



November 2023

Metropolitan Region Scheme Amendment 1401 /57 (Minor Amendment)



Former Beaconsfield TAFE Site

Report on Submissions
Submissions

City of Fremantle

**Metropolitan Region Scheme
Amendment 1401/57
(Minor Amendment)**

Former Beaconsfield TAFE Site

**Report on Submissions
Submissions**

City of Fremantle



November 2023

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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Western Australian Planning Commission
Gordon Stephenson House
140 William Street
Perth WA 6000

Locked Bag 2506
Perth WA 6001

MRS Amendment 1401/57 Report on Submissions
File 833-2-5-39 Pt 1 & 2 Submissions

Published November 2023

Internet: www.wa.gov.au/dplh
Email: info@dplh.wa.gov.au
Phone: (08) 6551 8002
Fax: (08) 6551 9001
National Relay Service: 13 36 77

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 former section 57 of the Act), the WAPC considers all the submissions lodged, and publishes its recommendations in a report on submissions. This report is presented to the Minister for Planning for approval. The amendment takes legal effect with Gazettal of the Minister's approval.

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

Amendment report

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

Environmental review report

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

Report on submissions

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

Submissions

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

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Submissions

Report on Submissions

Metropolitan Region Scheme Amendment 1401/57

Former Beaconsfield TAFE Site

Report on Submissions

1 Introduction

At its February 2023 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 former Section 57 of the *Planning and Development Act 2005*.

The principal differences between the minor and the major MRS amendment processes are that the former includes a 60-day advertising period while the period for the latter is 90 days, the former is not required to be placed before Parliament (for 12 sitting days) while the latter is and there is no requirement for submitters to be offered hearings for minor amendments.

2 The proposed amendment

Purpose

The amendment proposal was described in the previously published *Amendment Report*, and a description of the proposal is repeated below.

The purpose of the amendment is to rezone approximately 4.36 ha in Beaconsfield from the Public Purposes - Technical School reserve to the Urban zone under the MRS as shown on the *Amendment Figure – Proposal 1*.

The amendment is proposed to enable the redevelopment of the former Challenger TAFE site for residential purposes, following the closure of the TAFE site and distribution of its functions to other metropolitan campuses in 2017. Demolition of all structures on the site commenced in 2022 and the site is largely cleared with the exception of retained trees in the South-East and South-West corners of the site.

3 Environmental Protection Authority advice

On 5 April 2023, the Environmental Protection Authority considered that the proposed amendment should not be assessed under Part IV Division 3 of the *Environmental Protection Act 1986* and provided advice on flora and vegetation. 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 9 June 2023 to 9 August 2023. The amendment was made available for public inspection during ordinary business hours at:

- i) Western Australian Planning Commission, 140 William Street, Perth
- ii) City of Fremantle
- iii) the 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

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

One submission was of support and 10 submissions were of general comment, non-objection or no comment. There were no objecting submissions or matters raised which required further consideration.

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 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 as advertised.

7 Co-ordination of region and local scheme amendments

Under section 126(3) of the *Planning and Development Act 2005* the WAPC has the option of concurrently rezoning land that is being zoned Urban under the MRS, to a “Development” zone (or similar) in the corresponding LPS. The WAPC has supported the concurrent LPS amendment of the site to the “Development” zone in the City of Fremantle Local Planning Scheme No. 4.

8 Conclusion and recommendation

This report summarises the background to minor amendment 1401/57 and examines the various submissions made on it. The WAPC, after considering the submissions, is satisfied that the amendment as shown generally on the Amendment Figure - Proposal 1 in Schedule 3 and in detail on the MRS amendment Plan listed in Appendix 1 should be approved and finalised.

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

9 Ministers decision

Amendments to the Metropolitan Region Scheme using the provisions of former 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 1401/57 is now finalised as advertised and shown on WAPC Amending Plan 3.2802, and has effect in the Metropolitan Region Scheme from the date of notice in the *Government Gazette* on 10 November 2023.

Schedule 1

Alphabetical listing of submissions

Alphabetical Listing of Submissions

MRS Amendment 1401/57

Former Beaconsfield TAFE Site

Submission Number	Name
1	ATCO Gas
2	Biodiversity, Conservation and Attractions, Department of
11	Fremantle, City of
5	Main Roads Western Australia
8	Mines, Industry Regulation and Safety, Department of
3	Primary Industries and Regional Development, Department of
4	Public Transport Authority
9	Sherring, Mandy
7	Transport, Department of
6	Water and Environmental Regulation, Department of
10	Water Corporation

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, 6, 7, 8, 9, 10

Submitted by: ATCO Gas, Department of Biodiversity, Conservation and Attractions, Department of Primary Industries and Regional Development, Public Transport Authority, Main Roads WA, Department of Water and Environmental Regulation, Department of Transport, Department of Mines, Industry Regulation and Safety, Mandy Sherring (interested landowner), Water Corporation

Summary of Submission: COMMENT

The above State Government agencies, infrastructure providers and interested resident raise no objections, no comment or provide general comments on the amendment.

Planning Comment: Comments noted. Wherever applicable, the above comments have been provided to the proponent as some matters relate to the subject more detailed planning stages.

Determination: Submissions noted.

Submission: 11

Submitted by: City of Fremantle

Summary of Submission: SUPPORT

The City of Fremantle advised as follows:

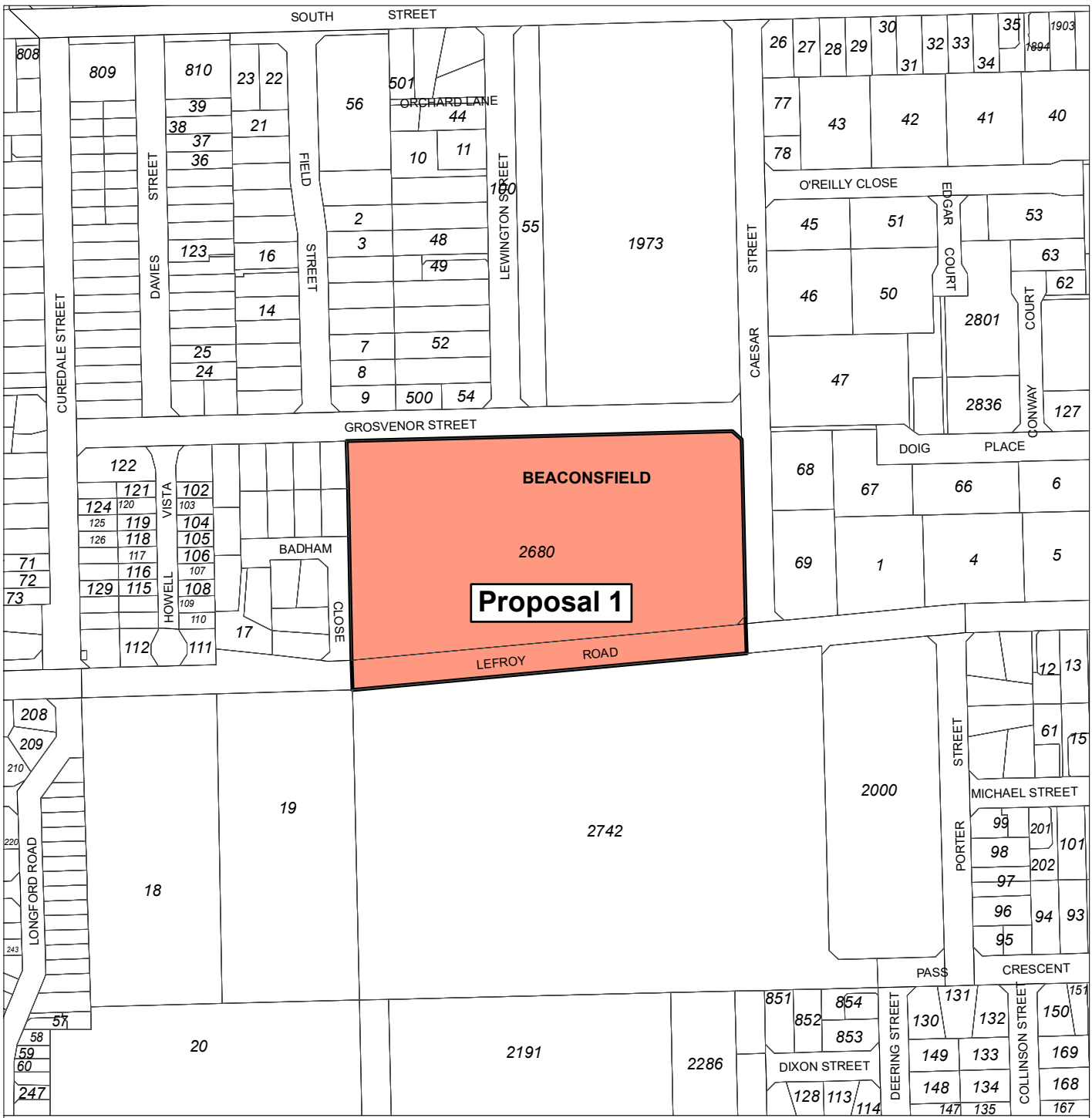
- Advises Council's appreciation for the opportunity to provide comment on MRS Amendment 1401/57 – Former Beaconsfield TAFE Site.
- Advises the WAPC that it supports MRS Amendment 1401/57 – Former Beaconsfield TAFE Site to:
 - Amend the MRS from the Public Purposes - Technical School reservation to the Urban zone; and
 - Once approved, concurrently amend the City of Fremantle's Local Planning Scheme No. 4 to the 'Development' zone.

Planning Comment: Support noted. The City of Fremantle advises that it supports the concurrent of the subject land to a "Development" zone under the City of Fremantle Local Planning Scheme No. 4.

Determination: Submission noted.

Schedule 3

**The amendment figure - proposal 1
as advertised**



**Former Beaconsfield TAFE Site
Proposed minor amendment
as advertised**

22 February 2023

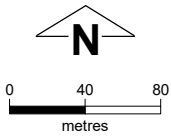
Proposal 1

Proposed Amendment:
 Urban zone

Oracle reference no: 4033
 Version number: 1



Date: 14/03/2023
 Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
 Base information supplied by Western Australian Land Information Authority SLIP 1180-2020-1



Appendix 1

List of detail plans as advertised

**Metropolitan Region Scheme
Amendment 1401/57
Former Beaconsfield TAFE Site**

as advertised

Amending Plan 3.2802

Detail Plans

1.6465

Submissions

From: Crowson, Chris <Chris.Crowson@atco.com>
Sent: Wednesday, 14 June 2023 2:53 PM
To: Region Planning Schemes
Subject: ATCO Response - LM23453 Advertising of Proposed MRS Amendment 1401/57 - Former Beaconsfield TAFE Site (833/2/5/39 Pt 1)

Good afternoon

Re: Advertising of Proposed MRS Amendment 1401/57 - Former Beaconsfield TAFE Site (833/2/5/39 Pt 1)
ATCO Reference: LM23453

ATCO Gas Australia (ATCO) has no objection to the proposed application, based on the information and plan provided.

Advice notes:

1. Anyone proposing to carry out construction or excavation works must contact 'Before You Dig Australia' (www.byda.com.au) to determine the location of buried gas infrastructure. Refer to ATCO document AGA-O&M-PR24- Additional Information for Working Around Gas Infrastructure <https://www.atco.com/en-au/for-home/natural-gas/wa-gas-network/working-around-gas.html>
2. Proposed construction and excavation works need to be managed in accordance with the ATCO document Additional Information for Working Around Gas Infrastructure - AGA-O&M-PR24 <https://www.atco.com/en-au/for-home/natural-gas/wa-gas-network/working-around-gas.html>

Please accept this email as ATCO's written response.

Should you have any queries regarding the information above, please contact us on 13 13 56 or eservices@atco.com.

Kind Regards

Chris Crowson
Land Management Coordinator
Gas Division

E. chris.crowson@atco.com
A. 81 Prinsep Road, Jandakot, Western Australia 6164



ATCO.com.au [LinkedIn](#) [Facebook](#) [Twitter](#)

ATCO acknowledges the Traditional Owners of country throughout Australia and their continuing connection to land, sea and community. We pay respect to their Elders past, present and emerging, and in the spirit of reconciliation, we commit to working together for our shared future.

From: Region Planning Schemes <regionplanningschemes@dplh.wa.gov.au>
Sent: Wednesday, 14 June 2023 10:43 AM
To: Engineering Services <eservices@atco.com>
Subject: LM23453 Advertising of Proposed MRS Amendment 1401/57 - Former Beaconsfield TAFE Site (833/2/5/39 Pt 1)

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Dear Sir/Madam

Proposed Metropolitan Region Scheme Amendment 1401/57 - Former Beaconsfield TAFE Site

Please see attached notification letter for the above amendment which is currently on advertising for public submissions. For your information below is the link to the online display:-

[MRS Minor Amendment 1401/57 - Former Beaconsfield TAFE Site \(www.wa.gov.au\)](http://www.wa.gov.au)

Kind regards

Houaida Baghdadi

Schemes Officer | Land Use Planning

Department of Planning, Lands and Heritage

140 William Street, Perth WA 6000

wa.gov.au/dplh | 6551 9573 | |



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From: Jacqui Clinton <jacqui.clinton@dbca.wa.gov.au>
Sent: Wednesday, 14 June 2023 2:17 PM
To: Region Planning Schemes
Subject: RE: Advertising of Proposed MRS Amendment 1401/57 - Former Beaconsfield TAFE Site (833/2/5/39 Pt 1)

OFFICIAL

Hi Houaida,

DBCA has reviewed the above proposed MRS amendment and has no comment to make at this time.

Thank you for the opportunity to comment.

Regards

Jacqui Clinton

Senior Planning Officer
Swan Region
Parks and Wildlife Service
Department of Biodiversity, Conservation and Attractions
Phone: (08) 9442 0312 Mobile:0439 977 455
Email: jacqui.clinton@dbca.wa.gov.au

** I currently work part-time Monday to Thursday*



Department of Biodiversity,
Conservation and Attractions



*We're working for
Western Australia.*

From: Region Planning Schemes <regionplanningschemes@dplh.wa.gov.au>
Sent: Wednesday, June 14, 2023 10:45 AM
To: swanregionlanduseplanning <swanregionlanduseplanning@dbca.wa.gov.au>
Subject: Advertising of Proposed MRS Amendment 1401/57 - Former Beaconsfield TAFE Site (833/2/5/39 Pt 1)

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Proposed Metropolitan Region Scheme Amendment 1401/57 - Former Beaconsfield TAFE Site

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Kind regards

Houaida Baghdadi

Schemes Officer | Land Use Planning

Department of Planning, Lands and Heritage

140 William Street, Perth WA 6000

wa.gov.au/dplh | 6551 9573 | |



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From: Heather Percy <Heather.Percy@dpird.wa.gov.au>
Sent: Friday, 23 June 2023 9:57 AM
To: Region Planning Schemes
Subject: DPIRD comment Proposed Metropolitan Region Scheme Amendment 1401/57 Former Beaconsfield TAFE Site
Attachments: DPIRD LUP 1632 Proposed MRS Amendment 1401_57 - Former Beaconsfield TAFE Site (833-2-5-39 Pt 1) (A10854685).pdf

Attention: Mr Joseph Armanasco

Please find attached comments from the Department of Primary Industries and Regional Development (DPIRD) about MRS Amendment 1401/57.

Regards Heather

Heather Percy | Principal Research Scientist
Agriculture Resource Management and Assessment
Department of Primary Industries and Regional Development
1 Verschuer Place, Bunbury WA 6230
t +61 (0)8 9780 6262 | m +61 (0)429 378 851 | w dpird.wa.gov.au



**Protect
Grow
Innovate**



DPIRD acknowledges the Traditional Custodians of Country, the Aboriginal people of the many lands that we work on and their language groups throughout Western Australia and recognise their continuing connection to the land and waters.

We respect their continuing culture and the contribution they make to the life of our regions and we pay our respects to their Elders past, present and emerging.

Artwork: "Kangaroos going to the Waterhole" by Willarra Barker.

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Department of
**Primary Industries and
Regional Development**

Your reference: 833-2-5-39 Pt 1
(RLS/1069)
Our reference: LUP 1632
Enquiries: Heather Percy

Attention: Mr Joseph Armanasco

Ms Sam Fagan
Secretary
Western Australian Planning Commission
Locked Bag 2506
Perth WA 6001
RegionPlanningSchemes@dplh.wa.gov.au

23 June 2023

Dear Ms Fagan

**Proposed Metropolitan Region Scheme Amendment 1401/57
Former Beaconsfield TAFE Site**

Thank you for inviting the Department of Primary Industries and Regional Development (DPIRD) to comment on the above proposed region scheme amendment.

DPIRD does not object to the proposal as the proposed change does not impact primary industries or regional development.

For more information please contact Ms Heather Percy on 9780 6262 or heather.percy@dpiird.wa.gov.au.

Yours sincerely

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

75 York Road Northam 6401
PO Box 483 Northam WA 6401
Telephone +61 (0)8 9690 2000 landuse.planning@dpiird.wa.gov.au
dpiird.wa.gov.au
ABN: 18 951 343 745

From: Kiss, Connor <Connor.Kiss@pta.wa.gov.au>
Sent: Monday, 26 June 2023 2:16 PM
To: Region Planning Schemes
Subject: RE: Advertising of Proposed MRS Amendment 1401/57 - Former Beaconsfield TAFE Site (833/2/5/39 Pt 1)

OFFICIAL

Hello Houaida,

Transperth support the proposed MRS amendment and would like to reinforce our previous comments.

Kind regards,

Connor Kiss (They/Them)
Graduate Urban Planner | Transperth, Regional and School Bus Services
Ground Floor, 122 Kensington Street, East Perth 6004
Tel: (08) 9326 5845
Email: connor.kiss@pta.wa.gov.au | Web: www.transperth.wa.gov.au



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From: Region Planning Schemes <regionplanningschemes@dplh.wa.gov.au>
Sent: Wednesday, 14 June 2023 10:59 AM
To: WAPCreferrals <WAPCreferrals@pta.wa.gov.au>
Subject: Advertising of Proposed MRS Amendment 1401/57 - Former Beaconsfield TAFE Site (833/2/5/39 Pt 1)

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Dear Sir/Madam

Proposed Metropolitan Region Scheme Amendment 1401/57 - Former Beaconsfield TAFE Site

Please see attached notification letter for the above amendment which is currently on advertising for public submissions. For your information below is the link to the online display:-

[MRS Minor Amendment 1401/57 - Former Beaconsfield TAFE Site \(www.wa.gov.au\)](http://www.wa.gov.au)

Kind regards

Houaida Baghdadi
Schemes Officer | Land Use Planning
Department of Planning, Lands and Heritage



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From: [Kiss, Connor](#)
To: [Marija Bubanic](#)
Cc: [Campbell, Tim](#); [WAPCreferrals](#); [Anthony Muscara](#); [Transperth Planning](#)
Subject: RE: Proposed MRS Amendment - Beaconsfield TAFE Site - Request for Preliminary Comments
Date: Wednesday, 31 August 2022 9:08:07 AM
Attachments: [image002.png](#)

RLS/1038

Hello Marija,

Thank you for providing the opportunity for the PTA to provide preliminary comments to the Proposed MRS amendment for the Beaconsfield TAFE site.

The PTA has no objections and supports the proposed MRS Rezoning of Lot 2680 Grosvenor Street, Beaconsfield from 'Public Purpose – Technical School' to 'Urban' and concurrent amendment of the City of Fremantle's Local Planning Scheme 4. The proposed rezoning and development of this land will allow additional residential catchment in close proximity to the Route 511 and 513 bus services on Lefroy Road, as well as high frequency Route 998/999 on South Street.

Please contact me if you wish to discuss the comment above.

We look forward to hearing from the DPLH soon.

Kind regards,

Connor Kiss

Graduate Urban Planner | They/Them | Infrastructure Planning and Land Services

Public Transport Authority of Western Australia

Public Transport Centre, West Parade, Perth, 6000

PO Box 8125, Perth Business Centre, WA, 6849

Tel: (08) 9326 5845 Mob: (+61) 430 854 790

Email: connor.kiss@pta.wa.gov.au | Web: www.pta.wa.gov.au



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From: Marija Bubanic <Marija.Bubanic@dplh.wa.gov.au>

Sent: Friday, 5 August 2022 12:24 PM

To: Region Planning Schemes <regionplanningschemes@dplh.wa.gov.au>

Cc: Anthony Muscara <Anthony.Muscara@dplh.wa.gov.au>

Subject: Proposed MRS Amendment - Beaconsfield TAFE Site - Request for Preliminary Comments

Importance: High

Our Ref: RLS/1038

**Proposed Metropolitan Region Scheme amendment
Beaconsfield TAFE Site
Request for Preliminary Comment**

Please find attached a report in support of a proposed amendment to the Metropolitan Region Scheme (MRS) for the abovementioned area.

It would be appreciated if you could provide any preliminary comments your organisation may have on the proposal by Friday 2 September 2022.

Once your comments have been reviewed, a report may be presented to the Western Australian Planning Commission recommending to rezoning of the site and an adjacent portion of Lefroy Road from 'Public Purposes – Technical School' to 'Urban' in the MRS.

If you have any queries regarding the proposed amendment, please email Anthony Muscara at anthony.muscara@dplh.wa.gov.au.

Kind regards

Marija Bubanic | Acting Manager Regional Schemes Administration | Land Use Planning
140 William Street, Perth WA 6000
6551 9427 |
www.dplh.wa.gov.au



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From: Belinda Hill <belinda.hill@mainroads.wa.gov.au>
Sent: Friday, 30 June 2023 3:17 PM
To: Region Planning Schemes; Planninginfo
Subject: RE: Advertising of Proposed MRS Amendment 1401/57 - Former Beaconsfield TAFE Site (833/2/5/39 Pt 1)
Attachments: Main Roads Response MRS Amendment Former Beaconsfield Tafe.pdf

OFFICIAL

Good afternoon,

Please find attached Main Roads response on the above matter.

Thank you.

Kind regards

Belinda Hill

Strategic Planner – Road Planning

Planning and Technical Services Directorate.

P: (08) 9323 4572 | **E:** belinda.hill@mainroads.wa.gov.au | **W:** www.mainroads.wa.gov.au

From: Region Planning Schemes <regionplanningschemes@dplh.wa.gov.au>
Sent: Friday, 16 June 2023 11:20 AM
To: Planninginfo <planninginfo@mainroads.wa.gov.au>
Subject: Advertising of Proposed MRS Amendment 1401/57 - Former Beaconsfield TAFE Site (833/2/5/39 Pt 1)

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[MRS Minor Amendment 1401/57 - Former Beaconsfield TAFE Site \(www.wa.gov.au\)](http://www.wa.gov.au)

Kind regards

Houaida Baghdadi

Schemes Officer | Land Use Planning

Department of Planning, Lands and Heritage

140 William Street, Perth WA 6000

wa.gov.au/dplh | 6551 9573 | |



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Enquiries: Belinda Hill on (08) 9323 4572
Our Ref: 22/5546 (D23#617794)
Your Ref: 833-2-5-39 RLS/1069

30 June 2023

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

Email: mrs@dplh.wa.gov.au

Dear Sir,

**PROPOSED MRS AMENDMENT – LOT 2680 (11-15) GROSVENOR STREET,
BEACONSFIELD (FORMER CHALLENGER BEACONSFIELD TAFE)- REQUEST
FOR COMMENTS**

Thank you for your correspondence dated 16 June 2023 inviting Main Roads to comment on the above inquiry.

Main Roads has no objection to the proposed MRS Amendment to rezone the subject area from “Public Purposes – Technical School” to “Urban”.

Main Roads requests a copy of the WAPC’s final recommendation to be sent to planninginfo@mainroads.wa.gov.au quoting the file reference above.

If you require any further information please contact Strategic Planning Officer Belinda Hill on (08) 9323 4572 or via email at belinda.hill@mainroads.wa.gov.au.

Yours sincerely

Lindsay Broadhurst
Director Road Planning

From: Bree Lyons <bree.lyons@dwer.wa.gov.au>
Sent: Thursday, 6 July 2023 8:30 AM
To: Region Planning Schemes
Subject: Advertising of Proposed MRS Amendment 1401/57 - Former Beaconsfield TAFE Site (833/2/5/39 Pt 1)

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from bree.lyons@dwer.wa.gov.au. [Learn why this is important](#)

To whom it may concern,

The Department of Water and Environmental Regulation has assessed MRS Amendment 1401/57 and has no objections.

Kind regards,

[Bree Lyons](#)
Senior Natural Resource Management Officer
Swan Avon Planning Advice

Please note I work Monday and Wednesday

[Department of Water and Environmental Regulation](#)

Swan Avon Region
7 Ellam St, Victoria Park, WA 6100
T: (08) 6250 8035 | F: (08) 6250 8050
E: bree.lyons@dwer.wa.gov.au | www.dwer.wa.gov.au
Twitter: [@DWER_WA](#)



Disclaimer: This e-mail is confidential to the addressee and is the view of the writer, not necessarily that of the Department of Water and Environmental Regulation, which accepts no responsibility for the contents. If you are not the addressee, please notify the Department by return e-mail and delete the message from your system; you must not disclose or use the information contained in this email in any way. No warranty is made that this material is free from computer viruses.

From: Golestani, Shanthi <Shanthi.Golestani@transport.wa.gov.au>
Sent: Wednesday, 12 July 2023 4:55 PM
To: Region Planning Schemes
Subject: DoT response Proposed MRS Amendment 1401/57 former Beaconsfield TAFE Site

You don't often get email from shanthi.golestani@transport.wa.gov.au. [Learn why this is important](#)

OFFICIAL

Your ref: RLS/1069

Our ref: DT/15/05120

Enquiries: Shanthi Golestani (9216 8774)

Ms Sam Fagan
Secretary
Western Australian Planning Commission
140 William St, Perth WA 6000
By email: regionplanningschemes@dplh.wa.gov.au

Attn: Joseph Armanasco

Dear Ms Fagan

RE: PROPOSED METROPOLITAN REGION SCHEME AMENDMENT 1401/57 – FORMER BEACONSFIELD TAFE SITE

Thank you for your letter dated 8 June 2023 inviting the Department of Transport (DoT) to provide comment on the above proposed amendment. The Urban Mobility (UM) division of DoT has reviewed the submitted documents and advises that, given the nature of the proposed amendment, DoT has no objection to the proposal subject to the following recommendations:

- The existing endorsed Long Term Cycling Network north-south link should be included in plans for future development of the subject site [Long-Term Cycle Network for Perth \(arcgis.com\)](#);
- A Transport Impact Assessment must be submitted for the next planning stage (Local Structure Plan); and
- Given the location of the subject site in relation to the South Street 'Urban Corridor', Fremantle Activity Centre, and with Fremantle College located across Lefroy Rd, the provision of accessible, legible and safe pedestrian and cycling connections should be planned for future development of the subject site.

If you have any questions please contact me on 9216 8774.

Kind regards,

Shanthi Golestani
Transport Designer / Planner | Urban Mobility | Department of Transport
GPO Box C102, Perth WA 6839

Email: Shanthi.Golestani@transport.wa.gov.au | Web: www.transport.wa.gov.au



We acknowledge the Traditional Custodians of this land and pay respect to the Elders past, present and future.
DISCLAIMER This email and any attachments are confidential and may contain legally privileged and/or copyright material. You should not read, copy, use or disclose any of the information contained in this email without authorization. If you have received it in error please contact us at once by return email and then delete both emails. There is no warranty that this email is error or virus free.'. If the disclaimer can't be applied, attach the message to a new disclaimer message.

From: BATTY, Steven <Steven.BATTY@dmirs.wa.gov.au>
Sent: Thursday, 27 July 2023 1:23 PM
To: Region Planning Schemes
Subject: MRS - Amendment 1401/57 - Former Beaconsfield TAFE Site
Attachments: 000576.Steven.BATTY.pdf

Your Ref: 833-2-5-39 Pt 1 RLS/1069
Our Ref: A0148/202301

Dear Joseph Armanasco

MRS - Amendment 1401/57 - Former Beaconsfield TAFE Site

Please find attached our letter of comment.

Yours sincerely

Steven Batty | Senior Geologist
Geological Survey and Resource Strategy Division

Department of Mines, Industry Regulation and Safety
100 Plain Street East Perth WA 6004
Tel: +61 8 9222 3104
steven.batty@dmirs.wa.gov.au | www.dmirs.wa.gov.au



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

We acknowledge Aboriginal and Torres Strait Islander people as the Traditional Custodians of this land on which we deliver our services. We pay our respects to elders and leaders past and present.

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



Joseph Armanasco
Senior Planning Officer
Department of Planning, Lands and Heritage
Sent by Email — regionplanningschemes@dplh.wa.gov.au
140 William Street, Perth WA 6000

Dear Joseph Armanasco

MRS - AMENDMENT 1401/57 - FORMER BEACONSFIELD TAFE SITE

Thank you for your letter dated 14 June 2023 inviting comment on the MRS - Amendment 1401/57 - Former Beaconsfield TAFE Site Lot 2680 Lefroy Road, Beaconsfield.

The Department of Mines, Industry Regulation and Safety (DMIRS) has determined that this proposal raises no significant issues with respect to mineral and petroleum resources, geothermal energy, and basic raw materials.

DMIRS lodges no objections to the above MRS amendment.

Yours sincerely

Steven Batty
Senior Geologist
Mineral and Energy Resources Directorate
27 July 2023

Submitted to Metropolitan Region Scheme Minor Amendment 1401/57 Former Beaconsfield TAFE Site
Submitted on 2023-06-09 13:47:39

About you

1 What is your first name?

First name:

Mandy

2 What is your surname?

surname:

Sherring

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:

Mandyssherring70@gmail.com

5 What is your address?

address:

9 Leitrim Lane Beaconsfield

6 Contact phone number:

phone number:

405025524

Submissions

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

Support

8 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded.

Submission:

File 1:

No file uploaded

File 2:

No file uploaded

File 3:

No file uploaded

Development
Services

629 Newcastle Street
Leederville WA 6007

PO Box 100
Leederville WA 6902

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



Your Ref: 833-2-5-39 Pt1 (RLS/1069)
Our Ref: 139846846 (MRS388350)
Enquiries: Brett Coombes
Direct Tel: 9420 3165
Email: land.planning@watercorporation.com.au

09 August 2023

Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001

Attention: Mr Joseph Armanasco

Proposed MRS Amendment 1401/57 - Former Beaconsfield TAFE Site

I refer to your letter of 8 June 2023 inviting comments the above amendment.

The Water Corporation has no objection to the proposed rezoning. The subject land site is located within an established network of water and sewerage and the future redevelopment of this site can be serviced by extension off the network. The proponent may be required to undertake some upgrades to the network to support the servicing of the land, depending on the final land uses and development yield.

As part of the Corporation's long-term wastewater planning for this part of the metropolitan area, the Corporation has planned to construct a wastewater diversion pressure main from the Sampson Street WWPS to the north, through the western edge of this land heading south to another part of the Fremantle Sewer District. The pressure main is planned to be located along the western edge of the site generally as depicted on the attached plan. The pressure main is scheduled to be required around 2040 onwards. The Commission is requested to provide this information to the proponents to ensure the matter is addressed in the future local structure plan over the site.

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

Brett Coombes
Senior Planner
Development Services

From: Sharn Bruere <sharnb@fremantle.wa.gov.au>
Sent: Wednesday, 9 August 2023 4:04 PM
To: Region Planning Schemes
Cc: Craig McMurtrie
Subject: Submission - Proposed MRS Amendment 1401/57 - Former Beaconsfield TAFE site
Attachments: Council Submission - Proposed MRS Amendment 1401-57 Former Beaconsfield TAFE site (002).pdf; City of Fremantle Submission on MRS TAFE site amendment PC Minutes - 2 August 2023.pdf

Good afternoon,
Please find attached the City's submission on the above Metropolitan Region Scheme Amendment 1401/57 - Former Beaconsfield TAFE site.
On behalf of Council and the City of Fremantle, thank you for the opportunity to comment on the MRS amendment.
Note there is a minor typo in the report where the MRS Amendment is referred to as the number 1404/57 instead of 1401/57. Please disregard this error and take the report and submission to be on MRS amendment number 1401/57.
Should you have any queries or wish to discuss the matter, please do not hesitate to contact me.
Thank you and kind regards,
Sharn



Sharn Bruere
TEAM LEADER STRATEGIC PLANNING

T 9432 9546 | E sharnb@fremantle.wa.gov.au
Walyalup Civic Centre | 151 High Street | Fremantle
PO BOX 807 | Fremantle WA 6959



The City of Fremantle acknowledges the Whadjuk people as the Traditional Owners of the Fremantle/Wa area and we recognise their cultural and heritage beliefs are still important today.



Department of Planning, Lands and Heritage
140 William Street
PERTH WA 6000

9 August 2023

Dear Sir / Madam,

**Proposed Minor Metropolitan Region Scheme (MRS) Amendment –
Former Beaconsfield TAFE site (1401/57)**

I refer to the above and the attached Council report and would like to thank you, on behalf of Council and the City of Fremantle, for the opportunity to comment on the MRS amendment.

Council considered the matter at its Planning Committee Meeting on 2 August 2023 and resolved that:

Council request officers to lodge a submission with the Western Australian Planning Commission on Metropolitan Region Scheme Amendment 1404/57 – Former Beaconsfield TAFE site that:

- 1. Expresses Council’s appreciation to the Western Australian Planning Commission for the opportunity to provide comment on Metropolitan Region Scheme Amendment 1404/57 – Former Beaconsfield TAFE Site.**
- 2. Advises the Western Australian Planning Commission that it supports the rezoning proposal contained within Metropolitan Region Scheme Amendment 1404/57 – Former Beaconsfield TAFE Site to:**
 - a. Amend the Metropolitan Region Scheme from the ‘Public Purposes – Technical School’ reserve to the ‘Urban’ zone; and**
 - b. Once approved, concurrently amend the City of Fremantle’s Local Planning Scheme No. 4 to place the site under the ‘Development’ zone**
- 3. Provide a copy of this report to the Western Australian Planning Commission as a summary and background to the submission above.**

As noted above, a copy of the Council minutes is attached as a summary and background to this submission.





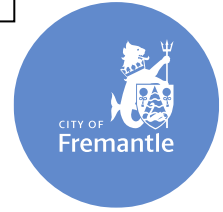
Should you have any queries or wish to discuss the matter, please do not hesitate to contact me.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Russell Kingdom'.

Russell Kingdom
Director Planning, Place and Urban Development

Attachment: *City Of Fremantle Planning Committee Minutes 2 August 2023:
Proposed MRS Amendment 1401/57- Former Beaconsfield TAFE site*



**PC2308-5 PROPOSED METROPOLITAN REGION SCHEME
AMENDMENT 1404/57 – Former beaconsfield tafe site**

Meeting date: 2 August 2023
Responsible officer: Manager Strategic Planning and City Design
Decision making authority: Planning Committee
Attachments:
1. Proposed MRS Amendment Report
2. Amending Plan 3.2802

SUMMARY

The Department of Planning, Lands and Heritage (DPLH) has commenced public engagement on a proposed Minor Metropolitan Region Scheme (MRS) Amendment for the former Beaconsfield TAFE site. The amendment proposes to rezone Lot 2680, 11 – 15 Grosvenor Street, Beaconsfield, as well as an adjacent portion of Lefroy Road from the 'Public Purposes – Technical School' reserve to the 'Urban' zone.

Should the amendment be approved, the future use and development of the site would be subject to the requirements of the City of Fremantle Local Planning Scheme No. 4 (LPS 4). Section 126(3) of the *Planning and Development Act 2005* allows for, where land is amended to Urban under the MRS, the local planning scheme to be automatically amended to the 'Development' zone. This allows for a structure plan to be considered over the site as a separate process.

This report recommends that Council:

Lodge a submission with the DPLH on the proposed Minor MRS Amendment for the former Beaconsfield TAFE site:

- a. Expressing support for the land included to be designated as 'Urban' in the MRS**
- b. Expressing support for the MRS amendment process to, once approved, concurrently zone the land to the 'Development' zone under LPS4.**



BACKGROUND

The Department of Planning, Lands and Heritage (DPLH) has commenced public engagement on a proposed Minor Metropolitan Region Scheme (MRS) Amendment for the former Beaconsfield TAFE site. The amendment proposes to rezone Lot 2680, 11 – 15 Grosvenor Street, Beaconsfield as well as an adjacent portion of Lefroy Road from the 'Public Purposes – Technical School' reserve to the 'Urban' zone.

The proposed amendment will enable the redevelopment of the former Challenger TAFE site for residential purposes, following the closure of the TAFE and distribution of its functions to other metropolitan campuses in 2017.

The WAPC certifies that, in its opinion, the proposed amendment does not constitute a substantial alteration to the MRS. Accordingly, the amendment is considered a minor amendment.

Amendment area

The amendment area is located approximately 15 kilometres south-west of the Perth central business district and 2.25 kilometres south-east of Fremantle city centre. The site is owned by the state government and was previously the grounds of the Challenger TAFE, which closed in 2017. In 2022 the buildings on site were demolished and the site cleared, except for a number of mature trees, which were retained in the western and south-east extents of the site.

The subject site has an area of approximately 4.36 hectares and is reserved for 'Public Purposes – Technical School' under the MRS, lying adjacent to 'Urban' zoned land to the west, north and east. An MRS reservation for 'Public Purposes – High School' is located directly south of the subject site, over the site of Fremantle College.

Concurrent Local Scheme Amendment

Under Section 126(3) of the *Planning and Development Act 2005*, where a region scheme is amended to include land in the 'Urban' zone, the local planning scheme may be automatically amended, following consultation with local government and by a notice published by the Western Australian Planning Commission (WAPC).



The WAPC has identified, as part of initiating this MRS amendment, a concurrent scheme amendment to the City's LPS 4 to the 'Development' zone. A determination on whether the concurrent local planning scheme amendment is finalised will be made following advertising of the MRS amendment, including consideration of submissions and advice from the local government and the Environmental Protection Authority.

The local planning scheme is updated by publication of a notice in the Government Gazette. The 'Development' zone is defined as follows:

"The purpose of the Development Zone is to provide for future residential, industrial, commercial or other uses in accordance with a comprehensive structure plan or Local Development Plan prepared in accordance with the provisions of the Scheme."

FINANCIAL IMPLICATIONS

Nil.

LEGAL IMPLICATIONS

Nil.

CONSULTATION

Community Engagement on the MRS amendment closes 9 August 2023. Once submissions have been received by the WAPC, the WAPC will consider the submissions and present the amendment to the Minister for Planning, with or without modifications. The Minister will then determine whether the amendment should proceed, be withdrawn or readvertised due to modification.

OFFICER COMMENT

The closure of Challenger TAFE and its subsequent demolition has rendered the existing 'Public Purposes – Technical School' reserve permanently redundant. There is no longer a need for the reservation to be retained and rezoning to 'Urban' would allow for a structure plan to be considered over the site that meets state planning and local housing diversity aspirations.



The City of Fremantle’s Heart of Beaconsfield Concept Masterplan (the Masterplan) demonstrates how the site could be developed for residential use, open space and limited commercial purposes. The Masterplan contemplates the redevelopment of the former Beaconsfield TAFE site for a range of low and medium density developments, including a north-south open space pedestrian link and a commercial node on Lefroy Road, adjacent to Fremantle College.

Notwithstanding the proposed MRS ‘Urban’ zone and the development contemplated under the Masterplan, future planning for the site, including local zoning, reservations and Residential Design Code density designations, will need to be provided under the LPS4. While this could be done as a separate local planning scheme amendment, a more resource-efficient and streamlined approach would be for a concurrent amendment to LPS4 to the ‘Development’ zone, which would allow for a local structure plan to be considered over the site.

Accordingly, the MRS amendment to rezone the site from the ‘Public Purposes – Technical School’ reserve to the ‘Urban’ zone is supported. The City would also welcome a concurrent local planning scheme amendment to zone the site ‘Development’ under LPS4.

VOTING AND OTHER SPECIAL REQUIREMENTS

Simple majority required.

COMMITTEE DECISION ITEM PC2308-5 **(Officer’s recommendation)**

Moved: Cr Bryn Jones

Seconded: Cr Geoff Graham

Council request officers to lodge a submission with the Western Australian Planning Commission on Metropolitan Region Scheme Amendment 1404/57 – Former Beaconsfield TAFE site that:

- 1. Expresses Council’s appreciation to the Western Australian Planning Commission for the opportunity to provide comment on Metropolitan Region Scheme Amendment 1404/57 – Former Beaconsfield TAFE Site.**
- 2. Advises the Western Australian Planning Commission that it supports the rezoning proposal contained within Metropolitan Region Scheme Amendment 1404/57 – Former Beaconsfield TAFE Site to:**
 - a. amend the Metropolitan Region Scheme from the ‘Public Purposes – Technical School’ reserve to the ‘Urban’ zone; and**



b. Once approved, concurrently amend of the City of Fremantle’s Local Planning Scheme No. 4 to place the site under the ‘Development’ zone.

3. Provide a copy of this report to the Western Australian Planning Commission as a summary and background to the submission above.

Carried: 5/0

**Cr Bryn Jones, Cr Geoff Graham,
Cr Su Groome, Cr Adin Lang, Cr Ben Lawver**