

PROCEDURE FOR A REGION SCHEME AMENDMENT REQUEST LIFTING OF URBAN OR INDUSTRIAL DEFERMENT REQUEST

The Western Australian Planning Commission (WAPC) has committed to preparing new tools and processes to provide consistent and useful advice for proponents and users of the planning system on matters involving the Department of Planning, Lands and Heritage (the Department).

This guidance document applies to the 3 Region Planning Schemes currently operational in Western Australia, the Metropolitan Region Scheme (MRS), the Peel Region Scheme (PRS) and the Greater Bunbury Region Scheme (GBRS) and provides information for proponents on how to prepare a request for a Region Scheme Amendment or request for a Lifting of Urban or Industrial Deferment and what supporting documentation needs to accompany such a request.

Request to amend a region scheme

What is the process

All Region Scheme amendment requests are to be lodged with the Department. A cover letter summarising the amendment request and the supporting documentation detailed in this document are to be submitted to the Department via regionplanningschemes@dplh.wa.gov.au.

All requests are referred to the affected Local Government/s and relevant State Government agencies for preliminary referral advice. Any comments of concern or matters which require further consideration are provided to the proponent for their resolution or comment.

Once all comments are received, and any issues of concern are resolved (if applicable), the amendment request is scheduled to be presented to the WAPC for a decision on whether or not the amendment should be initiated. If an amendment is initiated, the WAPC will also make a decision on whether the amendment should be progressed as a 'basic', 'standard' or 'complex' amendment in accordance with the *Planning and Development Act 2005* and *Planning and Development (Region Planning Schemes) Regulations 2023*.

What is the format

Consideration will need to be given to the State and Strategic Planning Framework, in particular the *Perth and Peel@3.5Million* and associated Sub-regional Planning Frameworks for the Metropolitan and Peel Region Schemes; *Bunbury-Geographe Sub-regional Strategy* for the Greater Bunbury Scheme; and District Structure Plans (if applicable) and the relevant State Planning / Development Control Policies for all 3 schemes.

The amendment request should follow the general format below:

- Planning Objective
- Background
- Discussion
 - Strategic Planning Context
 - Statutory Planning Context
- Aboriginal Cultural Heritage
- Coordination of Region and Local Scheme Amendments
- Substantiality
- Conclusion

What is required

Region scheme amendments need to consider and contribute to delivering the strategic planning objectives for the region. The focus needs to be on broader purpose and benefit of a proposal rather than being, in effect, an extension of development application process. The link to broader planning and documented strategic planning and policy objectives should be expanded in the amendment report.

A competent report is to be provided to substantiate the proposed amendment accompanied by sufficient supporting information. The amendment report should be similar to those provided for local scheme amendments with additional information related to regional matters and strategic justification and be accompanied by sufficient planning and environmental justification, such as (but not limited to):

- existing and proposed Region Scheme amendment plan,
- concept plan (if applicable),
- environmental justification (including buffer impacts, site contamination etc),
- traffic/transport information,
- bushfire management plan,
- district water management strategy,
- servicing information,
- Digital data (i.e. shape files), and
- any other site-specific information.

Pre-lodgement advice can also be obtained from the Department. The request for pre-lodgement advice should consist of a covering letter, and a summary or overview of the proposal. It is not expected that the full scheme amendment documentation will be provided at this preliminary stage. More information can be obtained at the link below.

[Region Scheme Amendments Pre-lodgement Advice Requests Guidance Document - November 2021 \(www.wa.gov.au\)](http://www.wa.gov.au)

Request to lift urban or industrial deferment

Before agreeing to transfer land from a deferred zone (urban or industrial) the WAPC will require evidence that:

- the reasons as to why the site was zoned Urban/Industrial Deferred will need to be addressed
- the land is capable of being provided with essential services and agreement has been reached between the developers and service providers with regard to the staging and financing of services.
- planning is sufficiently advanced to depict an acceptable overall design to guide future development.
- the proposed urban development represents a logical progression of development.
- regional requirements (such as regional roads, open space and public purposes) have been satisfied or provision made for them; and
- any constraints to urban development, including in relation to environmental, hazard and risk issues, can be satisfactorily addressed.

Details of the criteria for lifting the deferment is provided in the WAPC's *Lifting of Urban / Industrial Deferment Guidelines*.

[Lifting of Urban Deferment Guidelines 2019 \(www.wa.gov.au\)](http://www.wa.gov.au)

[Guidelines for the Lifting of Industrial Deferment \(www.wa.gov.au\)](http://www.wa.gov.au)

Other useful links

[Region planning schemes \(www.wa.gov.au\)](http://www.wa.gov.au)

[Regional and sub-regional strategies \(www.wa.gov.au\)](http://www.wa.gov.au)