



January 2024

Metropolitan Region Scheme Amendment **1414** (Basic Amendment)



Leederville Parade Road Rationalisation

Report on Submissions
Submissions

City of Vincent

**Metropolitan Region Scheme
Amendment 1414
(Basic Amendment)**

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

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Published by the
Western Australian Planning Commission
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140 William Street
Perth WA 6000

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Perth WA 6001

MRS Amendment 1414 (Basic) Report on Submissions
Submissions

File RLS/1100

Published January 2024

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

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Submissions

Report on Submissions

Metropolitan Region Scheme Amendment 1414

Leederville Parade Road Rationalisation

Report on Submissions

1 Introduction

At its 13 September 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 section 35 of the *Planning and Development Act 2005*.

This amendment was progressed as a basic amendment under the recently introduced *Planning and Development (Region Planning Scheme) Regulations 2023*. Accordingly, the amendment was referred to the Environmental Protection Authority (EPA) and advertised for a period of 14 days.

2 Background

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 facilitate future development in accordance with the draft Leederville Precinct Structure Plan. This area is anticipated for higher density mixed-use and residential development in the future, as shown on **Amendment Figure - Proposal 1**.

3 Environmental Protection Authority advice

On 12 October 2023, the EPA determined that the amendment did not require assessment under Part IV of the *Environmental Protection Act 1986*. The EPA advised that potential impacts can be managed through future planning processes and requirements.

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 19 October to 03 November 2023.

The amendment was made available for public inspection online at the Department of Planning, Lands and Heritage website.

5 Submissions

Two submissions were received on the amendment. One submission was of support from the City of Vincent. MRWA requested the inclusion of additional land abutting to the north. However, this is considered a substantial modification which requires consideration by

the EPA and readvertising. The inclusion of this additional land can be considered in a future MRS amendment.

The submission is contained in **Schedule 1** and a summary of the submission with WAPC comments and determinations is at **Schedule 2**. A complete copy of all written submissions is contained in this report.

6 Responses and determinations

The responses to all submissions are detailed in Schedule 2 - Summary of submissions and determinations. It is recommended 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 being zoned Urban under the MRS to a 'Development' zone (or equivalent) in a Local Planning Scheme.

Department of Planning, Lands and Heritage officers are currently assessing the City of Vincent Local Planning Scheme No. 7 and the draft Leederville Precinct Structure Plan (PSP). The proposed MRS amendment is required to facilitate the development contemplated in the future local planning framework which includes the LPS amendment and draft PSP. Therefore, given the LPS amendment of this site and surrounds is underway the concurrent rezoning with this MRS amendment is not considered necessary.

8 Conclusion and recommendation

This report summarises the background to MRS basic amendment 1414 and examines the various submissions made on it.

The WAPC, after considering the submissions, is satisfied that the advertised amendment as shown generally on the **Amendment Figure - Proposal 1** in **Schedule 3**, and in detail on the MRS Amendment Plan listed in **Appendix 2**, should be approved and finalised.

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

9 Minister Decision

Amendments to the Metropolitan Region Scheme being progressed as a Basic (minor) in accordance with the *Planning and Development Act 2005* and Regulation 6 of the *Planning and Development (Region Planning Schemes) Regulations 2023* require the WAPC to provide a report and recommendation to the Minister for Planning for approval.

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

MRS Amendment 1414 is now finalised as advertised and shown on Amending Plan 3.2818, and has effect in the Metropolitan Region Scheme from the date of notice in the *Government Gazette* on 30 January 2024.

Schedule 1

Listing of submissions

Listing of Submissions
Metropolitan Region Scheme Amendment 1414
Leederville Parade Road Rationalisation

Submission Number	Name
1	City of Vincent
2	Main Roads WA

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

Submitter: City of Vincent

Summary of Submission: Support.
The submitter supports the amendment.

Planning Comment: Comments noted.

Determination: Submission noted.

Submission: 2

Submitter: Main Roads WA

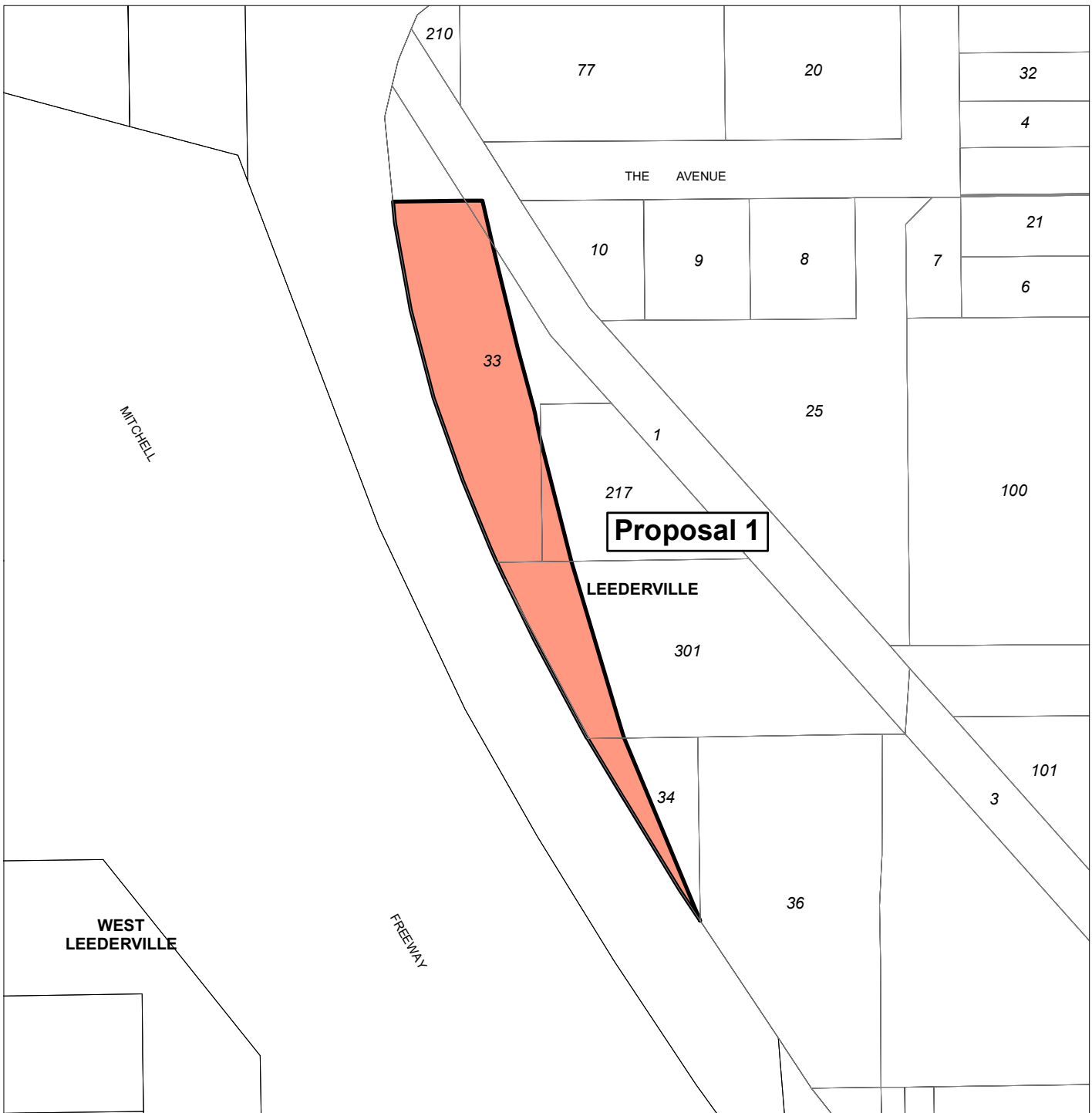
Summary of Submission: Comment.
MRWA requested the inclusion of additional land abutting to the north.

Planning Comment: The WAPC notes that the inclusion of additional land to the amendment is considered a substantial modification which requires consideration by the EPA and readvertising. The inclusion of this additional area land can be considered in a future MRS amendment.

Determination: Submission noted.

Schedule 3

**Amendment Figure - Proposal 1
(as advertised)**




**Leederville Parade Road Rationalisation
Proposed Basic MRS amendment
as advertised**

13 September 2023

Proposal 1

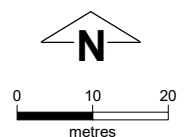
Proposed Amendment:

 Primary Regional Roads reservation to Urban zone

Reference no: 4582

File no: RLS/1100

Version number: 1



Appendix A

**List of plans
(as advertised)**

**Metropolitan Region Scheme
Amendment 1414**

Leederville Parade Road Rationalisation

as advertised

Amending Plan 3.2818

Detail Plans

1.6273

Submissions

ENQUIRIES TO: Cameron Hartley (9273 6546)
Senior Strategic Planner

OUR REF: SC3856



CITY OF VINCENT

27 October 2023

Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001

By email only: regionplanningschemes@dplh.wa.gov.au

Dear Sir/Madam,

BASIC AMENDMENT TO THE METROPOLITAN REGION SCHEME – LEEDERVILLE PARADE ROAD RATIONALISATION

At its meeting on 14 March 2023, Council resolved to request a minor amendment to the Metropolitan Region Scheme. The minor amendment proposes to remove the Primary Regional Road reservation and zone land Urban on Leederville Parade, Leederville.

The reasons for the request include:

1. The current area reserved as a Primary Regional Road provides surplus area for future road widening projects associated with the Mitchell Freeway, which is not required by Main Roads.
2. The City's Accessible City Strategy has a target mode shift to pedestrians and other sustainable forms of travel over private motor vehicles. The existing roads are sufficient for future planning requirements with suitable space for improvement to pedestrian and cycle movements.
3. The area of Primary Regional Road reserve that include the individual lots within The Avenue carpark is insignificant to any future widening of the Mitchell Freeway being approximately 1400m² overall, but important to providing developable area within the Leederville Town Centre at The Avenue carpark.
4. By limiting the extent of the Primary Regional Road reservation to within the road boundary of Leederville Parade, it will allow the lot to be developed to its full potential, consistent with the extensive structure planning for the Leederville Town Centre with the site expect to provide between 18 to 23 storey of high-density development.

Based on the above, we wish to reaffirm our support for the amendment.

Should you have any questions please contact Cameron Hartley, Senior Strategic Planning Officer on 9273 6546 or Cameron.hartley@vincent.wa.gov.au.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Tim Elliott'.

Tim Elliott
COORDINATOR STRATEGIC PLANNING



Enquiries: Susan Foster - (08) 9323 6180
Our Ref: 23/8053 (D23#1065404)
Your Ref: RLS/1100 (1414)

2 November 2023

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

Dear Sir/Madam

PROPOSED METROPOLITAN REGION SCHEME (MRS) AMENDMENT 1414 – LEEDERVILLE PARADE ROAD RATIONALISATION – RLS/1100

Thank you for the opportunity to comment on the proposed MRS amendment to transfer 1.368.95 m² of land on Leederville Parade Leederville from the Primary Regional Roads (PRR) reservation to the Urban zone in the MRS.

Main Roads has previously advised that this land is no longer required for the PRR reservation for Mitchell Freeway and has no objection to the transfer of land occurring.

There is an additional portion of land in the PRR reservation to the north of the subject area that Main Roads recommends is included in this MRS amendment to transfer from PRR reservation to Urban zone in the MRS, shown in Attachment 1.

If you require any further information, please contact the enquiries officer above or email planninginfo@mainroads.wa.gov.au quoting the reference number above.

Yours sincerely

Lindsay Broadhurst
Director Road Planning

Attachment 1 – MRS Amendment 1414 Amending Plan 3.2818 - MRWA Marked Up Plan



Signed for and on behalf of the
Western Australian Planning Commission

An officer duly authorised by the Commission
pursuant to section 24 of the
Planning and Development Act 2005
for that purpose in the presence of :


Witness


Date

Approved - Minister for Planning

Date

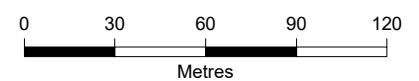
Legend

 Excluded from primary regional roads reservation and included in urban zone

 Area to be included in Proposal 1

Main Roads Marked up Plan - 06/11/2023

Metropolitan Region Scheme
Amendment No. 1414(Basic)



Created on date: Wednesday, 20 September 2023
Document Name: MRS_4582_v1_APlan3.2818
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

Program Manager: C. Collins
Geospatial Officer: J. Ballarotta
Examined: A. Power
Revised:
Version No. 1
Date: WAPC/331.10.9
13 September 2023

Plan Number
3.2818
Sheet 1 of 1

File number: RLS/1100
Plan reference:
Metropolitan Region Scheme
1:25000 sheet 15
detail plans: 1.6273
Oracle reference no: 4582