis

Aerial photography (1: 1,750) was used to map the local plant communities. The plant communities were identified from the quadrat and relevé data. A cluster analysis was performed on the dataset (quadrats only) by converting the FPC for each species at each sample location to a Domin value (Kent and Coker 1994). Classification was undertaken using hierarchical clustering within the analysis package Primer-6 (Clarke and Gorley 2006), with groups defined using the Bray-Curtis distance measure. Groups were further defined by using a similarity probability measure, with a significance level of $p = 5\%$. The resultant dendrogram is provided in **Appendix A**.

Once the groups had been defined by the cluster analysis, the vegetation was described according to the dominant species present using the structural formation descriptions of the National Vegetation Inventory System (NVIS) (ESCAVI 2003). The identified plant communities were then mapped on aerial photography (1:1,750) from the survey data points and boundaries interpreted from aerial photography.

Once each plant community had been described and mapped, the community was compared to the regional FCT studies and dataset by Gibson *et al.* (1994). FCTs were determined statistically using presence/absence species data. Site quadrat data was reconciled with the SCP dataset of Gibson *et al.* (1994) by standardising the names of taxa with those used in the earlier study. This was necessary due to changes in nomenclature in the intervening period. Taxa that were only identified to genus level were excluded while some infra-species that have been identified since 1994 were reduced to species level. The combined dataset was then imported into the statistical analysis package Primer-6 (Clarke and Gorley 2006). As data from a localised study as this one is often highly spatially correlated compared to the data from a regional study, the site data was added to the SCP dataset and analysed for each individual sample site. This removes the influence of spatial correlation when assigning a FCT to the local plant communities. Classification was undertaken using a group-average hierarchical clustering technique using the Bray-Curtis distance measure (as described above for plant community determination). The relevant portions of the dendrograms produced are provided in **Appendix B**.

LEVEL 1 FLORA AND VEGETATION ASSESSMENT
LOT 2 LAKES ROAD HAZELMERE

4 Results

4.1 Flora

A total of 76 native and 15 introduced (weed) species were recorded during this survey as occurring within the site in 2013 and 2014, representing 29 families and 71 genera. The dominant families containing native taxa were Fabaceae (13 native taxa and two introduced taxa), Proteaceae (seven native taxa) as well as Myrtaceae, Cyperaceae, Restionaceae and Haemodoraceae (each with five native taxa). The most common genera were *Daviesia*, *Banksia* and *Drosera* (each with four native taxa).

For a complete species list, species list by plant community and individual survey site data refer to **Appendix C**, **Appendix D** and **Appendix E** respectively.

4.1.1 Declared Weeds

Particularly invasive weed species are listed as 'Declared Pests' pursuant to the *Biosecurity and Agriculture Management Act 2007* (BAM Act). Declared Pest status means weed species are highly invasive and aggressive. No Declared Pest species were located during the field survey.

4.1.2 Threatened, Priority Flora and Species of Significance

No Threatened, Priority Flora or species of significance were recorded during the survey.

4.2 Plant Communities

Two relatively intact plant communities and areas of cleared vegetation were identified and described within the site. They are shown on **Figure 3** and described as follows:

EmBaBmW – Isolated trees to open woodland of *Eucalyptus marginata* subsp. *marginata* and *Allocasuarina fraseriana* over woodland of *Banksia attenuata*, *B. menziesii*, *B. grandis* and *Adenanthos cygnorum* over low shrubland of *Xanthorrhoea preissii* and *Hibbertia hypericoides* over forbland of *Dasyopogon obliquifolius*, *Conostylis* spp. and *Anigozanthos manglesii* and sedge/rushland of *Desmocladius flexuosus*, *Lyginia imberbis* and *Alexgeorgea nitens* (**Plate 5**).

EpMpXpOW – Isolated trees to open woodland of *Eucalyptus patens* and *Eucalyptus marginata* (with *Melaleuca preissiana* also present at the very north-western extent) over sparse low woodland of *B. ilicifolia*, *B. attenuata*, *B. menziesii*, *B. grandis* and *Adenanthos cygnorum* over low open shrubland of *Xanthorrhoea preissii* and *Jacksonia floribunda* over sparse native forbs and sedges and grass weeds (**Plate 6**).

Cleared – Isolated native shrubs over pasture weeds (**Plate 7**).

LEVEL 1 FLORA AND VEGETATION ASSESSMENT
LOT 2 LAKES ROAD HAZELMERE



Plate 5: Plant Community *EmBaBmW* in 'Very Good' condition. Taken facing east at 406983 E; 6468463 S.



Plate 6: Plant Community *EpMpXpOW* in 'Degraded' condition. Taken facing east at 407010 E; 6468596 S.

LEVEL 1 FLORA AND VEGETATION ASSESSMENT
LOT 2 LAKES ROAD HAZELMERE

Plate 7: Cleared vegetation located at the north of the site. Taken facing west at 407043 E; 6468629 S.

4.3 Analysis of Floristic Community Types

Based on the comparison between the plant communities described above and the Gibson *et al.* (1994) Swan Coastal Plain floristic survey dataset, the FCTs present within the site are likely to be FCT 20a – “*Banksia attenuata* woodlands over species rich dense shrublands” and FCT 22 – “*Banksia ilicifolia* woodlands”. Only those areas of intact vegetation can be considered to still represent these FCTs.

Survey data from plant community **EmBaBmW** tended to show 30-40% similarity to Gibson *et al.* (1994) dataset sites APBF-1 and APBF-2 which represent FCT 20a. FCT 20a is described as “unreserved” and “endangered” by Gibson *et al.* (1994). FCT 20a is listed as an ‘Endangered’ TEC pursuant to the EP Act, but is not listed under the EPBC Act. The relevant portion of the dendrogram produced is provided in **Appendix B**.

Survey data from plant community **EpMpXpOW** showed 26% similarity to Gibson *et al.* (1994) dataset site PLINE-6 which represents FCT 22. FCT 22 is described as “poorly reserved” and “susceptible” by Gibson *et al.* (1994) and is listed as a PEC (Priority 2). The relevant portion of the dendrogram produced is provided in **Appendix B**.

4.4 Vegetation Condition

The vegetation across the site ranged from ‘Completely Degraded’ to ‘Very Good’ condition and is shown on **Figure 4**. ‘Completely Degraded’ areas occur at the very northern and southern extents of the site and the numerous tracks located within the site. These areas have been subject to significant

LEVEL 1 FLORA AND VEGETATION ASSESSMENT
LOT 2 LAKES ROAD HAZELMERE

grass weed invasion as well as some larger woody weeds in the southern areas and contained occasional native trees and shrubs in the northern most areas.

'Degraded' areas existed as relatively disturbed areas within the remnant vegetation, mainly at the northern end of the site. A portion of BF 481 was in 'Degraded' condition due to historical stock grazing.

A number of areas of 'Good' or 'Very Good' condition vegetation occurred mainly within the southern and eastern portions of the site and are located within the portion of the site mapped as BF 481. These areas contain a reasonably intact vegetation structure and some invasive weeds in lower densities than observed in the 'Degraded' and 'Completely Degraded' areas. Significant regeneration of native flora species was also observed, as shown in **Plate 8**.



Plate 8: Area of plant community *EmBaBmW* on the eastern edge of the site adjacent to a track. Note numerous juvenile *Banksia* spp. indicating that native species are recolonising areas of previous disturbance. Taken facing southeast at 406974 E; 6468395 S.

LEVEL 1 FLORA AND VEGETATION ASSESSMENT
LOT 2 LAKES ROAD HAZELMERE

5 Discussion

The site is mapped as comprising vegetation of the Forrestfield vegetation complex, which is described as an "open forest of *Eucalyptus calophylla* – *Eucalyptus wandoo* – *Eucalyptus marginata* to open forest of *Eucalyptus marginata* – *Eucalyptus calophylla* – *Allocasuarina fraseriana* – *Banksia* spp. Fringing woodland of *Eucalyptus rudis* in the gullies dissect this landform". The remnant vegetation within the site is considered to be consistent with the Forrestfield vegetation complex.

Approximately 11.9% of the original extent of the Forrestfield Vegetation Complex remains on the Swan Coastal Plain, which is just above the 10% biodiversity objective threshold for 'constrained areas' (EPA 2006) and below the biodiversity objective of 30% retention. However, only those areas of intact ('Good' or better condition) remnant vegetation would still be considered to be representative of this complex.

91 flora species were found to occur within the site, including 15 non-native introduced species. No Threatened or Priority Flora were found within the site despite known occurrences approximately 2km to the south of the site. *Conospermum undulatum* (Threatened) and *Isopogon drummondii* (Priority 3) would have been in flower over the survey periods and thus are likely to have been recorded if present. Whilst a number of annual species would not have been observable over the periods of the survey, the majority of these occur on clay or rocky soils or wetlands and thus would not be likely to occur within the site. All other species would either have been detectable over the survey periods or unlikely to occur based on soil and habitat preferences.

Two native plant communities plus areas of cleared vegetation were recorded on the site. Plant community **EmBaBmW** was located through the southern half of the site, extending outside of the site boundary into the road reserve adjacent to Roe Highway. Plant community **EmBaBmW** consisted of isolated trees to open woodland of *Eucalyptus marginata* subsp. *marginata* and *Allocasuarina fraseriana* over woodland of *Banksia attenuata*, *B. menziesii*, *B. grandis* and *Adenanthos cygnorum* over low shrubland of *Xanthorrhoea preissii* and *Hibbertia hypericoides* over forbland of *Dasyopogon obliquifolius*, *Conostylis* spp. and *Anigozanthos manglesii* and sedgeland of *Desmocladius flexuosus* and *Alexgeorgea nitens*. This community was relatively species rich despite the disturbances and clearing in adjacent areas, with the areas in best condition containing an average of 43 species per survey location. Plant Community **EmBaBmW** is considered likely to represent FCT 20a - *Banksia attenuata* woodlands over species rich dense shrublands. This FCT is listed as an 'Endangered' TEC within Western Australia, but is not listed federally under the EPBC Act. The areas containing plant community **EmBaBmW** in 'Good' or 'Very Good' condition are considered to be of local and regional conservation significance, based of its status as a TEC. These areas are also mapped within BF 481.

Plant community **EpMpXpOW** was located at the northern extent of the site and was in 'Degraded' condition throughout this area. This community contained a number of the species found to occur within plant community **EmBaBmW** but appears somewhat transition between higher elevation dryland community and lower elevation and seasonally damp areas. This is evident from the presence of a number of the species that tend to occupy seasonally damp/higher groundwater locations. These species include *Eucalyptus patens*, *Melaleuca preissiana*, *Scholtzia involucreata* and *Banksia ilicifolia*. Further north of the site *Melaleuca preissiana* trees occur more dominantly, although this area is also considerably degraded and tends to contain few native understorey species excepting *Xanthorrhoea preissii* amongst the dominant grassy weeds. Plant community **EpMpXpOW** was determined to most closely represent FCT 22 – *Banksia ilicifolia* woodlands. This is a generally a lower lying *Banksia* community type and is listed as a Priority 2 Ecological Community. However, the entirety of plant

LEVEL 1 FLORA AND VEGETATION ASSESSMENT
LOT 2 LAKES ROAD HAZELMERE

community **EpMpXpOW** within the site is in 'Degraded' condition and thus would not be considered to still represent this FCT to any high degree.

The vegetation across the site ranged from 'Completely Degraded' to 'Very Good' condition. 'Completely Degraded' areas occur at the very northern and southern extents of the site and the numerous tracks located within the site. 'Degraded' areas existed as relatively disturbed areas within the remnant vegetation, mainly at the northern end of the site. A portion of BF 481 was in 'Degraded' condition due to historical stock grazing. The southern portion of the site was generally in 'Good' or 'Very Good' condition vegetation due to reasonably high numbers of native flora species and whilst some invasive weeds were present, they occurred in relatively low density compared to the 'Degraded' portions of the site. There was also considerable evidence of recolonisation of disturbed areas by native species within plant community **EmBaBmW**, as shown in **Plate 4**. The 'Good' and 'Very Good' condition areas of the site are located within the portion of the site mapped as BF 481. All areas of 'Good' or better condition vegetation comprised plant community **EmBaBmW** and thus represent the TEC, FCT 20a.

The site has been subject to considerable historical disturbance through grazing and clearing. Despite this, a relatively high level of biodiversity remains through the southern portion of the site. This is most likely due to the presence of remnant bushland occurring to the west and east of the site and sufficient seed dispersal between these areas of bushland. The northern portion of the site, including part of BF 481, however contained 'Degraded' plant communities with few remaining values.

The areas of remnant vegetation in 'Good' or better condition represent a TEC and are contained within BF 481. Given these values and the limited vegetation remaining within the Forrestfield Vegetation Complex, the remnant vegetation within the site in 'Good' or better condition is considered to be of local and regional significance.

LEVEL 1 FLORA AND VEGETATION ASSESSMENT
LOT 2 LAKES ROAD HAZELMERE

6 Conclusions and Recommendations

The site was not found to contain any Threatened or Priority Flora species however the areas of remnant vegetation in 'Good' or better condition represent a state listed TEC (FCT 20a) and are included within BF 481. The entire site also contributes to the intactness of a biodiversity linkage connecting adjacent areas of remnant bushland.

Given the values listed above and the limited vegetation remaining within the Forrestfield vegetation complex, the remnant vegetation in 'Good' and 'Very Good' condition within the site is considered to be of local and regional significance. The northern half of the site (including a portion included within BF 481), contained 'Degraded' plant communities with limited values remaining and thus these areas are not considered to be locally or regionally significant.

Based on the findings of this assessment, it is recommended that in the context of the Metropolitan Region Scheme amendment process, consideration is given to retention and appropriate management of those areas comprising plant community **EmBaBmW** in 'Good' or better condition.

LEVEL 1 FLORA AND VEGETATION ASSESSMENT
LOT 2 LAKES ROAD HAZELMERE

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LEVEL 1 FLORA AND VEGETATION ASSESSMENT
LOT 2 LAKES ROAD HAZELMERE

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FIGURES



Figure 1: Site Plan and Locality

Figure 2: Environmental Features

Figure 3: Plant Communities

Figure 4: Vegetation Condition

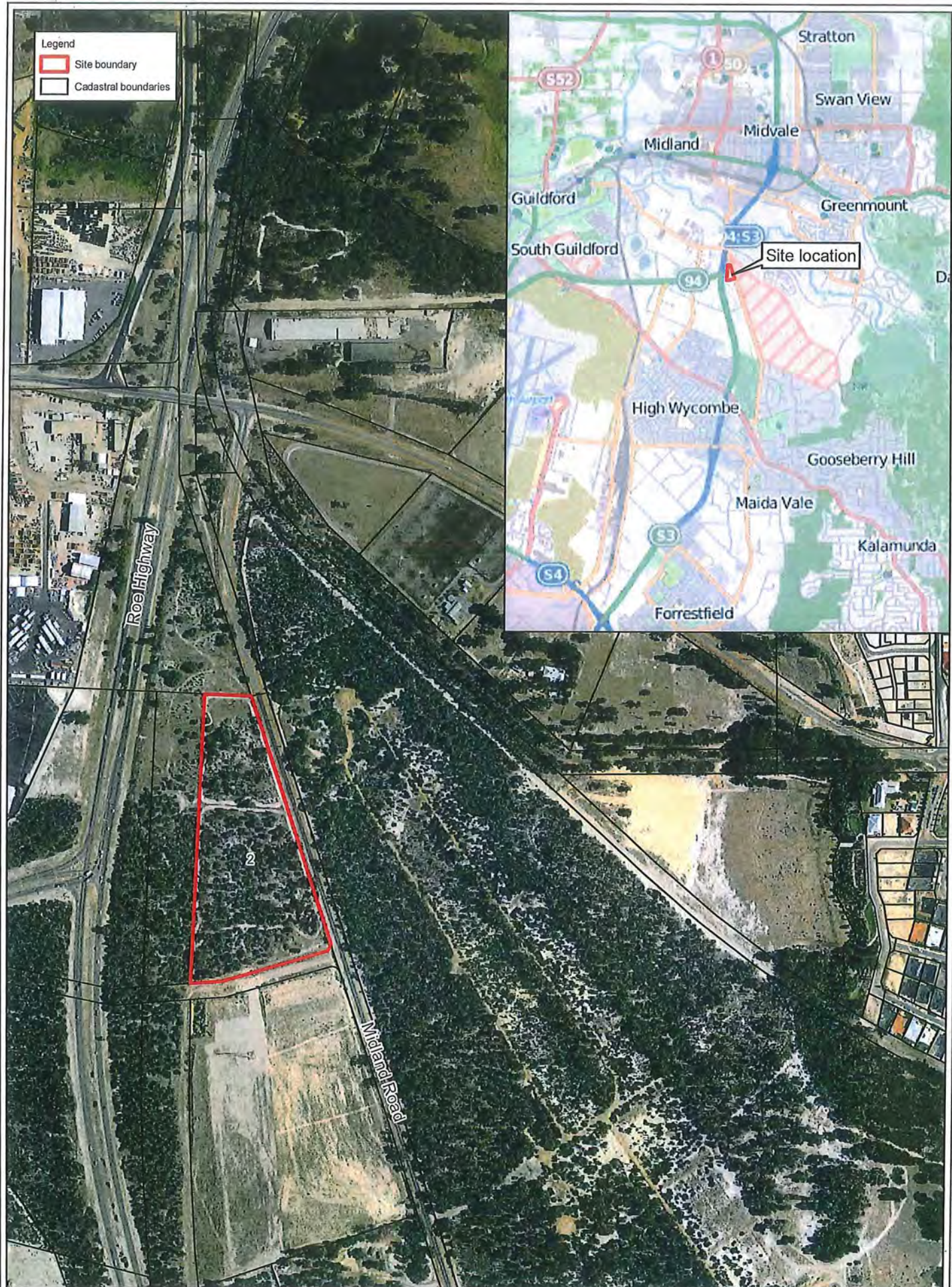


Figure 1: Site Plan and Locality

Project: Level 1 Flora and Vegetation Assessment
 Lot 2 Lakes Road, Hazelmere
 Client: Swan View Plant Farm Pty Ltd



Plan Number: EP14-028(01)-F01

Drawn: GRO Date: 20/05/14
 Approved: CKK Date: 21/05/14
 Checked: SKP Scale: 1:6,000@A4

0 50 100 200
 Metres

emerge
 ASSOCIATES
 Integrated Science & Design

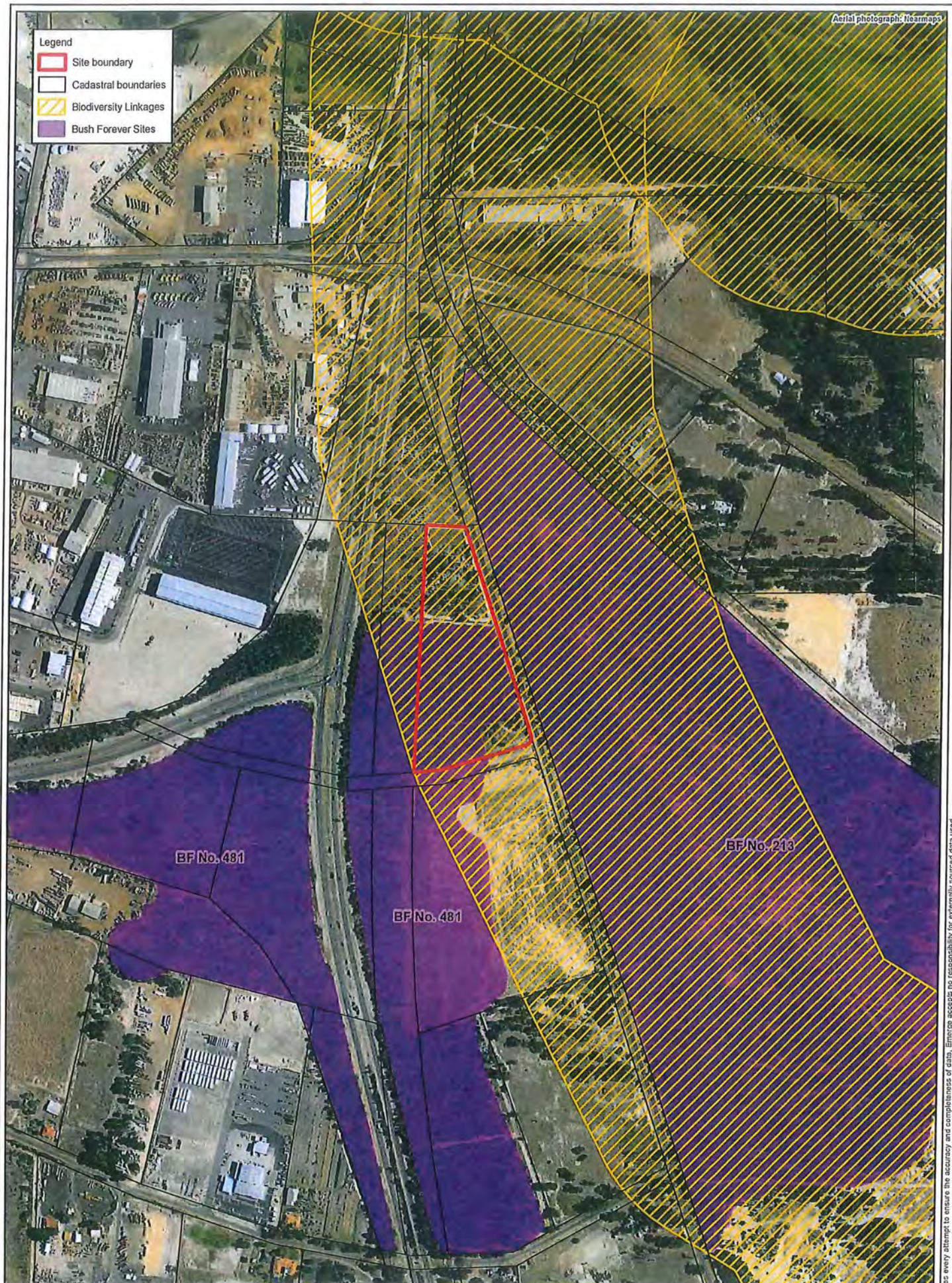


Figure 2: Environmental Features

Project: Level 1 Flora and Vegetation Assessment
Lot 2 Lakes Road, Hazelmere

Client: Swan View Plant Farm Pty Ltd



Plan Number: EP14-028(01)--F02

Drawn: GRO **Date:** 20/05/14

Approved: CKK **Date:** 21/05/14

Checked: SKP **Scale:** 1:7,000@A4

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emerge
ASSOCIATES
Integrated Science & Design

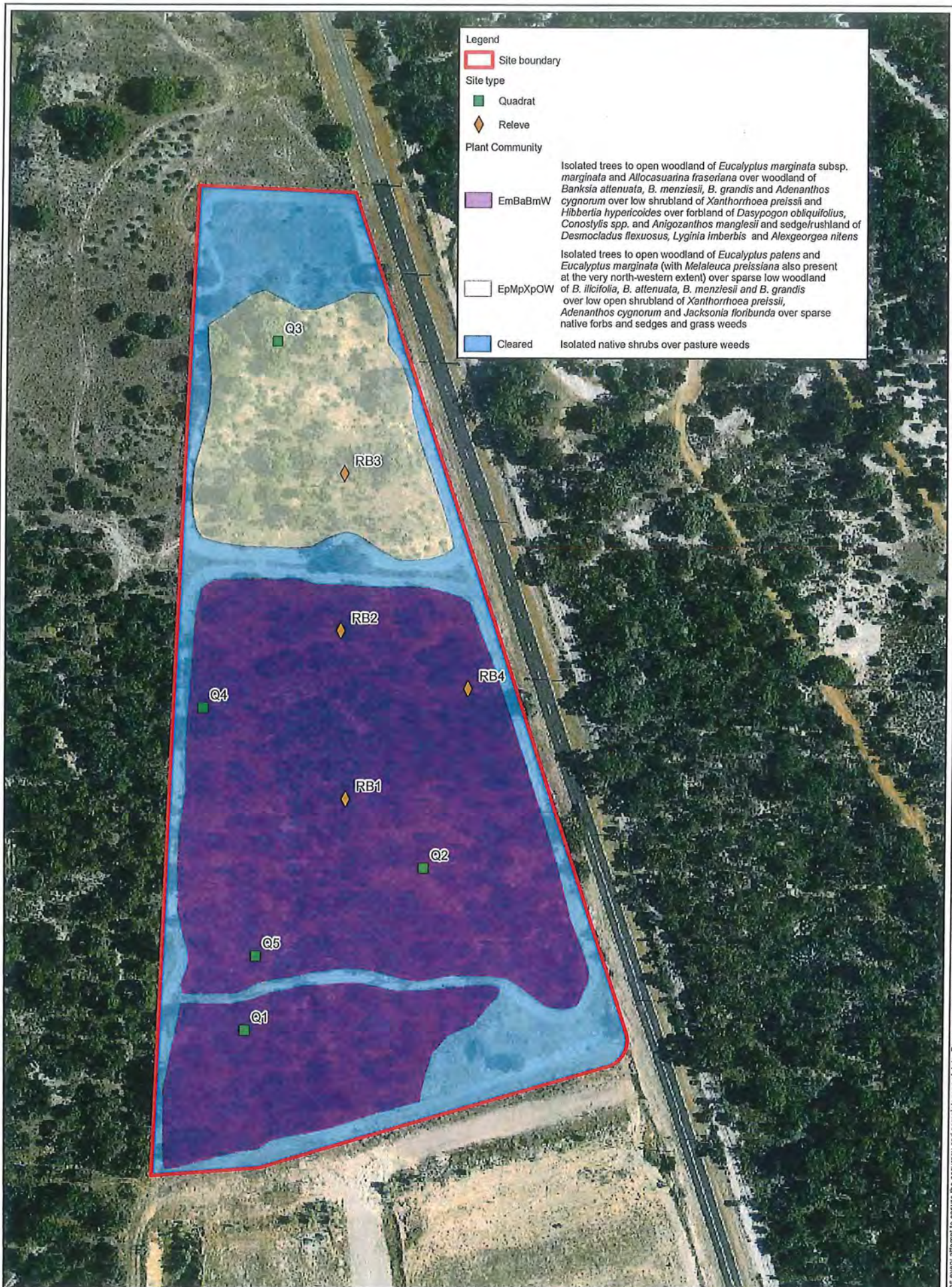


Figure 3: Plant Communities

Project: Level 1 Flora and Vegetation Assessment
 Lot 2 Lakes Road, Hazelmere

Client: Swan View Plant Farm Pty Ltd



Plan Number: EP14-028(01)-F03

Drawn: GRO Date: 20/05/14

Approved: CKK Date: 21/05/14

Checked: SKP Scale: 1:1,750@A4

0 15 30 60
 Metres

emerge
 ASSOCIATES
 Integrated Science & Design

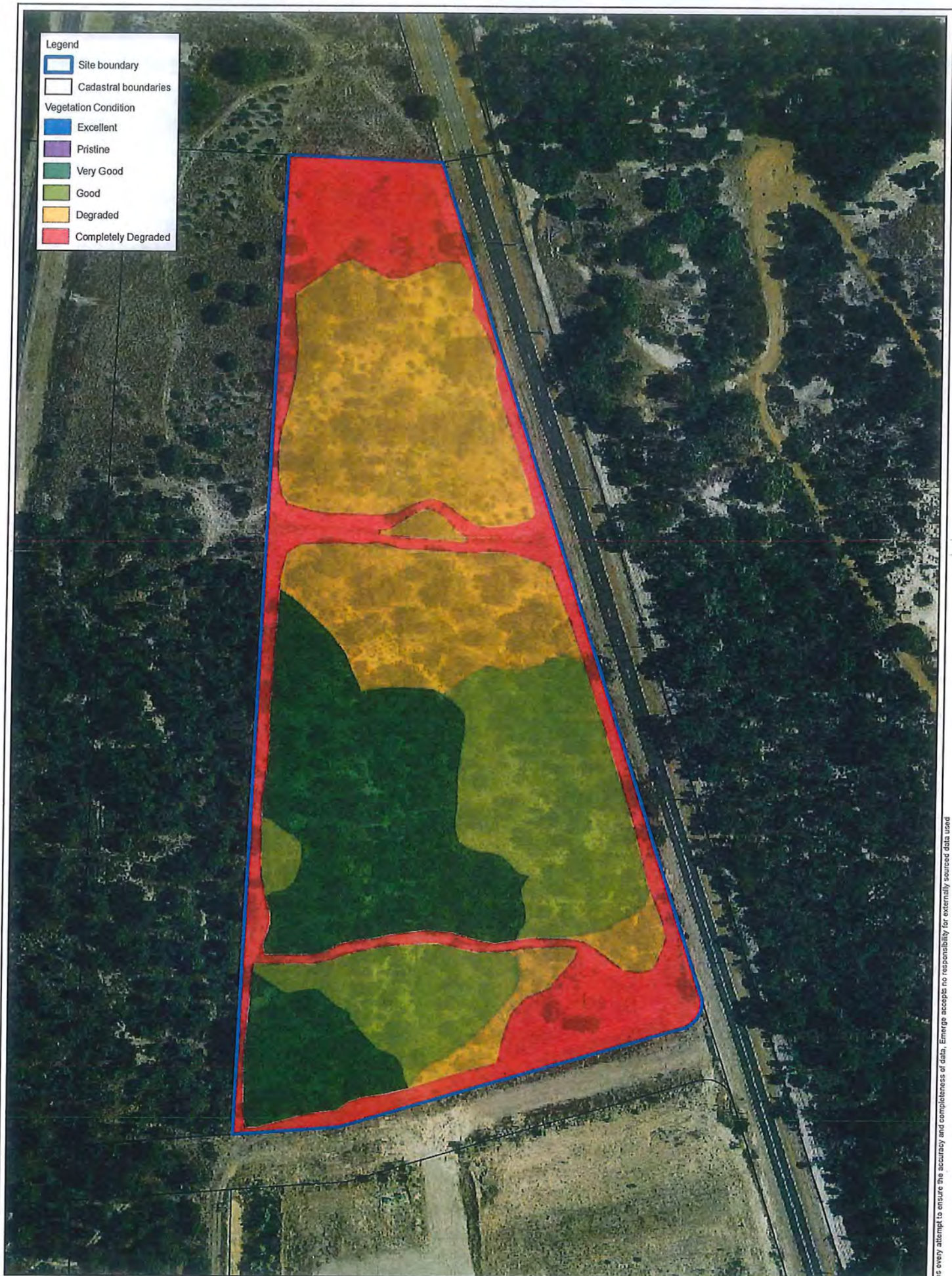


Figure 4: Vegetation Condition

Project: Level 1 Flora and Vegetation Assessment
Lot 2 Lakes Road, Hazelmere

Client: Swan View Plant Farm Pty Ltd



Plan Number: EP14-028(01)--F04

Drawn: GRO **Date:** 20/05/14

Approved: CKK **Date:** 21/05/14

Checked: SKP **Scale:** 1:1,750@A4

0 15 30 60 Metres

emerge
ASSOCIATES
Integrated Science & Design

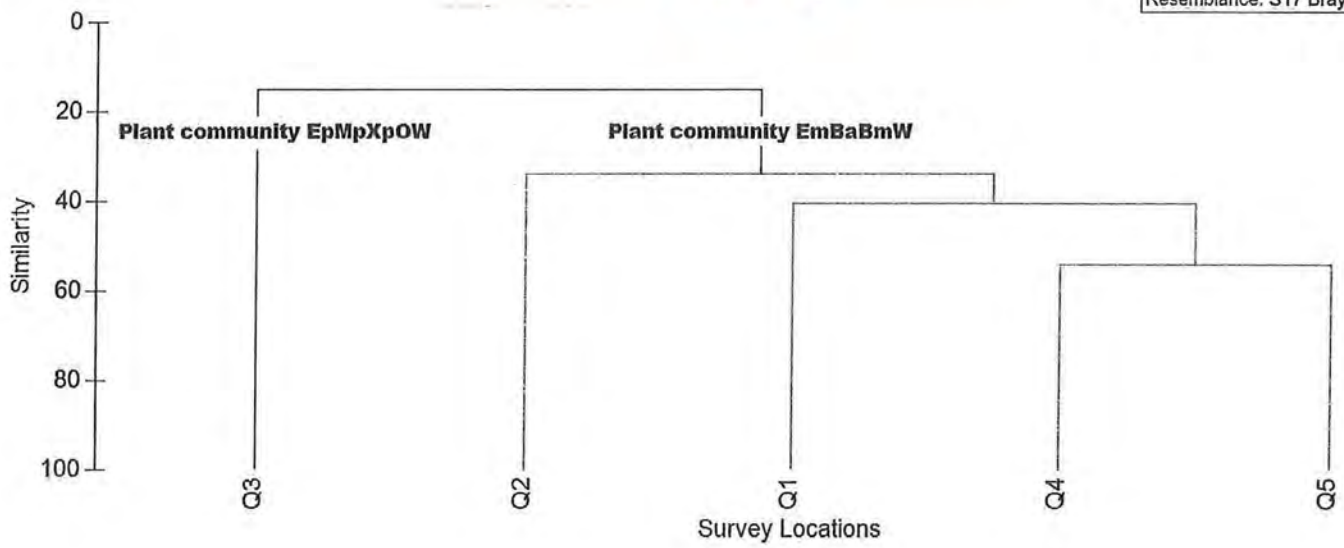
APPENDIX A



PLANT COMMUNITY DENDROGRAM

Lot 2 Lakes Road - Plant Communities
Group average

Resemblance: S17 Bray Curtis similarity

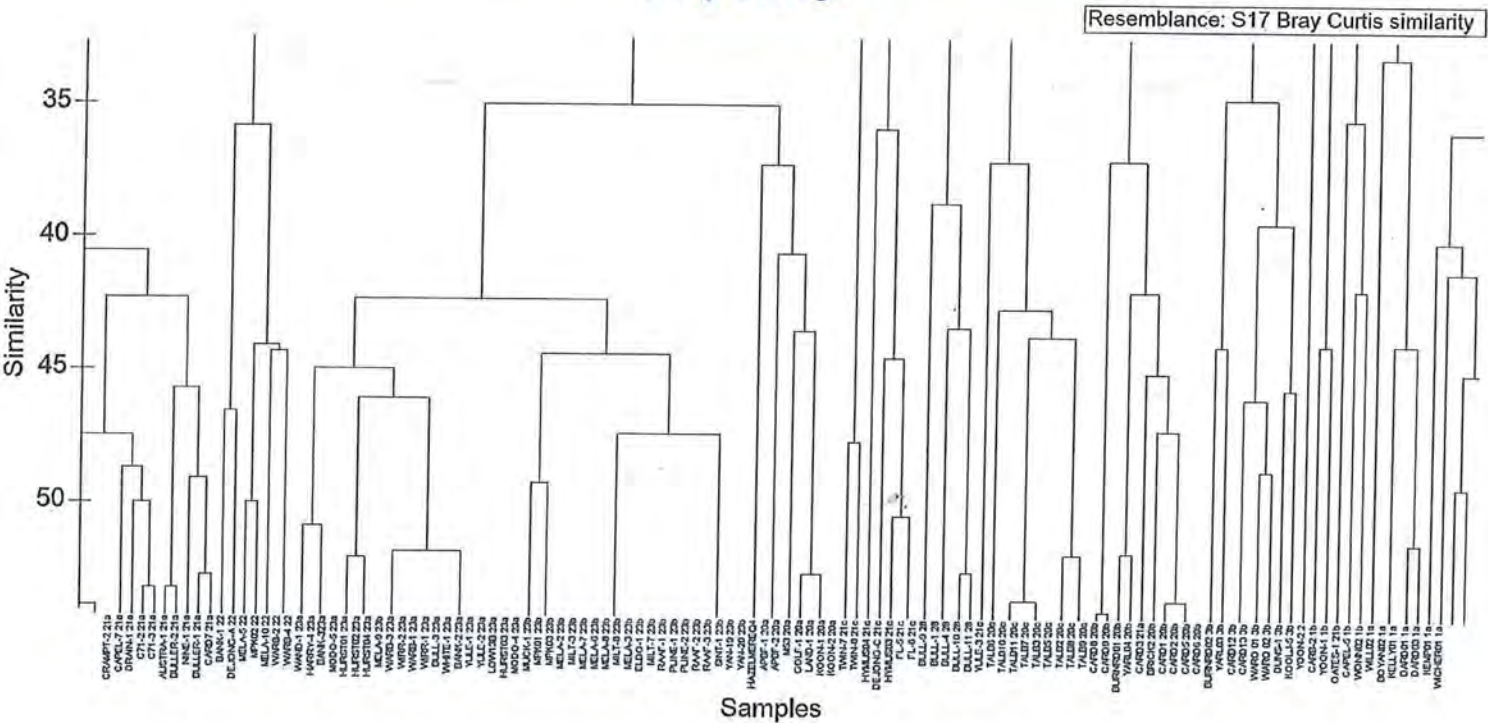


APPENDIX B



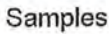
GIBSON *ET AL.* (1994) DATASET COMPARISON DENDROGRAMS

Gibson et al. (1994) FCT Similarity Analysis
Group average



Group average

Resemblance: S17 Bray Curtis similarity



APPENDIX C



SPECIES LIST

Flora Species List - Lot 2 Lakes Road, Hazelmere

Note: * denotes introduced species.

Family	Species
Anarthriaceae	<i>Lyginia imberbis</i>
Asparagaceae	<i>Laxmannia ramosa</i> <i>Lomandra hermaphrodita</i> <i>Lomandra nigricans</i> <i>Sowerbaea laxiflora</i> <i>Thysanotus sp.</i>
Asteraceae	* <i>Arctotheca calendula</i> <i>Hyalosperma cotula</i> * <i>Hypochaeris glabra</i> <i>Millotia tenuifolia</i> subsp. ? <i>tenuifolia</i> * <i>Monoculus monstrosus</i> ? <i>Quinetia urvillei</i> * <i>Ursinia anthemoides</i>
Casuarinaceae	<i>Allocasuarina fraseriana</i> <i>Allocasuarina humilis</i>
Colchicaceae	<i>Burchardia congesta</i>
Cyperaceae	<i>Caustis dioica</i> <i>Lepidosperma pubisquameum</i> <i>Lepidosperma squamatum</i> <i>Mesomelaena pseudostygia</i> <i>Mesomelaena tetragona</i>
Dasypogonaceae	<i>Dasypogon bromeliifolius</i>
Dilleniaceae	<i>Hibbertia hypericoides</i>
Droseraceae	<i>Drosera erythrorhiza</i> subsp. <i>erythrorhiza</i> <i>Drosera glanduligera</i> <i>Drosera menziesii</i> subsp. <i>menziesii</i> <i>Drosera stolonifera</i>
Ericaceae	<i>Conostephium pendulum</i> <i>Conostephium preissii</i> <i>Leucopogon conostephioides</i>
Euphorbiaceae	* <i>Ricinus communis</i>
Fabaceae	<i>Acacia applanata</i> <i>Acacia pulchella</i> <i>Acacia sessilis</i> <i>Bossiaea eriocarpa</i> * <i>Chamaecytisus palmensis</i>

Flora Species List - Lot 2 Lakes Road, Hazelmere

Note: * denotes introduced species.

Family	Species
	<i>Cristonia biloba</i> subsp. <i>biloba</i>
	<i>Daviesia divaricata</i>
	<i>Daviesia nudiflora</i>
	<i>Daviesia physodes</i>
	<i>Daviesia triflora</i>
	<i>Gompholobium tomentosum</i>
	<i>Jacksonia floribunda</i>
	<i>Jacksonia sternbergiana</i>
	<i>Kennedia prostrata</i>
	* <i>Lupinus cosentinii</i>
Goodeniaceae	<i>Dampiera linearis</i>
	<i>Scaevola canescens</i>
	<i>Scaevola repens</i> var. <i>repens</i>
Haemodoraceae	<i>Anigozanthos manglesii</i>
	<i>Blancoa canescens</i>
	<i>Conostylis juncea</i>
	<i>Conostylis setigera</i>
	<i>Haemodorum spicatum</i>
Hemerocallidaceae	<i>Caesia</i> sp.
	<i>Johnsonia pubescens</i> subsp. <i>pubescens</i>
	<i>Stypandra glauca</i>
Iridaceae	* <i>Gladiolus caryophyllaceus</i>
	<i>Patersonia occidentalis</i>
Lamiaceae	<i>Hemiandra pungens</i>
Loranthaceae	<i>Nuytsia floribunda</i>
Meliaceae	* <i>Melia azedarach</i>
Myrtaceae	<i>Calytrix flavescens</i>
	<i>Eucalyptus marginata</i> subsp. <i>marginata</i>
	<i>Eucalyptus patens</i>
	<i>Melaleuca preissiana</i>
	<i>Scholtzia involucrata</i>
Orchidaceae	<i>Pterostylis sanguinea</i>
Poaceae	* <i>Aira caryophyllea</i>
	<i>Amphipogon amphipogonoides</i>
	* <i>Arundo donax</i>
	* <i>Briza maxima</i>
	* <i>Ehrharta calycina</i>

Flora Species List - Lot 2 Lakes Road, Hazelmere

Note: * denotes introduced species.

Family	Species
	* <i>Eragrostis curvula</i>
Proteaceae	<i>Adenanthos cygnorum</i> <i>Banksia attenuata</i> <i>Banksia grandis</i> <i>Banksia ilicifolia</i> <i>Banksia menziesii</i> <i>Petrophile linearis</i> <i>Stirlingia latifolia</i>
Restionaceae	<i>Alexgeorgea nitens</i> <i>Chordifex sinuosus</i> <i>Desmocladius flexuosus</i> <i>Hypolaena exsulca</i> <i>Meeboldina coangustata</i>
Rutaceae	<i>Philotheca spicata</i>
Solanaceae	* <i>Solanum laciniatum</i>
Stylidiaceae	<i>Stylidium diuroides</i> subsp. <i>diuroides</i>
Thymeleaceae	<i>Pimelea ?brevistylis</i>
Xanthorrhoeaceae	<i>Xanthorrhoea preissii</i>

APPENDIX D



SPECIES LIST BY PLANT COMMUNITY

Flora Species List by Plant Community - Lot 2 Lakes Road, Hazelmere

Note: * denotes introduced species.

Species	EmBaBmW	EpMpXpOW	Cleared
? <i>Quinetia urvillei</i>	X		
<i>Acacia applanata</i>	X		
<i>Acacia pulchella</i>	X	X	
<i>Acacia sessilis</i>	X		
<i>Adenanthos cygnorum</i>	X	X	X
* <i>Aira caryophylla</i>	X		X
<i>Alexgeorgea nitens</i>	X	X	
<i>Allocasuarina fraseriana</i>	X		
<i>Allocasuarina humilis</i>	X		
<i>Amphipogon amphipogonoides</i>	X		
<i>Anigozanthos manglesii</i>	X		
* <i>Arctotheca calendula</i>	X	X	X
* <i>Arundo donax</i>			X
<i>Banksia attenuata</i>	X	X	
<i>Banksia grandis</i>		X	
<i>Banksia ilicifolia</i>	X	X	
<i>Banksia menziesii</i>	X	X	
<i>Blancoa canescens</i>	X		
<i>Bossiaea eriocarpa</i>	X		
* <i>Briza maxima</i>	X	X	X
<i>Burchardia congesta</i>	X		
<i>Caesia</i> sp.	X		
<i>Calytrix flavescens</i>	X		
<i>Caustis dioica</i>	X		
* <i>Chamaecytisus palmensis</i>			X
<i>Chordifex sinuosus</i>	X		
<i>Conostephium pendulum</i>	X		
<i>Conostephium preissii</i>	X		
<i>Conostylis juncea</i>	X		
<i>Conostylis setigera</i>	X		
<i>Cristonia biloba</i> subsp. <i>biloba</i>	X		
<i>Dampiera linearis</i>	X		
<i>Dasypogon bromeliifolius</i>	X		
<i>Daviesia divaricata</i>	X	X	
<i>Daviesia nudiflora</i>	X	X	
<i>Daviesia physodes</i>		X	
<i>Daviesia triflora</i>	X		
<i>Desmocladius flexuosus</i>	X		
<i>Drosera erythrorhiza</i> subsp. <i>erythrorhiza</i>	X		
<i>Drosera glanduligera</i>	X		
<i>Drosera menziesii</i> subsp. <i>menziesii</i>	X		
<i>Drosera stolonifera</i>	X		
* <i>Ehrharta calycina</i>	X	X	
* <i>Eragrostis curvula</i>	X		
<i>Eucalyptus marginata</i> subsp. <i>marginata</i>	X	X	
<i>Eucalyptus patens</i>	X	X	
* <i>Gladiolus caryophyllaceus</i>	X	X	X

Flora Species List by Plant Community - Lot 2 Lakes Road, Hazelmere

Note: * denotes introduced species.

Species	EmBaBmW	EpMpXpOW	Cleared
<i>Gompholobium tomentosum</i>	X	X	
<i>Haemodorum spicatum</i>	X		
<i>Hemiandra pungens</i>	X		
<i>Hibbertia hypericoides</i>	X		
<i>Hyalosperma cotula</i>	X		
* <i>Hypochaeris glabra</i>	X	X	X
<i>Hypolaena exsulca</i>	X		
<i>Jacksonia floribunda</i>	X	X	
<i>Jacksonia sternbergiana</i>	X	X	
<i>Johnsonia pubescens</i> subsp. <i>pubescens</i>	X		
<i>Kennedia prostrata</i>	X		
<i>Laxmannia ramosa</i>	X		
<i>Lepidosperma pubisquameum</i>	X		
<i>Lepidosperma squamatum</i>	X		
<i>Leucopogon conostephioides</i>		X	
<i>Lomandra hermaphrodita</i>	X		
<i>Lomandra nigricans</i>	X		
* <i>Lupinus cosentinii</i>	X	X	X
<i>Lyginia imberbis</i>	X	X	
<i>Meeboldina coangustata</i>	X		
<i>Melaleuca preissiana</i>		X	
* <i>Melia azedarach</i>	X		X
<i>Mesomelaena pseudostygia</i>	X		
<i>Mesomelaena tetragona</i>	X		
<i>Millotia tenuifolia</i> subsp. <i>?tenuifolia</i>	X		
* <i>Monoculus monstrosus</i>	X	X	X
<i>Nuytsia floribunda</i>	X	X	
<i>Patersonia occidentalis</i>	X		
<i>Petrophile linearis</i>	X		
<i>Philothea spicata</i>	X		
<i>Pimelea ?brevistyla</i> subsp. <i>minor</i>	X		
<i>Pterostylis sanguinea</i>	X		
* <i>Ricinus communis</i>			X
<i>Scaevola canescens</i>	X		
<i>Scaevola repens</i> var. <i>repens</i>	X		
<i>Scholtzia involucrata</i>	X	X	
* <i>Solanum laciniatum</i>			X
<i>Sowerbaea laxiflora</i>	X		
<i>Stirlingia latifolia</i>	X		
<i>Stylidium diuroides</i> subsp. <i>diuroides</i>	X		
<i>Stypandra glauca</i>	X		
<i>Thysanotus</i> sp.	X		
* <i>Ursinia anthemoides</i>	X	X	X
<i>Xanthorrhoea preissii</i>	X	X	X

APPENDIX E



RAW DATA

Site Details						
Locality	Hazelmere		Photo No.			
Date	22.08.2013		Photo direction			
Author	ST and SP		Geographic datum and zone		GDA94	50
Sampling unit	releve		Easting		407036	
Sample number	RB1		Northing		6468430	
Geographic and Habitat Data						
Aspect			Hydrology			
Slope			Adjacent Vegetation			
Topographic position	flat		Vegetation Condition		VG patches of G in wider	
Altitude			Time since fire		> 5 years	
Bare ground %	8		Disturbance		weeds	
Soil type/texture	sand		Rock type			
Soil colour	grey		Rock %			
Microclimate			Litter type and %		leaf 10	
Vegetation Description						
Jarrah, Banksia attenuata, Banksia menziesii, Allocasuarina fraseriana and Adenanthos cygnorum over Xanthorrhoea preissii and forbland						
Strata				Observations		
	Height	Total % Cover				
Emergent tree						
Canopy				weeds more dominant in understroey		
Sub-canopy				than Q1		
Lower tree						
Upper shrub						
Lower shrub						
Upper herb						
Middle herb						
Lower herb						
Coll. No.	Species	Layer	Life Form	Height	Habit	% Cover
	Adenanthos cygnorum					5
	Allocasuarina fraseriana					5
	Anigozanthos manglesii					2
	Banksia attenuata					10
	Banksia menziesii					10
	Briza maxima					10
	Caesia sp.					2
ST92	Conostylis juncea					2
	Conostylis setigera					2
ST93	Cristonia biloba subsp. biloba					1
	Dasypogon bromeliifolius					2
	Desmocladus flexuosus					3
	Drosera erythrorhiza subsp. erythrorhiza					opp.
	Drosera stolonifera					3
	Ehrharta calycina					10
	Eucalyptus marginata subsp. marginata					5
	Gladiolus caryophyllaceus					1
	Gompholobium tomentosum					2

[illegible]

Site Details						
Locality	Hazelmere	Photo No.				
Date	22.08.2013	Photo direction				
Author	ST and SP	Geographic datum and zone	GDA94 50			
Sampling unit	releve	Easting	407034			
Sample number	RB2	Northing	6468491			
Geographic and Habitat Data						
Aspect		Hydrology				
Slope		Adjacent Vegetation	Banksia woodland			
Topographic position	flat	Vegetation Condition	D			
Altitude		Time since fire	> 5 years			
Bare ground %	10	Disturbance	clearing, weeds, grazing			
Soil type/texture	sand	Rock type				
Soil colour	white	Rock %				
Microclimate		Litter type and %	leaf 2			
Vegetation Description						
Banksia attenuata, Banksia menziesii, Allocasuarina fraseriana and Nuytsia floribunda over Xanthorrhoea preissii over weeds						
Strata			Observations			
	Height	Total % Cover				
Emergent tree						
Canopy						
Sub-canopy						
Lower tree						
Upper shrub						
Lower shrub						
Upper herb						
Middle herb						
Lower herb						
Coll. No.	Species	Layer	Life Form	Height	Habit	% Cover
	<i>Adenanthos cygnorum</i>					3
	<i>Allocasuarina fraseriana</i>					3
	<i>Arctotheca calendula</i>					5
	<i>Banksia attenuata</i>					5
	<i>Banksia menziesii</i>					15
	<i>Briza maxima</i>					10
	<i>Drosera glanduligera</i>					opp.
	<i>Ehrharta calycina</i>					30
	<i>Eucalyptus marginata subsp. marginata</i>					3
	<i>Gladiolus caryophyllaceus</i>					1
	<i>Hypochaeris glabra</i>					5
	<i>Jacksonia floribunda</i>					2
	<i>Nuytsia floribunda</i>					2
	<i>Monoculus monstrosus</i>					3
	<i>Ursinia anthemoides</i>					5
	<i>Xanthorrhoea preissii</i>					5

Site Details						
Locality	Hazelmere	Photo No.				
Date	22.08.2013	Photo direction				
Author	ST and SP	Geographic datum and zone	GDA94 50			
Sampling unit	releve	Easting	407035			
Sample number	RB3	Northing	6468548			
Geographic and Habitat Data						
Aspect		Hydrology				
Slope		Adjacent Vegetation	wetland to NW			
Topographic position	flat	Vegetation Condition	D			
Altitude		Time since fire	> 5 years			
Bare ground %	20	Disturbance				
Soil type/texture	sand	Rock type				
Soil colour	white/grey	Rock %				
Microclimate		Litter type and %	leaf 2			
Vegetation Description						
Banksia attenuata, Eucalyptus marginata, Adenanthos cygnorum and Nuytsia floribunda over Xanthorrhoea preissii and occasional native shrubs over weeds						
Strata			Observations			
	Height	Total % Cover				
Emergent tree			numerous dead trees			
Canopy						
Sub-canopy						
Lower tree						
Upper shrub						
Lower shrub						
Upper herb						
Middle herb						
Lower herb						
Coll. No.	Species	Layer	Life Form	Height	Habit	% Cover
	<i>Acacia pulchella</i>					opp.
	<i>Adenanthos cygnorum</i>					10
	<i>Arctotheca calendula</i>					2
	<i>Banksia attenuata</i>					10
ST95	<i>Banksia ilicifolia</i>					5
	<i>Ehrharta calycina</i>					20
	<i>Eucalyptus patens</i>					2
	<i>Eucalyptus marginata subsp. marginata</i>					5
	<i>Gladiolus caryophyllaceus</i>					1
	<i>Hypochaeris glabra</i>					10
	<i>Jacksonia floribunda</i>					2
	<i>Lupinus cosentinii</i>					3
	<i>Lyginia imberbis</i>					2
	<i>Nuytsia floribunda</i>					2
ST94	<i>Scholtzia involucrata</i>					1
	<i>Monoculus monstrosus</i>					2
	<i>Ursinia anthemoides</i>					5
	<i>Xanthorrhoea preissii</i>					10

Site Details						
Locality	Hazelmere	Photo No.				
Date	14.05.2014	Photo direction				
Author	SP and CM	Geographic datum and zone	GDA94 50			
Sampling unit	Releve	Easting	407081			
Sample number	RB4	Northing	6468470			
Geographic and Habitat Data						
Aspect		Hydrology				
Slope		Adjacent Vegetation	BF to east and west			
Topographic position	Flat	Vegetation Condition	D			
Altitude		Time since fire	>5 years			
Bare ground %	5	Disturbance	Weeds, dead trees, diversity loss			
Soil type/texture	loamy sand	Rock type				
Soil colour	brown	Rock %				
Microclimate		Litter type and %	leaf 20			
Vegetation Description						
Open woodland of <i>E. tottiana</i> over low open woodland of <i>Banksia menziesii</i> and <i>B. attenuata</i> over open shrubland of <i>Xanthorrhoea preissii</i> over open forbland (c. 10%) and weeds.						
Strata			Observations			
	Height	Total % Cover				
Emergent tree						
Canopy						
Sub-canopy						
Lower tree						
Upper shrub						
Lower shrub						
Upper herb						
Middle herb						
Lower herb						
Coll. No.	Species	Layer	Life Form	Height	Habit	% Cover
	<i>Eucalyptus patens</i>					25
	<i>Banksia menziesii</i>					10
	<i>Adenanthos cygnorum</i>					3
	<i>Jacksonia floribunda</i>					3
	<i>Xanthorrhoea preissii</i>					5
	<i>Gompholobium tomentosum</i>					3
	<i>Ehrharta calycina</i>					7
	<i>Banksia attenuata</i>					1
	<i>Allocasuarina fraseriana</i>					2
	<i>Alexgeorgea nitens</i>					3
	<i>Briza maxima</i>					10
	<i>Stirlingia latifolia</i>					2
	<i>Lomandra hermaphrodita</i>					1
	<i>Blancoa canescens</i>					1
	<i>Dasypogon bromeliifolius</i>					2
	<i>Burchardia congesta</i>					1
	<i>Acacia pulchella</i>					opp.
	<i>Daviesia nudiflora</i>					opp.

Site Details						
Locality	Hazelmere		Photo No.		Cam 4 - NW corner	
Date	22.08.2013		Photo direction			
Author	ST and SP		Geographic datum and zone		GDA94 50	
Sampling unit	quadrat		Easting		406999	
Sample number	Q1		Northing		6468346	
Geographic and Habitat Data						
Aspect			Hydrology			
Slope			Adjacent Vegetation		weedy paddock to 2, regrowth to	
Topographic position	flat		Vegetation Condition		VG	
Altitude			Time since fire		>5 years	
Bare ground %	5		Disturbance		weeds, adjacent clearing, grazing	
Soil type/texture	sandy		Rock type		-	
Soil colour	white over dark grey		Rock %		-	
Microclimate			Litter type and %		leaf 20	
Vegetation Description						
Open woodland of <i>Eucalyptus marginata</i> and <i>Allocasuarina fraseriana</i> over low open woodland of <i>Banksia attenuata</i> and <i>B. menziesii</i> over shrubland of <i>Adenanthos cygnorum</i> , <i>Philotheca spicata</i> , <i>Jacksonia floribunda</i> and <i>Bossiaea eriocarpa</i> over forbland						
Strata			Observations			
	Height	Total % Cover				
Emergent tree			some grass weeds- patchy			
Canopy	10		Condition through wider area very patchy			
Sub-canopy						
Lower tree						
Upper shrub						
Lower shrub						
Upper herb						
Middle herb						
Lower herb						
Coll. No.	Species	Layer	Life Form	Height	Habit	% Cover
ST77	<i>Acacia applanata</i>					2
	<i>Adenanthos cygnorum</i>					10
	<i>Allocasuarina fraseriana</i>					opp.
	<i>Banksia attenuata</i>					10
	<i>Banksia menziesii</i>					1
	<i>Bossiaea eriocarpa</i>					2
	<i>Briza maxima</i>					2
	<i>Burchardia congesta</i>					1
	<i>Conostephium preissii</i>					2
ST78	<i>Conostylis juncea</i>					4
ST85	<i>Conostylis juncea</i>					
ST86	<i>Conostylis setigera</i>					1
ST87	<i>Cristonia biloba</i> subsp. <i>biloba</i>					1
	<i>Dampiera linearis</i>					4
ST79	<i>Desmocladus flexuosus</i>					5
ST81	<i>Drosera menziesii</i> subsp. <i>menziesii</i>					2
	<i>Drosera stolonifera</i>					2
	<i>Ehrharta calycina</i>					3

[illegible]

Site Details						
Locality	Hazelmere	Photo No.				
Date	22.08.2013	Photo direction	NE corner			
Author	ST and SP	Geographic datum and zone	GDA94 50			
Sampling unit	quadrat	Easting	407065			
Sample number	Q2	Northing	6468405			
Geographic and Habitat Data						
Aspect		Hydrology				
Slope		Adjacent Vegetation	Banksia woodland			
Topographic position	flat	Vegetation Condition	G (this patch) VG general area			
Altitude		Time since fire	>5 years			
Bare ground %	30	Disturbance				
Soil type/texture	sand	Rock type				
Soil colour	white/grey	Rock %				
Microclimate		Litter type and %				
Vegetation Description						
Banksia attenuata, B. menziesii, Jarrah over Xanthorrhoea preissii and Anigozanthos manglesii over herbs and weeds						
Strata			Observations			
	Height	Total % Cover				
Emergent tree						
Canopy	6	10	weedy undersotrey			
Sub-canopy						
Lower tree						
Upper shrub						
Lower shrub						
Upper herb						
Middle herb						
Lower herb						
Coll. No.	Species	Layer	Life Form	Height	Habit	% Cover
ST97	?Quinetia urvillei					1
	Acacia applanata					opp.
	Alexgeorgea nitens					3
	Allocasuarina fraseriana					3
	Anigozanthos manglesii					5
	Banksia menziesii					5
	Briza maxima					5
	Cristonia biloba subsp. biloba					2
	Dampiera linearis					2
	Dasypogon bromeliifolius					2
	Drosera erythrorhiza subsp. erythrorhiza					1
	Drosera erythrorhiza subsp. erythrorhiza					2
	Drosera stolonifera					2
	Ehrharta calycina					10
	Eucalyptus marginata subsp. marginata					opp.
	Gladiolus caryophyllaceus					2
	Gompholobium tomentosum					1
	Haemodorum spicatum					12

[illegible]

Site Details						
Locality	Hazelmere	Photo No.				
Date	14.05.2014	Photo direction				
Author	SP and CM	Geographic datum and zone	GDA94 50			
Sampling unit	quadrat	Easting	407010			
Sample number	3	Northing	6468596			
Geographic and Habitat Data						
Aspect		Hydrology				
Slope	none	Adjacent Vegetation				
Topographic position	Flat	Vegetation Condition	D - structure disturbed			
Altitude		Time since fire				
Bare ground %	0	Disturbance	loss of us, weeds, shrub death			
Soil type/texture	sandy loam	Rock type	none			
Soil colour	brown grey	Rock %				
Microclimate	damp	Litter type and %	leaf 30%			
Vegetation Description						
Eucalyptus tottiana and Melaleuca preissiana open woodland over open shrubland of Xanthorrhoea preissii over weeds						
Strata			Observations			
	Height	Total % Cover				
Emergent tree						
Canopy	8-9 m					
Sub-canopy	6 m					
Lower tree						
Upper shrub						
Lower shrub						
Upper herb						
Middle herb						
Lower herb						
Coll. No.	Species	Layer	Life Form	Height	Habit	% Cover
SP01	Eucalyptus patens					opp.
	Melaleuca preissiana					20
	Adenanthos cygnorum					10
	Xanthorrhoea preissii					5
	Gladiolus caryophyllaceus					2
	Ehrharta calycina					35
	Jacksonia floribunda					5
	Briza maxima					5
	Lyginia imberbis					2
SP02	Leucopogon conostephioides					opp.
	Banksia grandis					opp.
	Banksia attenuata					opp.
	Banksia menziesii					opp.
	Gompholobium tomentosum					opp.
	Nuytsia floribunda					opp.
	Daviesia divaricata					opp.
	Alexgeorgea nitens					opp.
	Daviesia physodes					opp.

Site Details						
Locality	Hazelmere	Photo No.				
Date	14.05.2014	Photo direction				
Author	SP and CM	Geographic datum and zone	GDA94 50			
Sampling unit	quadrat	Easting	406983			
Sample number	4	Northing	6468463			
Geographic and Habitat Data						
Aspect		Hydrology				
Slope		Adjacent Vegetation	BF road reserve to west			
Topographic position	flat	Vegetation Condition	VG			
Altitude		Time since fire	>5 years			
Bare ground %	0	Disturbance	weeds, tree death (drought)			
Soil type/texture	sandy loam	Rock type	none			
Soil colour	browny grey	Rock %	0			
Microclimate	drier than Q3	Litter type and %	leaf 20%			
Vegetation Description						
Open woodland of <i>Eucalyptus marginata</i> and <i>Allocasuarina fraseriana</i> over low open woodland of <i>Banksia</i> spp. (mostly juvenile in quadrat) over low shrubland of <i>Daviesia divaricata</i> , <i>Xanthorrhoea preissii</i> and <i>Jacksonia floribunda</i> over mixed forb and sedgeland						
Strata			Observations			
	Height	Total % Cover				
Emergent tree						
Canopy						
Sub-canopy						
Lower tree						
Upper shrub						
Lower shrub						
Upper herb						
Middle herb						
Lower herb						
Coll. No.	Species	Layer	Life Form	Height	Habit	% Cover
	<i>Eucalyptus marginata</i> subsp. <i>marginata</i>					10
	<i>Allocasuarina fraseriana</i>					7
	<i>Xanthorrhoea preissii</i>					30
	<i>Mesomelaena pseudostygia</i>					7
SP03	<i>Alexgeorgea nitens</i>					15
SP05	<i>Daviesia divaricata</i>					4
	<i>Bossiaea eriocarpa</i>					3
	<i>Jacksonia floribunda</i>					4
	<i>Banksia menziesii</i>					3
	<i>Burchardia congesta</i>					1
	<i>Patersonia occidentalis</i>					2
	<i>Lepidosperma pubisquameum</i>					3
	<i>Daviesia triflora</i>					2
	<i>Pterostylis sanguinea</i>					1
	<i>Acacia sessilis</i>				opp.	
	<i>Gompholobium tomentosum</i>					1
	<i>Hemiandra pungens</i>					2
	<i>Banksia attenuata</i>					1

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Site Details						
Locality	Hazelmere	Photo No.				
Date	14.05.2014	Photo direction				
Author	SP and CM	Geographic datum and zone	GDA94 50			
Sampling unit	quadrat	Easting	407003			
Sample number	5	Northing	6468373			
Geographic and Habitat Data						
Aspect	-	Hydrology				
Slope	none	Adjacent Vegetation				
Topographic position	Flat	Vegetation Condition	VG			
Altitude		Time since fire	>5 years			
Bare ground %	4%	Disturbance	weeds, grazing			
Soil type/texture	sandy loam	Rock type	none			
Soil colour	white over brown	Rock %				
Microclimate		Litter type and %	leaf 20%			
Vegetation Description						
Woodland of <i>Banksia attenuata</i> , <i>Eucalyptus marginata</i> , <i>Allocasuarina fraseriana</i> over shrubland of <i>Xanthorrhoea preissii</i> over forbland of <i>Alexgeorgea nitens</i>						
Strata			Observations			
	Height	Total % Cover				
Emergent tree						
Canopy						
Sub-canopy						
Lower tree						
Upper shrub						
Lower shrub						
Upper herb						
Middle herb						
Lower herb						
Coll. No.	Species	Layer	Life Form	Height	Habit	% Cover
	<i>Banksia attenuata</i>					15
	<i>Eucalyptus marginata</i> subsp. <i>marginata</i>					15
	<i>Allocasuarina fraseriana</i>					5
	<i>Mesomelaena pseudostygia</i>					5
	<i>Gompholobium tomentosum</i>					7
	<i>Lyginia imberbis</i>					2
	<i>Xanthorrhoea preissii</i>					25
	<i>Alexgeorgea nitens</i>					7
	<i>Caustis dioica</i>					7
	<i>Hibbertia hypericoides</i>					3
	<i>Cristonia biloba</i> subsp. <i>biloba</i>					2
	<i>Banksia menziesii</i>					5
	<i>Conostephium pendulum</i>					2
	<i>Laxmannia ramosa</i>					2
	<i>Anigozanthos manglesii</i>					2
	<i>Stylidium diuroides</i> subsp. <i>diuroides</i>					2
	<i>Briza maxima</i>					5
	<i>Amphipogon amphipogonoides</i>					2

[illegible]

Response ID ANON-53GB-Z92J-Z

Submitted to **Metropolitan Region Scheme amendment 1333/57 - Bush Forever Omnibus 1 (North)**
Submitted on **2019-05-31 16:32:44**

Introduction

1 What is your first name?

First name:

Renata

2 What is your surname?

surname:

Zelinova

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:

quinnsensenvirons@yahoo.com.au

5 What is your address?

address:

Quinns Rocks Environmental Group Inc, PO Box 27, Quinns Rocks 6030 WA

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:

Quinns Rocks Environmental Group Inc is a local community group that promotes conservation and sustainability in the coastal suburbs of the City of Wanneroo. Since 1985, we have advocated to protect habitat and influence planning decisions, run activities to promote community environmental awareness and engagement and undertaken on-ground work including rehabilitation planting, flora and fauna surveys and litter clean ups.

All additions to Bush Forever are strongly supported, subject to additional recommendations listed below. In particular, the QREG supports the classification of the Parks & Recreation reserve in Alkimos as Bush Forever and its addition to BF397, as the landforms retained in this Parks and Recreation reserve are the continuation of those retained in the coastal parts of BF397. The lack of consideration of connectivity between the two sections of the proposed addition is of major concern. The importance of connectivity between Bush Forever areas has been acknowledged in Bush Forever, Volume 1 (2000), yet roads and railways are allowed to be fragment these regionally significant areas without adequate provision for fauna movements.

Change of land use from Urban to Parks and Recreation for areas identified in Proposals 5, 6a and 6b are also strongly supported.

Several proposals covered by Bush Forever Omnibus 1 (North) represent changes to Bush Forever boundaries that are results of past decisions the QREG opposed (coastal portions of BF 397 in Proposal 8). However, development in these areas is now progressing and thus the proposed BF boundary amendments reflect the on-ground status.

In this context, we would like to raise a concern over the removal of over 400ha from the classification as Bush Forever. Not all land proposed to be removed in Omnibus 1 Amendment was cleared in 2000, when Bush Forever was adopted as the State Policy. Several proposals represent clearing of bushland within Bush Forever areas since 2000; including Proposals 10, 16, 17a-c and 19.

Further additions to lands classified as Bush Forever are recommended as follows:

- Proposal 5: Extend the BF 397 classification over the vegetated part of Crown Reserve 34601;
- Proposals 6a and 6b: Extend the Bush Forever 397 classification over all sections of the Parks and Recreation reserve that are outside Bush Forever. This will add over 2 hectares of coastal bushland to BF397, which is vulnerable to coastal erosion due to climate change as evident from the City of Wanneroo Coastal Hazard Risk Assessment (http://www.wanneroo.wa.gov.au/info/20041/environment/236/coastal_management/2). Area covered by Proposal 6b is shown as highly vulnerable, potentially affected to the entire width of the Parks and Recreation reservation.

- Revise and widen the Parks and Recreation reservation along the entire coast to ensure that adequate representation of coastal vegetation communities is retained in reserves after considering the potential losses of reserved land due to increased coastal erosion.
- Review the SPP 2.8 to increase protection of ecosystems in Bush Forever Areas, in particular adding provisions for ecological connectivity between Bush Forever Areas and other bushland.

File upload:

No file was uploaded

Your Ref: MRS 1333/57
Our Ref: DSI# 4989544
Officer: John Elliott
E-mail: swan@swan.wa.gov.au
Phone: (08) 9267 9095

19 June 2019

Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001

Also sent via email to: mrs@dplh.wa.gov.au
Tracey.Scroop@dplh.wa.gov.au

Dear Secretary,

**CITY OF SWAN SUBMISSION - METROPOLITAN REGION SCHEME
AMENDMENT NO.1333/57 BUSH FOREVER OMNIBUS 1 (NORTH)**

Thank you to your office granting the City an extension of time to comment on the abovementioned proposal.

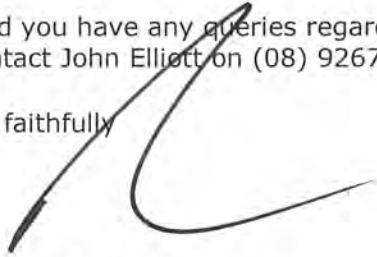
Council, at its meeting on 5 June 2019, considered the above matter and resolved to:

- 1) Make a submission on proposed Metropolitan Region Scheme Amendment No.1333/57 (Bush Forever Omnibus 1 North) advising the Western Australian Planning Commission (WAPC) that the City of Swan -
 - a. Does not object to Proposals 12-17 and 19-21 as advertised.
 - b. Does not object to Proposal 18 but recommends that Lot 801 Alexander Drive, Malaga also becomes a Crown Reserve and recognised in the Metropolitan Region Scheme in the same manner that is proposed for Lot 15141 Alexander Drive, Malaga, and
 - c. Requests that an equal area of bushland currently not on the Bush Forever Estate replaces the area deleted from the Bush Forever Estate by the Metropolitan Region Scheme Amendment No 1333/57 Bush Forever Omnibus.
- 2) Record the reason for changing the staff recommendation is to ensure that the Omnibus amendment does not result in a reduction of bush forever site across the City of Swan and the metropolitan area.

A copy of the relevant Council minutes is enclosed for your information.

Should you have any queries regarding this matter please do not hesitate to contact John Elliott on (08) 9267 9095

Yours faithfully

A handwritten signature in black ink, appearing to be 'M J Foley', written over the 'Yours faithfully' text.

For M J Foley
CHIEF EXECUTIVE OFFICER

Enc. Council minutes

3.1 METROPOLITAN REGION SCHEME AMENDMENT NO.1333/57 BUSH FOREVER OMNIBUS 1 (NORTH) - CITY OF SWAN SUBMISSION

Ward: (All Wards) (Statutory Planning)

Disclosure of Interest: Nil

Authorised Officer: (Executive Manager Planning and Development)

KEY ISSUES

- The Western Australian Planning Commission (WAPC) seeks comment on advertised Metropolitan Region Scheme (MRS) Amendment 1333/57 (Bush Forever Omnibus 1 North).
- This omnibus proposal is part of the WAPC's continuing program to keep the Metropolitan Region Scheme maps up to date with respect to the depiction of 'Bush Forever' areas and its associated reservations where the land is owned by the crown or state agency. It involves 24 separate proposals across four (4) local governments with nine (9) proposals located in the City of Swan.
- Staff have no objection to eight (8) of the nine (9) proposals in Swan (Proposals 12-17 & 19-21) as they represent minor and logical changes to the MRS and better reflect the extent of regionally significant bushland within our council area.
- On Proposal 18 staff have no objections to the inclusion and reservation of significant bushland on Electricity Networks Corporation's Lot 15141 Alexander Drive Malaga. However staff note that the bush extends further north of Lot 15141 onto Lot 801 Alexander Drive (indicated on WAPC map as Lot 810), which is also owned by the Electricity Network Corporation. From an environmental and management perspective it is logical for Lot 801 to be treated consistently with Lot 15141 subject to the land becoming crown land and reserved for conservation.

It is recommended that the Council make a submission advising the Western Australian Planning Commission that it -

- does not object to Proposals 12-17 and 19-21, and;
- does not object to Proposal 18 but recommends that Lot 801 Alexander Drive Malaga also become a crown reserve and recognised in the MRS in the same manner that is proposed for Lot 15141 Alexander Drive, Malaga.

AUTHORITY/DISCRETION

The Council's resolution is required because staff do not have delegation to make comment on proposed amendments to the Metropolitan Region Scheme.

CONSULTATION

The WAPC is seeking public comment on the advertised Metropolitan Region Scheme (MRS) Amendment No.1333/57 and submissions are to be made to the Western Australian Planning Commission (WAPC) on or before 31 May 2019, noting that the City of Swan was granted an extension of time to make its submission by 12 June 2019.

The City, like affected owners, relevant agencies, interest groups and the general public, have the choice of making a submission to the WAPC. The City's submission will be considered by the WAPC alongside other submissions in their assessment and decision.

Interested persons and landowners are encouraged to make comments directly to the WAPC. Council is advised that as of April 2019 there has not been any written advice or requests received from landowner(s) expressing their views on the proposal on the advertised MRS Amendment No. 1333/57.

DETAILS

'Bush Forever' is a layer on the Metropolitan Region Scheme (MRS) maps to inform decision-makers and land owners that the development potential of the land is impacted by the land's natural characteristics, and due regard will need to be given to Government policy and legislation in preserving significant bushland when making planning and environmental decisions. It exists in addition to the land's zone or reservation. The designation of land as Bush Forever entails requirements to refer applications where a development proposal is likely to have an adverse impact on bushland within a Bush Forever area.

Bush Forever Omnibus No.1 (North) MRS Amendment No.1333/57 is an administrative exercise by the Western Australian Planning Commission (WAPC) to keep its MRS Maps up to date and reflective of its intentions for Bush Forever areas.

It involves 24 proposals across multiple local governments (Swan, Wanneroo, Joondalup and Kalamunda) with nine (9) proposals situated in the City of Swan.

City staff have reviewed the nine (9) proposals and offer no objection as the changes are logical corrections and/or to fine-tune the 'Bush Forever' designation and the MRS to better reflect ground truths. An assessment of each of the proposals is provided under the following headings along with staff recommendations.

Of the 15 proposals in other local government areas they are not located near our municipal boundaries. As such staff find that there are no planning implications to the City of Swan. It is recommended that Council make no reference or comment to these other proposals in its submission

Proposal 12 – Update Bush Forever Area 22 to better reflect the bushland in Egerton Mound Spring reservation, Aveley and regionally reserve WAPC-owned land 'Parks and Recreation'

The Egerton Mound Spring conservation reserve is owned by the WAPC and situated on Lots 8021 Bellazario Promenade and Lot 8022 Duvall Parkway, Aveley. However the current Bush Forever layer does not capture the vegetation on the southern Lot 8022 and overlaps into the constructed Holdsworth Avenue, Thomby Avenue and Bellazario Promenade road reserves.

Proposal 12 seeks to -

- update the 'Bush Forever' layer in the MRS to better reflect the area of regionally significant vegetation, and;
- transfer Lots 8021 Bellazario Promenade and Lot 8022 Duvall Parkway, Aveley from the 'Urban' zone to the 'Parks and Recreation' regional reserve.

Staff have no objection to this proposal, which is simply an administrative exercise to omit land that has been developed for roads and include all the regionally significant vegetation within the same Bush Forever area. The proposed 'Parks and Recreation' regional reservation best reflects the current and intended use of this land, better than the current 'Urban' zone, so staff have no objections to the land's reservation.

Proposal 13 – Minor adjustment to Bush Forever Area 291 to include the whole of Reserved Lot 13974 Woodsend Court, Bullsbrook

This proposal is to alter the Bush Forever Area No.291 to add approximately 800sqm of bush situated on Lot 13974 Woodsend Court, Bullsbrook. This land parcel is the Bullsbrook East Nature Reserve which is regionally reserved 'Parks and Recreation' and is vested with the Conservation Commission of Western Australia.

Staff have no objections because it represents a logical extension of the Bush Forever layer over bushland in a conservation reserve.

Proposal 14 – Minor adjustment to Bush Forever Area 292 to include the whole of Reserved Lot 3739 Great Northern Highway, Bullsbrook

This seeks a minor adjustment to the boundaries of Bush Forever Area No.292 so that it matches the northern cadastral boundary of Lot 3739 Great Northern Highway, Bullsbrook. It will result in an additional 700sqm of vegetated land included into Bush Forever near Steer Road. Lot 3739 is the Bullsbrook Nature Reserve which is regionally reserved 'Parks and Recreation' and vested with the Conservation Commission of Western Australia.

Staff have no objections because it will address an irregularity in the MRS mapping and represents a logical extension of the Bush Forever layer over vegetation in an existing regional 'Park & Recreation' reserve.

Proposal 15 – Modifications to Bush Forever Area 294 to reflect the extent of vegetation in RAAF Base Pearce, Bullsbrook

This proposal only applies to Commonwealth-owned land that forms part of RAAF Base Pearce. It seeks to remove an irregularity in the MRS mapping which shows the runway, airport, buildings and associated cleared land within the Bush Forever layer. It also proposes to include small pockets of vegetation within the Bush Forever layer.

Staff have no objections because it is simply an administrative exercise to update the MRS to better reflect where the vegetation exists and take into account the areas cleared for Commonwealth purposes.

Proposal 16 – Minor adjustments to omit developed land from Bush Forever Area 300 along Pineroo Terrace in the Malvern Springs Village in Ellenbrook

Over the life of the Ellenbrook estate project there have been various approvals which require minor adjustments to the Bush Forever layer to reflect the agreed outcome. This proposal deals with the portion of Bush Forever Area 300 ('Maralla Road Bushland') abutting Pineroo Terrace in Ellenbrook where this layer encroaches over 'Urban' zoned land that was developed between 2004 and 2010 for roads, local parks and dwellings.

Staff have no objections because it simply updates the Bush Forever layer to omit non-state owned land and best reflects the current and intended use of the land.

Proposal 17 - Minor adjustments to Bush Forever Area 300 bordering the Lexia Village and Annie's Landing Village in Ellenbrook

Again this is an administrative exercise to update the boundaries of the Bush Forever layer to align with the cadastral boundaries of the WAPC-owned conservation land north of the Lexia Village and over Sawpit Gully between the Lexia Village and Annie's Landing Village in Ellenbrook. It proposes to omit land that has been developed for roads, local parks and dwellings and include vegetated land that forms part of the WAPC's landholdings.

Staff have no objections because it takes into account changes in the Bush Forever areas as a result of planning decisions and better reflects where the regionally significant vegetation exists.

Proposal 18 – To add Lot 15141 Alexander Drive, Malaga into Bush Forever Area 385 (Reid Highway Bushland) and regionally reserve this land 'Parks and Recreation'

Significant bushland (identified as 'Karrakatta Complex - Central and South') exists over three (3) lots bordered by Reid Highway to the south, Alexander Drive to the west, Truganina Road and the Malaga Industrial Area to the north and Camboon Road to the east. However not all of this bushland is currently included within the Bush Forever layer or is reserved 'Parks and Recreation' in the MRS.

Proposal 18 seeks to -

- expand the 'Bush Forever' layer to include Lot 15141 Alexander Drive, Malaga within the boundaries of Bush Forever Area 385, and;
- transfer Lot 15141 from the 'Industrial' zone to the 'Parks and Recreation' regional reserve in the MRS.

The vegetated land earmarked for inclusion (Lot 15141) is currently owned in freehold by the Electricity Networks Corporation (Western Power), it is zoned 'Industrial' in the MRS and is reserved 'Public Purposes - Western Power' in Local Planning Scheme No.17 (LPS 17). This proposal will give Lot 15141 (approx. 1.8 ha) the same classifications in the MRS as the adjoining bushland on the southern Lot 500 Reid Highway, which is crown land vested to and managed by the City of Swan as a natural conservation area. However it is noted that this proposal doesn't include all of the bushland area. Western Power's Lot 801 Alexander Drive, Malaga also contains the same vegetation as the subject Lot 15141 and the City-managed Reid Highway Bushland Lot 500 but is left out. The advertised amendment proposes no changes to Lot 801, which will remain MRS 'Industrial' and LPS 17 'Public Purposes - Western Power'.

Staff have no objections to including Lot 15141 into Bush Forever Area 385 and its reservation as 'Parks and Recreation' in the MRS. The vegetation on Lot 15141 serves the same environmental function as the vegetation on Lot 500 and there is no physical boundary between them. So it is considered logical for both land parcels to be consistently portrayed in the Metropolitan Region Scheme. However our comments should also recommend that Lot 801 Alexander Drive also be considered for inclusion into the same Bush Forever Area 385, reserved 'Parks and Recreation' in the MRS and become a crown reserve for the following reasons:

- The amendment report states that Proposal 18 is motivated by commitments in the draft *'Perth and Peel Green Growth Plan for 3.5 million'* to retain Lot 15141 for conservation. Upon review of the interactive 2015 draft mapping staff note that both Lot 15141 and Lot 801 are identified as a 'Specific Commitment'. While this is still in draft form it is not clear why the bushland on Lot 801 does not form part of the proposal when it has the same recommendation as Lot 15141.
- Lot 801 contains the same vegetation complex as Lot 15141 and Lot 500 and there are no environmental features to suggest that the vegetation on Lot 801 is any different, less significant or should be treated differently. This view is supported by all three (3) lots being consistently depicted in the City of Swan's Local Biodiversity Strategy (Council endorsed June 2016). As such is considered logical for the MRS to portray Lot 801 in a consistent manner.
- Because there are no physical barriers between Lot 801, Lot 15141 and Lot 500 the City experiences 4WD driving and other inappropriate behaviour that can access the wider bushland area off of Alexander Drive and near Truganina Road. To discourage inappropriate access and its impact on the ecological community it is recommended that all three (3) lots be crown land and managed together. This will mitigate the need to install fencing and/or barriers that would separate Lots 801 from Lot 15141 and provide a more holistic approach to managing this ecological asset.

Proposal 19 – Update the boundary of Bush Forever Area 386 to reflect developed outcome in Lot 1 Kalamunda Road, Perth Airport

Currently the Bush Forever area layer extends over a building developed in 2007 in accordance with the Perth Airport Master Plan. This proposal is to address this anomaly by omitting the built area from the Bush Forever layer.

With the developed area no longer providing an environmental function city staff have no objections to the modification proposed and its intent.

Proposal 20 – Omit Lot 3 (No.355) Midland Road, Hazelmere and a local road from Bush Forever Area 481 (Stirling Crescent Bushland)

Proposal 20 is to correct an irregularity in the Bush Forever mapping by omitting Lot 3 (No.355) Midland Road, Hazelmere (owned by Hover Holdings Pty Ltd and Extreme Asset Pty Ltd) and the unsealed local road reserve north of Lot 3. This is cleared land devoid of significant vegetation. It is understood from the advertised report that the WAPC believes that this is a historical anomaly by suggesting that this land was not appropriately identified for Bush Forever previously.

Staff have no objection because this land has been cleared for over 10 years and serves no environmental function.

Proposal 21 - Minor adjustments to boundaries of Bush Forever Area 491 (Swan River Backwater) where it abuts the Swan River in South Guildford

This is an administrative exercise to modify the Bush Forever layer by removing an area that lies in the Swan River and include a pocket of bushland abutting the river on Lot 400 Wilkie Street, South Guildford. The included bushland is owned and managed by the WAPC and forms part of the South Guildford Backwater reserve.

Staff have no objections because the changes address an administrative anomaly over the river and include reserved bushland that has an environmental function.

OPTIONS AND IMPLICATIONS

Option 1: Council may resolve to provide comments as per the staff recommendations.

Implications: The Western Australian Planning Commission (WAPC) will consider the City's comments and make a recommendation to the Minister of Planning on whether or not to support the proposed Metropolitan Region Scheme (MRS) amendment. Whether or not the WAPC will agree or disagree with the Council's recommendation will not be known until after the Minister has made a decision.

This is the recommended option.

This is because it explains the Council's position on the nine (9) proposals within its municipal boundaries and its support of omitting local roads, dwellings and buildings from the Bush Forever layer.

Option 2: Council may instead resolve to advise the Western Australian Planning Commission (WAPC) that it has no comments to make.

Implications: The City of Swan will inform the Western Australian Planning Commission (WAPC) that it has no comments to make. The WAPC will still make a recommendation to the Minister of Planning on whether or not to support the proposed Metropolitan Region Scheme (MRS) amendment.

This is not the recommended option because it forgoes the Council's opportunity to make recommendations on the size and environmental function of the Bush Forever Area 385 (Reid Highway Bushland), of which Lot 500 Reid Highway, Malaga is managed by the City.

ATTACHMENTS

Location maps of Proposals 12 to 21

Proposed Changes to the Metropolitan Region Scheme Maps of Proposals 12 to 21

Extracts of the MRS Amendment 1339/57 Report relevant to Proposals 12 to 21

STRATEGIC IMPLICATIONS

Metropolitan Region Scheme Amendment No.1333/57 is considered to have no minimal strategic implications because the changes are to bring the MRS up to date with current distribution of regionally significant vegetation.

STATUTORY IMPLICATIONS

It is considered that the approval of Metropolitan Region Scheme Amendment No.1333/57 will facilitate the assessment of development applications by removing cleared, developed land from the Bush Forever layer whilst capturing other areas with regionally significant vegetation. This will streamline the referral process to agencies to more relevant and logical areas.

Under s.124(3) of the *Planning and Development Act 2005*, if a region planning scheme is amended and is inconsistent with a local planning scheme, the local government is required to initiate an amendment to the local planning scheme to eliminate this inconsistency.

Where a regional reservation are proposed or widened (as is the case with Proposal 9 and Proposal 18) these don't require Council's further consideration as these changes will automatically have effect into Local Planning Scheme No.17 (LPS 17).

Bush Forever areas are not a zone or a reserve and are not shown on the LPS 17 maps. As such, Council's further consideration is not required with respect to changes to the Bush Forever layer.

FINANCIAL IMPLICATIONS

Nil.

VOTING REQUIREMENTS

Simple majority

RECOMMENDATION

That the Council resolve to:

- 1) Make a submission on proposed Metropolitan Region Scheme Amendment No.1333/57 (Bush Forever Omnibus 1 North) advising the Western Australian Planning Commission (WAPC) that the City of Swan -
 - a. Does not object to Proposals 12-17 and 19-21 as advertised.
 - b. Does not object to Proposal 18 but recommends that Lot 801 Alexander Drive, Malaga be similarly included in the Metropolitan Region Scheme for Bush Forever status, reserved 'Parks and Recreation' and ceded as a crown reserve. This is recommended because the same vegetation community exists on both the subject lot (Lot 15141 Alexander Drive, Malaga) and Lot 801 and this will result in a more holistic approach to preserving the land's shared environmental qualities.

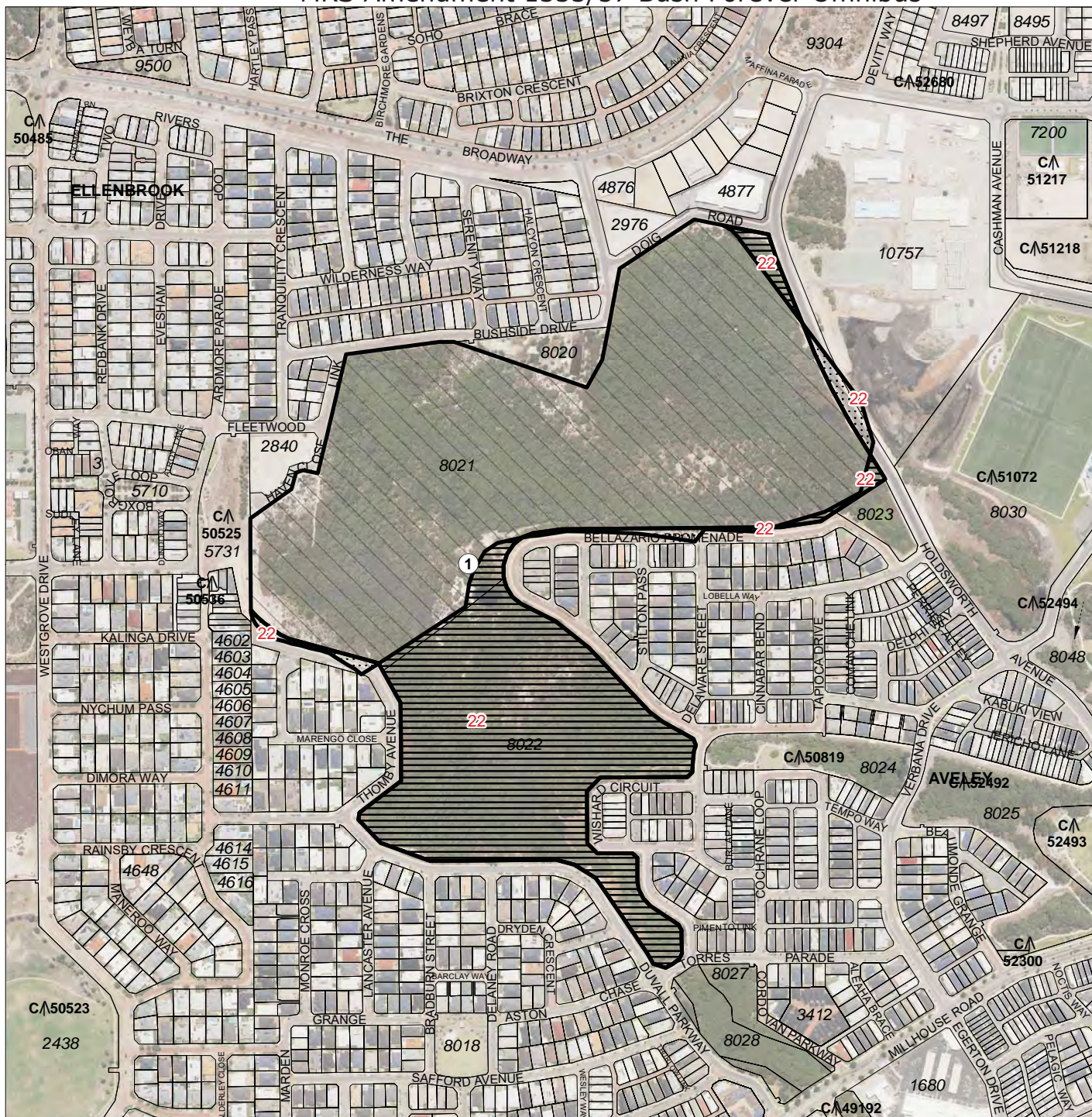
MOTION that the Council resolve to:

- 1) Make a submission on proposed Metropolitan Region Scheme Amendment No.1333/57 (Bush Forever Omnibus 1 North) advising the Western Australian Planning Commission (WAPC) that the City of Swan -
 - a. Does not object to Proposals 12-17 and 19-21 as advertised.
 - b. Does not object to Proposal 18 but recommends that Lot 801 Alexander Drive, Malaga also becomes a Crown Reserve and recognised in the Metropolitan Region Scheme in the same manner that is proposed for Lot 15141 Alexander Drive, Malaga, and
 - c. Requests that an equal area of bushland currently not on the Bush Forever Estate replaces the area deleted from the Bush Forever Estate by the Metropolitan Region Scheme Amendment No 1333/57 Bush Forever Omnibus.
- 2) Record the reason for changing the staff recommendation is to ensure that the Omnibus amendment does not result in a reduction of bush forever site across the City of Swan and the metropolitan area.

(Cr Catalano - Cr Kiely)

RESOLVED UNANIMOUSLY TO:

- 1) Make a submission on proposed Metropolitan Region Scheme Amendment No.1333/57 (Bush Forever Omnibus 1 North) advising the Western Australian Planning Commission (WAPC) that the City of Swan -
 - a. Does not object to Proposals 12-17 and 19-21 as advertised.
 - b. Does not object to Proposal 18 but recommends that Lot 801 Alexander Drive, Malaga also becomes a Crown Reserve and recognised in the Metropolitan Region Scheme in the same manner that is proposed for Lot 15141 Alexander Drive, Malaga, and
 - c. Requests that an equal area of bushland currently not on the Bush Forever Estate replaces the area deleted from the Bush Forever Estate by the Metropolitan Region Scheme Amendment No 1333/57 Bush Forever Omnibus.
- 2) Record the reason for changing the staff recommendation is to ensure that the Omnibus amendment does not result in a reduction of bush forever site across the City of Swan and the metropolitan area.



Bush Forever Omnibus (North) Proposed Minor Amendment as advertised

25 October 2017

Proposal 12

Proposed Amendment:

① Parks and recreation reservation

Notice of Delegation

▨ (Site No) Bush Forever area addition

▤ (Site No) Bush Forever area removal

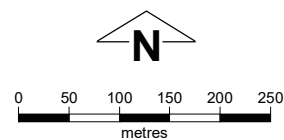
Existing Region Scheme:

▨ (Site No) Bush forever areas

Oracle reference no: 2882

File number: 833/02/01/0065P


Version number: 3






Proposal 12

Existing Region Scheme:

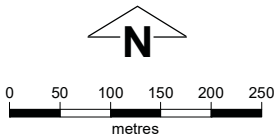
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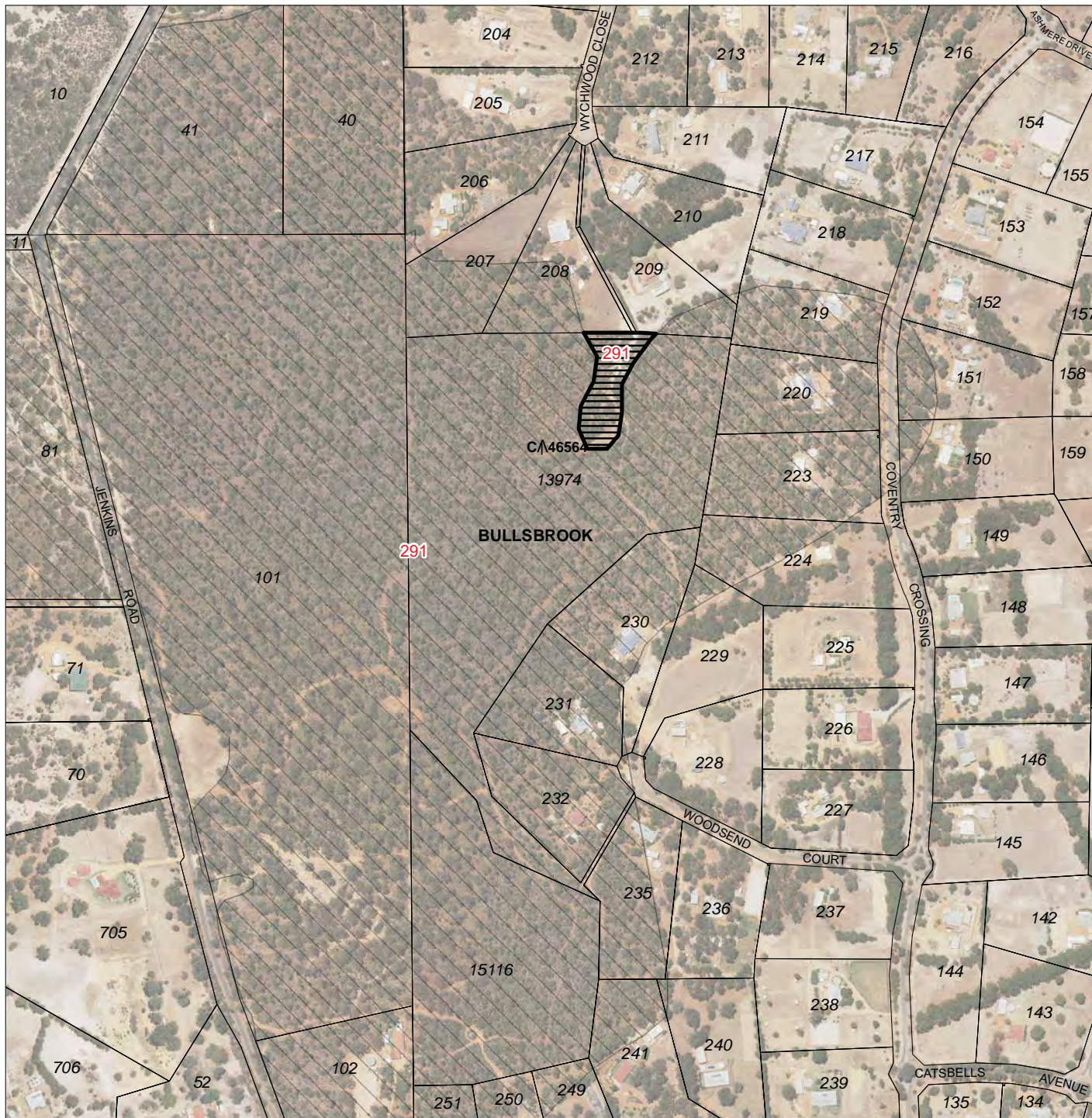
 (Site No) Bush forever areas



Western
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Planning
Commission

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Bush Forever Omnibus (North) Proposed Minor Amendment as advertised

25 October 2017

Proposal 13

Proposed Amendment:

Notice of Delegation



(Site No) Bush Forever area addition

Existing Region Scheme:



(Site No) Bush forever areas

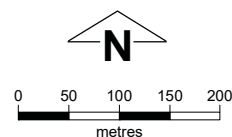
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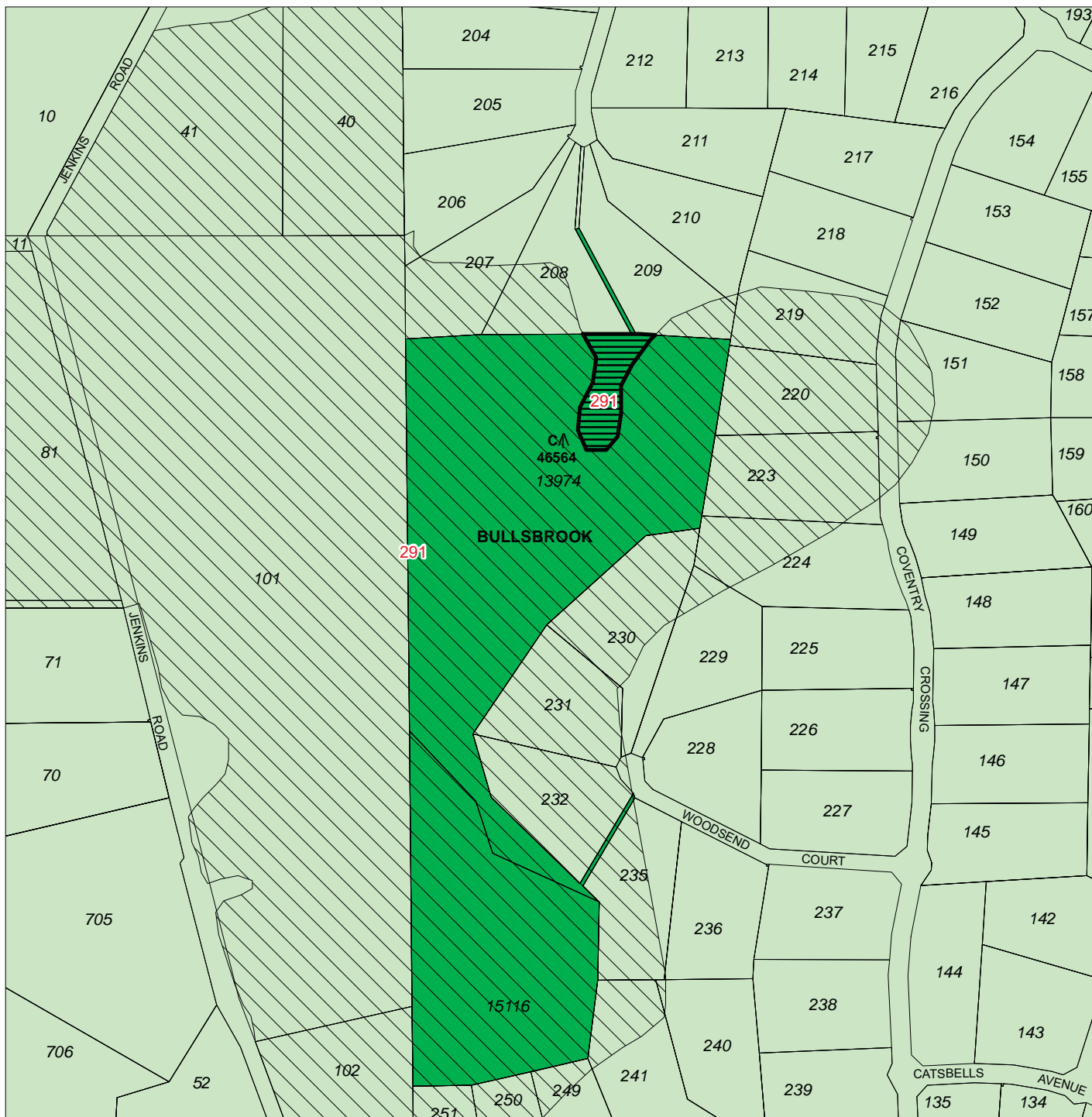
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Bush Forever Omnibus (North) Proposed Minor Amendment as advertised

25 October 2017




Proposal 13

Proposed Amendment:

Notice of Delegation

 (Site No) Bush Forever area addition

Existing Region Scheme:

 Parks and recreation
 Rural
 (Site No) Bush forever areas

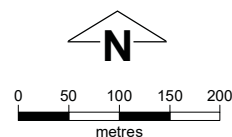
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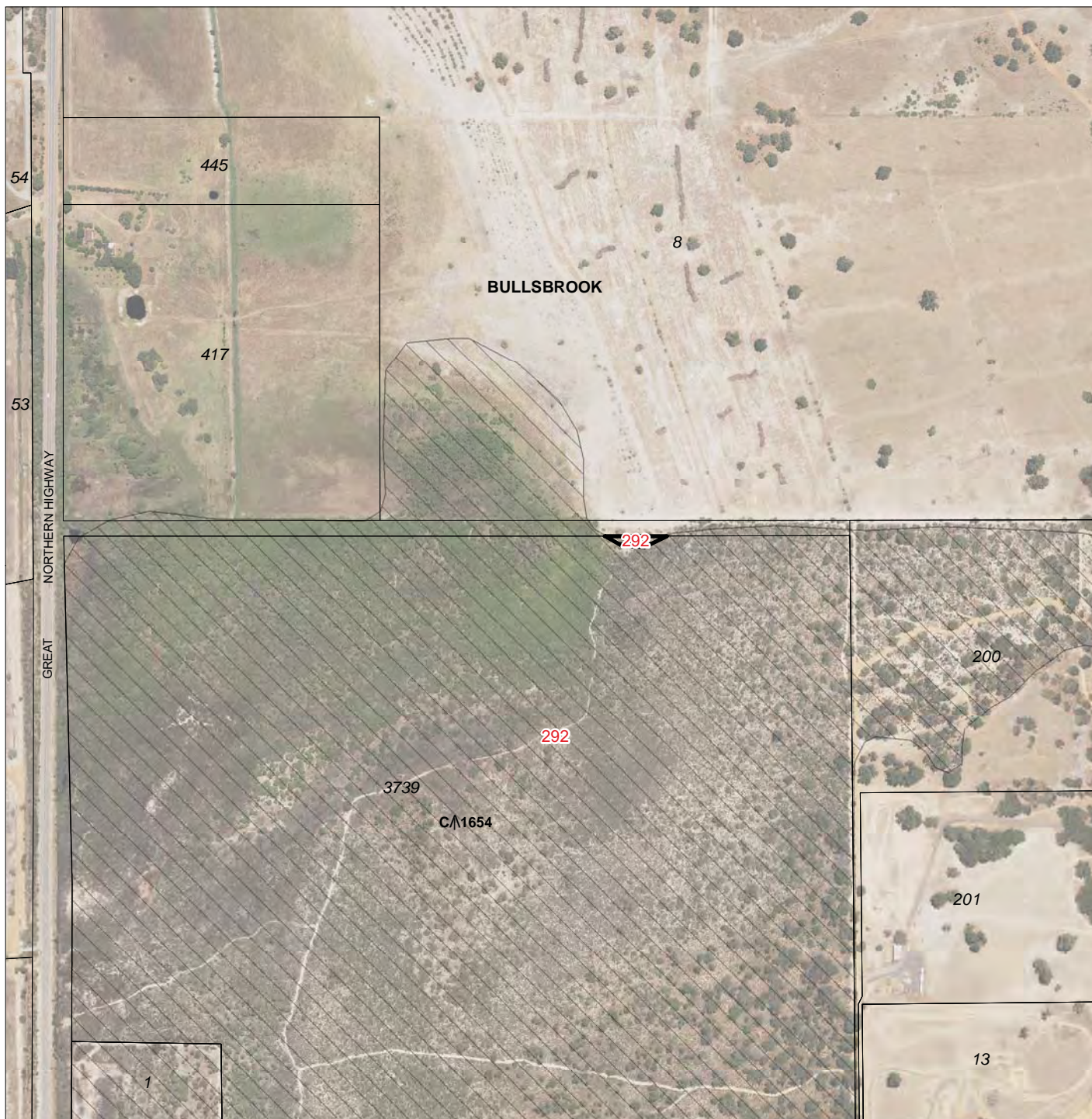
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Bush Forever Omnibus (North) Proposed Minor Amendment as advertised

25 October 2017

Proposal 14

Proposed Amendment:

Notice of Delegation



(Site No) Bush Forever area addition

Existing Region Scheme:



(Site No) Bush forever areas

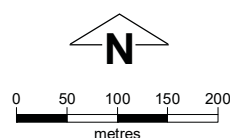
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Version number: 3



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Bush Forever Omnibus (North) Proposed Minor Amendment as advertised

25 October 2017

Proposal 14

Proposed Amendment:

Notice of Delegation



(Site No) Bush Forever area addition

Existing Region Scheme:



R Parks and recreation - restricted public access



Primary regional roads



Rural



(Site No) Bush forever areas

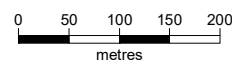
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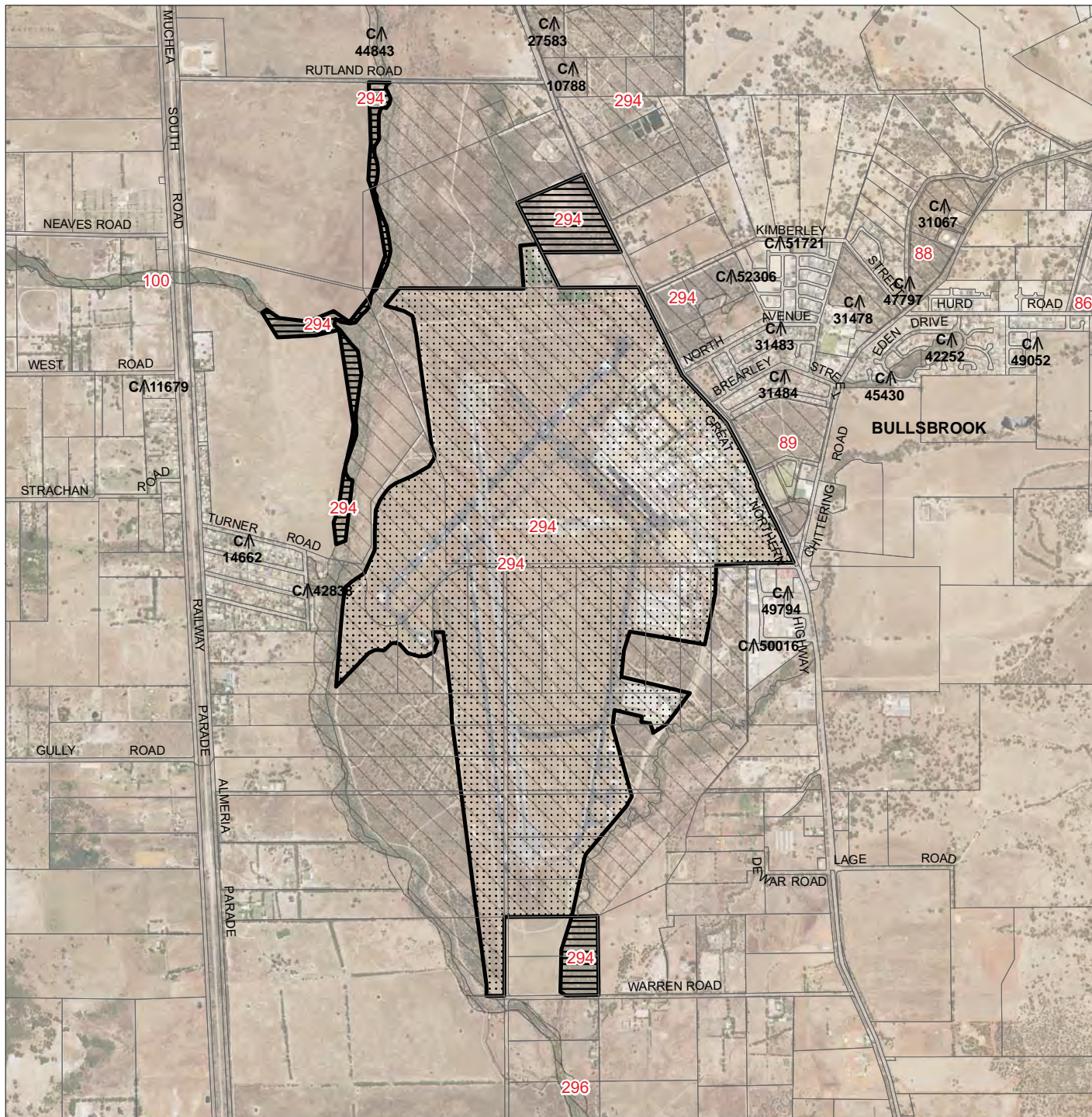
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Bush Forever Omnibus (North) Proposed Minor Amendment as advertised


25 October 2017

Proposal 15


Proposed Amendment:

Notice of Delegation

 (Site No) Bush Forever area addition

 (Site No) Bush Forever area removal

Existing Region Scheme:

 (Site No) Bush forever areas

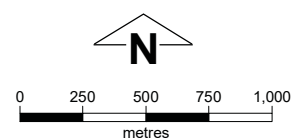
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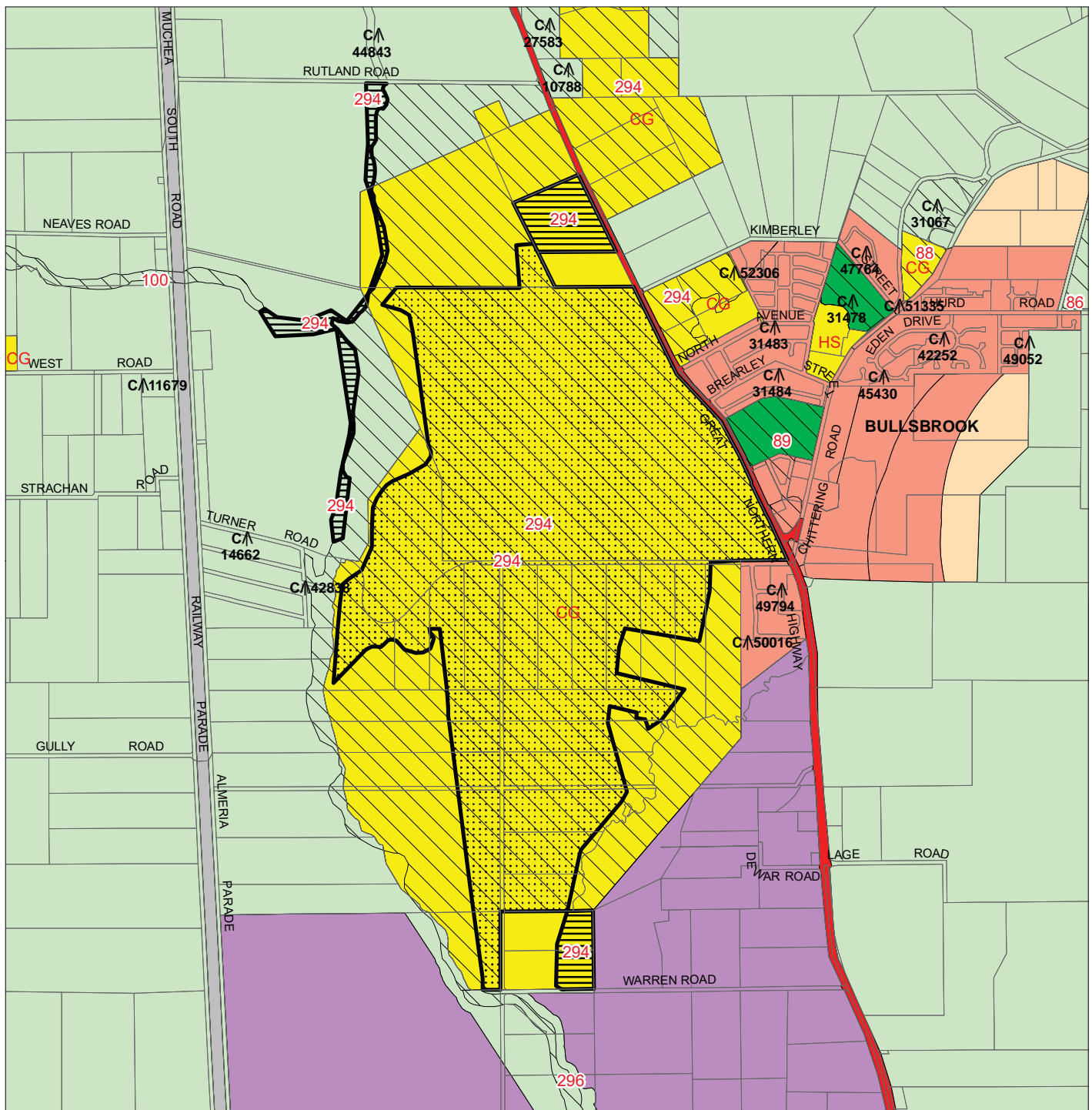
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Version number: 3



Date: 13/11/2017
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Bush Forever Omnibus (North) Proposed Minor Amendment as advertised


25 October 2017

Proposal 15











Proposed Amendment:

Notice of Delegation

 (Site No) Bush Forever area addition

 (Site No) Bush Forever area removal

Existing Region Scheme:

-  Industrial
-  Parks and recreation
-  Primary regional roads
-  CG Public purposes - Commonwealth Government
-  HS Public purposes - high school
-  Railways
-  Rural
-  Urban
-  Urban deferred
-  (Site No) Bush forever areas

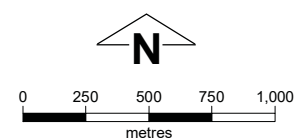
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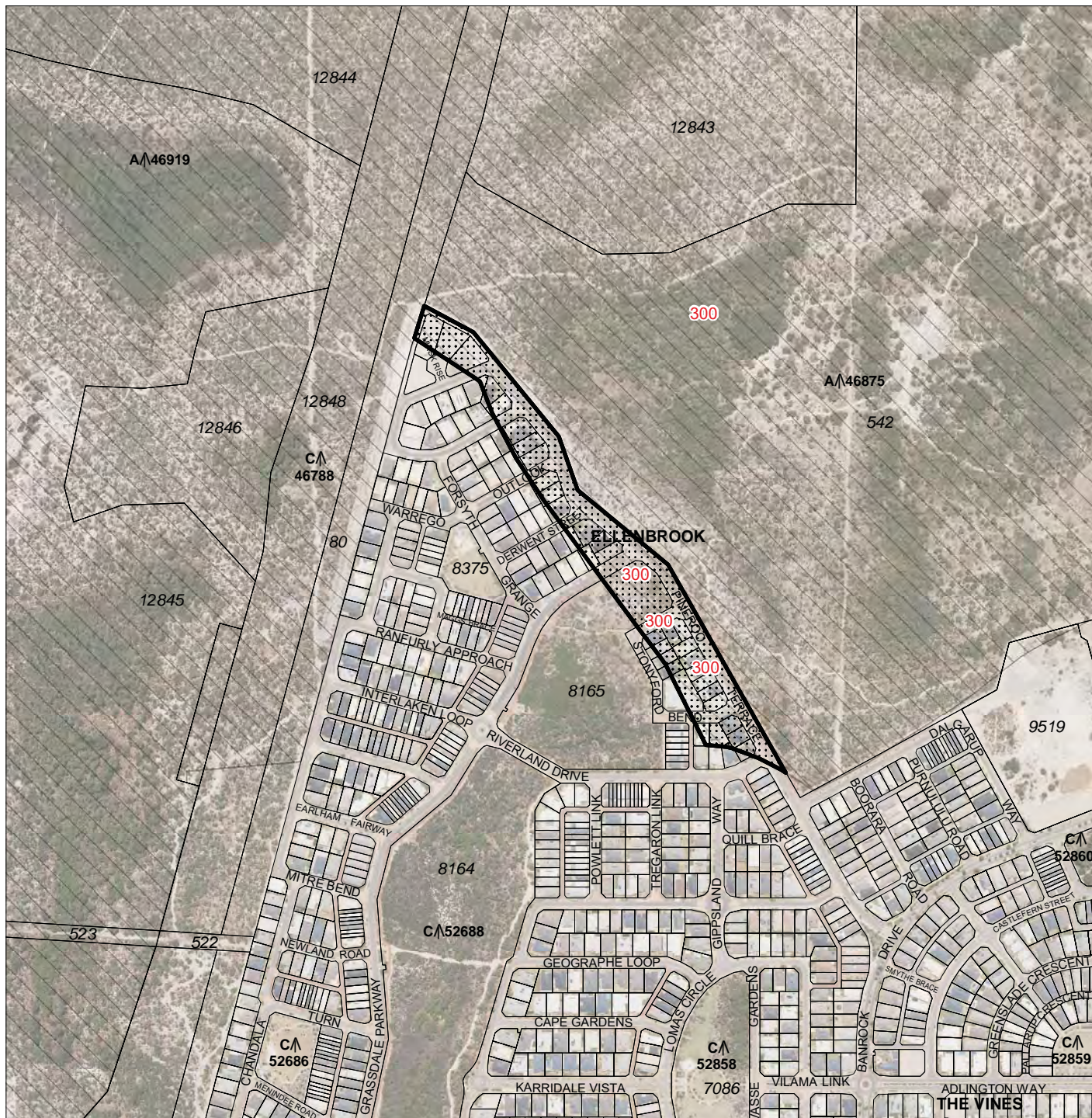
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Bush Forever Omnibus (North) Proposed Minor Amendment as advertised

25 October 2017


Proposal 16

Proposed Amendment:

Notice of Delegation

 (Site No) Bush Forever area removal

Existing Region Scheme:

 (Site No) Bush forever areas

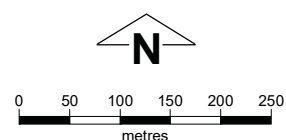
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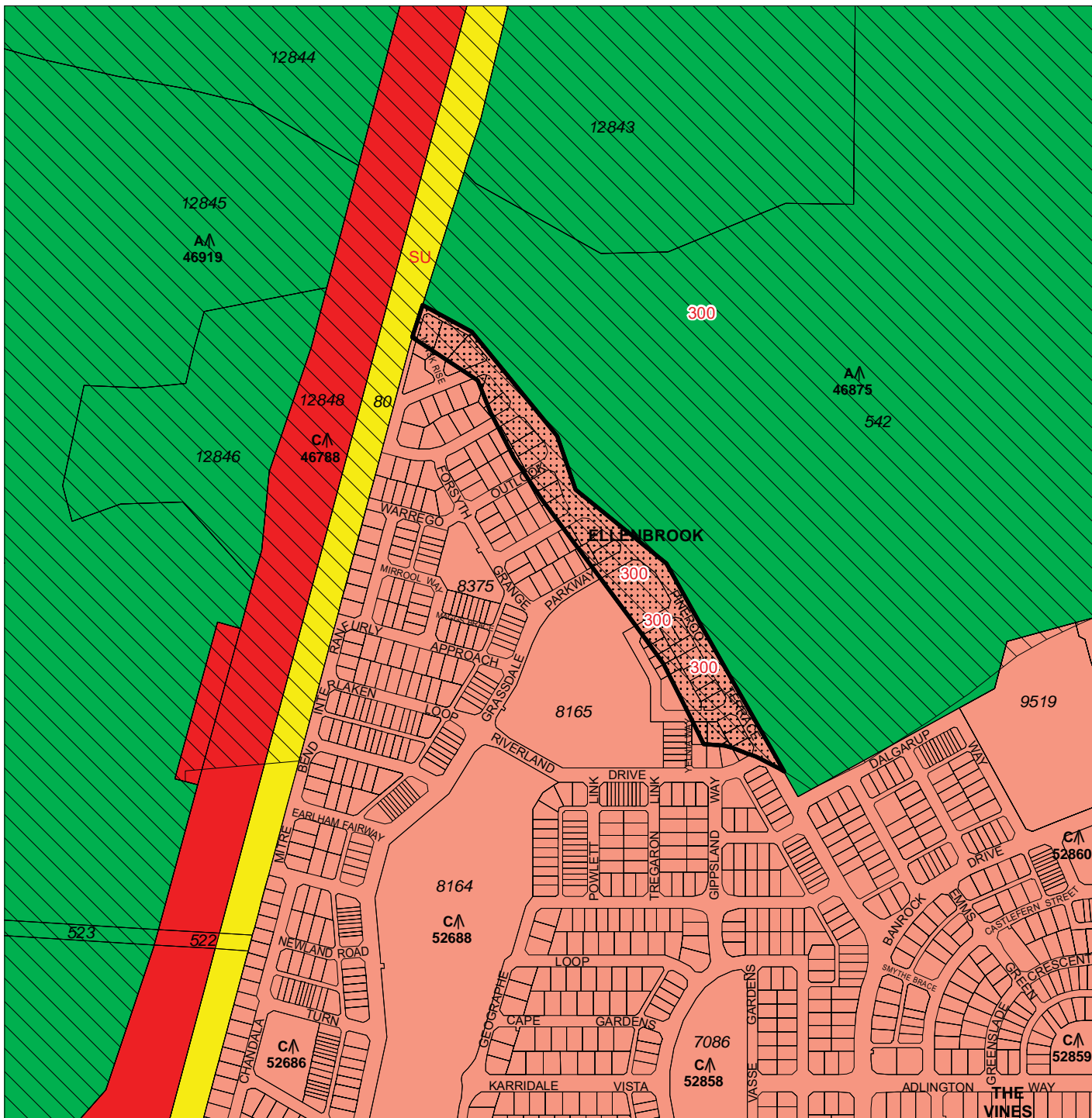
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Version number: 3



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Bush Forever Omnibus (North) Proposed Minor Amendment as advertised

25 October 2017

Proposal 16

Proposed Amendment:

Notice of Delegation

 (Site No) Bush Forever area removal

Existing Region Scheme:

-  Parks and recreation
-  Primary regional roads
-  SU Public purposes - special uses
-  Urban
-  (Site No) Bush forever areas

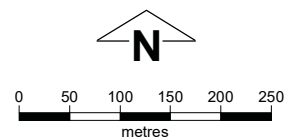
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Bush Forever Omnibus (North) Proposed Minor Amendment as advertised

25 October 2017

Proposal 17a

Proposed Amendment:

Notice of Delegation



(Site No) Bush forever area addition



(Site No) Bush forever area removal

Existing Region Scheme:



(Site No) Bush forever areas

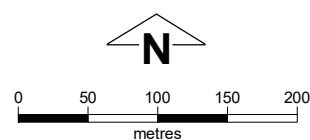
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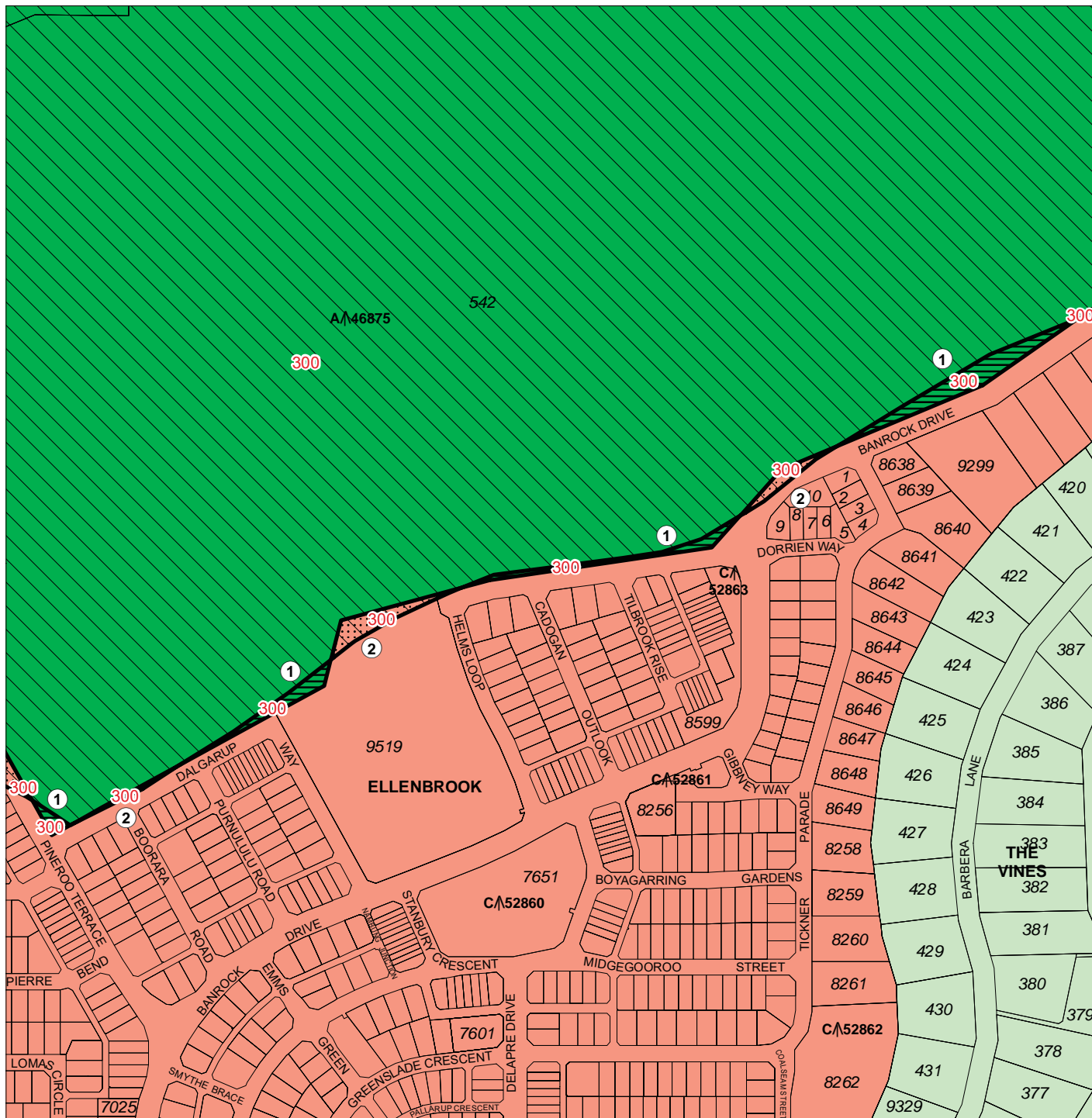
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Version number: 3



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Bush Forever Omnibus (North) Proposed Minor Amendment as advertised

25 October 2017

Proposal 17a

Proposed Amendment:

Notice of Delegation



(Site No) Bush forever area addition



(Site No) Bush forever area removal

Existing Region Scheme:



Parks and recreation



Rural



Urban



(Site No) Bush forever areas

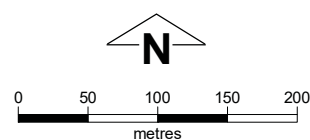
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Version number: 3



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Bush Forever Omnibus (North) Proposed Minor Amendment as advertised

25 October 2017

Proposal 17c


Proposed Amendment:

Notice of Delegation

1 (Site No) Bush forever area addition

2 (Site No) Bush forever area removal

Existing Region Scheme:

 (Site No) Bush forever areas

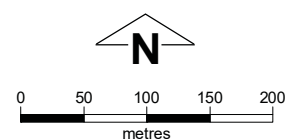
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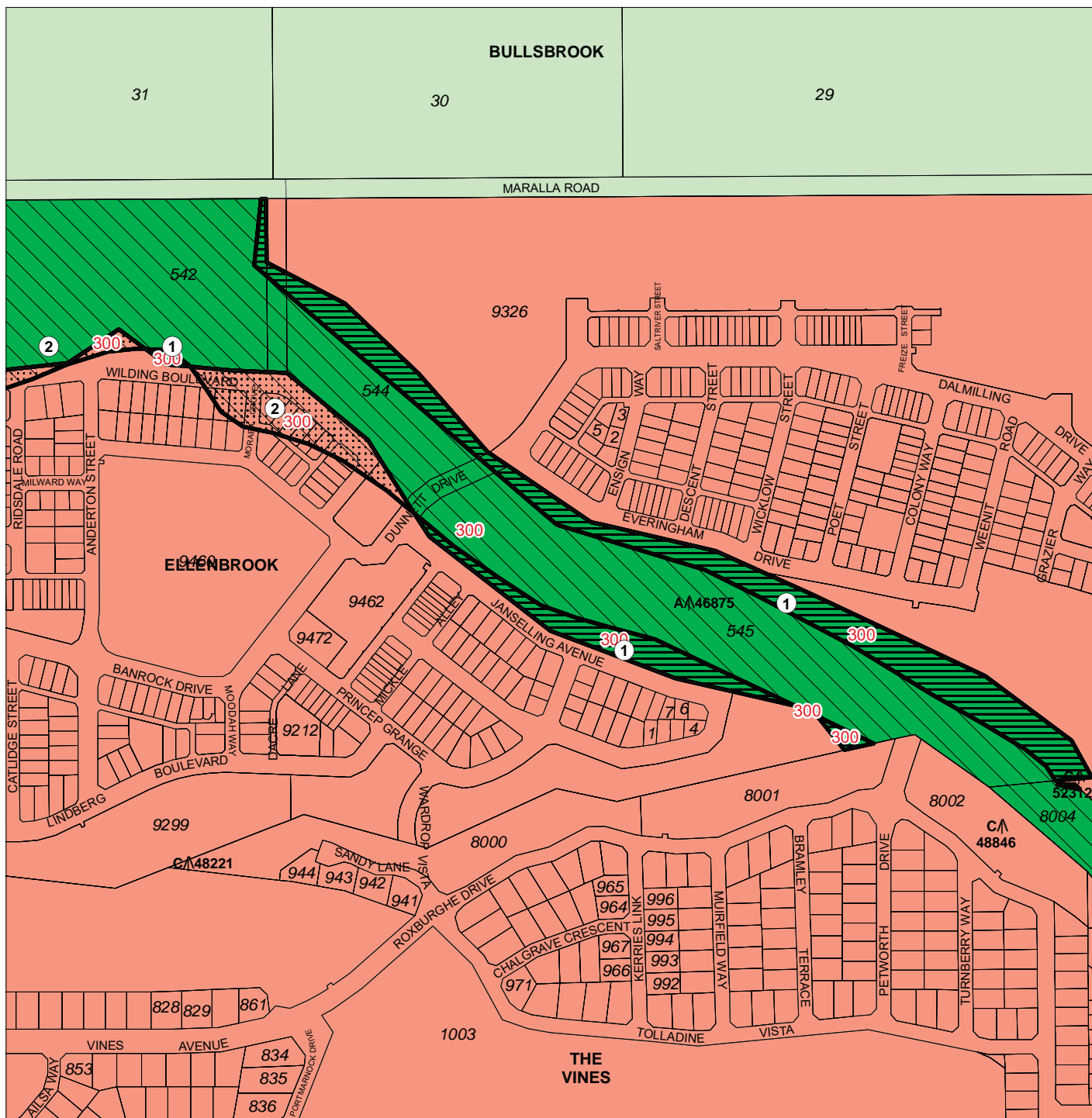
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Version number: 3



Date: 13/11/2017
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Bush Forever Omnibus (North) Proposed Minor Amendment as advertised

25 October 2017

Proposal 17c

Proposed Amendment:





Notice of Delegation



(Site No) Bush forever area addition

(Site No) Bush forever area removal

Existing Region Scheme:

-  Parks and recreation
-  Rural
-  Urban
-  (Site No) Bush forever areas

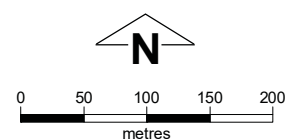
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File number: 833/02/01/0065P

Version number: 3



Date: 25/07/2018
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Base information supplied by Western Australian Land Information Authority LI 862-2016-1





Bush Forever Omnibus (North) Proposed Minor Amendment as advertised

25 October 2017

Proposal 18

Proposed Amendment:

① Parks and recreation reservation

Notice of Delegation

||||| (Site No) Bush Forever area addition

Existing Region Scheme:

||||| (Site No) Bush forever areas

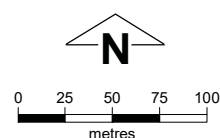
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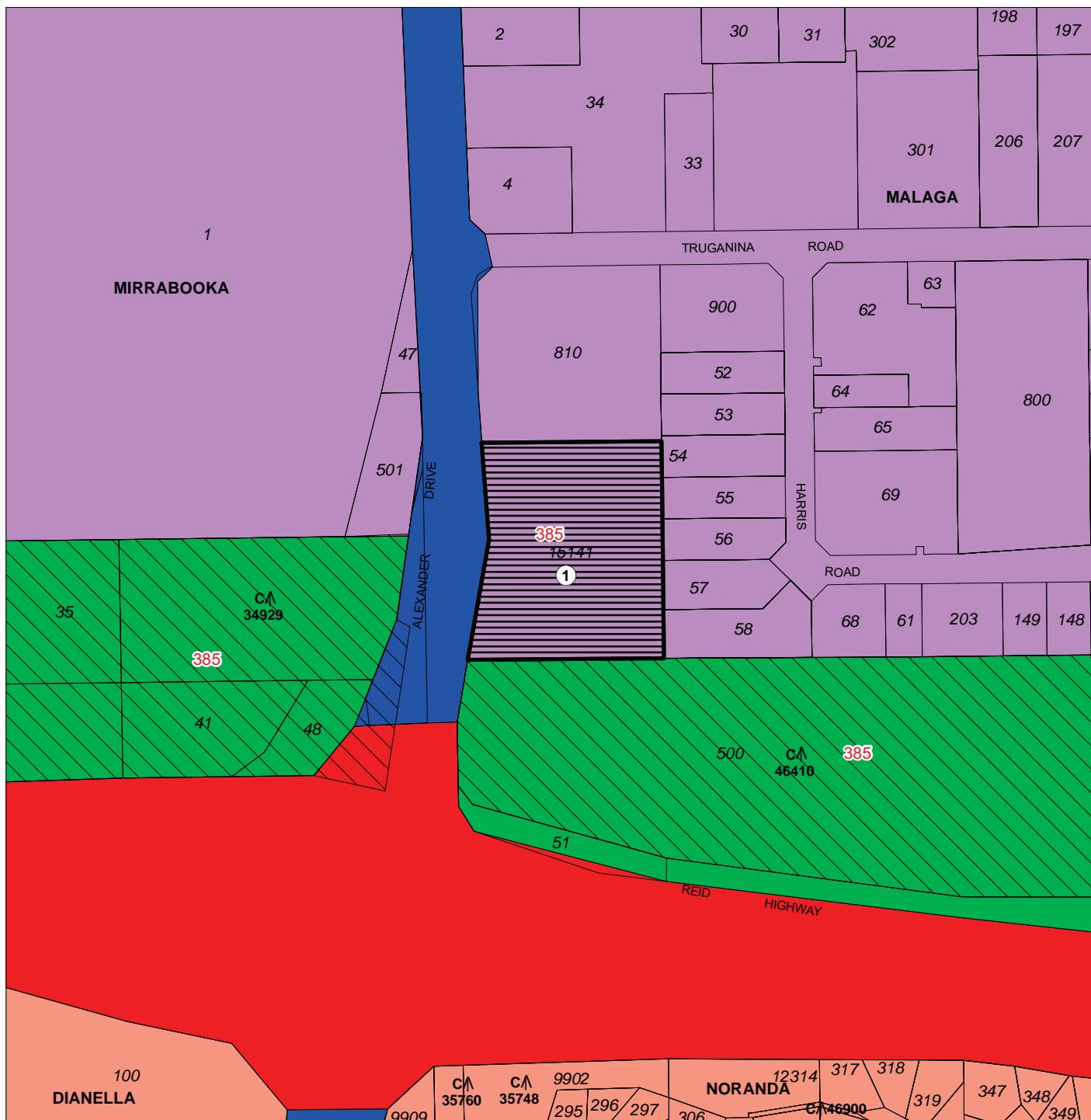
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


Bush Forever Omnibus (North) Proposed Minor Amendment as advertised


25 October 2017

Proposal 18

Proposed Amendment:


 Parks and recreation reservation


Notice of Delegation

 (Site No) Bush Forever area addition

Existing Region Scheme:


 Industrial

 Other regional roads

 Parks and recreation

 Primary regional roads

 Urban

 (Site No) Bush forever areas

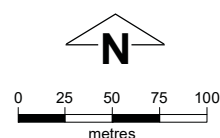
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Bush Forever Omnibus (North) Proposed Minor Amendment as advertised

25 October 2017


Proposal 19

Proposed Amendment:

Notice of Delegation

 (Site No) Bush Forever area removal

Existing Region Scheme:

 (Site No) Bush forever areas

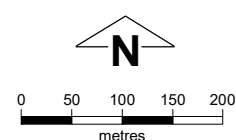
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Bush Forever Omnibus (North) Proposed Minor Amendment as advertised

25 October 2017


Proposal 20

Proposed Amendment:

Notice of Delegation

 (Site No) Bush Forever area removal

Existing Region Scheme:

 (Site No) Bush forever areas

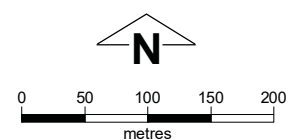
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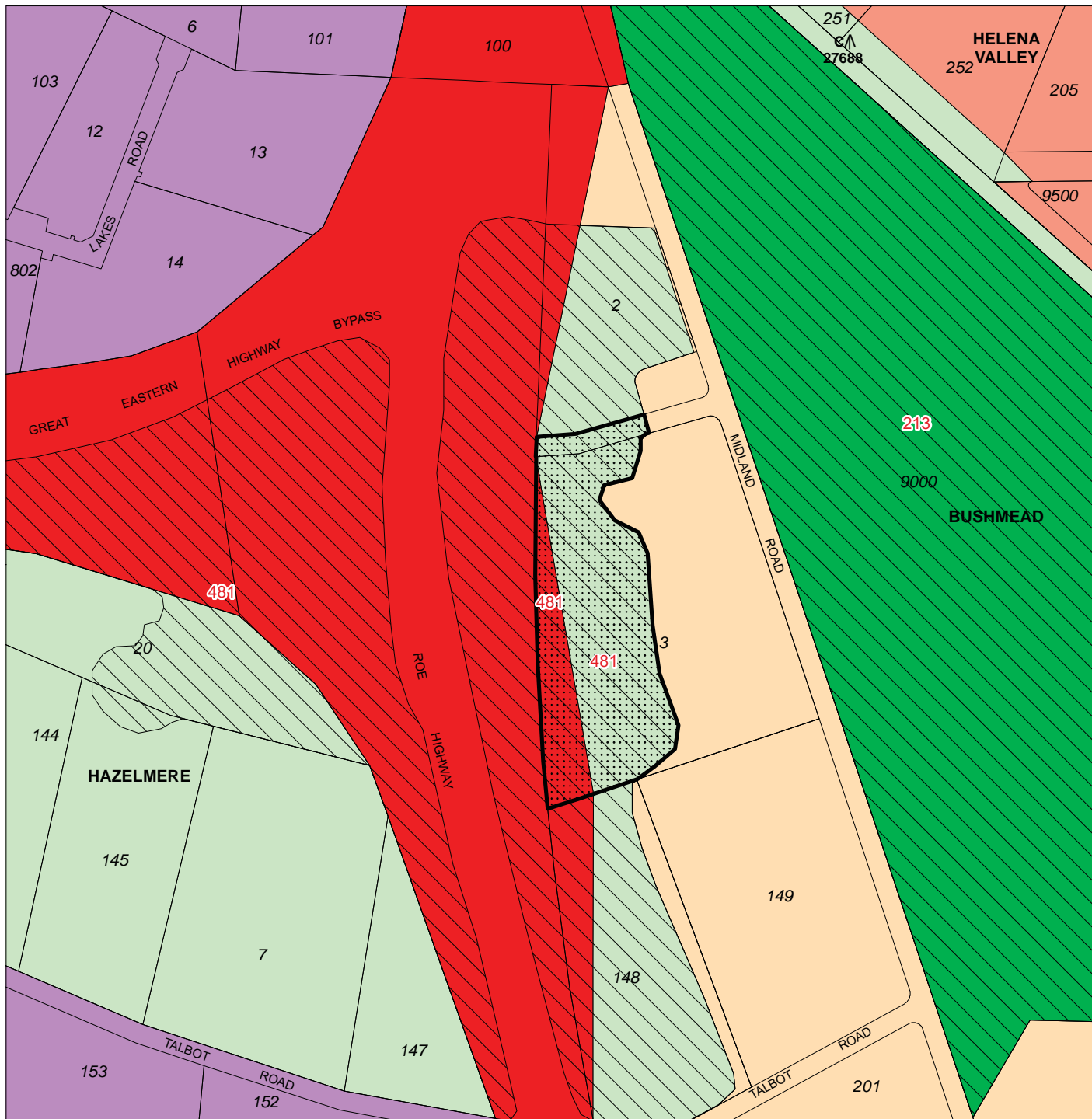
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Version number: 3



Date: 13/11/2017
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Bush Forever Omnibus (North) Proposed Minor Amendment as advertised

25 October 2017








Proposal 20

Proposed Amendment:

Notice of Delegation

 (Site No) Bush Forever area removal

Existing Region Scheme:

	Industrial		Urban deferred
	Parks and recreation		(Site No) Bush forever areas
	Primary regional roads		
	Rural		
	Urban		

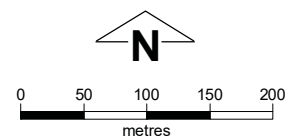
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Version number: 3



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Bush Forever Omnibus (North) Proposed Minor Amendment as advertised


25 October 2017

Proposal 21


Proposed Amendment:

Notice of Delegation

 (Site No) Bush Forever area addition

 (Site No) Bush Forever area removal

Existing Region Scheme:

 (Site No) Bush forever areas

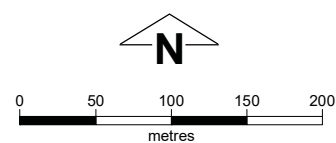
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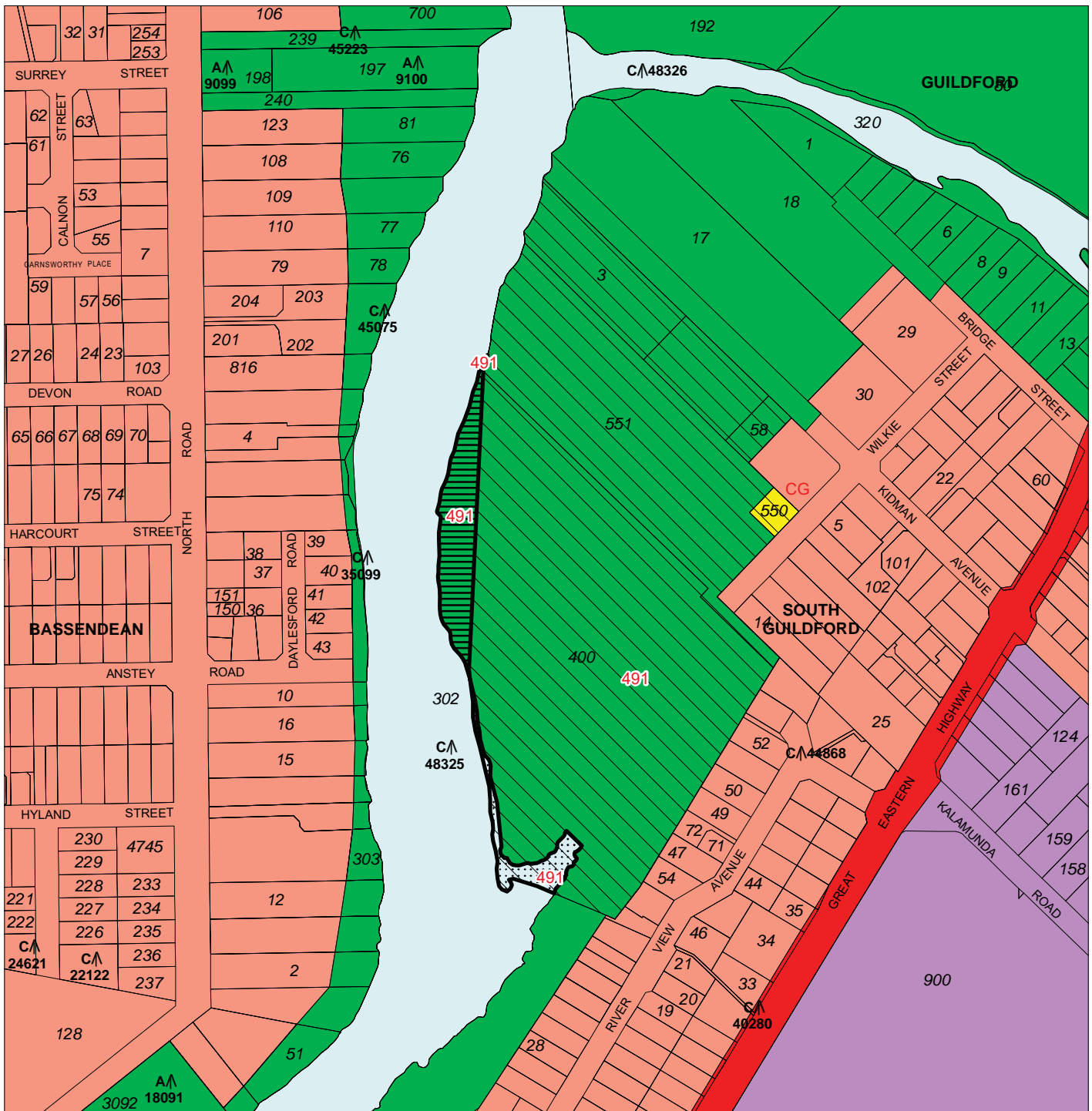
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Version number: 3



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Bush Forever Omnibus (North) Proposed Minor Amendment as advertised

25 October 2017








Proposal 21

Proposed Amendment:

Notice of Delegation

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

Existing Region Scheme:

-  Industrial
-  Parks and recreation
-  Primary regional roads
-  CG Public purposes - Commonwealth Government
-  Urban
-  Waterways
-  (Site No) Bush forever areas

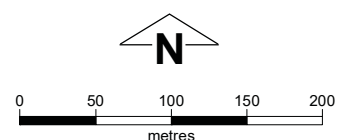
Oracle reference no: 2882

File number: 833/02/01/0065P

Version number: 3



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The land is vested in the City of Wanneroo, and has a clearly defined boundary, so this amendment seeks to follow the fence line, which increases the Bush Forever area to the south, and moves the east/west cadastral boundary.

City of Swan

Proposal 12

Bush Forever area 22: to modify the Bush Forever boundary to contain the whole of Lot 8021 Torres Parade, and add Lot 8022 to Bush Forever; to transfer Lot 8021 and 8022 Torres Parade from the Urban zone to Parks and Recreation reservation; to remove portions of Thomby and Holdsworth Avenue and Bellazario Promenade from Bush Forever (Fig. 12).

The WAPC has advised that the subject land Lot 8021 was acquired for the purposes of Bush Forever and conservation, and therefore is appropriate to be reserved as Parks and Recreation. This was part of a NPS.

Lot 8022 was acquired by the WAPC for conservation and should also be added to Bush Forever and reserved for Parks and Recreation.

The road reserves for Holdsworth and Thomby Avenues and Bellazario Promenade are cleared, and therefore this amendment seeks to modify the Bush Forever overlay to the cadastral boundary.

Proposal 13

Bush Forever area 291: to modify the boundary of Bush Forever area 291 to include the whole of Lot 13974 Woodsend Court Bullsbrook (Fig. 13).

Lot 13974 (Reserve R46564) is vested with the Conservation Commission of Western Australia, and is reserved Parks and Recreation. Therefore this amendment seeks to rationalise the Bush Forever overlay to the cadastral boundary for ease of management.

Proposal 14

Bush Forever area 292: to include all of Lot 3739 Great Northern Highway, Bullsbrook into Bush Forever area 292 (Fig. 14).

Lot 3739 (Reserve R1654) is vested in the National Parks and Natural Conservation Authority and is reserved Parks and Recreation. Therefore this amendment seeks to modify the Bush Forever overlay to the Parks and Recreation boundary.

Proposal 15

Bush Forever area 294: to exclude the Pearce Airport runways and buildings from Bush Forever area 294; to add Lot 52 Great Northern Highway and vegetated portions of Lots 200 Almeria Parade, 123 Great Northern Highway, 156 and 157 Turner Road, Bullsbrook to Bush Forever area 294 (Fig. 15).

All the land is owned by the Commonwealth of Australia. The airport does not historically have any mapped native vegetation, so this amendment seeks to remove the cleared areas from Bush Forever, and include the small vegetated pockets within Lots 52 and 123 Great Northern Highway, Lot 200 Almeria Parade and Lots 156 and 157 Turner Road, which are currently not within Bush Forever.

Proposal 16

Bush Forever area 300: to remove Lots 8377, 8378, 8379, 8158, 8157, 8148, 8147, 8146, 8139, 8138, 8137, 8129, 8128, 8127, 7350, 7351, 7349, 7348, 7347, 7346, 7345, 7344, 7341, 7340, 7342 and part Lots 8159, 8149, 8145, 8130, 8126, 8165, 7352, 7353, 7354, 7355, 7356, 7339, 7343, 7338, 9268, Grassdale Parkway, Stonyford Bend, Pineroo Terrace from Bush Forever (Urban zoned land). The small part of Bush Forever within the public road reservations of Stonyford Bend, Grassdale Parkway, Pineroo Terrace, Derwent Street, Waggego Outlook and Riverland Drive is also to be removed (Fig. 16).

The various lots and public roads above are zoned Urban, built upon and many in private ownership. As such, this amendment seeks to remove the Bush Forever overlay and align it to the Bushland side of Pineroo Terrace within Reserve 46875. This is in accordance with approved subdivision (WAPC ref: 140081) and EPA Bulletin 642.

Proposal 17

Bush Forever area 300: to include all of Reserve 46875 into Bush Forever area 300. Remove Lots 9383 and 9384 Wilding Boulevard and part Lots, 9378, 9379, 9380, 9381, 9382, 9385, 9386, 9387, 9407, 9408, 9409 Wilding Boulevard. Remove part Lot 9521 and 9308 Spring Street, Lot 9136 and part Lot 8915 and 9095 (unnamed road) and part Lots 9127, 9128, 9129, 9130, 9131, 9132, 9133, 9135 Hawthornden Avenue. Remove part Wilding Boulevard, Sadlier Lane, Moraba Grove, Banrock Drive, Helms Loop, Dalgarpur Way, Gonaning Street and Hawthornden Avenue from Bush Forever (Urban zoned land) (Fig. 17 a, b, c).

Reserve 46875 (Lots 545 and 542) is vested in the Conservation Commission of Western Australia and (Lot 544) is owned by the State of WA. They are reserved as Parks and Recreation, so this amendment seeks to modify the Bush Forever boundary to the Parks and Recreation reservation and cadastre boundaries.

The various lots and public roads above are zoned Urban, built upon and many in private ownership therefore it is appropriate to remove from Bush Forever. This is in accordance with approved subdivision (WAPC ref: 140081, 149350) and EPA Bulletin 642.

Proposal 18

Bush Forever area 385: to include Lot 15141 Alexander Drive, Malaga into Bush Forever area 385 and reserve as Parks and Recreation (Fig. 18).

Lot 15141 Alexander Drive, Malaga is unallocated Crown Land which is mapped Karrakatta Central and South vegetation complex and directly abuts Bush Forever area 385. This amendment seeks to include into Bush Forever, and reserve as Parks and Recreation from Industrial zoned land. Lot 15141 is also identified as a specific commitment in the draft Perth and Peel Green Growth Plan for 3.5 million.

Proposal 19

Bush Forever area 386: to modify the boundary of Bush Forever within Lot 1 Kalamunda Road, Perth Airport (Fig. 19).

Lot 1 Kalamunda Road, Perth Airport is owned by the Commonwealth of Australia. Part of Lot 1 should be removed from Bush Forever as it has been developed, in accordance with the Perth Airport Master Plan, and no longer serves an environmental purpose.

Proposal 20

Bush Forever area 481: to remove Lot 3 Midland Road, Hazelmere and adjoining public road from Bush Forever area 481 (Fig. 20).

Lot 3 Midland Road (and adjoining public road), Hazelmere was cleared of all vegetation before 2000, and as such, this amendment seeks to remove the Bush Forever overlay, as it was not appropriately identified previously. Lot 3 is in private ownership.

Proposal 21

Bush Forever area 491: to modify the boundary of Bush Forever area 491 within Lot 400 Wilkie Street, South Guildford to remove the river and to include bushland that was omitted (Fig. 21).

This amendment seeks to rationalise the Bush Forever overlay in accordance with cadastral and Parks and Recreation reservation boundaries. The subject lots are State government owned and managed.

City of Joondalup

Proposal 22

Bush Forever area 299: to modify the boundary of Bush Forever area 299 to remove Lake Side Drive (Fig. 22).

Part of Bush Forever area 299 is located in the Joondalup City Centre, which is largely devoid of vegetation, so this amendment seeks to modify the Bush Forever overlay to abut the eastern side of the constructed Lakeside Drive road. The inclusion of the public road into Bush Forever was an anomaly from 2000.

Proposal 23

Bush Forever area 303: to modify the boundary of Bush Forever area 303 to remove one hectare for the Metropolitan Cemeteries Board at Pinnaroo cemetery (Fig. 23).

In 2004, a commitment was made by the Bush Forever Technical Advisory Group to provide the Metropolitan Cemeteries Board (MCB) one hectare of land within Bush Forever area 303, for one hectare of MCB land that was provided to Western Power for a substation. Western Power previously relinquished its one hectare site, which was incorporated into Bush Forever area 303 in 2005.

MBC provided three alternative sites for the one hectare, based on the needs of MCB and location to other burial sites. A site visit was conducted with officers of MCB, the then Department of Planning and Office of Environmental Protection Agency, and an alternative site (current proposal) was recommended, which took into account MCB's needs for the site to be near a road, and the vegetation condition.

City of Kalamunda

Proposal 24

Bush Forever area 50: to include Lot 2611 Schofield Road and 236 Hartfield Road, Wattle Grove into Bush Forever area 50 (Fig. 24).

The amendment seeks to include Lot 2611 Schofield Road (R33963) and Lot 236 Hartfield Road (R3486) to Bush Forever area 50. In 2000, this area was investigated to be included in Bush Forever, however the vegetation was not deemed to be regionally



Department of **Biodiversity,
Conservation and Attractions**



Your ref: RSL/0737
Our ref: PRS 43847
Enquiries: Michael Roberts
Phone: 9303 7755
Email: Michael.Roberts@dbca.wa.gov.au

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

Attention: Tracey Scroop

Dear Ms Fagan

**Metropolitan Region Scheme Proposed Amendment 133357 Bush Forever
Omnibus 1 (North)**

I refer to your correspondence of 27 March 2019 requesting comments on the above Metropolitan Region Scheme Proposed Amendment. The Parks and Wildlife Service of the Department of Biodiversity, Conservation and Attractions (the department) notes that the purpose of the amendment is to rationalise various Bush Forever area boundaries of the Metropolitan Region Scheme to match cadastral boundaries and ensure the spatial reliability of Bush Forever as a statutory regional plan for Perth. The department has reviewed the 24 proposals which make up the northern portion of the omnibus amendment and wishes to advise that the department has no objection to the MRS amendment proceeding.

Thank you for the opportunity to comment on this proposal. Please contact Michael Roberts at Parks and Wildlife Service's Swan Coastal District on 9303 7755 or by email at michael.roberts@dbca.wa.gov.au if you have any queries regarding this advice.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Benson Todd'.

Benson Todd
REGIONAL MANAGER

17 June 2019



mainroads
WESTERN AUSTRALIA

Enquiries: Nicole Coaker on 9323 6370

Our Ref: 16/7572(D19#552828)

Your Ref: 833-2-1-65 Pt 1

11 July 2019

Secretary

Western Australian Planning Commission

Locked Bag 2506

Perth WA 6001

Via email: anthony.muscara@planning.wa.gov.au

ATTENTION: ANTHONY MUSCARA

Dear Sir/Madam,

**METROPOLITAN REGION SCHEME PROPOSED AMENDMENT 1333/57
BUSH FOREVER OMNIBUS 1 (NORTH)**

I refer to your correspondence dated 20 March 2019, seeking Main Roads comments on the above Metropolitan Region Scheme (MRS) amendment.

Main Roads comments to specific proposals are as follows:

Proposal 1

Main Roads requests that the proposal be modified to include the removal of Bush Forever to the north of Flynn Drive. Previous portion of Lot 8001, now land reserved as 'Other Regional Road (ORR) for future road widening. (Refer to attached plan1).

Proposal 8

The proposed amendment area boundary should be modified, to exclude Lots 13200, 6039, 6286, R22031 and R31237. These identified areas are reserved as Primary Regional Roads (PRR) under the MRS and will be required for significant road infrastructure in the future. (Refer to attached plan 2).

Proposal 15

Main Roads request that the bush forever addition be modified to exclude the Great Northern Highway road reservation. The current scale of the proposal indicates that there may be an encroachment.

Proposal 16

Main Roads request that the proposal be modified to include the removal of Bush forever that currently encroaches the Tonkin Highway road reservation (R46788). (Refer to attached plan 3). Please note this location is largely constructed road.

Proposal 18

Main Roads requests that the proposal be modified to include the removal of Bush Forever over lots 100 and 51. This land is reserved as PRR and ORR currently within the MRS. (Refer to attached plan 4). Please note this location is largely constructed road



mainroads
WESTERN AUSTRALIA

Proposal 20

Main Roads is currently preparing for delivery of an interchange and the intersection of Great Eastern Highway Bypass and Roe Highway. This project will identify what remanent parcels will exist post construction through the necessary environmental approach processes. It is advised that Main Roads will seek a future amendment to the Bush Forever area defined in this location.

Main Roads has no objections or comments to the remaining proposals as part of this amendment.

Should you require any further information, please contact the enquiries officer above or at planninginfo@mainroads.wa.gov.au.

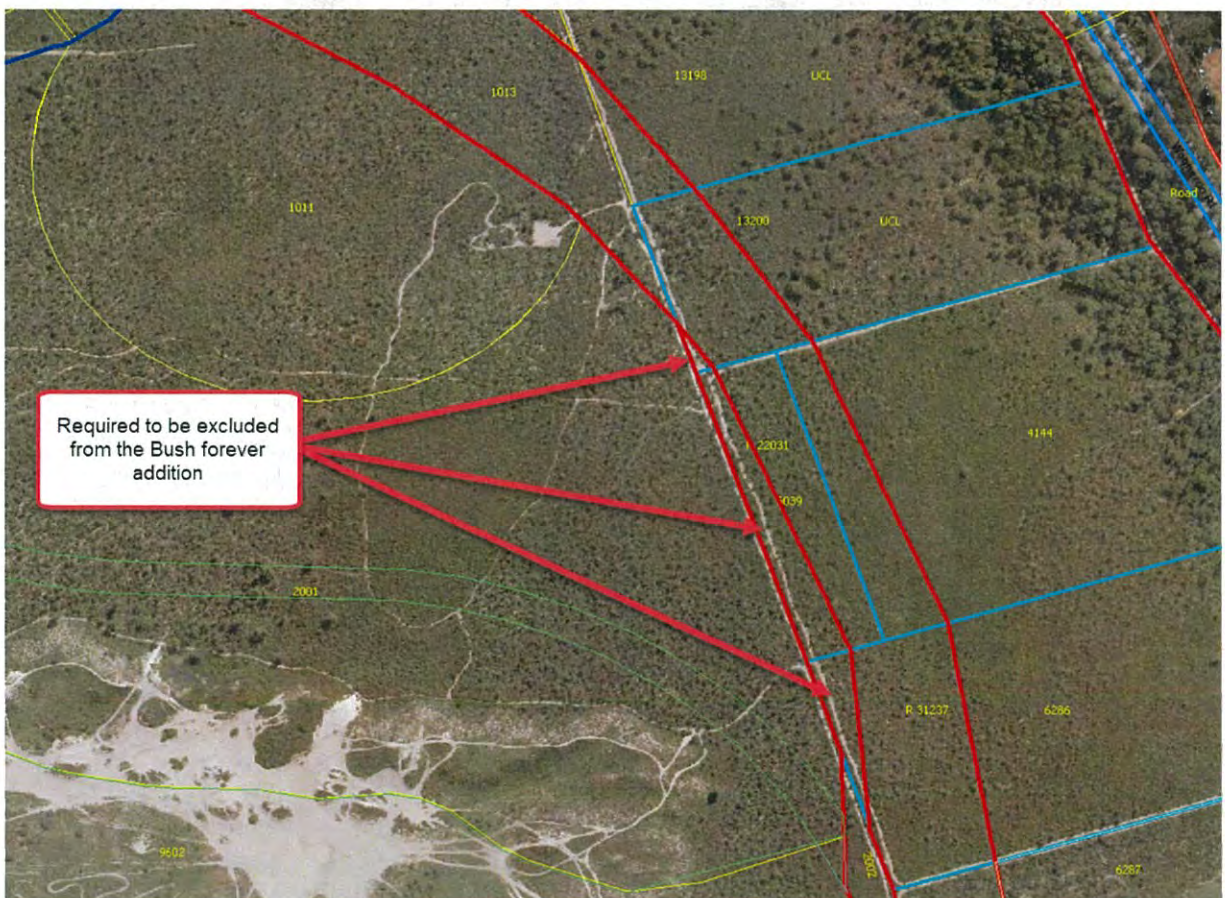
Yours sincerely

Justin McKirdy
Manager Statutory Road Planning

Encl: Plan 1, Plan 2, Plan 3, and Plan 4



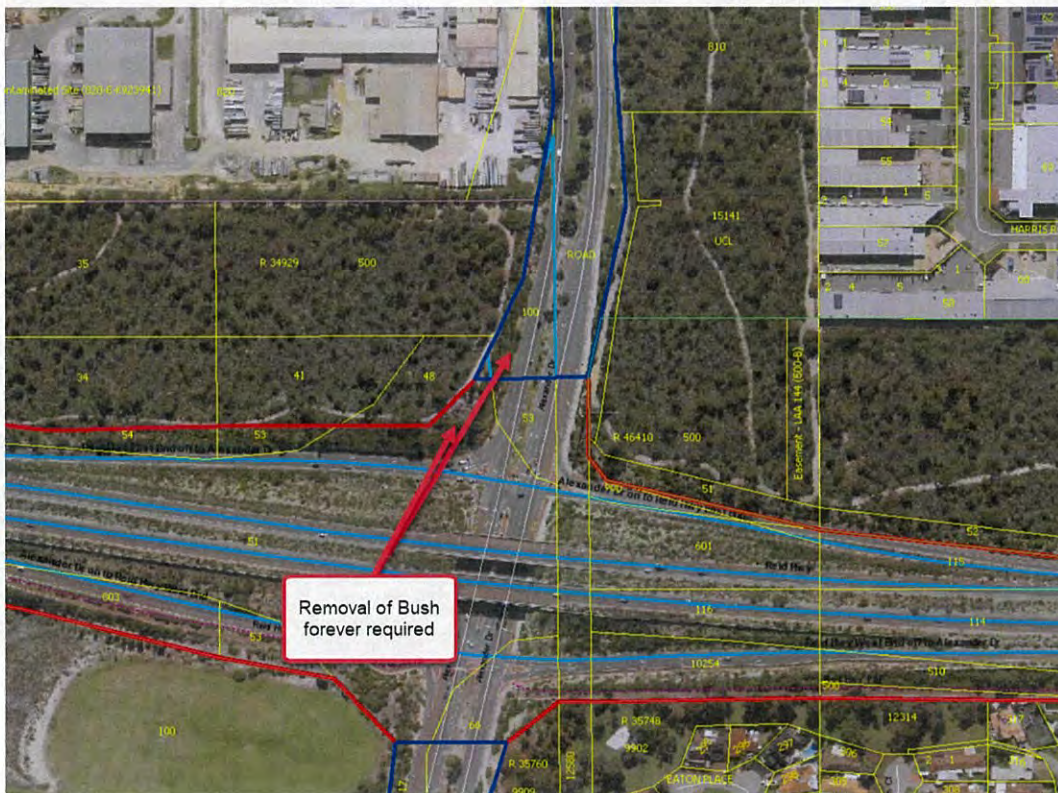
Plan 1



Plan 2



Plan 3



Plan 4