



March 2024

Metropolitan Region Scheme Amendment **1392/57** (Minor Amendment)



Central Districts Omnibus 6

Report on Submissions
Submissions

Cities of Belmont, Canning, Perth
and Stirling
Town of Victoria Park

**Metropolitan Region Scheme
Amendment 1392/57
(Minor Amendment)**

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Town of Victoria Park



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

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MRS Amendment 1392/57 Report on Submissions
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Introduction to Metropolitan Region Scheme minor amendments

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

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

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

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

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

Amendment report

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

Environmental review report

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

Report on submissions

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

Submissions

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

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Submissions

Report on Submissions

Metropolitan Region Scheme Amendment 1392/57

Central Districts Omnibus 6

Report on Submissions

1 Introduction

At its November 2021 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 the former Section 57 of the *Planning and Development Act 2005* (PD Act).

The principle differences between the minor and 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 amendment proposes the following modifications to the MRS.

CITY OF STIRLING

Proposal 1

Osborne Park and Glendalough: To transfer portions of Lots 100, 802 & 805 Scarborough Beach Road, Lot 54 Pollard Street, Lots 14, 15, 22, 36 - 41 & 12886 Cayley Streets, Lot 6 Leeder Street, Lot 600 Rawlins Street, Lot 9502 Penzance Circuit and various road reserves from the Primary Regional Roads reservation to the Urban zone (Figure 1).

To rationalise the extent of Primary Regional Roads over various lots in Osborne Park and Glendalough, to accurately reflect the area of land required for the Mitchell Freeway, Scarborough Beach Road and the bus station for the Glendalough Train Station.

CITY OF PERTH

Proposal 2

West Perth: To transfer road widening lots along Hay Street from the Urban zone to the Other Regional Roads reservation (Figure 2).

To rationalise the extent of the Other Regional Roads reservation over Hay Street, consistent with the constructed extent of the road and current cadastral boundaries.

Proposal 3

West Perth: To transfer portions of Lot 500 Havelock Street, Lot 1312 Parliament Place and the Harvest Terrace road reserve from the Urban zone to the Civic and Cultural reservation (Figure 3).

Dumas House other government related buildings are located on Lot 500. The Urban zoned parts of Lots 500 and 1312 and the Harvest Terrace road reserve are to be transferred to the Civic and Cultural reservation in the MRS consistent with the current use of the site.

CITY OF BELMONT

Proposal 4

Redcliffe: To transfer Lots 70, 71, 352, 354 - 360 and a portion of Lot 8499 Redcliffe Road and Lots 1 - 9 & 364 Dunreath Drive from the Urban zone to the Public Purposes - Commonwealth Government reservation (Figure 4).

To transfer 17.6 hectares of land in the north-western part of the Perth Airport site to the Public Purposes - Commonwealth Government reservation to more accurately identify the extent of the Perth Airport in the MRS.

Proposal 5

Ascot and Redcliffe: To transfer a portion of Lot 793 Great Eastern Highway and portions of the Lyall Street road reserve from the Primary Regional Roads reservation to the Urban zone (Figure 5).

To rationalise the extent of the Primary Regional Roads reservation consistent with the as constructed extent of Great Eastern Highway, cadastral boundaries and the Main Roads Western Australia land requirements for the highway.

Proposal 6

Ascot and Belmont: To transfer Lots 759, 767 & 770 and a portion of Lot 757 Great Eastern Highway and portions of the Moreing Street, Epsom Avenue and Leake Street road reserves from the Urban zone to the Primary Regional Road reservation; and to transfer Lot 902 and portions of Lots 751, 888 & 903 Great Eastern Highway, a portion of Lot 250 Keymer Street and portions of the Leake and Keymer Streets road reserves from the Primary Regional Roads reservation to the Urban zone (Figure 6).

To rationalise the extent of the Primary Regional Roads reservation consistent with the as constructed extent of Great Eastern Highway, cadastral boundaries and the Main Roads Western Australia land requirements for the highway.

Proposal 7

Ascot and Belmont: To transfer Lots 731, 733, 735, 742 & 744 and a portion of Lot 741 Great Eastern Highway and portions of the Resolution Drive, Hardey Street, Carbine Street, Kalgoorlie Street and Great Eastern Highway road reserves from the Urban zone to the Primary Regional Roads reservation; and to transfer portions of Lot 800 Great Eastern Highway and the Grandstand Road reserve from the Primary Regional Roads reservation to the Urban zone (Figure 7).

To rationalise the extent of the Primary Regional Roads reservation consistent with the as constructed extent of Great Eastern Highway, cadastral boundaries and the Main Roads Western Australia land requirements for the highway.

Proposal 8

Ascot and Belmont: To transfer Lots 230, 708, 710 & 715 and portions of Lots 643 & 804 Great Eastern Highway and portions of the Lapage Street, Belgravia Street, Stoneham Street and Great Eastern Highway road reserves from the Urban zone to the Primary Regional Roads reservation; and to transfer a portion of Lot 702 Great Eastern Highway from the Primary Regional Roads reservation to the Urban zone (Figure 8).

To rationalise the extent of the Primary Regional Roads reservation consistent with the as constructed extent of Great Eastern Highway, cadastral boundaries and the Main Roads Western Australia land requirements for the highway.

Proposal 9

Ascot and Belmont: To transfer a portion of Lot 3275 Great Eastern Highway from the Parks and Recreation reservation to the Primary Regional Roads reservation; and to transfer portions of Lots 634 & 636 Great Eastern Highway from the Primary Regional Roads reservation to the Urban zone (Figure 9).

To rationalise the extent of the Primary Regional Roads reservation consistent with the as constructed extent of Great Eastern Highway, cadastral boundaries and the Main Roads Western Australia land requirements for the highway.

Proposal 10

Belmont: To transfer portions of Lots 50 & 555 Great Eastern Highway from the Primary Regional Roads reservation to the Urban zone and the Parks and Recreation reservation (Figure 10).

To rationalise the extent of the Primary Regional Roads reservation consistent with the as constructed extent of Great Eastern Highway, cadastral boundaries and the Main Roads Western Australia land requirements for the highway.

Proposal 11

Belmont: To transfer Lots 8001 & 8002 Great Eastern Highway and a portion of the Tanunda Drive road reserve from the Urban zone to the Primary Regional Roads reservation; and to transfer a portion of Lot 611 Great Eastern Highway from the Primary Regional Roads reservation to the Urban zone (Figure 11).

To rationalise the extent of the Primary Regional Roads reservation consistent with the as constructed extent of Great Eastern Highway, cadastral boundaries and the Main Roads Western Australia land requirements for the highway.

Proposal 12

Rivervale: To transfer a portion of Lot 502 Great Eastern Highway and a portion of the Great Eastern Highway road reserve from the Urban zone to the Primary Regional Roads reservation (Figure 12).

To rationalise the extent of the Primary Regional Roads reservation consistent with the as constructed extent of Great Eastern Highway, cadastral boundaries and the Main Roads Western Australia land requirements for the highway.

Proposal 13

Rivervale: To transfer Lots 701 & 703 and a portion of Lots 305 Great Eastern Highway and portions of the Brighton Road, Kooyong Road, Norwood Avenue, Lauterbach Way and Great Eastern Highway road reserves from the Urban zone to the Primary Regional Roads reservation (Figure 13).

To rationalise the extent of the Primary Regional Roads reservation consistent with the as constructed extent of Great Eastern Highway, cadastral boundaries and the Main Roads Western Australia land requirements for the highway.

TOWN OF VICTORIA PARK

Proposal 14

Burswood and Lathlain: To transfer portions of Lots 301 & 501 Claude Street, Lot 401 Griffiths Street and portions of the Claude Street and Graham Farmer Freeway road reserves from the Primary Regional Roads reservation to the Urban zone (Figure 14).

To rationalise the extent of the Primary Regional Roads reservation with the constructed extent of the Graham Farmer Freeway, cadastral boundaries and the extent of Main Roads Western Australia land requirements for the freeway.

CITY OF BELMONT

Proposal 15

Redcliffe: To transfer Lot 331 Tonkin Highway and portions of various road reserves for the Tonkin Highway from the Urban zone to the Primary Regional Roads reservation (Figure 15).

To rationalise the extent of the Primary Regional Roads reservation consistent with cadastral boundaries and the as-constructed extent of the interchange.

Proposal 16

Perth Airport: To remove portions of Lot 100 Airport Drive, Lot 1 Reid Road, Lot 2 Tarlton Crescent and Lots 2, 548 & 10488 Horrie Miller Drive from Bush Forever Site No. 386 (Figure 16).

To rationalise the extent of Bush Forever Site No. 386 to reflect the clearing of land within the Perth Airport site which has been undertaken in accordance with the Federal Government approved *Perth Airport Master Plan 2020*.

Proposal 17

Cloverdale and Kewdale: To transfer Lot 500 Burns Street and Lot 816 Fisher Street and portions of the Plant Lane, Tighe Street, Burns Street, Fisher Street and Leach Highway road reserves from the Urban zone to the Primary Regional Roads reservation; to transfer a portion of Lot 354 and Lot 355 Tonkin Highway from the Industrial zone to the Primary Regional Roads reservation (Figure 17).

To rationalise the extent of the Primary Regional Roads reservation over Leach Highway, consistent with its as constructed extent and cadastral boundaries.

Proposal 18

Cloverdale and Kewdale: To transfer Lots 9184 Belmont Avenue and portions of the Belmont Avenue, Treave Street, Burchell Way and Leach Highway road reserves from the Urban zone to the Primary Regional Roads reservation; and to transfer Lot 504 Robinson Avenue and a portion of the Robinson Avenue road reserve from the Parks and Recreation reservation to the Primary Regional Roads and Other Regional Roads reservations; and to transfer a portion of the Burchell Way road reserve from the Industrial zone to the Primary Regional Roads reservation (Figure 18).

To rationalise the extent of the Primary Regional Roads reservation over Leach Highway, consistent with its as constructed extent and cadastral boundaries.

Proposal 19

Kewdale: To transfer Lot 615 Abernethy Road from the Industrial zone to the Primary Regional Roads and Other Regional Roads reservations (Figure 19).

To rationalise the extent of the Primary Regional Roads and Other Regional Roads reservations over Abernethy Road, consistent with existing cadastral boundaries.

Proposal 20

Kewdale: To transfer Lot 804 Miles Road, a portion of Lot 806 Belmont Avenue and a portion of the Miles Road reserve from the Industrial zone to the Primary Regional Roads reservation (Figure 20).

To rationalise the extent of the Primary Regional Roads reservation over Leach Highway, consistent with its as constructed extent and cadastral boundaries.

Proposal 21

Kewdale: To transfer Lot 800 Leach Highway from the Urban zone to the Primary Regional Road reservation (Figure 21).

To rationalise the extent of the Primary Regional Roads reservation over Leach Highway, consistent with its as constructed extent and cadastral boundaries.

Proposal 22

Kewdale: To transfer portions of Lots 70 & 71 Ballantyne Road from the Primary Regional Roads reservation to the Industrial zone (Figure 22).

To rationalise the extent of the Primary Regional Roads reservation over Lots 70 and 71 Ballantyne Road, consistent with cadastral boundaries.

CITY OF CANNING

Proposal 23

Welshpool: To transfer Lots 825 & 827 Division Road and a portion of the Division Road reserve from the Industrial zone to the Primary Regional Roads reservation (Figure 23).

To rationalise the extent of the Primary Regional Road reservation over the Orrong and Division Roads intersection, consistent with the as constructed extent of the intersection and with cadastral boundaries.

Proposal 24

Welshpool: To transfer Lot 3006 Furnace Road and portions of the Furnace and Kurnall Roads road reserves from the Primary Regional Road reservation to the Industrial zone (Figure 24).

To rationalise the extent of the Primary Regional Roads reservation over the intersection of Furnace and Kurnall Roads consistent with Main Roads Western Australia land requirements for Orrong Road.

Proposal 25

Wilson: To transfer a portion of Lot 102 Castledare Road from the Parks and Recreation reservation to the Urban zone (Figure 25).

Approximately 645 square metres of Lot 102 is to be rezoned to the Urban zone in order to round out the extent of the Urban zone in this locality, and to facilitate the development of the site for residential purposes.

3 Environmental Protection Authority advice

On 5 April 2022, the Environmental Protection Authority (EPA) advised that the proposed scheme amendment should not be assessed under Part IV Division 3 of the *Environmental Protection Act 1986*, and provided advice in regards to potential impacts to the Canning River Conservation Category Wetland (CCW) from future residential development associated with Proposal No. 25. The EPA advised that these potential impacts to the CCW can be managed through proposed mitigation measures and future development planning processes at the site.

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 1 July 2022 to 2 September 2022.

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

- i) Western Australian Planning Commission, 140 William Street, Perth
- ii) Offices of the Cities of Belmont, Canning, Perth and Stirling, and the Town of Victoria Park
- iii) Main Roads WA, Waterloo Crescent, East Perth
- iv) 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 this amendment.

5 Submissions

Eighteen submissions (including one late submission) were received on the amendment. An alphabetical index of all persons and organisations lodging submissions is at Schedule 1.

- Fifteen submissions from State government agencies, the Cities of Canning and Stirling, Perth Airport, ATCO Gas and landowners either supported or raised no objections to the amendment. Some of these submissions also provided comment on the amendment.
- The City of Belmont supported the amendment and recommended modifications be made to Proposals 13 and 16 of the amendment.
- One submission from the landowner supported Proposal 1 and requested it be modified to transfer a greater area of land to the Urban zone.
- The Water Corporation objected to Proposal 24 as a number of its assets are located within the amendment area.

Significant issues raised in submissions which require further consideration are discussed in Part 6 of this report. There were no other particularly significant issues raised in submissions which required further consideration.

An alphabetical index of all persons and organisations lodging submissions is provided in Schedule 1. 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

Proposal 1 – Request to modify the extent of the amendment area

The landowner of Lot 100 Scarborough Beach Road, Osborne Park and Lot 54 Pollard St, Glendalough supports Proposal 1, but has requested it be modified to transfer an additional area of approximately 980 square metres of land within the easternmost parts of Lots 54 and 100 from the Primary Regional Roads (PRR) reservation to the Urban zone. The landowner's reasons for requesting this modification include:

- The extent of the PRR reservation which is proposed to be retained by the amendment is based on a superseded planning outcome for the Mitchell Freeway, which contemplated an interchange with Scarborough Beach Road that is no longer required.
- The local planning framework, including the draft Herdsman Glendalough Structure Plan, has not identify any need for the potential expansion of the bus interchange at the Glendalough Train Station as proposed by the Public Transport Authority (PTA).
- The PTA has been unable to provide any further information or plans which indicate how the land required for the future expansion of the bus interchange is intended to be developed or when the development is likely to occur.

WAPC Response: Comments noted, but not supported. In response to the matters raised by the landowner the PTA has confirmed that the abovementioned land within Lots 54 and 100 is likely to be required for the proposed expansion of the bus interchange, and that this proposed expansion will facilitate the provision of additional bus routes and increased frequency of services along existing bus routes, and provide access for articulated buses which are increasingly being used along higher frequency bus routes. The PTA also advises that it is currently undertaking work on a feasibility design for the proposed expansion of the bus interchange, which is anticipated to be completed in early 2024.

Given that the abovementioned land may be required for the future expansion of the bus interchange and that a feasibility design is currently being prepared for this proposed expansion, it is not considered appropriate to modify Proposal 1 as requested by the landowner and, as such, the landowner's request to modify Proposal 1 is not supported.

Further to the above, the PTA also advises that additional areas of land within Lots 54 and 100 which are located within the amendment area for Proposal 1 may also be required for the proposed expansion of the bus interchange. On this basis, the PTA has requested that the determination of the Proposal 1 be deferred whilst it undertakes the feasibility design for the proposed expansion of the bus interchange.

The PTA request to defer the consideration of Proposal 1 is also not supported, however this proposal has been modified to remove all land within Lots 54 and 100. This modification will result in the retention of the current extent of the PRR reservation over these lots, which will provide for the protection of this land until the feasibility design for the expansion of the bus interchange is finalised. Once this design is finalised and the land requirements for the expansion of the bus interchange have been determined, the WAPC will be in a position to consider a future MRS amendment to rationalise the extent of the PRR reservation over Lots 54 and 100, if appropriate.

7 Modifications

Proposal 1 - Proposal 1 has been modified to remove all land within Lot 100 Scarborough Beach Road, Osborne Park and Lot 54 Pollard Street, Glendalough from the amendment area for this proposal. As this modification does not include any additional land within in the amendment area for Proposal 1 and is minor in nature, readvertising of the amendment is not required.

8 Determinations

The responses to all submissions are detailed in this report. It is recommended that the amendment be adopted for finalisation with the above modification.

9 Coordination of region and local scheme amendments

Under section 126(3) of the PD Act the WAPC has the option of concurrently rezoning land that is being zoned Urban under the MRS, to a "Development" zone, or a similar zone or reserve which is consistent with objective of the Urban zone, in the corresponding local planning scheme. The WAPC has resolved to concurrently amend the respective local planning schemes for the following proposals, pursuant to section 126(3) of the Act:

Proposal 1 – The *City of Stirling Local Planning Scheme No. 3* is to be concurrently amended to transfer:

- parts of Lots 802 and 805 Scarborough Beach Road, Osborne Park to the 'Development' zone;
- part of Lot 6 Leeder Street and parts of Lots 14, 15, 22, 36 to 41, and 12886 (part of Reserve 45302) Cayley Street, Glendalough to the 'Residential' zone and apply a 'R60' residential density code to this land; and
- part of Lot 600 Rawlins Street, Glendalough to the 'Private institution' zone.

Proposals 5, 6, 7, 8, 9, 10 and 11 – The *City of Belmont Local Planning Scheme No. 15* is to be concurrently amended to transfer:

- parts of the road reserve for Lyall Street in Ascot and Redcliffe to the 'Local road' reserve (Proposal 5);
- Lot 902 and Part of Lot 903 Great Eastern Highway, Belmont to the 'Mixed Use' zone and parts of the road reserves for Keymer and Leake Streets, in Ascot and Belmont, to the 'Local road' reserve (Proposal 6);
- part of Lot 800 Great Eastern Highway, Ascot to the 'Mixed Use' zone and part of the adjacent road reserve for Grandstand Road to the 'Local road' reserve (Proposal 7);
- part of Lot 702 Great Eastern Highway, Belmont to the 'Mixed Business' zone (Proposal 8);
- part of Lot 636 Great Eastern Highway, Belmont to the 'Mixed Business' zone and part of Lot 634 Great Eastern Highway, Belmont to the 'Parks and Recreation: Water Supply Sewerage and Drainage' reserve (Proposal 9);
- part of Lot 50 Great Eastern Highway, Belmont to the 'Mixed Use' zone (Proposal 10);
- part of Lot 611 Great Eastern Highway, Rivervale to the 'Mixed use' zone (Proposal 11).

Proposal 14 – The *Town of Victoria Park Local Planning Scheme No. 1* is to be concurrently amended to transfer parts of Lots 301 and 501 Claude Street, Burswood to the 'Office/Residential' zone, and to apply a 'R-AC0' density code to this land.

Proposal 25 – The *City of Canning Local Planning Scheme No. 42* is to be concurrently amended to transfer part of Lot 102 Castledare Place, Wilson to the 'Urban Development' zone.

10 Conclusion and recommendation

This report summarises the background to MRS minor amendment 1392/57 and examines the various submissions made on it.

The WAPC, after considering the submissions, is satisfied that the modified amendment as shown generally on the amendment figures - Proposals 1 - 25 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 the 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 1392/57 is now finalised as advertised and shown on WAPC Amending Plans 1.8005/1, 1.8006 and 1.8007, and has effect in the Metropolitan Region Scheme from the date of notice in the *Government Gazette* on 26 March 2024.

Schedule 1

Alphabetical listing of submissions

Alphabetical Listing of Submissions

MRS Amendment 1392/57

Central Districts Omnibus 6

| Submission Number | Name |
|--------------------------|---|
| 4 | ATCO Gas |
| 17 | Belmont, City of |
| 5 | Burgess Design Group (behalf of the Trustees of the Christian Brothers in Western Australia Inc.) |
| 6 | Canning, City of |
| 13 | Education, Department of |
| 10 | Element WA |
| 14 | Fire and Emergency Services, Department of |
| 7 | Health, Department of |
| 16 | Main Roads Western Australia |
| 15 | Mines, Industry Regulation and Safety, Department of |
| 9 | Perth Airport Pty Ltd |
| 2 | Primary Industries and Regional Development, Department of |
| 11 | Public Transport Authority |
| 12 | Stirling, City of |
| 1 | Transport, Department of |
| 8 | Water and Environmental Regulation (Swan Avon Region), Department of |
| 3 | Water Corporation |

| Late Submissions | Name |
|-------------------------|-------------|
| 18 | Rowe Group |

Schedule 2

Summary of submissions and determinations

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

Submissions: 1, 2, 4, 6, 7, 8, 13, 15, 16

Submitted by: Department of Transport; Department of Primary Industries and Regional Development; ATCO; City of Canning, Department of Health; Department of Water and Environmental Regulation; Department of Education; Department of Energy, Mines Industry Regulation and Safety; Main Roads Western Australia.

Summary of Submission: SUPPORT, NO OBJECTION OR COMMENT

The above State Government agencies, service providers and the City of Canning support or raise no objections the amendment, and in some cases provide comments on proposals in the amendment.

Planning Comment: Comments noted.

Determination: Submissions noted.

Submission: 3

Submitted by: Water Corporation

Summary of Submission: NO OBJECTION / OBJECTION / COMMENT

The Water Corporation provides the following advice on the amendment:

- (a) The Water Corporation raises not objection to the majority of the proposals in the amendment. However, it advises that it should be noted that there are Water Corporation assets located within the amendment areas for Proposals 1, 5 – 11 and 14, and that proponents for any future development proposals within areas will need to contact it to discuss the potential impacts on the Water Corporation infrastructure.
- (b) Proposal 24 – The Water Corporation objects to the amendment area for Proposal 24 being transferred from the Primary Regional Roads (PRR) reservation to the Industrial zone as it has assets located within the road reserve for Furnace Road and Lot 3006 Furnace Road.

Planning Comment:

- (a) Comments noted.
- (b) Proposal 24 - Comments noted, but not supported. The purpose of this amendment proposal is to transfer the land from the PRR reservation to the Industrial zone in order reflect that this land is no longer required by Main Roads Western Australia for regional road purposes.

Additionally, it is also noted that a significant proportion of the amendment area is located within the road reserves for Furnace and Kurnall Roads, and that the balance of the amendment area is located within Lot 3006, which is owned by Main Roads Western Australia. As such, transferring the amendment area to the Industrial zone is not likely to result in any new development which may potentially impact upon the Water Corporation assets within the amendment area. However, should any development be proposed within the amendment area in the future, the proponent would need to liaise with the Water Corporation to discuss the potential need to relocate or protect these assets.

Determination: Submission noted.

Submission: 5

Submitted by: Burgess Design Group (on behalf of Christian Brothers in Western Australia Inc)

Summary of Submission: SUPPORT / COMMENT

The submitter supports Proposal 25 of the amendment and advises that:

- (a) The proposed amendment will complement *MRS Amendment 1365/57: Pt Lot 4 Fern Road and Pt Lot 102 Castledare Place, Wilson*, and will facilitate residential development on land unencumbered by significant environmental constraints; and
- (b) The land within the amendment area for Proposal 25 is envisaged to accommodate water sensitive urban design features and to provide for the protection of the historic Castledare Boys' Home miniature golf course within a local public open space reserve, in accordance with the draft Castledare Local Structure Plan.

Planning Comment: Comments noted.

Determination: Submission noted.

Submission: 9

Submitted by: Perth Airport

Summary of Submission: SUPPORT / COMMENT

The submitter supports Proposals 4 and 24 of the amendment, and recommends that all of the Bush Forever designations over the Perth Airport landholdings in the MRS be removed as part of a future amendment to the MRS.

Planning Comment: Comments noted. Consideration will be given to the merits of removing the Bush Forever designation over the Perth Airport landholdings in the assessment of a future amendment to the MRS.

Determination: Submission noted.

Submission: 10

Submitted by: Element (on behalf of Kailis Consolidated P/L & Kondil Nominees)

Summary of Submission: SUPPORT / COMMENT

The submitter supports Proposal 1 and provides the following comments:

- (a) It is understood that the land within the amendment area is surplus to requirements and will not be required for any future widening of the Mitchell Freeway.
- (b) Part of the amendment area [Part of Lot 805 Scarborough Beach Road] contains the Vesco Foods factory, and should the land have been taken for road widening purposes it would have necessitated the closure of the business and had serious injurious affection on the property.
- (c) It is also understood that remainder of the Primary Regional Roads (PRR) reservation for the Mitchell Freeway north of the site is under review by Main Roads Western Australia and the WAPC. In this respect, the proponent supports the extent of the PRR reservation being rationalised as part of a future MRS amendment, and comments on how such an amendment could assist with the future redevelopment of this area.

Planning Comment: Comments noted.

Determination: Submission noted.

Submission: 11

Submitted by: Public Transport Authority

Summary of Submission: SUPPORT / COMMENT

- (a) The Public Transport Authority (PTA) supports the amendment and notes that Proposal 1 is reflective of discussions had between it and Main Roads Western Australia to ensure that Transperth bus operations are not impacted upon by this proposal.
- (b) Additional information – Responses to matters raised in the landowner submission

The PTA provided the following comments in response to matters raised in the submission from one of the landowners affected Proposal 1 of the amendment (Submission No. 18):

- (i) *'The extent of the Primary Regional Road (PRR) reservation over the amendment area for Proposal 1 is superfluous given that a interchange between Scarborough Beach Road and the Mitchell Freeway is no longer proposed in this location'* - The PTA advises that this land still needs to be reserved as PRR in order to provide for the future expansion of the Glendalough bus interchange in this location.
- (ii) *'The need to retain the PRR reservation over the land adjacent to the Proposal 1 amendment area has not been demonstrated, as the PTA has not been able to provide any further information on the design of the proposed bus interchange or the likely timing for this expansion'* - The PTA advises that it will be undertaking a feasibility design for the proposed expansion of the bus interchange to demonstrate

the need to retain the PRR reservation over this land, and that this design should be completed in the first quarter of 2024.

- (iii) *'The need to expand the bus interchange is not identified in the planning framework for the locality (i.e. the draft Herdsman Glendalough Structure Plan and the Herdsman Glendalough Local Development Plan)' –The PTA advises that land required for the proposed expansion of the bus interchange was not included in the abovementioned plans as it is currently reserved PRR under the MRS and is being used for public transport purposes under an agreement with Main Roads WA and, as such, there being limited benefit in discussing this matter in these plans. The PTA also advises that it will engage with the City of Stirling as part of any future project to expand the bus interchange.*
- (iv) *'No plans have been prepared to demonstrate the form of redevelopment envisaged by the PTA and timing for this redevelopment is not known. It is unreasonable to continue to sterilise privately owned land in the absence of any formal proposal by the PTA or any commitment on the likely timing for the expansion' – The PTA advises that the reservation of privately owned land required for the future expansion of transport corridors and at stations is consistent with the recommendations of State Planning Policy 1: State Planning Framework. The PTA also advises that no formal plans or designs have been developed for the expansion of the bus interchange, but that it undertake a feasibility design for the expansion of this interchange, in order to address the matters raised in the landowner's submission and to demonstrate the need to retain the PRR reservation over this land.*

(c) Additional information – Request to defer the consideration of Proposal 1

Further to the above, the PTA has subsequently advised that it has engaged a consultant to undertake a feasibility design for the proposed expansion of the bus interchange and has requested that the determination of Proposal 1 of the amendment be deferred whilst this work is being undertaken.

Planning Comment:

- (a) Comments noted.
- (b) Comments noted. Refer to *Section 6 – Main issues raised in submissions.*
- (c) Comments noted, but not entirely supported. Refer to *Section 6 – Main issues raised in submissions.*

Determination: Submission noted.

Submission: 12
Submitted by: City of Stirling
Summary of Submission: SUPPORT / COMMENT

The City of Stirling (the City) supports Proposal 1 of the amendment and provides the following comments:

- (a) The City supports Proposal 1 as it will: eliminate the development restrictions associated with the Primary Regional Roads (PRR) reservation over land within the amendment area for this proposal; facilitate development within the Herdsman Glendalough area; and provide landowners with greater certainty that the future expansion of the Mitchell Freeway will not impact on their properties.
- (b) The City recommends that additional land to the north of the Proposal 1 amendment area (parts of Lots 801, 807 and 36 Neil Street, Lot 104 and part Lot 30 Frobisher Road, Lots 311, 13976, 310, 113, 55, 308 and 309 Sangiorgio Court, Lot 102 Linwood Court and the Gordon Road West road reserve) be transferred from the PRR reservation to the Urban zone under the MRS.

Planning Comment:

- (a) Support and comments noted. Refer to *Section 6 – Main issues raised in submissions* for a further discussion of matters relevant to Proposal 1.
- (b) Comments noted, but not supported at this time. The reason for this is that modifying the amendment to include the additional land to the north would require the amendment to be reconsidered by the WAPC and the Environmental Protection Authority and then readvertised for public comment, which would essentially have the effect of recommencing the amendment process. As such, it would be more appropriate to include the land to the north of the amendment in a future MRS amendment.

Determination: Submission noted.

Submission: 14

Submitted by: Department of Fire and Emergency Services

Summary of Submission: COMMENT

The Department of Fire and Emergency Services (DFES) provides the following comments on the amendment:

- (a) The amendment which was referred to DFES was supported by a document which provided commentary on the application of *State Planning Policy 3.7 – Planning in Bushfire Prone Areas* (SPP 3.7). In this regard, DFES advised that the determination of the consistency of a proposal with SPP 3.7 is ultimately at the discretion of the decision-maker.
- (b) A bushfire management plan (BMP) is required to accompany strategic planning proposals, subdivision applications and development applications in areas with a bushfire attack level (BAL) rating greater than BAL-Low. The BMP should include the bushfire risk assessment and identification of the bushfire hazard issues arising from the assessment, and should demonstrate that subsequent planning stages can achieve compliance with the bushfire protection criteria in the *Guidelines for Planning in Bushfire Prone Areas* (the Guidelines). Should SPP 3.7 be applied, DFES requests that any relevant information be forwarded to it to allow to review and provide comment prior to the approval of the amendment.
- (c) Proposal 25 - DFES provided a copy of the advice on the *Lot 4 Fern Road and Lot 102 Castledare Place, Wilson Bushfire Management Plan*, which was provided in support of

Proposal 25 of the amendment. This previous advice generally advised that this BMP does not adequately address the policy requirements of SPP 3.7 and the Guidelines.

Planning Comment:

(a),(b) Comments noted, but not supported. All or parts of the amendment areas for Proposals 3, 10, 11, 15, 16, 17, 25 and 25 of the amendment are designated as bushfire prone areas in the DFES *Map of Bushfire Prone Areas*. However, all of these proposals except for Proposal 25 do not significantly increase the threat of bushfire to people, property or infrastructure for a range of reasons including:

- (i) the small area of land affected by bushfire risk and the site already being developed or have little additional development potential (Proposals 3 and 10);
- (ii) the land being transferred to the Primary Regional Roads (PRR) reservation for an already constructed regional road, or transferred from the PRR reservation to reflect a rationalisation of the land requirements for a regional road (Proposals 11, 15, 17 and 24); and
- (iii) the amendment only seeking to remove a Bush Forever designation over land in the MRS (Proposal 16).

For these reasons, these proposals are considered to be consistent with Objective 5.1 and the intent of SPP 3.7.

(c) Proposal 25 - Comments noted, but not supported. The BMP prepared for this site indicates that this land will be subject to a BAL rating of BAL-12.5 or lower, and that any future development of this land, and adjacent land, will be capable of complying with the bushfire protection criteria of the Guidelines, pursuant to the recommendations of clause 6.3 of SPP 3.7. Additionally, it is also noted that this land is intended to be ceded and developed as public open space, an outcome which is not likely to significantly increase the threat of bushfire to people, property or infrastructure consistent with Objective 5.1 of SPP 3.7. On this basis, Proposal 25 is considered to be consistent with SPP 3.7.

Determination: Submission noted.

Submission: 17
Submitted by: City of Belmont
Summary of Submission: COMMENT

The City of Belmont (the City) provides the following comments on the amendment:

- (a) Proposal 13: The rationalisation of the Primary Regional Roads (PRR) reservation does not reflect the constructed extent of Great Eastern Highway or the cadastral boundaries of Lot 305, and encompass part of the existing building on this lot. The City recommends that this proposal be modified so that part Lot 305 is not transferred to the PRR reservation.
- (b) Proposal 16: The City advises that it previously recommended that the Bush Forever designation for Bush Forever Area 386 should be retained over a portion of remnant bushland between the Costco site and Dunreath Drive. The City notes that a large part

of this area has since been cleared and revegetated, but requests that the Bush Forever designation be retained over the remaining area of remnant vegetation.

- (c) Proposals 17 & 18: The City advises that its previously raised concerns regarding the alignment of the PRR reservation for Leach Highway adjacent to Plant Lane and Belmont Avenue have been addressed.
- (d) Proposals 20 & 21: The proposed extension of the PRR reservation over the constructed extent of the Leach Highway carriageway is supported. However, the City recommends that sections of Belmont Avenue and Jeffrey Street located adjacent to Leach Highway be transferred from the PRR reservation to the Industrial and Urban zones under the MRS, respectively.

Planning Comment:

- (a) Proposal 13: Comments noted, but not supported. Main Roads Western Australia advises that the PRR reservation over the land within this amendment area is required to provide for the future widening of Great Eastern Highway, and that the part of the amendment area with Lot 305 is the last portion of land along this section of the highway which it will need to acquire for this purpose. On this basis, the recommended modification to the extent of the amendment area for this proposal is not supported. It is also noted that the landowner of Lot 305 will be able to continue to use this part of Lot 305 for its current use until such time the land is acquired for road widening purposes.
- (b) Proposal 16: Comments noted, but not supported. It is not considered necessary to modify the extent of the amendment area for this proposal given: the small area of remnant vegetation involved (approximately 3,800 square metres); and that the use and development of the land within this amendment area is not subject to the requirements of the MRS or the *Planning and Development Act 2005*, pursuant to the requirements of the *Commonwealth Airports Act 1996*.
- (c) Proposals 17 & 18: Comments noted.
- (d) Proposals 20 & 21: Comments noted.

Determination: Submission noted.

Submission: 18 (late)
Submitted by: Rowe Group (on behalf of Associated Finance Pty Ltd)
Summary of Submission: COMMENT

The submitter supports Proposal 1 and provides the following comments on it:

- (a) The landowner supports Proposal 1 but requests it be modified to increase the extent of the amendment area being transferred to the Urban zone to reflect the proposal as originally requested by the City of Stirling. This original amendment request sought to transfer all of the Primary Regional Roads (PRR) reserved land with Lot 100 Scarborough Beach Road, Osborne Park and Lot 54 Pollard Street, Glendalough (the site) to the Urban zone under the MRS.
- (b) The original amendment request was modified at the request of Main Roads Western Australia (MRWA) and the Public Transport Authority (PTA) to exclude land which would

be required for the future expansion of the bus station for the Glendalough Train Station, prior to the commencement of advertising.

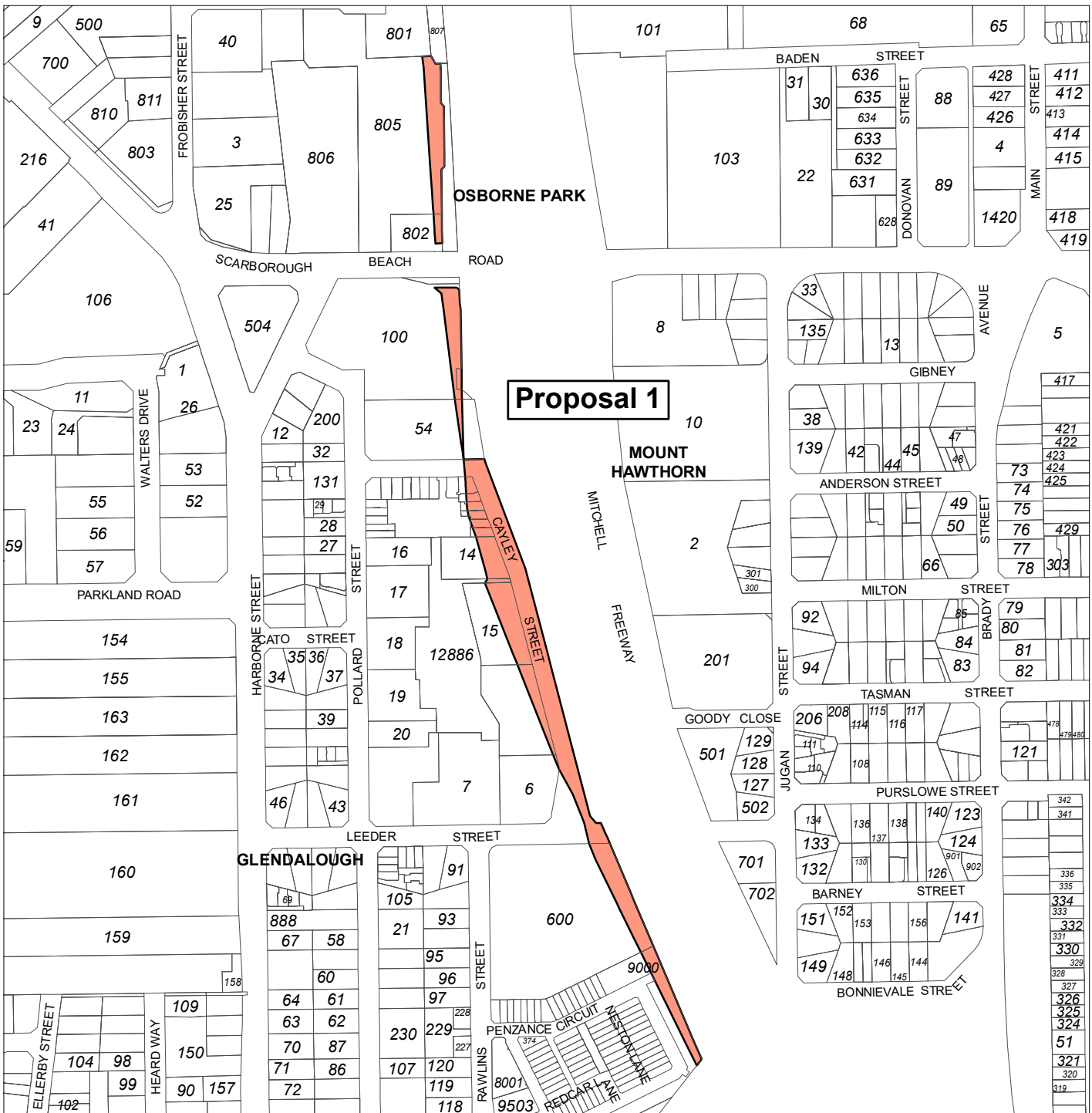
- (c) The request to modify the amendment area for Proposal 1 is based on the following:
- (i) The extent of the PRR reservation which impacts the site is understood to be based upon a historic and superseded planning outcome for the Mitchell Freeway which contemplated an interchange with Scarborough Beach Road. This interchange is no longer required meaning the extent of the current PRR reservation is superfluous to requirements.
 - (ii) The bus station is located to the immediate east of Lot 100 but does not extend into the site boundaries. The MRS amendment report notes that the PTA has advised the land south of the bus station adjoining Lot 54, and currently used for parking, will be required for future expansion. Despite this statement, the PTA has been unable to provide any further information or plans which indicate how the land will be developed and when development is likely to occur. In this regard, the need for the additional PRR reservation has not been demonstrated by the PTA or MRWA and therefore, should be removed.
 - (iii) We understand the City of Stirling confirmed the above with MRWA and the PTA as part of the planning for the Herdsman Glendalough area, which has been occurring over the past 20 years through the preparation of various town planning frameworks. This framework includes the draft Herdsman Glendalough Structure Plan (the draft Structure Plan) and the Herdsman Glendalough Local Development Plan (LDP), neither of which identify, or refer to, any proposal to expand or redevelop the bus station.
 - (iv) The PRR reservation has been in place at this location for in excess of 20 years. Despite the passing of considerable time, no plans have been prepared to demonstrate the form of redevelopment purportedly envisaged by the PTA for the land and no information has been provided as to the expected timing of such redevelopment. It is unreasonable to continue to sterilise privately owned land in the absence of any formal proposal by the PTA or indeed, any commitment as to the likely form and timing of such redevelopment.
- (d) Having regard to the above, it is our considered view that the full extent of the PRR reservation affecting the site remains surplus to the land area requirements associated with the Mitchell Freeway, Scarborough Beach Road and the Glendalough bus station. Accordingly, it is requested that Proposal 1 be modified to increase the extent of the Urban zone to reflect the proposal as originally requested.

Planning Comment: Comments noted, but not supported. Refer to *Section 6 – Main issues raised in submissions*.

Determination: Submission noted.

Schedule 3


**The amendment figures - proposals 1-25
as advertised**



**Central Districts Omnibus No. 6
Proposed minor amendment
as advertised**

24 November 2021

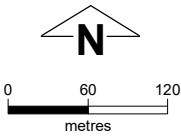
Proposal 1

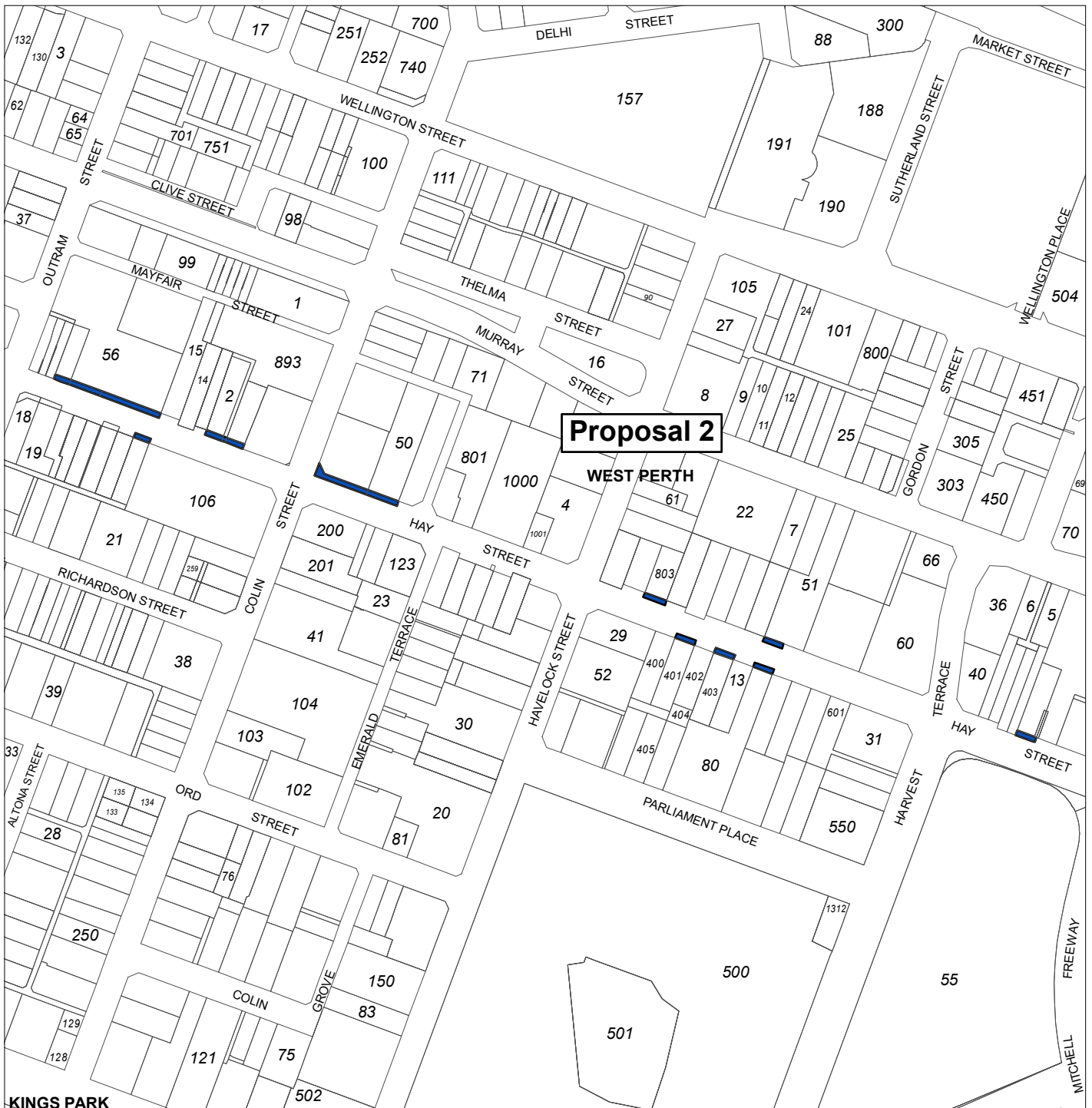
Proposed Amendment:
 Urban zone

Oracle reference no: 3387
 Version number: 6



Date: 24/02/2022
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**Central Districts Omnibus No. 6
Proposed minor amendment
as advertised**

24 November 2021

Proposal 2

Proposed Amendment:



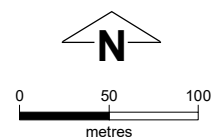
Other Regional Roads reservation

Oracle reference no: 3387

Version number: 6



Date: 24/02/2022
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Proposal 3

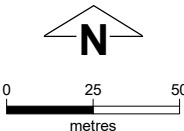
**Central Districts Omnibus No. 6
Proposed minor amendment
as advertised**

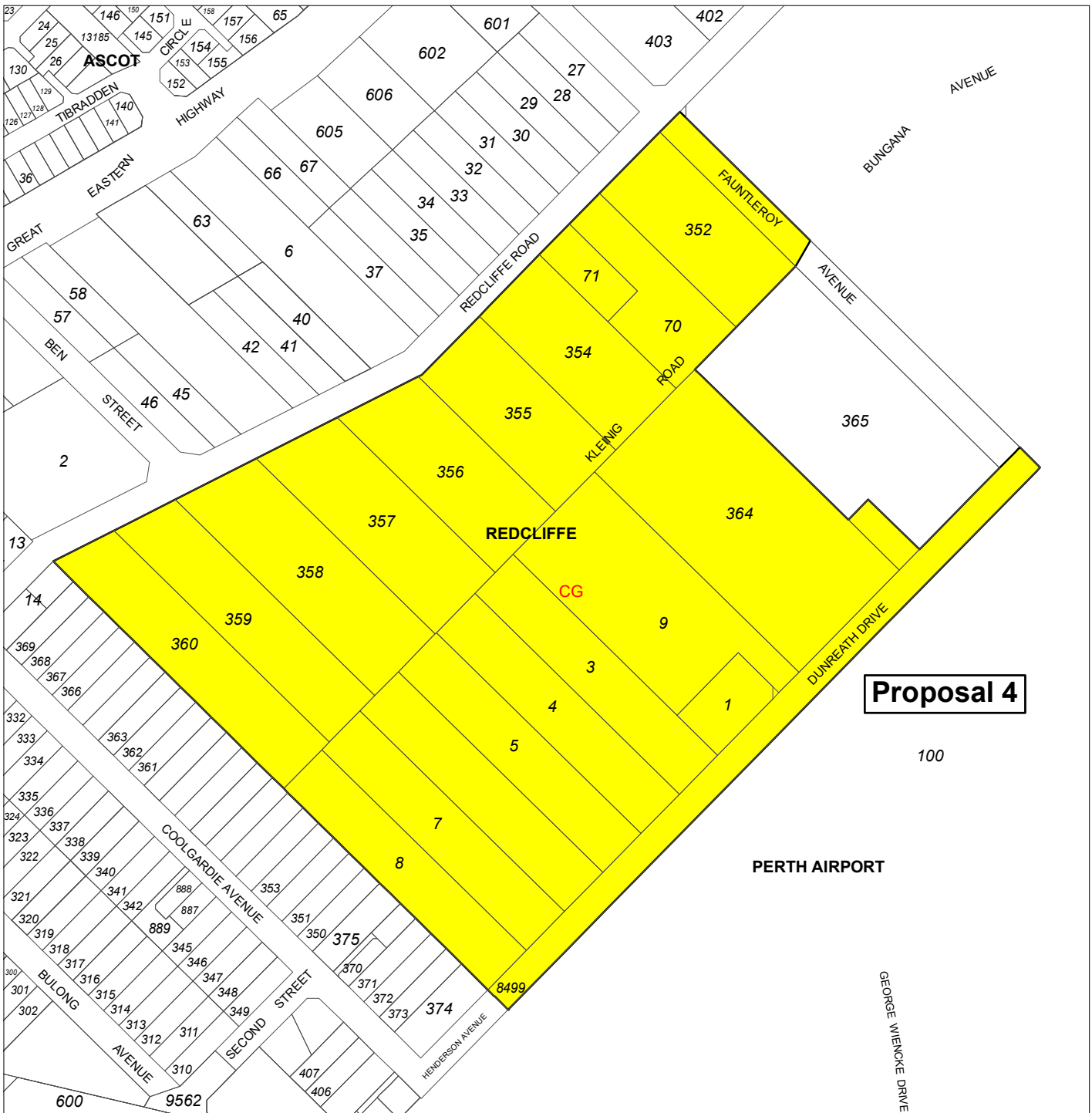
24 November 2021

Proposal 3

Proposed Amendment:
 Civic and Cultural reservation

Oracle reference no: 3387
Version number: 6






**Central Districts Omnibus No. 6
Proposed minor amendment
as advertised**

24 November 2021

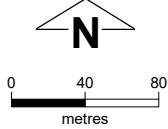
Proposal 4

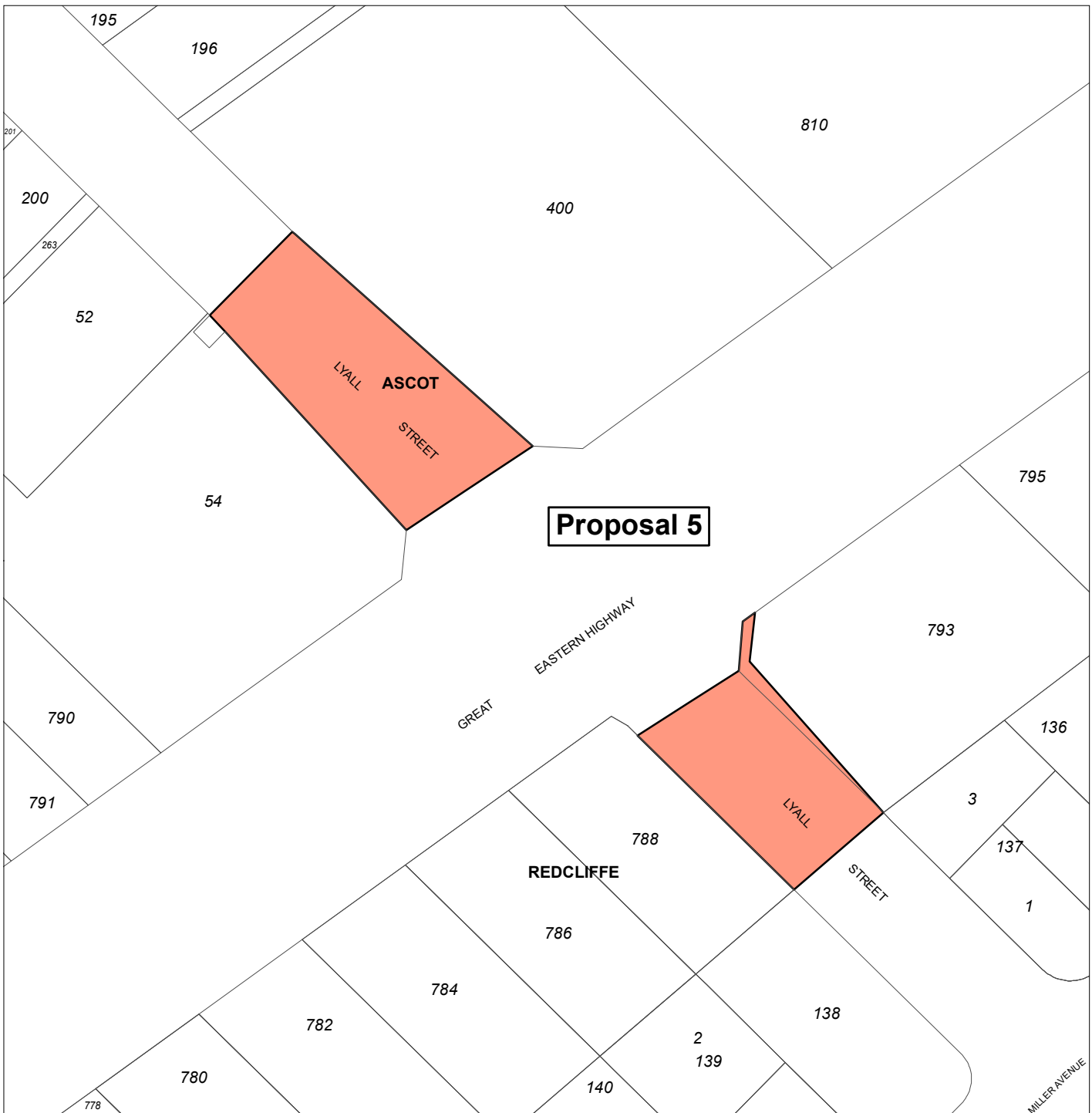
Proposed Amendment:
 CG Public Purposes reservation - Commonwealth Government

Oracle reference no: 3387
Version number: 6



Date: 24/02/2022
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Base information supplied by Western Australian Land Information Authority SLIP 1180-2020-1





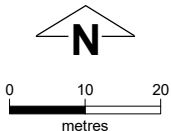
**Central Districts Omnibus No. 6
Proposed minor amendment
as advertised**

24 November 2021

Proposal 5

Proposed Amendment:
 Urban zone

Oracle reference no: 3387
 Version number: 6







Proposal 6

**Central Districts Omnibus No. 6
Proposed minor amendment
as advertised**

24 November 2021

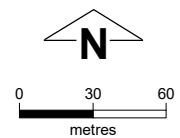
Proposal 6

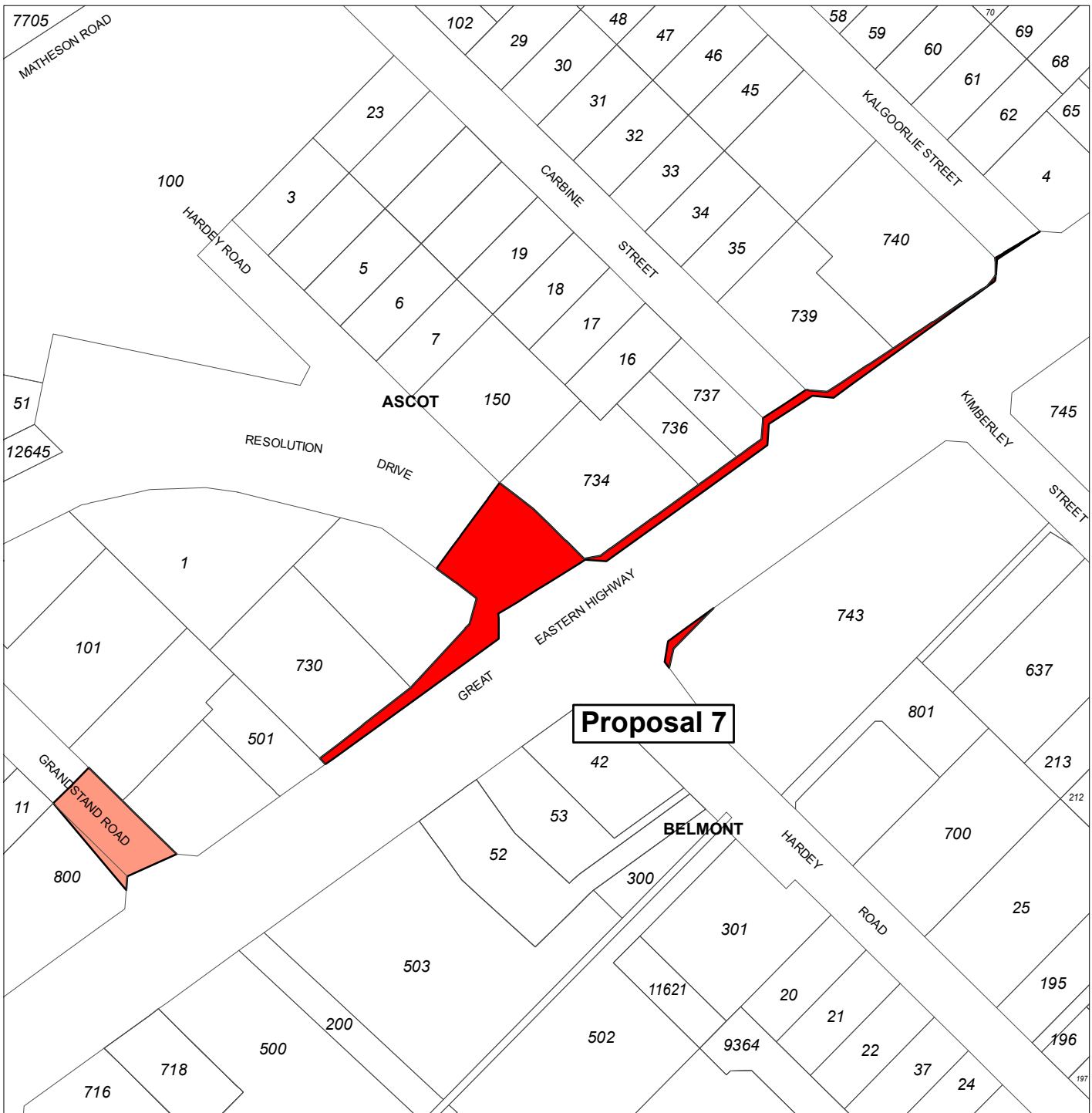
Proposed Amendment:

-  Primary Regional Roads reservation
-  Urban zone

Oracle reference no: 3387

Version number: 6





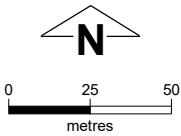
**Central Districts Omnibus No. 6
Proposed minor amendment
as advertised**

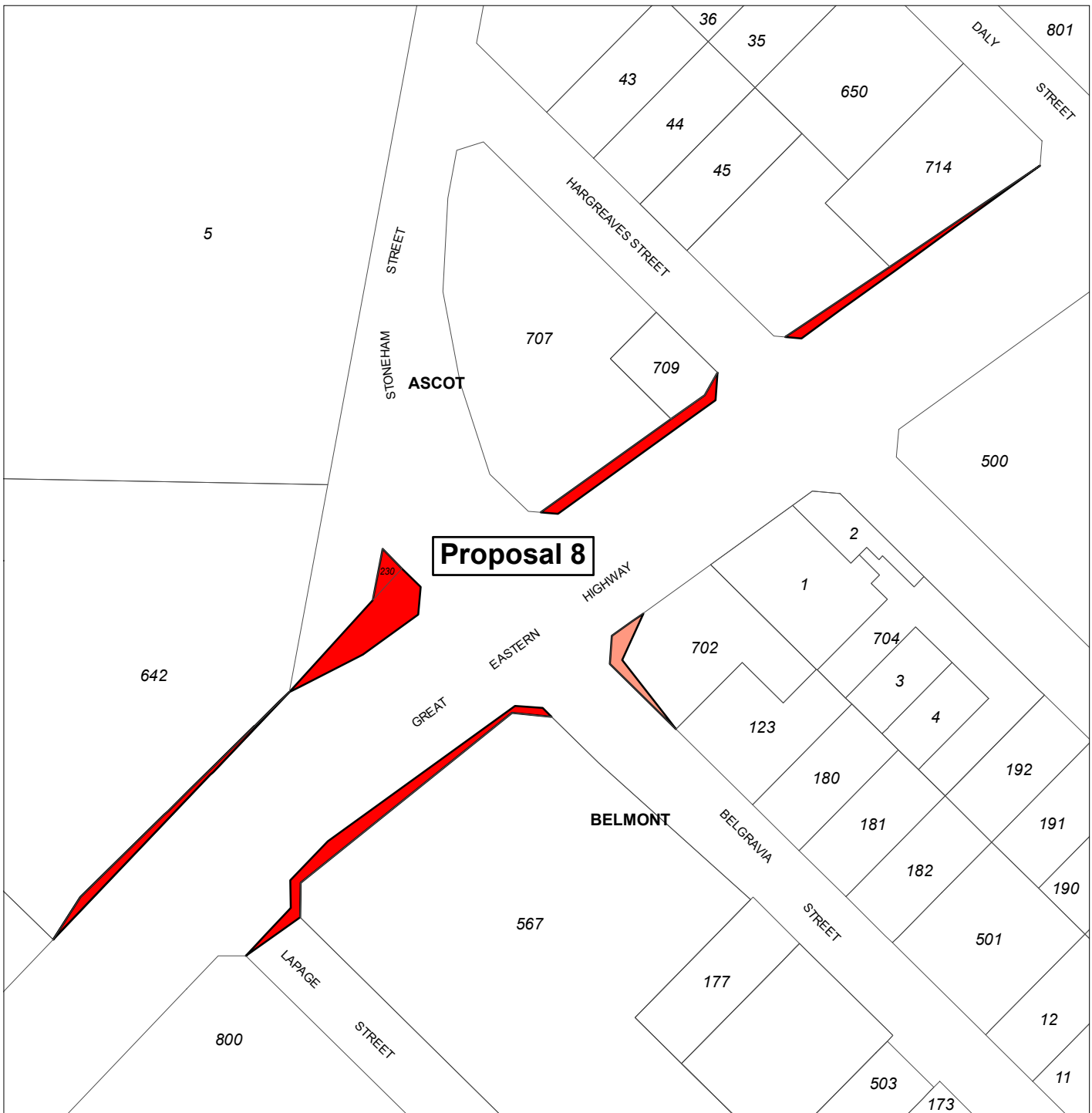
24 November 2021

Proposal 7

- Proposed Amendment:
- Primary Regional Roads reservation
 - Urban zone

Oracle reference no: 3387
Version number: 6







Proposal 8

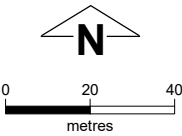
**Central Districts Omnibus No. 6
Proposed minor amendment
as advertised**

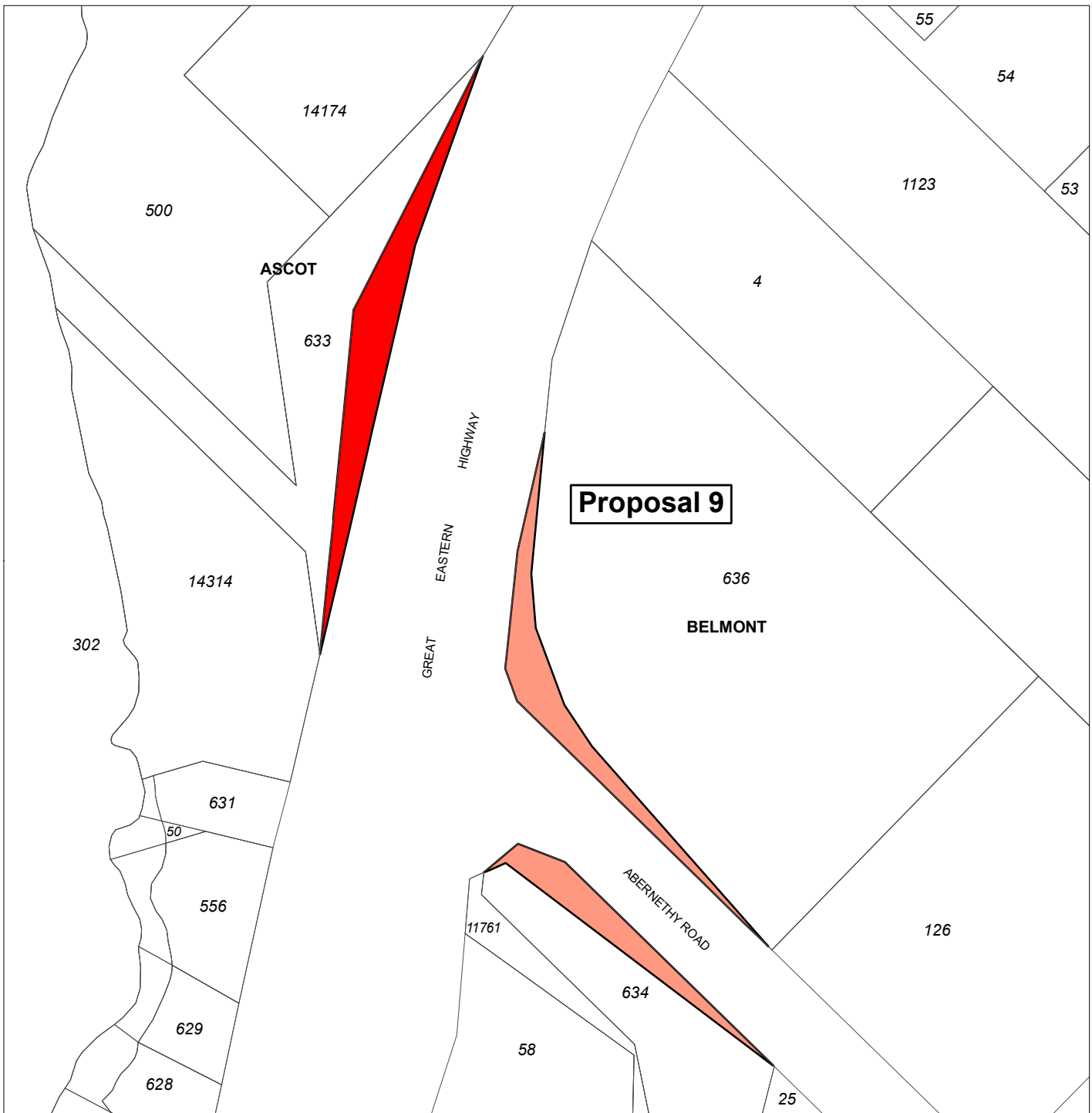
24 November 2021

Proposal 8

- Proposed Amendment:
-  Primary Regional Roads reservation
 -  Urban zone

Oracle reference no: 3387
Version number: 6







**Central Districts Omnibus No. 6
Proposed minor amendment
as advertised**

24 November 2021

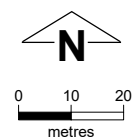
Proposal 9

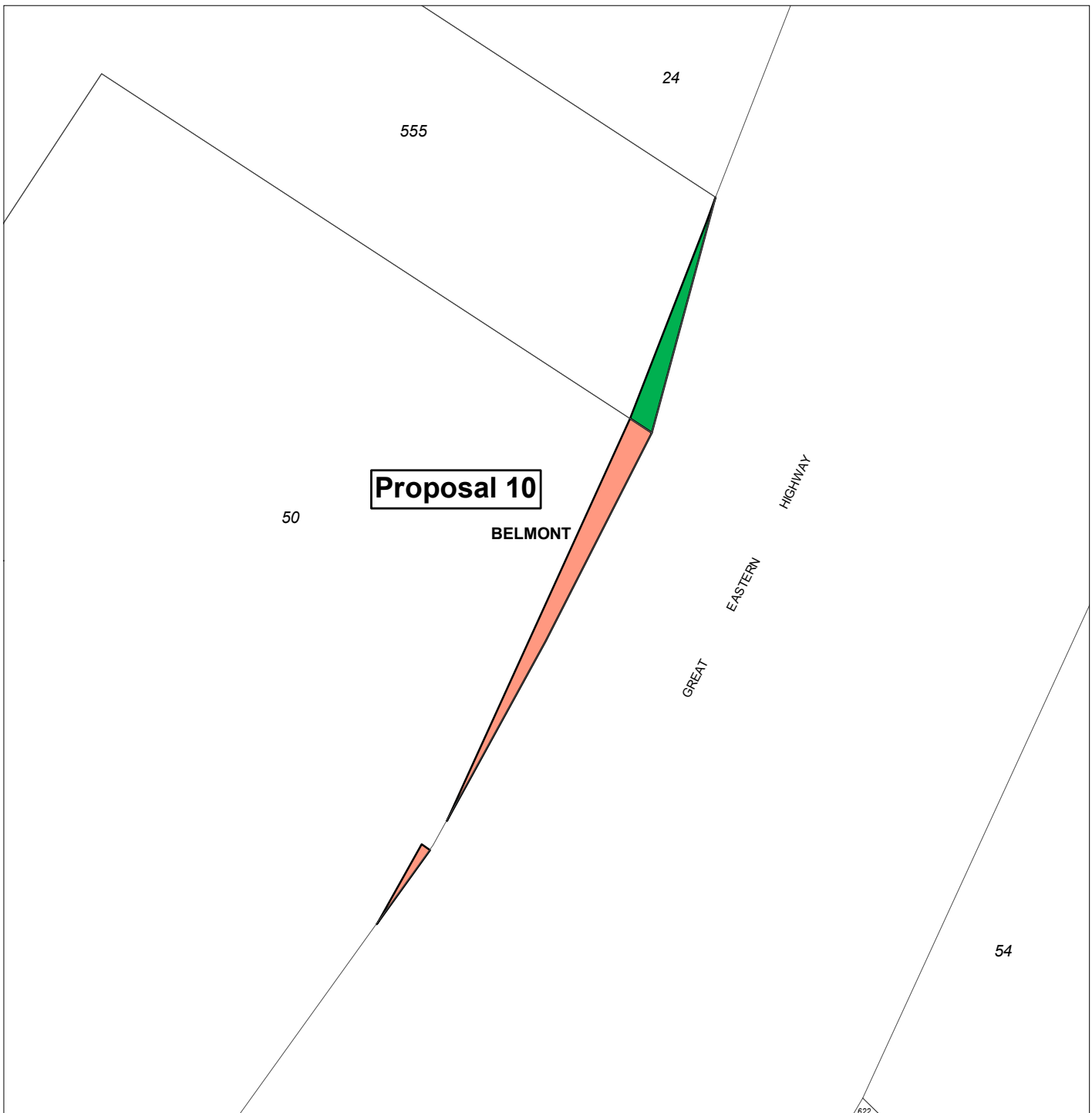
Proposed Amendment:

-  Primary Regional Roads reservation
-  Urban zone

Oracle reference no: 3387

Version number: 6







**Central Districts Omnibus No. 6
Proposed minor amendment
as advertised**

24 November 2021

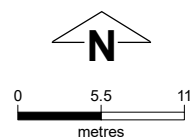
Proposal 10

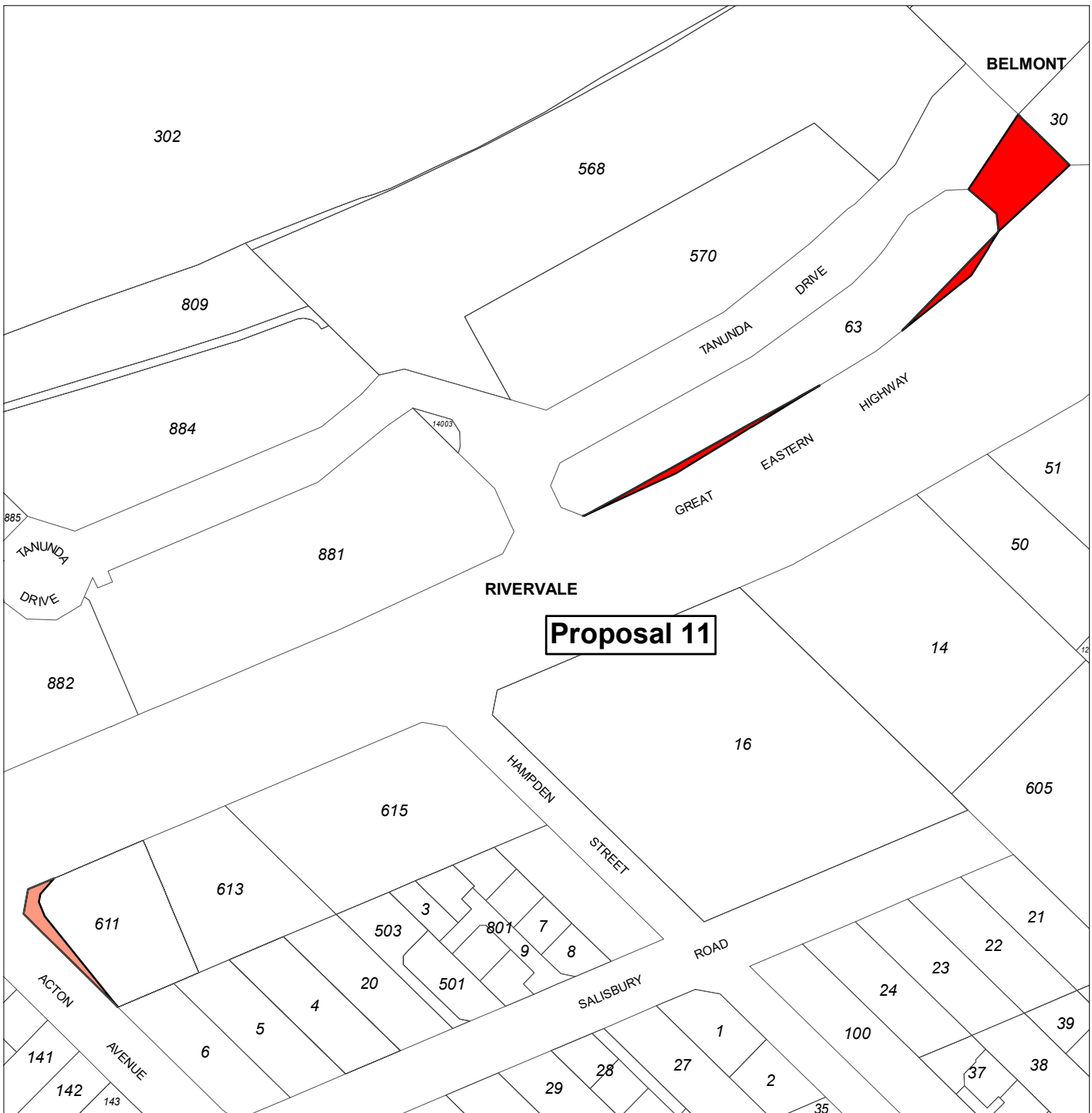
Proposed Amendment:

-  Parks and Recreation reservation
-  Urban zone

Oracle reference no: 3387

Version number: 6







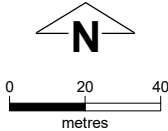
**Central Districts Omnibus No. 6
Proposed minor amendment
as advertised**

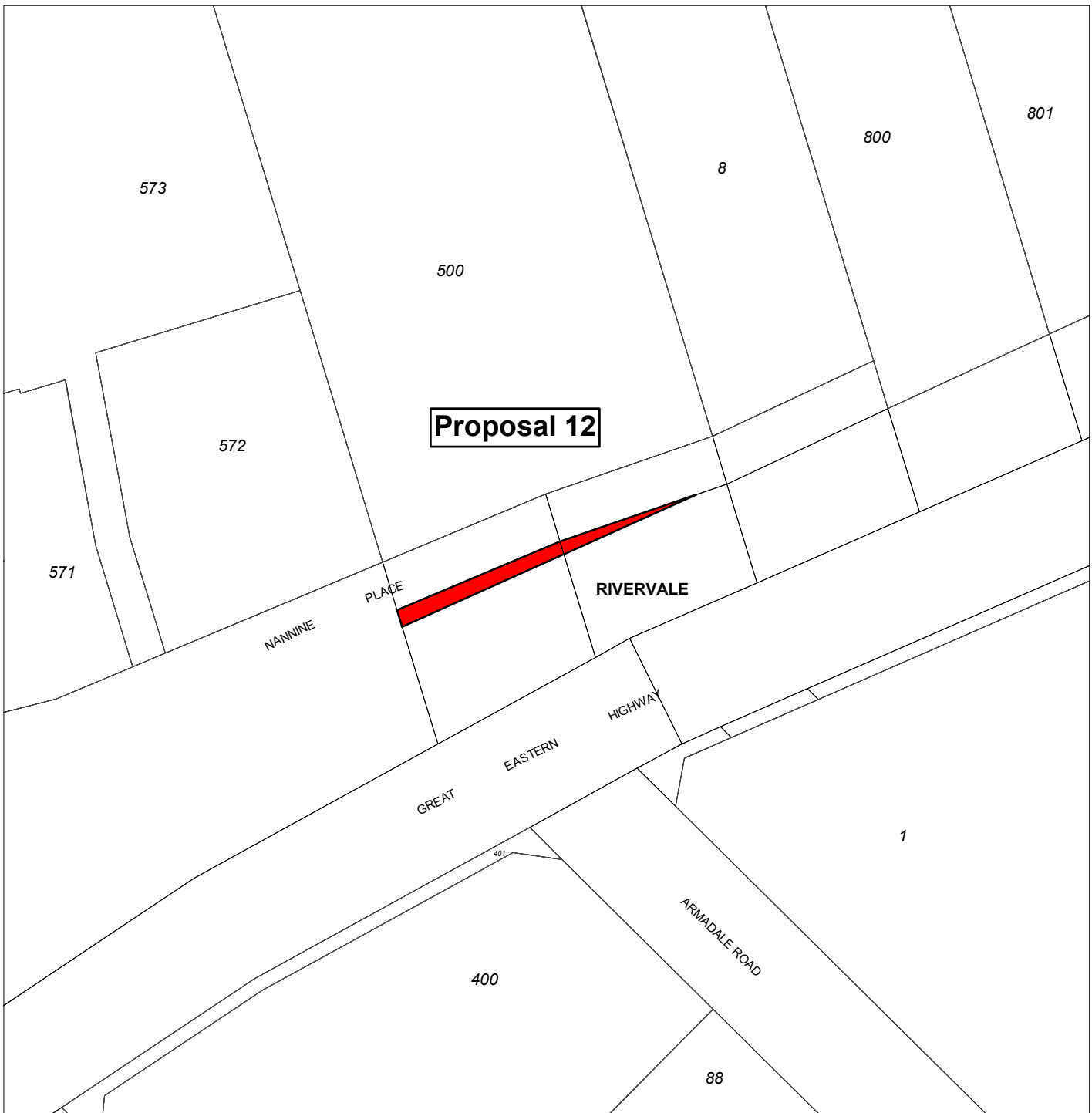
24 November 2021

Proposal 11

- Proposed Amendment:
-  Primary Regional Roads reservation
 -  Urban zone

Oracle reference no: 3387
Version number: 6






**Central Districts Omnibus No. 6
Proposed minor amendment
as advertised**

24 November 2021

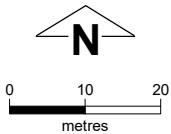
Proposal 12

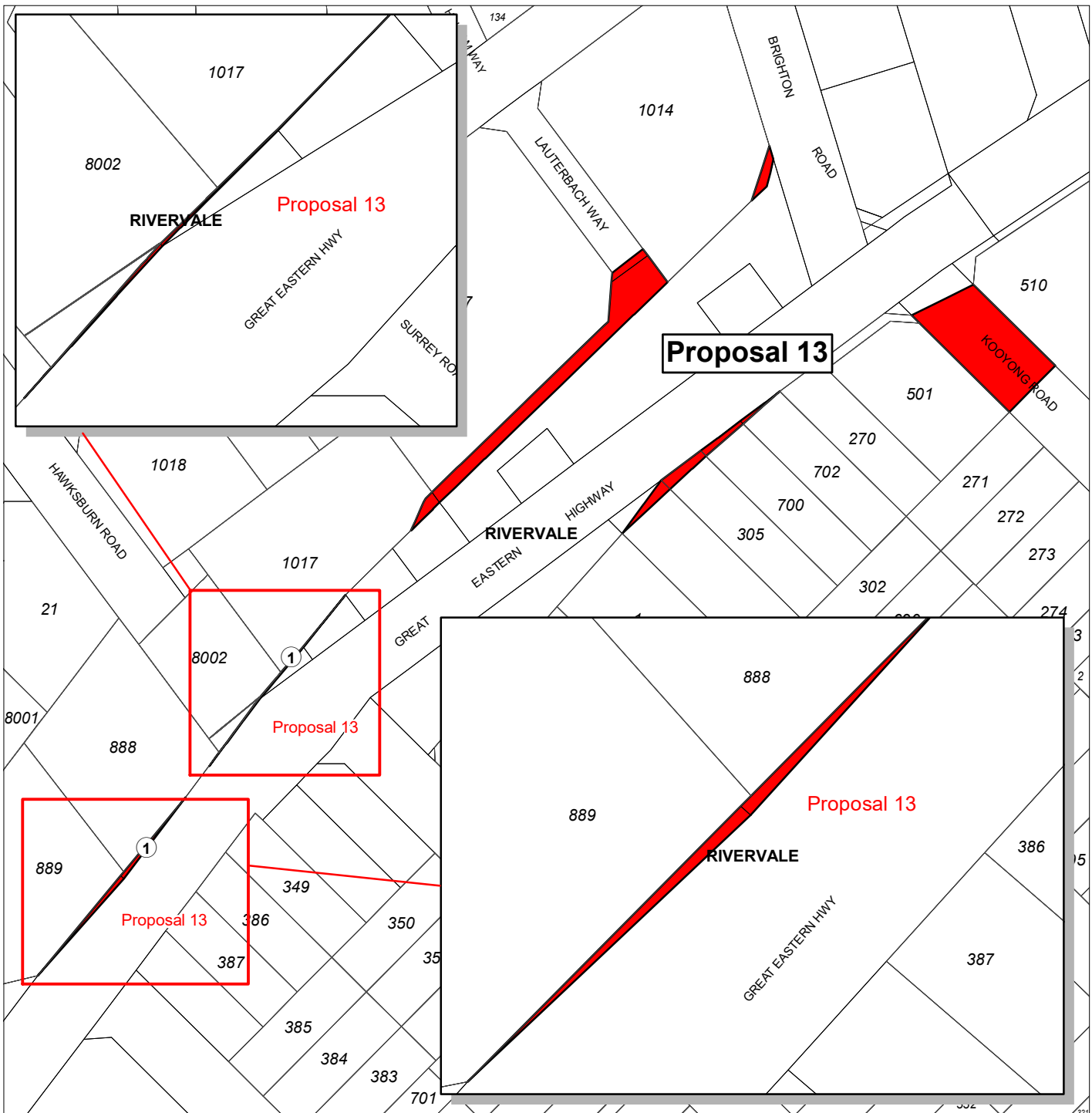
Proposed Amendment:
 Primary Regional Roads reservation

Oracle reference no: 3387
 Version number: 6



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24 November 2021

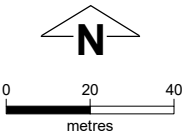
Proposal 13

Proposed Amendment:
 Primary Regional Roads reservation

Oracle reference no: 3387
 Version number: 6



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**Central Districts Omnibus No. 6
Proposed minor amendment
as advertised**

24 November 2021

Proposal 14

Proposed Amendment:

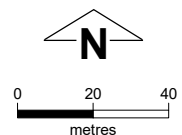
 Urban zone

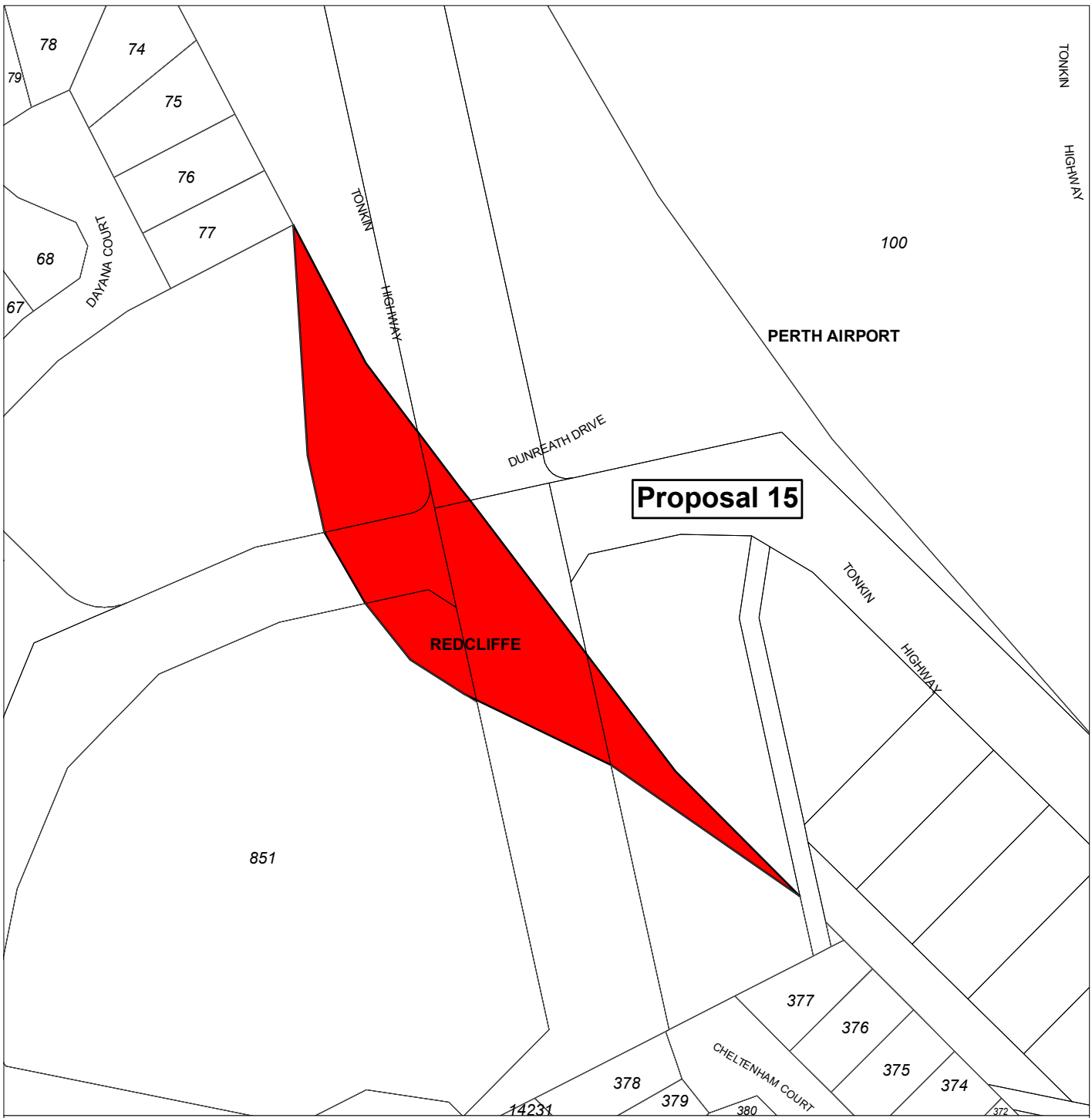
Oracle reference no: 3387

Version number: 6



Date: 24/02/2022
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






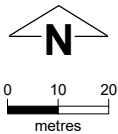
**Central Districts Omnibus No. 6
Proposed minor amendment
as advertised**

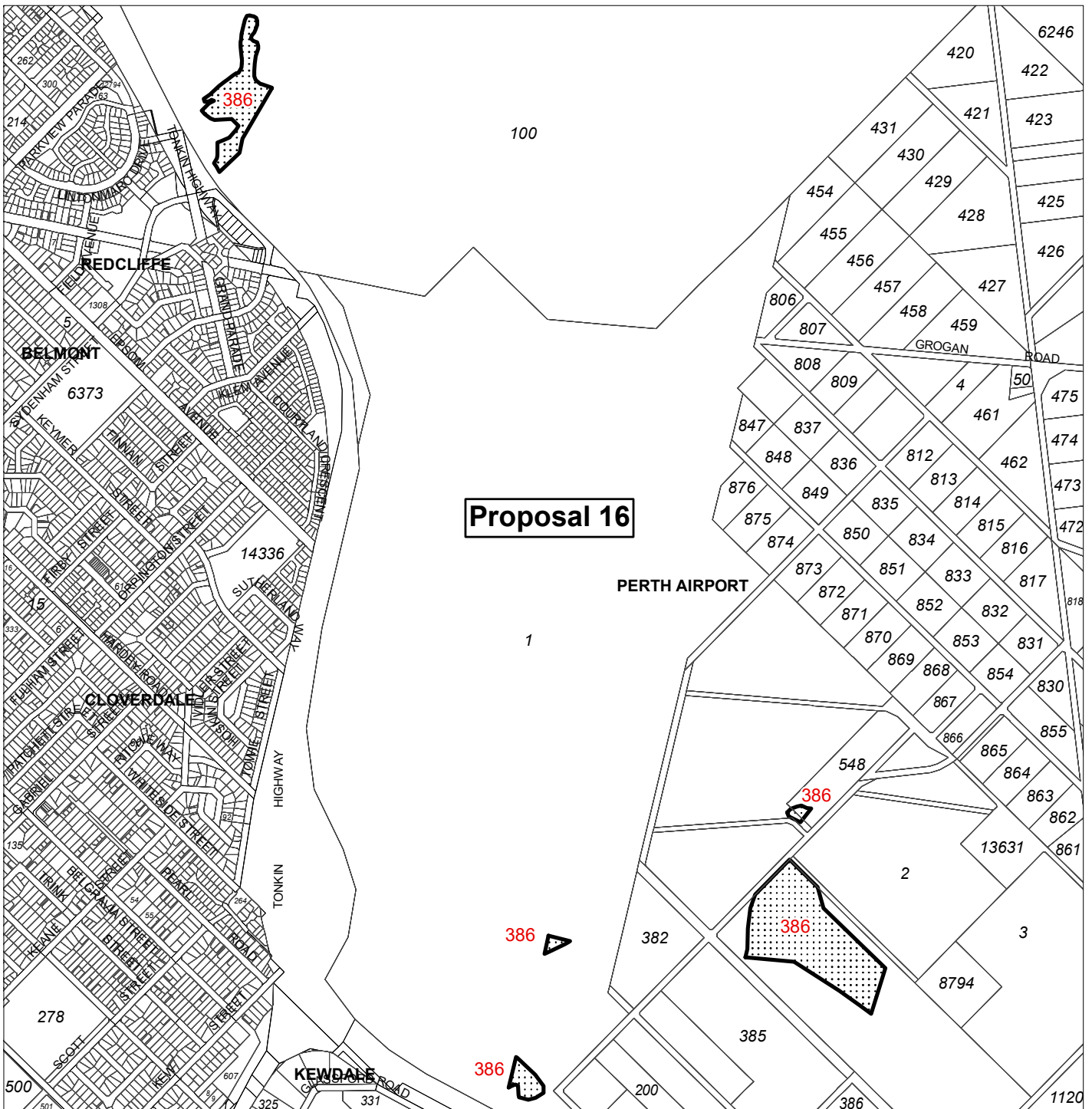
24 November 2021

Proposal 15

Proposed Amendment:
 Primary Regional Roads reservation

Oracle reference no: 3387
 Version number: 6






**Central Districts Omnibus No. 6
Proposed minor amendment
as advertised**

24 November 2021

Proposal 16

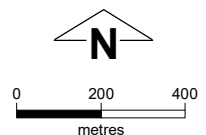
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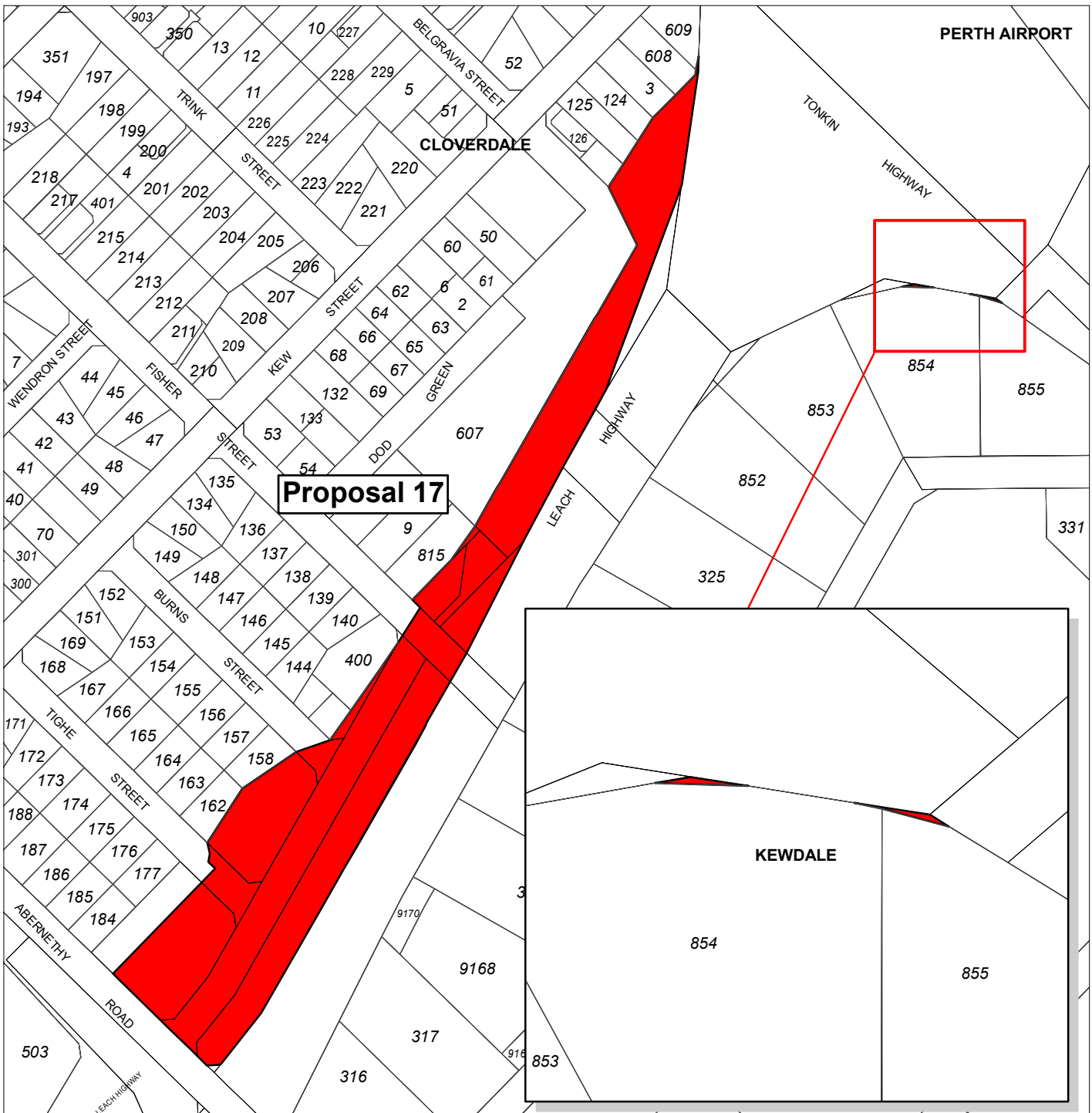
Notice of Delegation

 (Site No. 386) Bush Forever area for removal

Oracle reference no: 3387

Version number: 6






**Central Districts Omnibus No. 6
Proposed minor amendment
as advertised**

24 November 2021

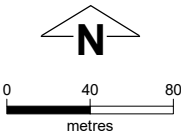
Proposal 17

Proposed Amendment:
 Primary Regional Roads reservation

Oracle reference no: 3387
 Version number: 6



Date: 24/02/2022
 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







**Central Districts Omnibus No. 6
Proposed minor amendment
as advertised**

24 November 2021

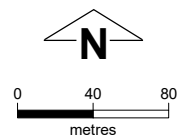
Proposal 18

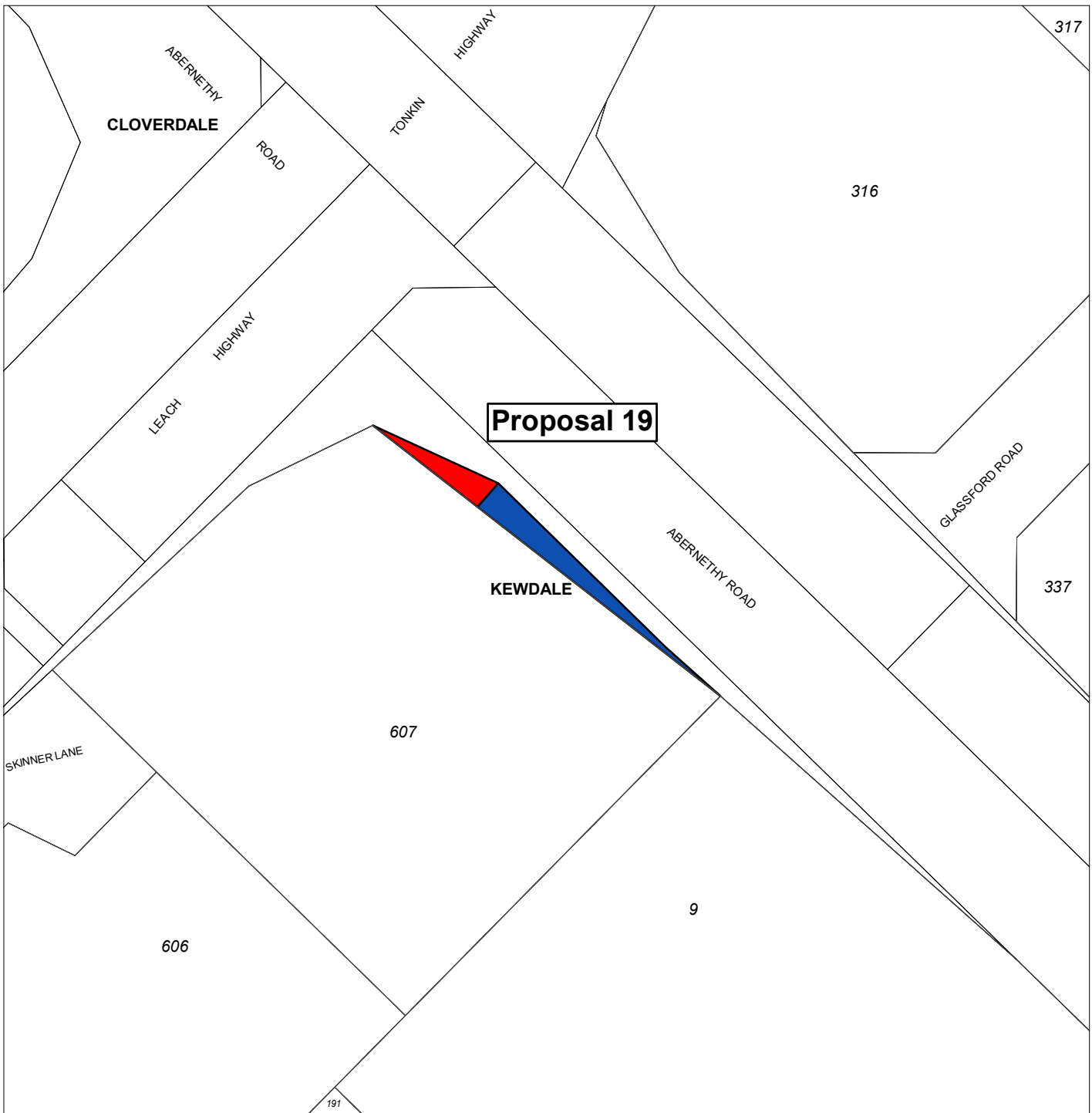
Proposed Amendment:

-  Other Regional Roads reservation
-  Primary Regional Roads reservation

Oracle reference no: 3387

Version number: 6







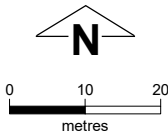
**Central Districts Omnibus No. 6
Proposed minor amendment
as advertised**

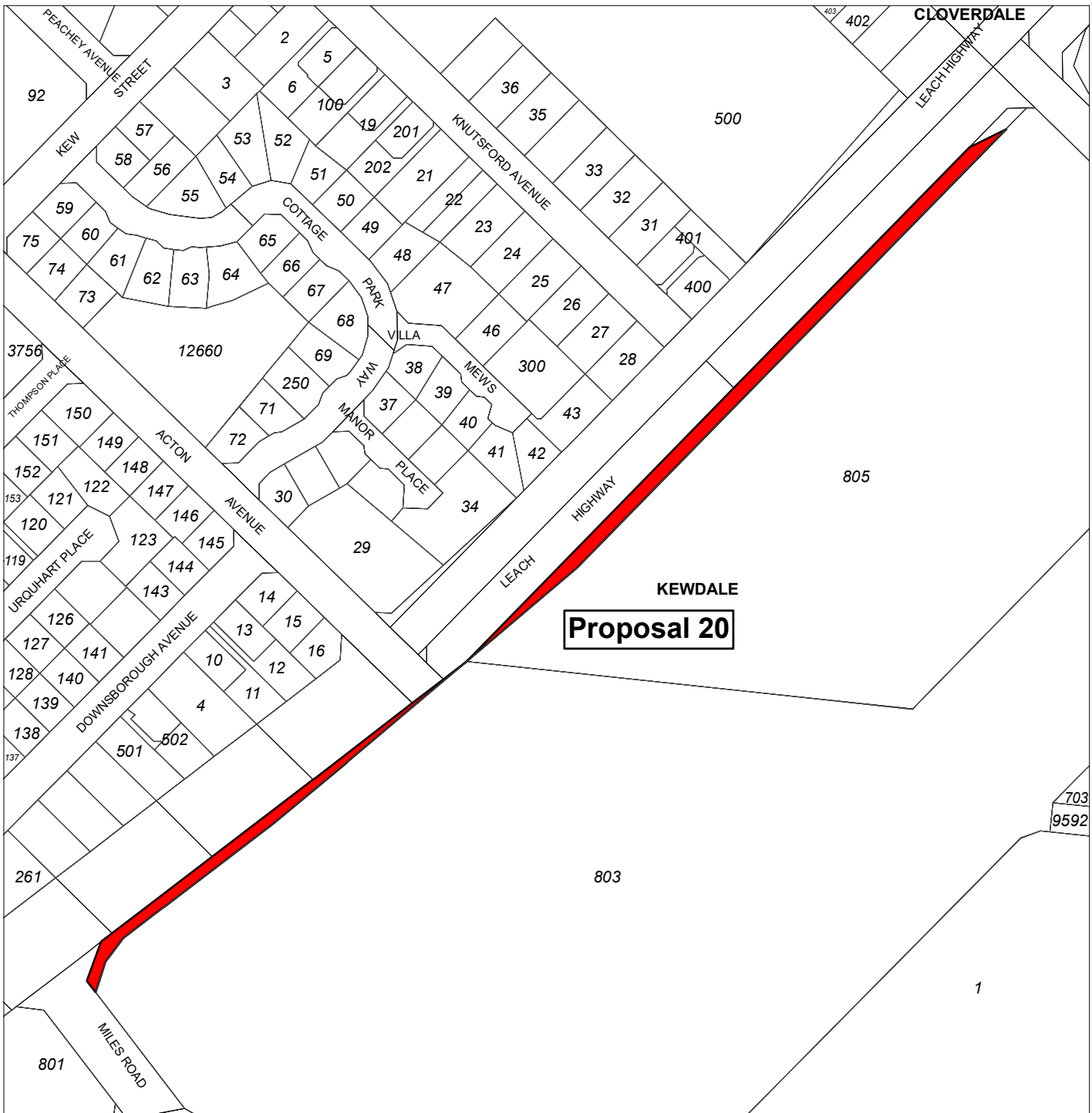
24 November 2021

Proposal 19

- Proposed Amendment:
-  Other Regional Roads reservation
 -  Primary Regional Roads reservation

Oracle reference no: 3387
Version number: 6






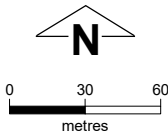
**Central Districts Omnibus No. 6
Proposed minor amendment
as advertised**

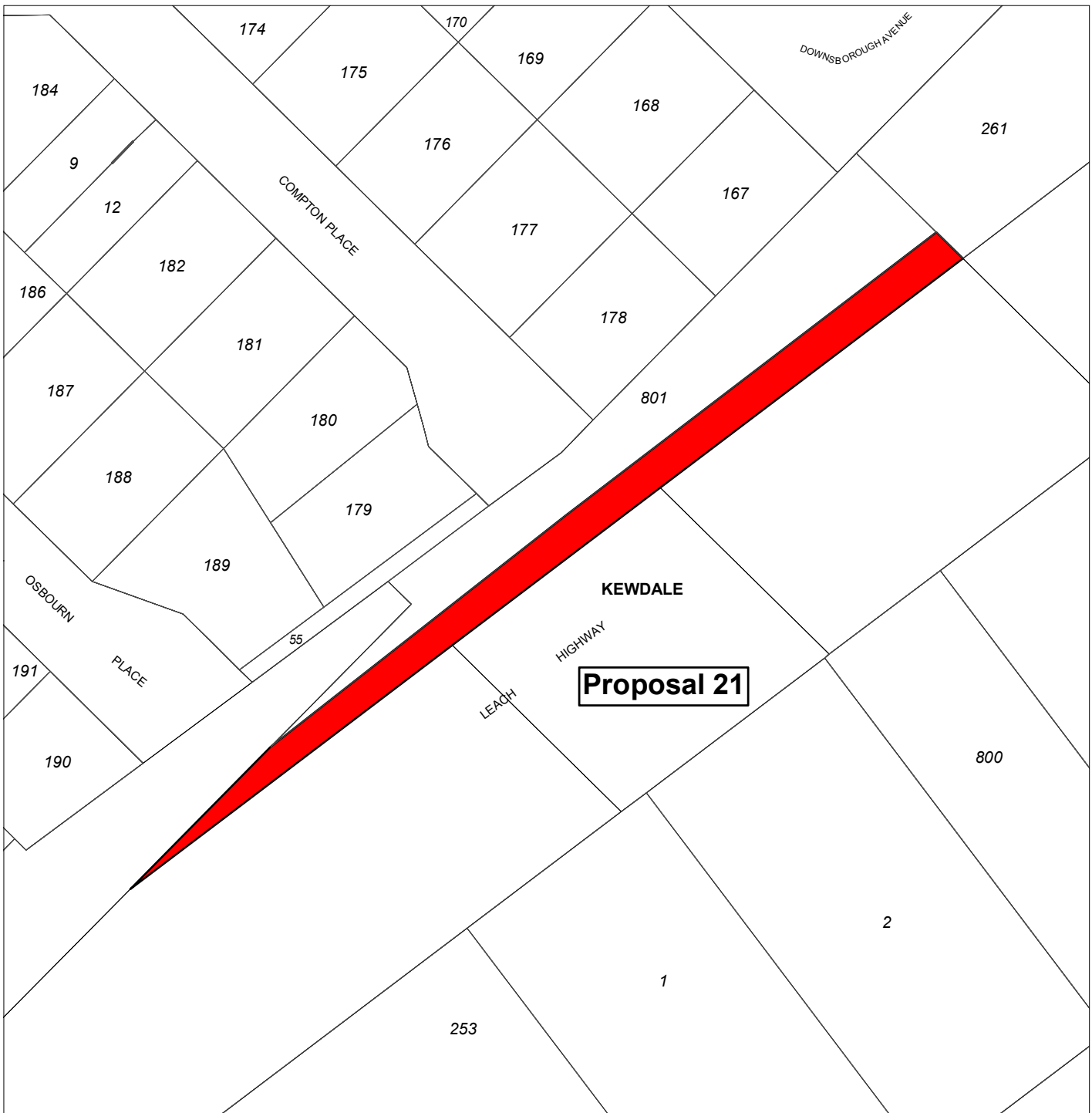
24 November 2021

Proposal 20

Proposed Amendment:
 Primary Regional Roads reservation

Oracle reference no: 3387
 Version number: 6






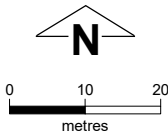
**Central Districts Omnibus No. 6
Proposed minor amendment
as advertised**

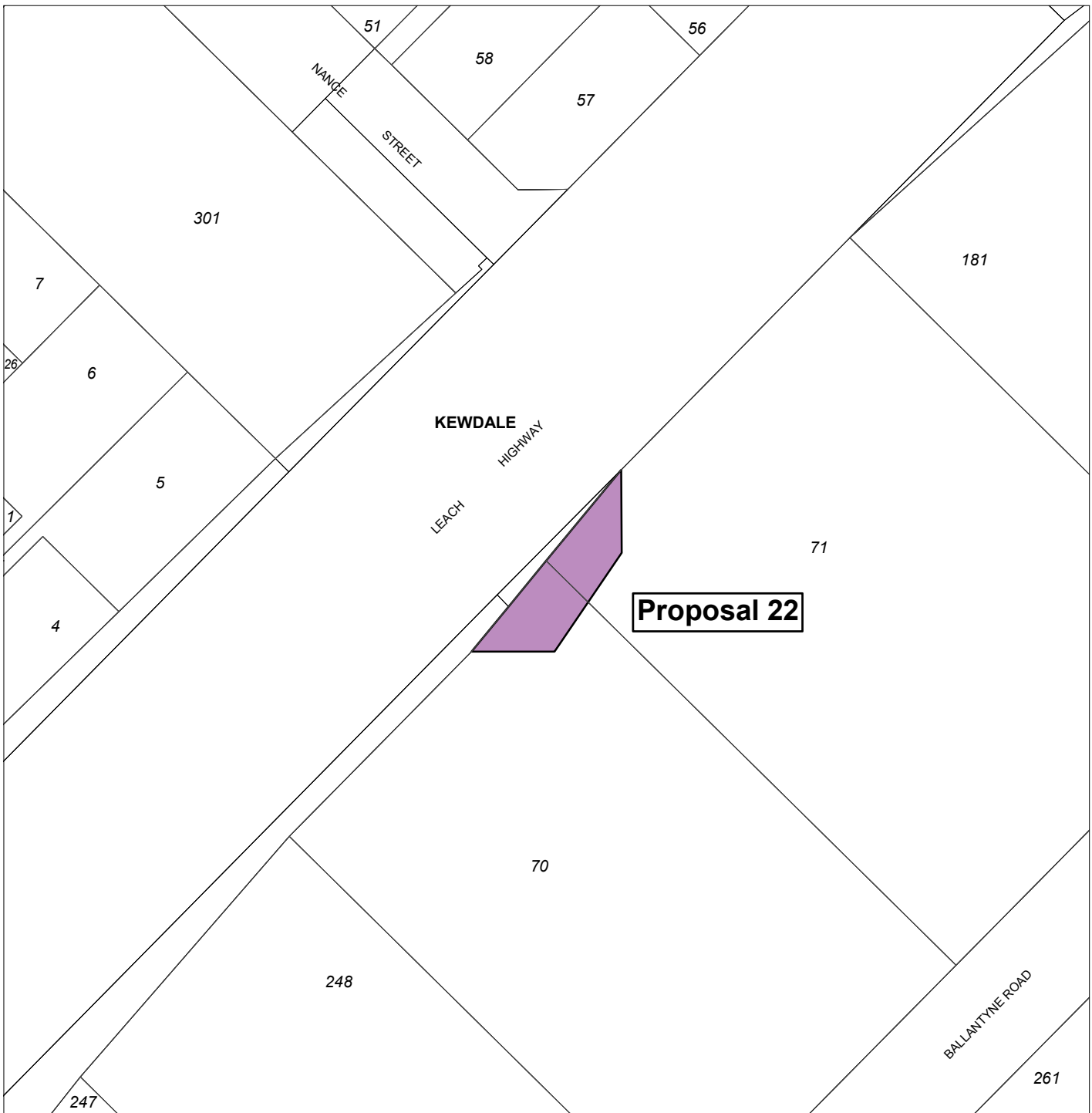
24 November 2021

Proposal 21

Proposed Amendment:
 Primary Regional Roads reservation

Oracle reference no: 3387
 Version number: 6





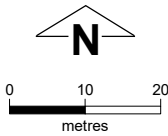
**Central Districts Omnibus No. 6
Proposed minor amendment
as advertised**

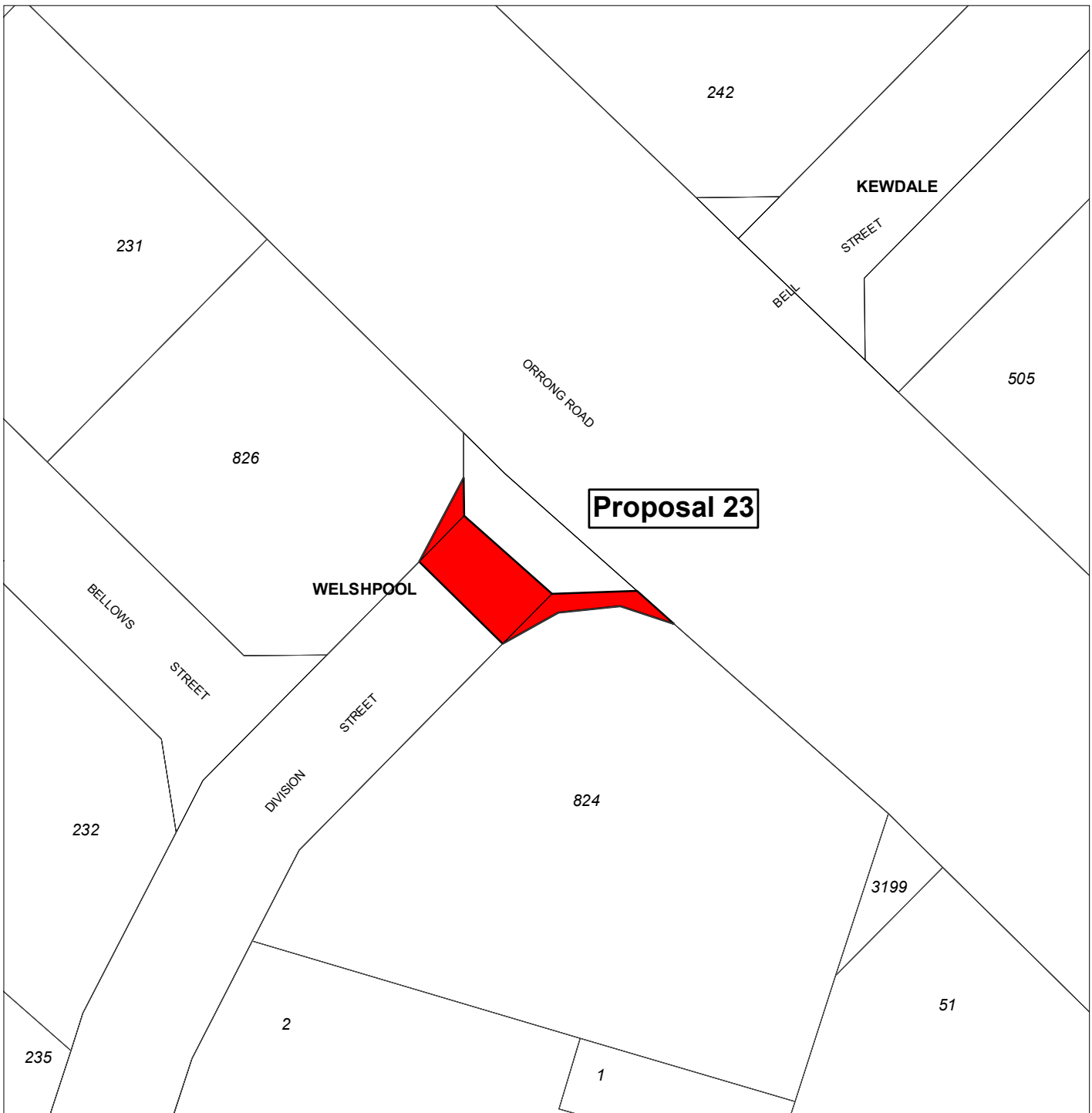
24 November 2021

Proposal 22

Proposed Amendment:
 Industrial zone

Oracle reference no: 3387
 Version number: 6






**Central Districts Omnibus No. 6
Proposed minor amendment
as advertised**

24 November 2021

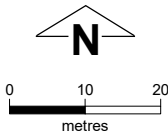
Proposal 23

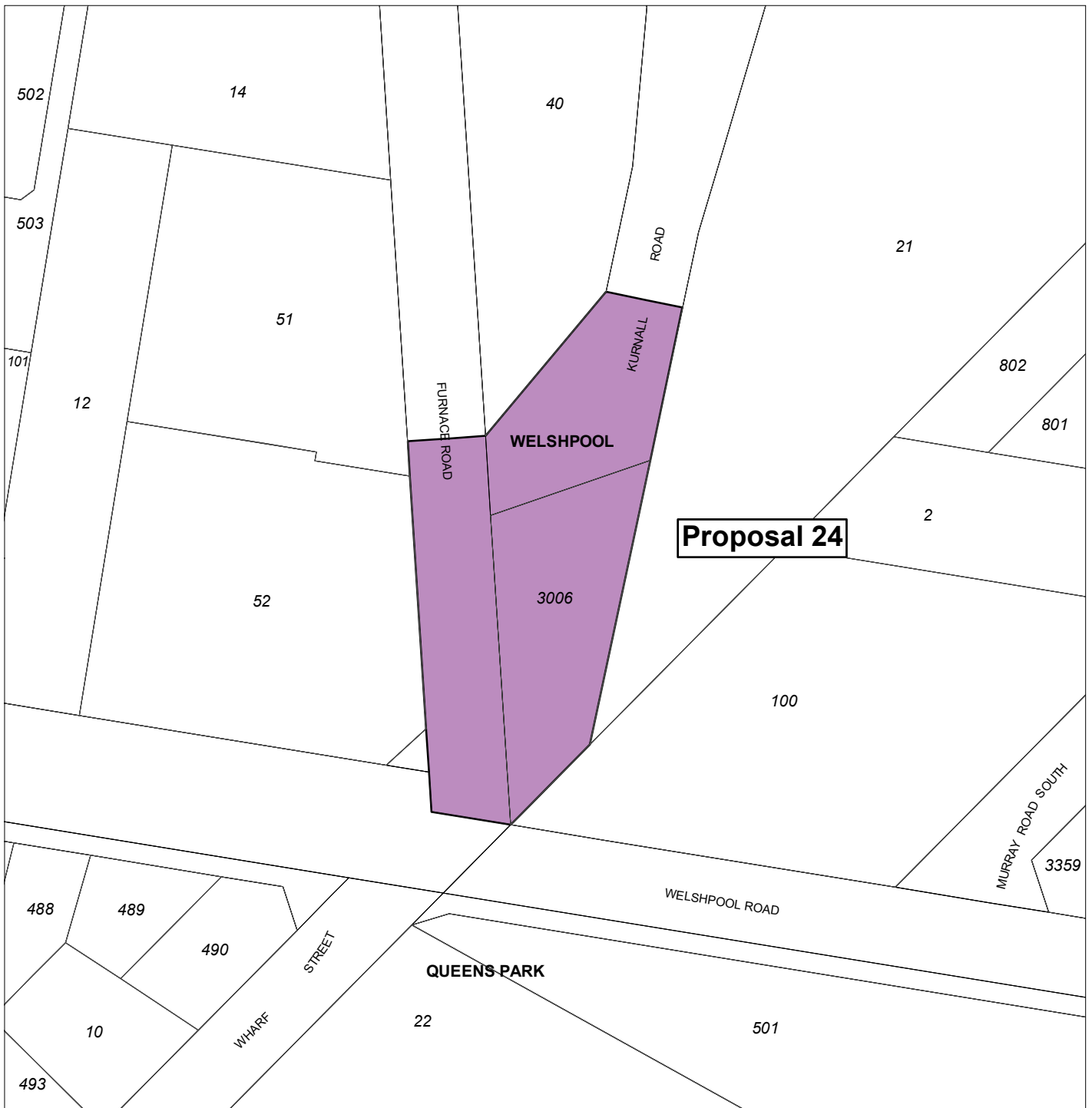
Proposed Amendment:
 Primary Regional Roads reservation

Oracle reference no: 3387
 Version number: 6



Date: 24/02/2022
 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





**Central Districts Omnibus No. 6
Proposed minor amendment
as advertised**

24 November 2021

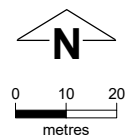
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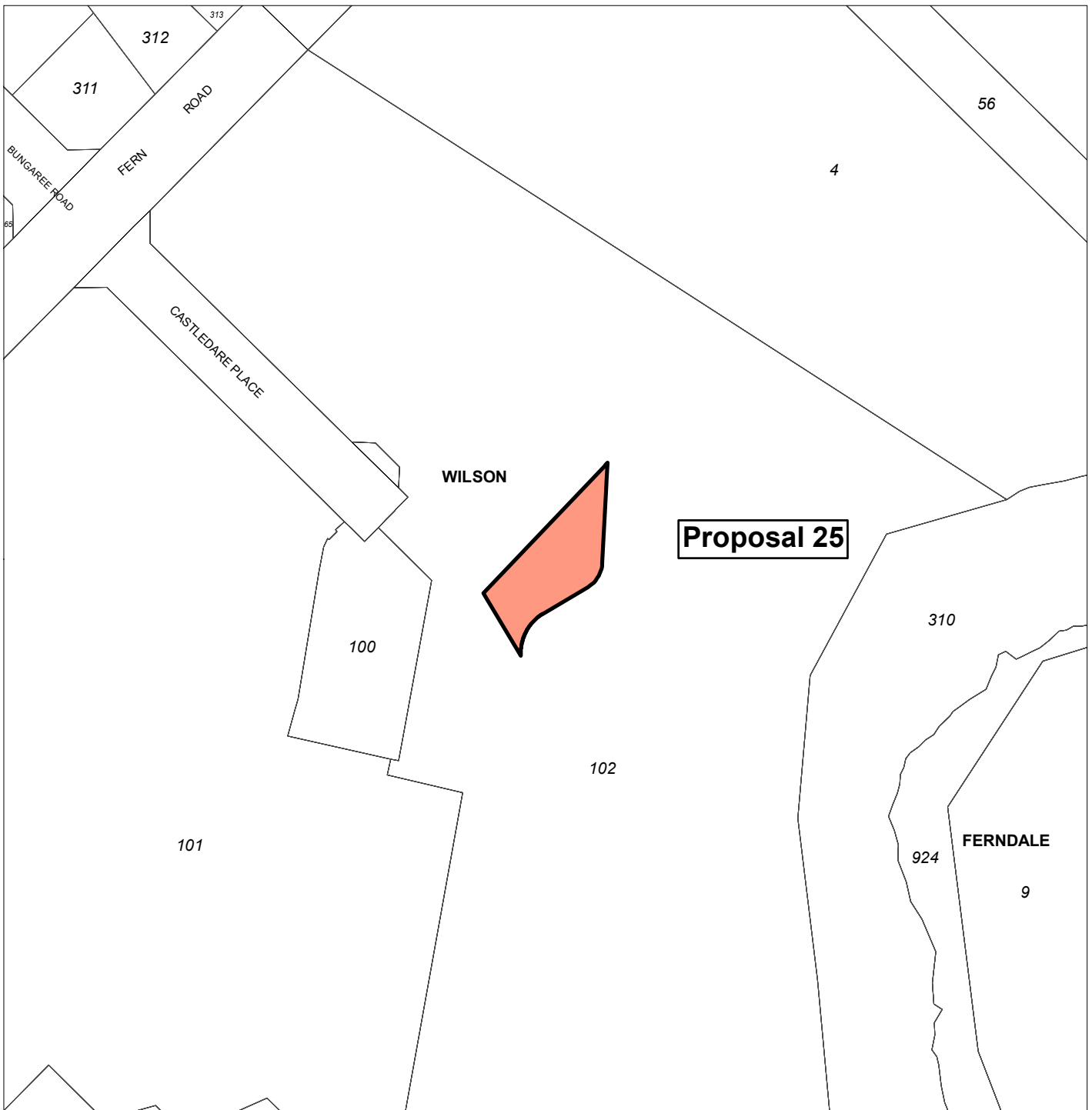
Proposed Amendment:

 Industrial zone

Oracle reference no: 3387

Version number: 6





**Central Districts Omnibus No. 6
Proposed minor amendment
as advertised**

24 November 2021

Proposal 25

Proposed Amendment:

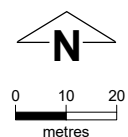


Oracle reference no: 3387

Version number: 6

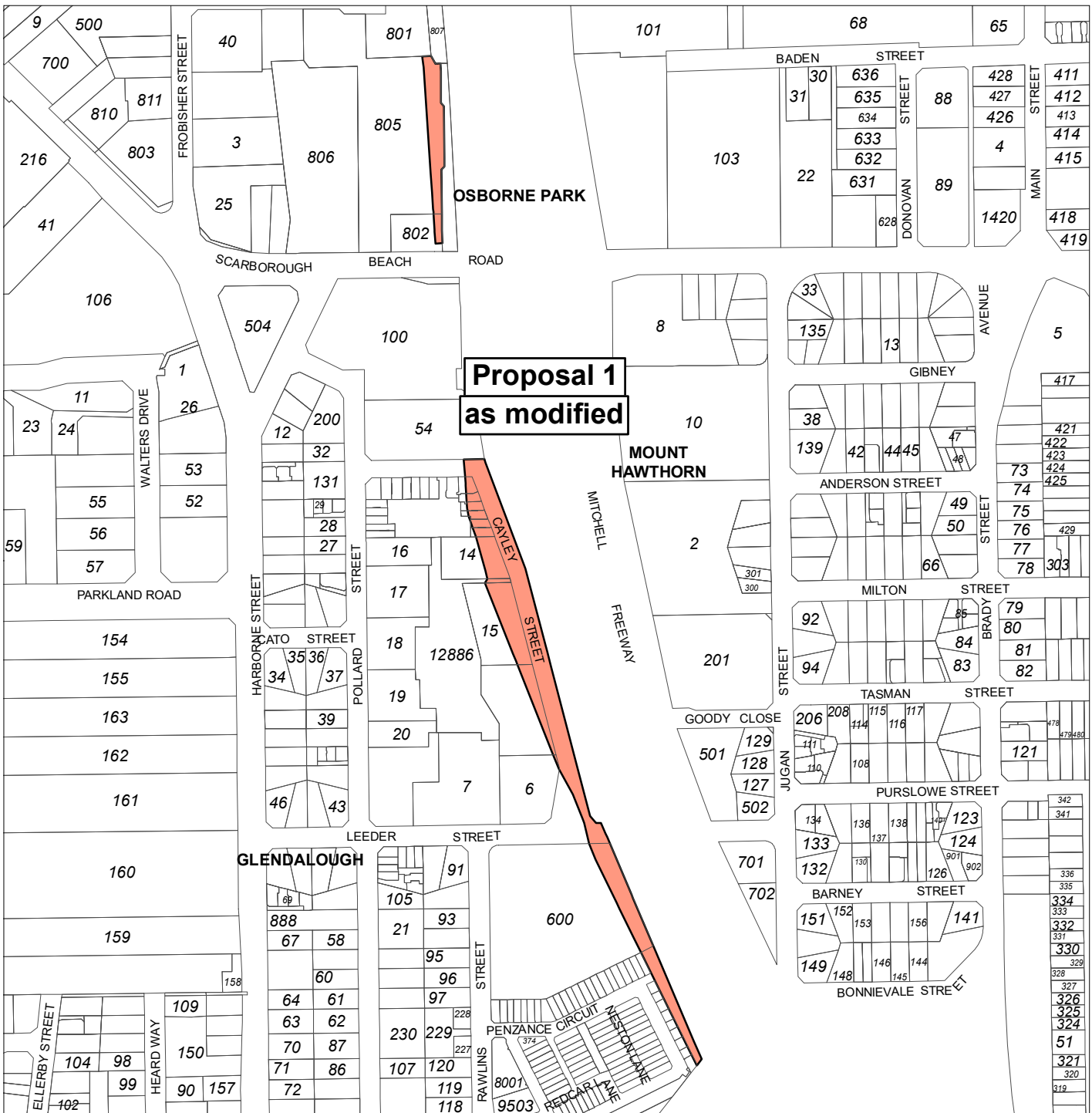


Date: 24/02/2022
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 1180-2020-1



Schedule 4


**The amendment figures - proposals 1-25
as modified**



**Central Districts Omnibus No. 6
Proposed minor amendment
as modified**

13 December 2023

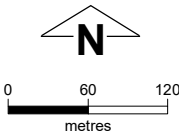
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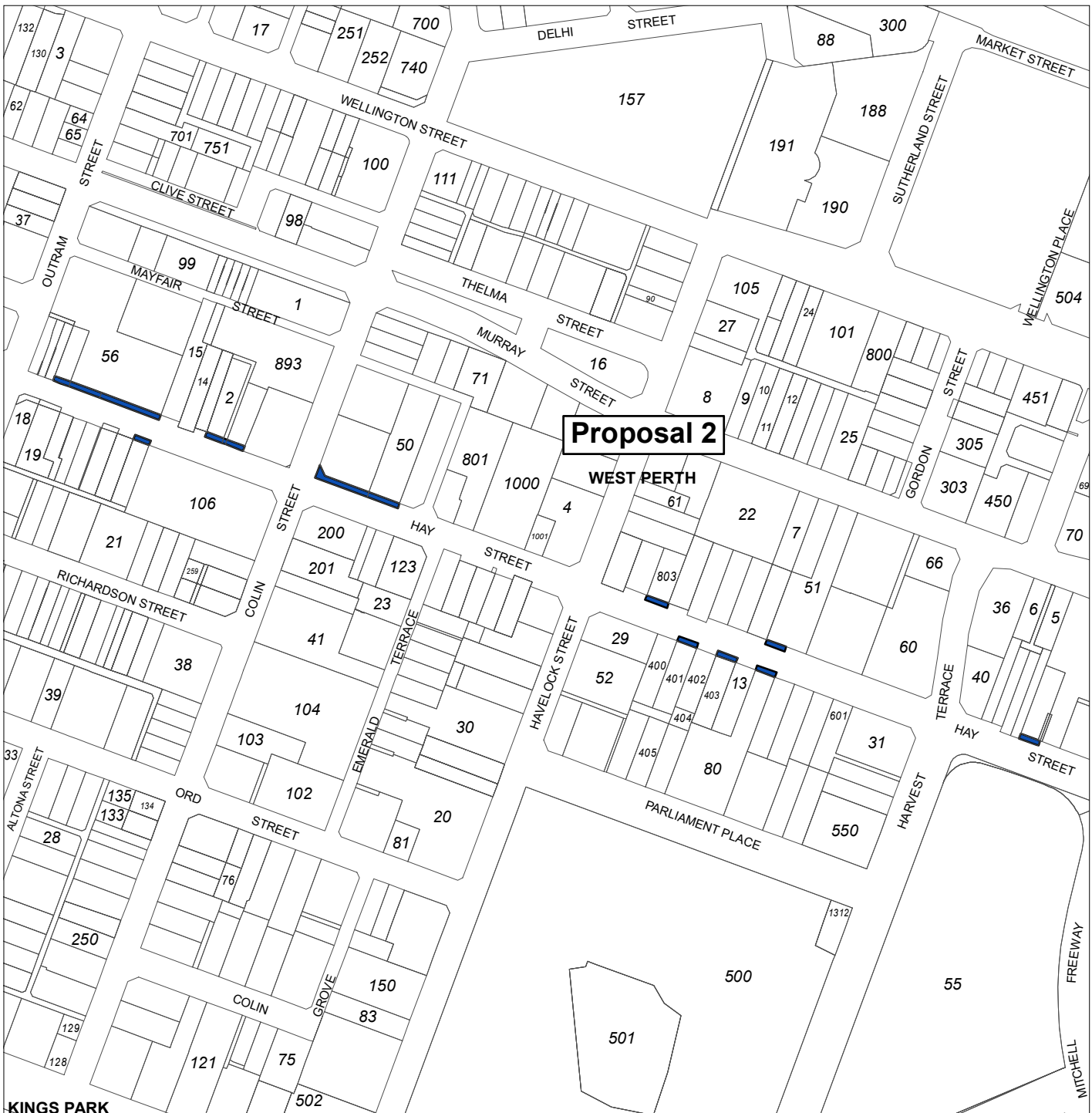
Proposed Amendment:
 Primary Regional Roads reservation to Urban zone

Oracle reference no: 3387
 Version number: 7



Date: 18/01/2024
 Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
 Base information supplied by Western Australian Land Information Authority SLIP 1447-2023-1






Proposal 2

WEST PERTH

**Central Districts Omnibus No. 6
Proposed minor amendment
as modified**

13 December 2023

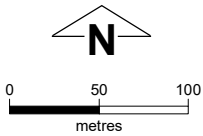
Proposal 2

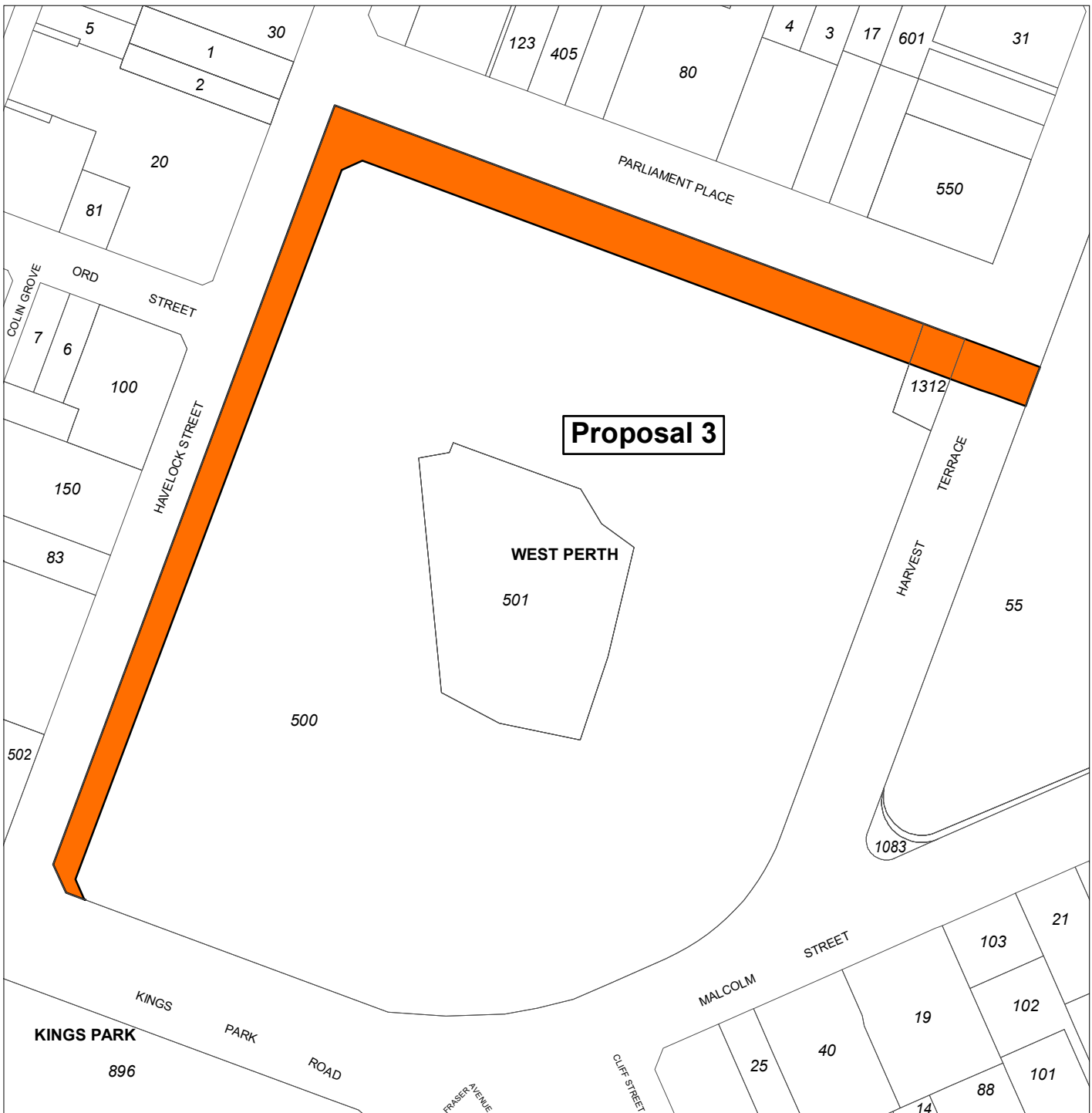
Proposed Amendment:
 Urban zone to Other Regional Roads reservation

Oracle reference no: 3387
Version number: 7



Date: 18/01/2024
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 1447-2023-1






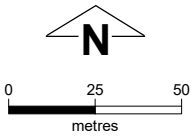
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Proposed minor amendment
as modified**

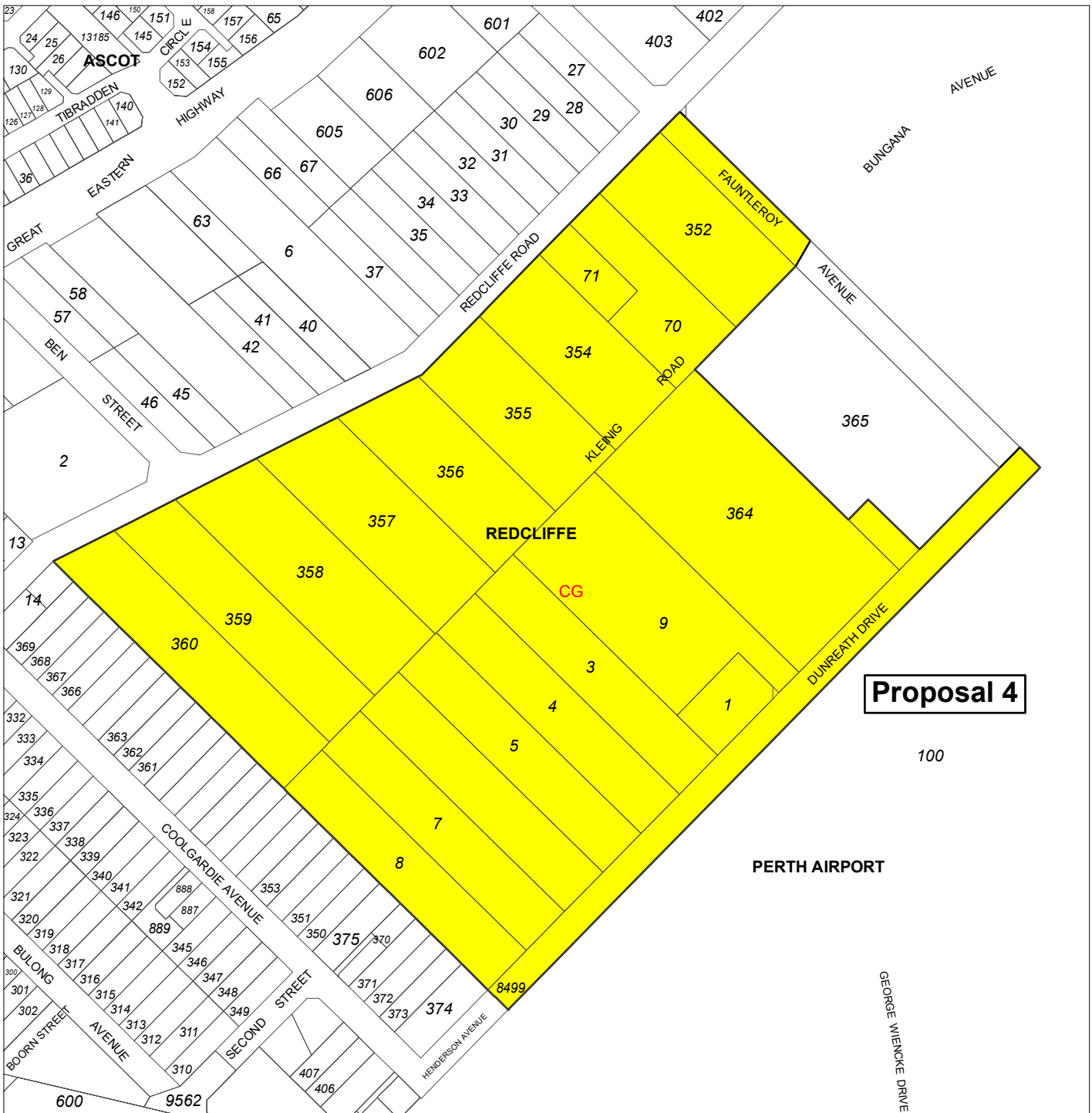
13 December 2023

Proposal 3

Proposed Amendment:
 Urban zone to Civic and Cultural reservation

Oracle reference no: 3387
 Version number: 7






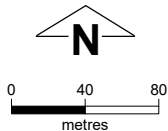
**Central Districts Omnibus No. 6
Proposed minor amendment
as modified**

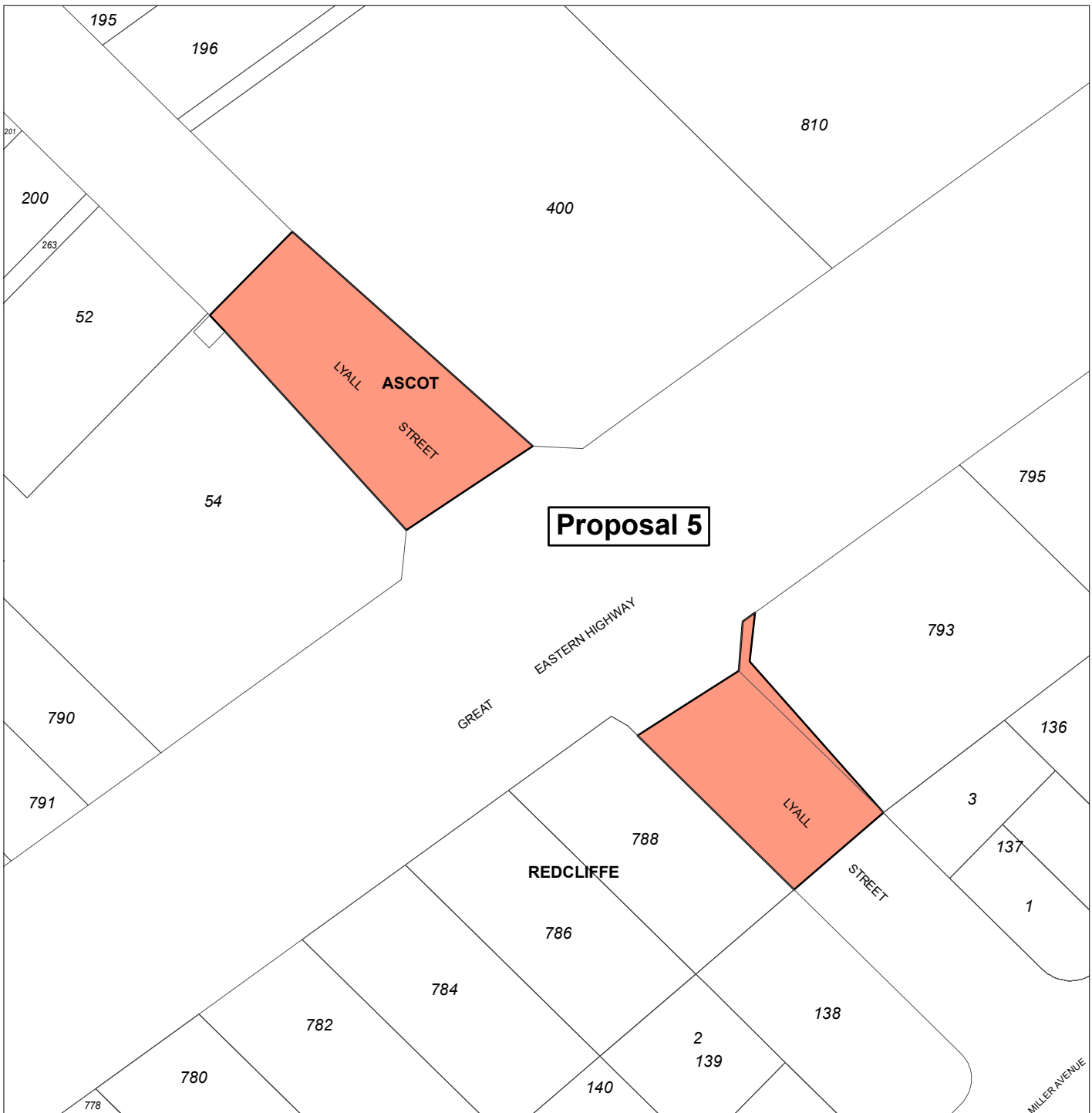
13 December 2023

Proposal 4

Proposed Amendment:
 **CG** Urban zone to Public Purposes - Commonwealth Government reservation

Oracle reference no: 3387
 Version number: 7






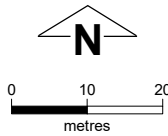
**Central Districts Omnibus No. 6
Proposed minor amendment
as modified**

13 December 2023

Proposal 5

Proposed Amendment:
 Primary Regional Roads reservation to Urban zone

Oracle reference no: 3387
 Version number: 7





**Central Districts Omnibus No. 6
Proposed minor amendment
as modified**

13 December 2023

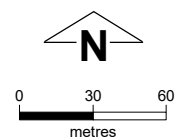
Proposal 6

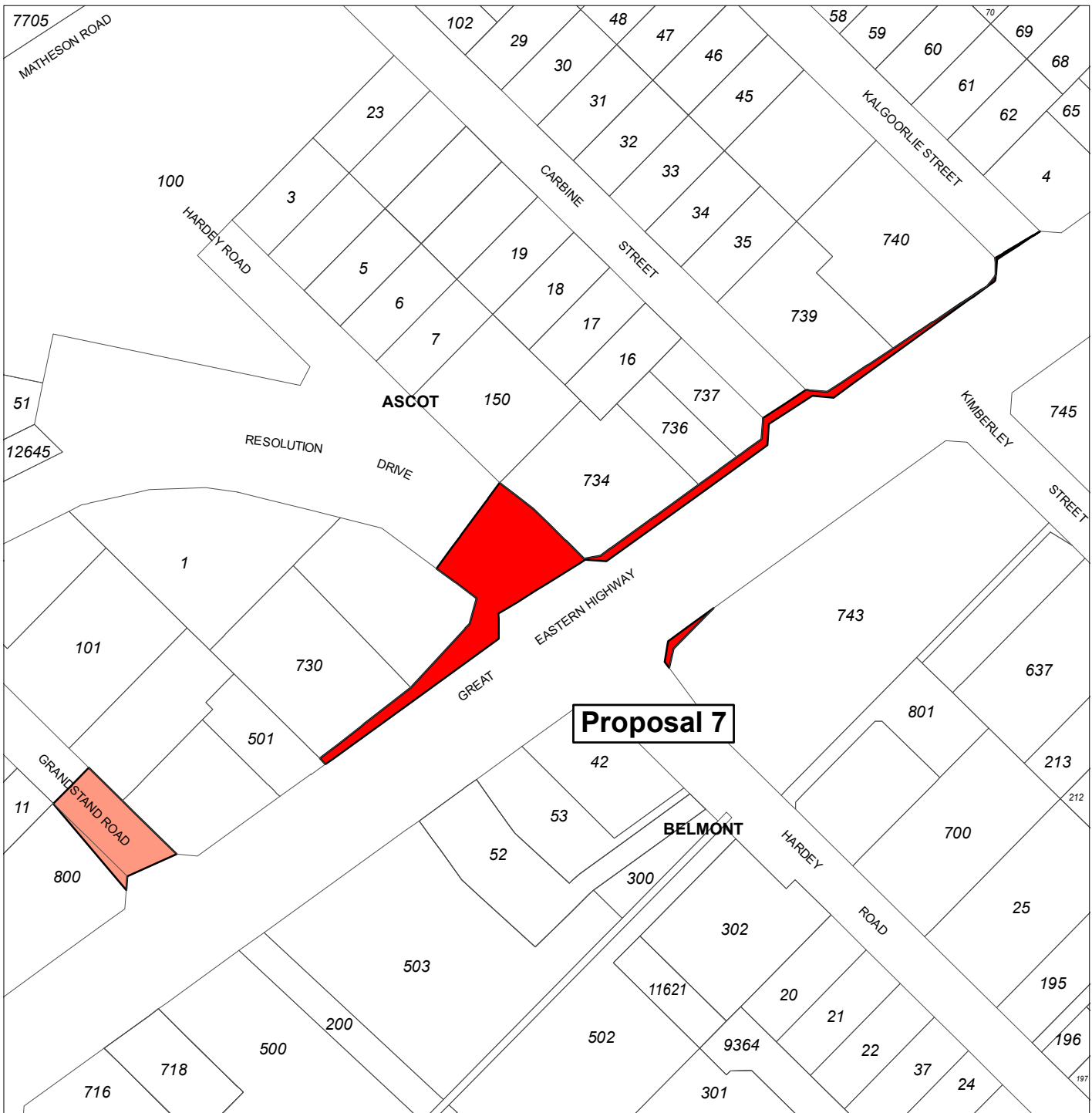
Proposed Amendment:

- Urban zone to Primary Regional Roads reservation
- Primary Regional Roads reservation to Urban zone

Oracle reference no: 3387

Version number: 7





Proposal 7

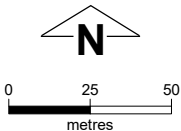
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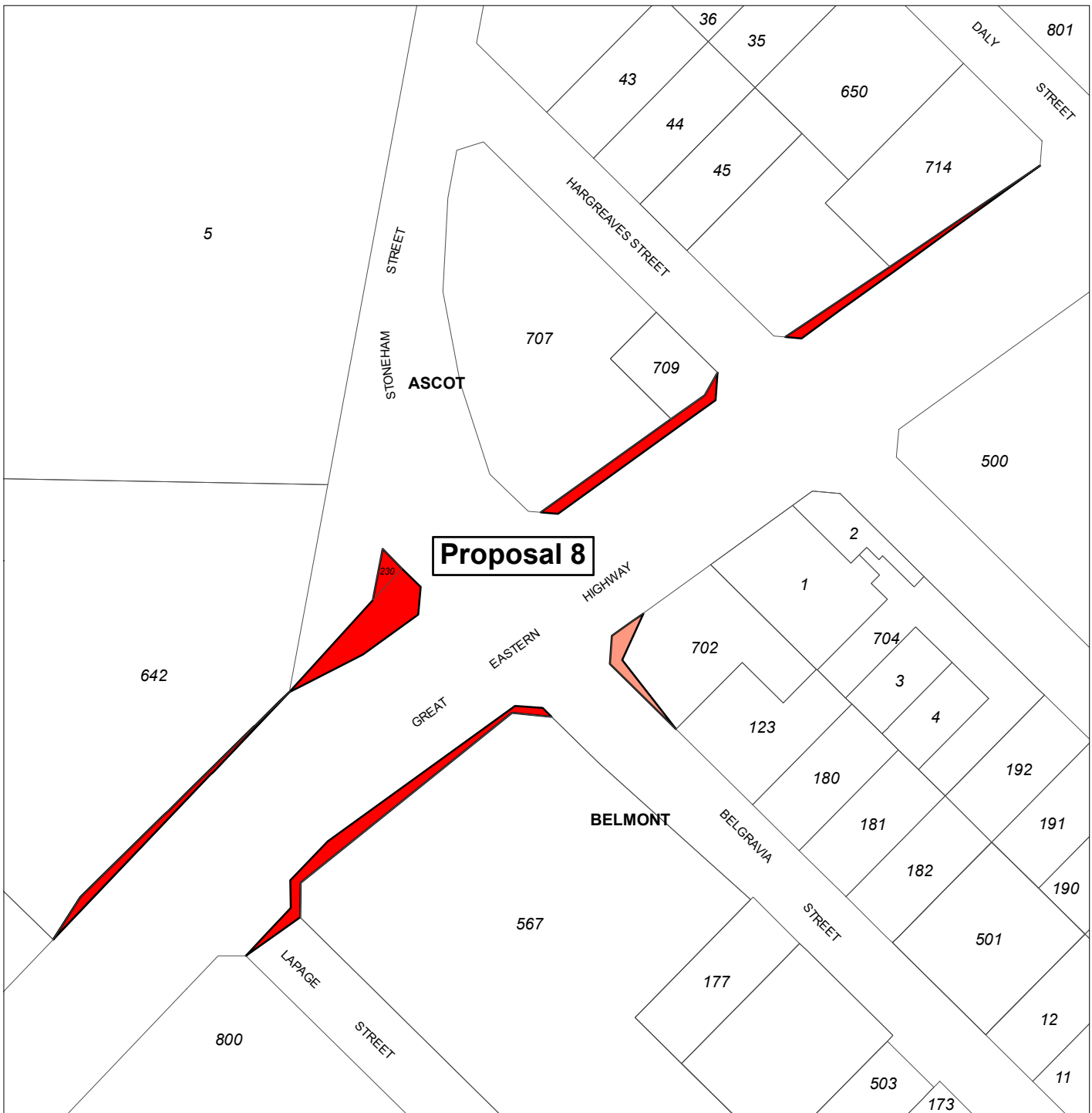
13 December 2023

Proposal 7

- Proposed Amendment:
- Urban zone to Primary Regional Roads reservation
 - Primary Regional Roads reservation to Urban zone

Oracle reference no: 3387
Version number: 7







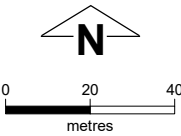
**Central Districts Omnibus No. 6
Proposed minor amendment
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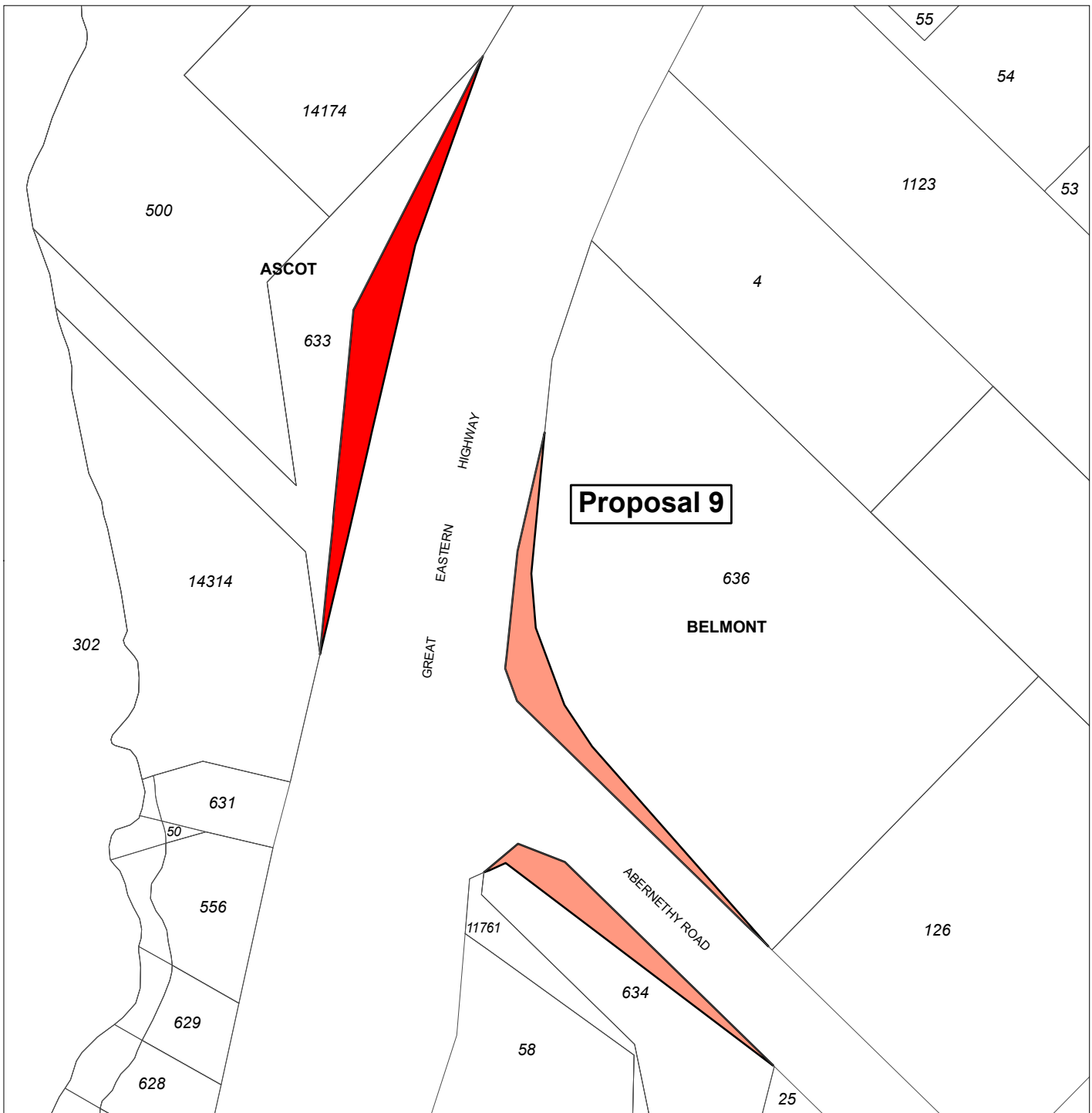
13 December 2023

Proposal 8

- Proposed Amendment:
-  Urban zone to Primary Regional Roads reservation
 -  Primary Regional Roads reservation to Urban zone

Oracle reference no: 3387
Version number: 7







**Central Districts Omnibus No. 6
Proposed minor amendment
as modified**

13 December 2023

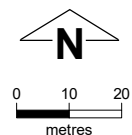
Proposal 9

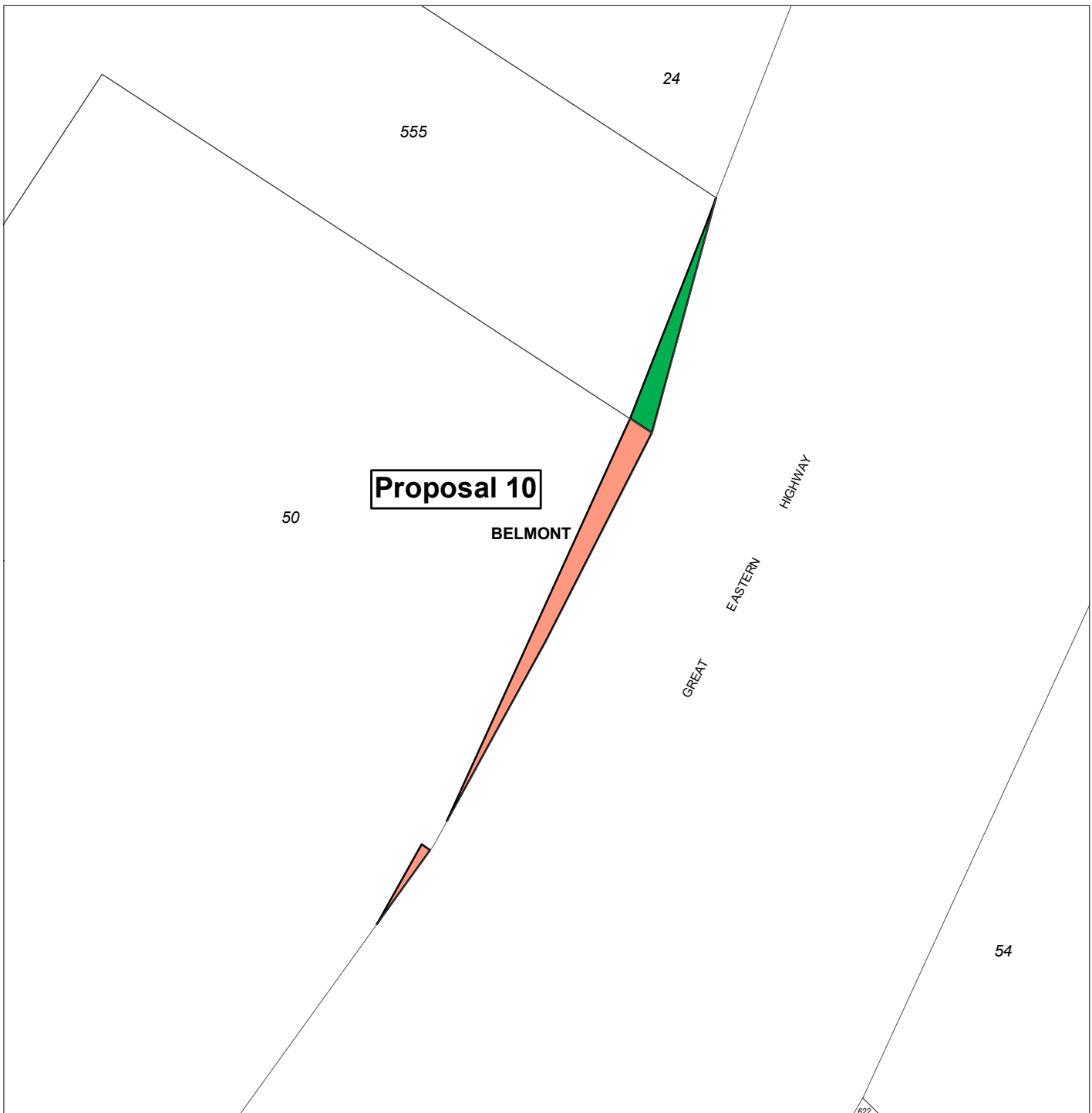
Proposed Amendment:

-  Parks and Recreation reservation to Primary Regional Roads reservation
-  Primary Regional Roads reservation to Urban zone

Oracle reference no: 3387

Version number: 7







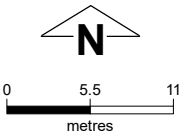
**Central Districts Omnibus No. 6
Proposed minor amendment
as modified**

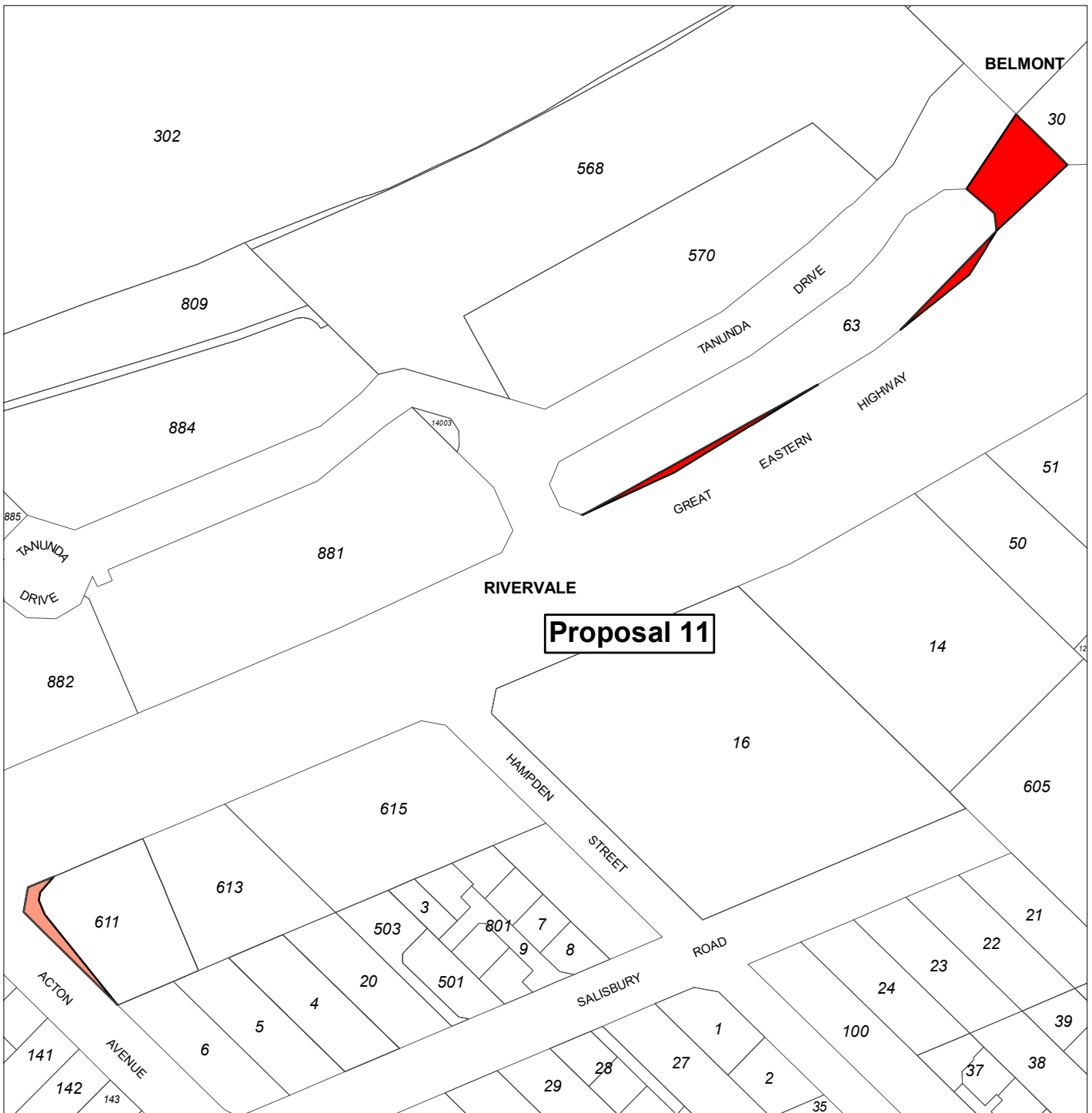
13 December 2023

Proposal 10

- Proposed Amendment:
-  Primary Regional Roads reservation to Parks and Recreation reservation
 -  Primary Regional Roads reservation to Urban zone

Oracle reference no: 3387
Version number: 7







Central Districts Omnibus No. 6 Proposed minor amendment as modified

13 December 2023

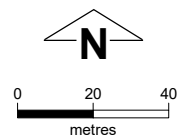
Proposal 11

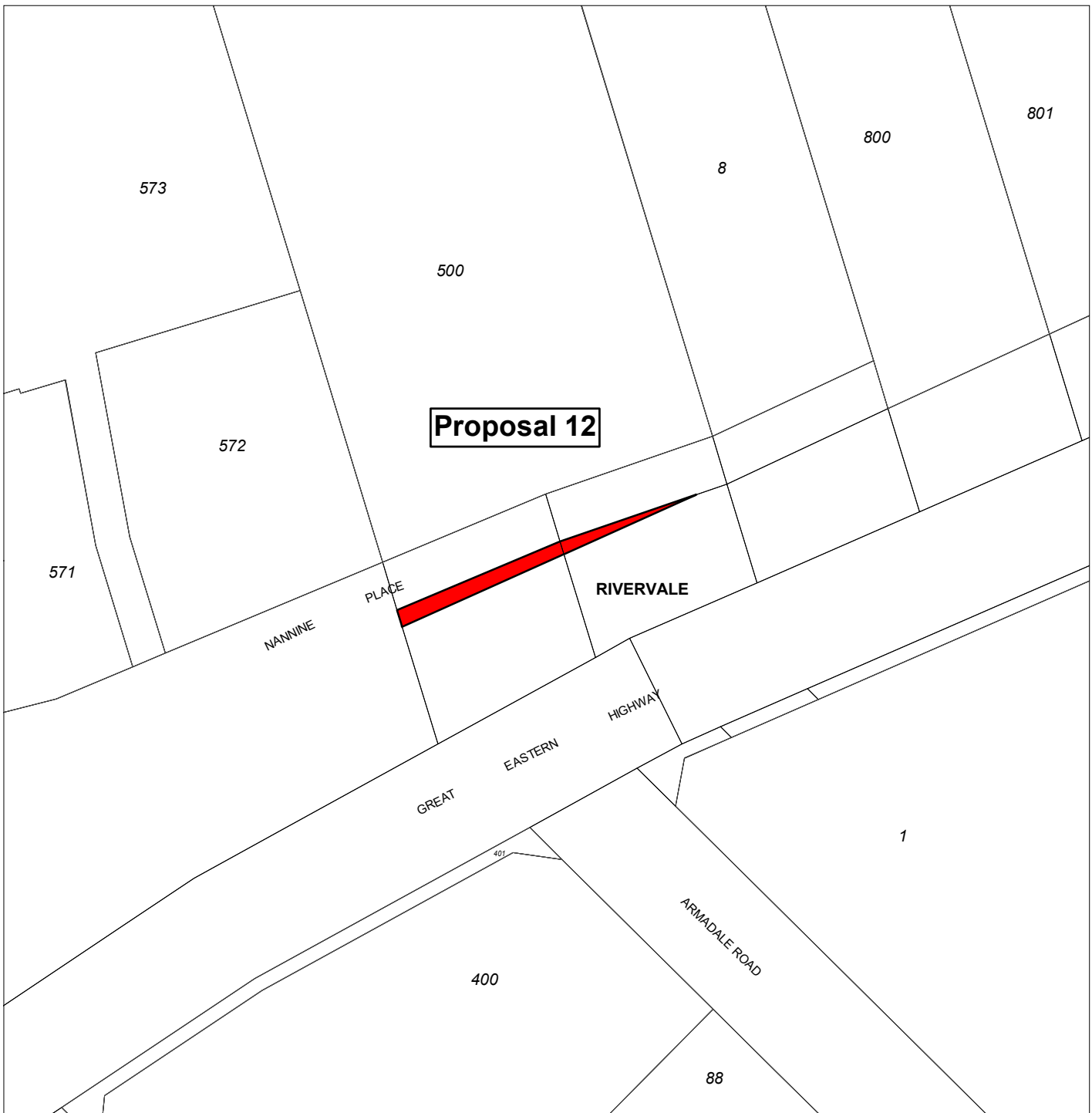
Proposed Amendment:

-  Urban zone to Primary Regional Roads reservation
-  Primary Regional Roads reservation to Urban zone

Oracle reference no: 3387

Version number: 7






**Central Districts Omnibus No. 6
Proposed minor amendment
as modified**

13 December 2023

Proposal 12

Proposed Amendment:

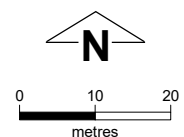
 Urban zone to Primary Regional Roads reservation

Oracle reference no: 3387

Version number: 7



Date: 19/01/2024
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 1447-2023-1






**Central Districts Omnibus No. 6
Proposed minor amendment
as modified**

13 December 2023

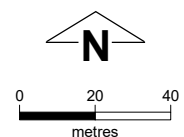
Proposal 14

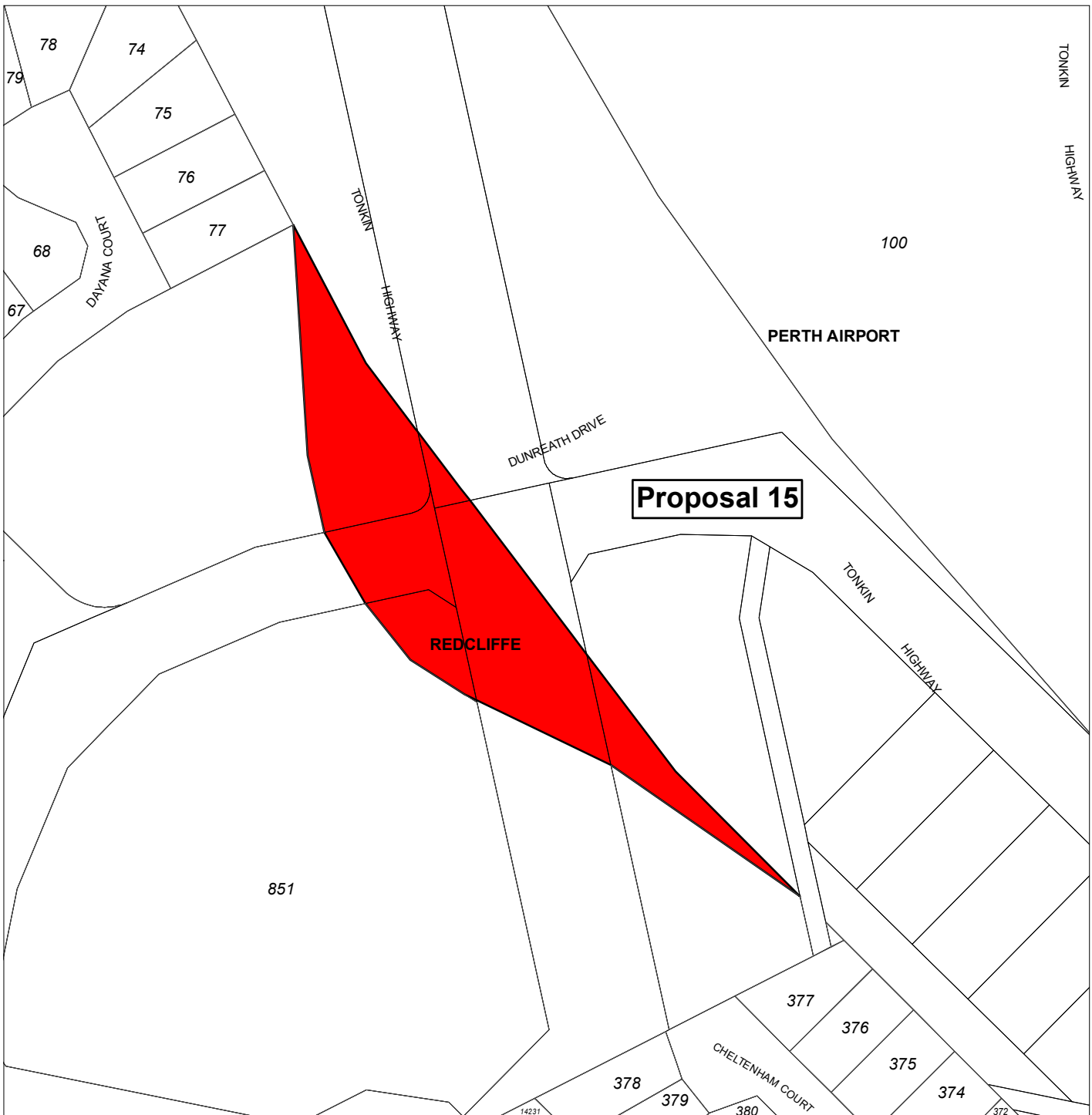
Proposed Amendment:

 Primary Regional Roads reservation to Urban zone

Oracle reference no: 3387

Version number: 7





Proposal 15

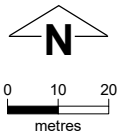
**Central Districts Omnibus No. 6
Proposed minor amendment
as modified**

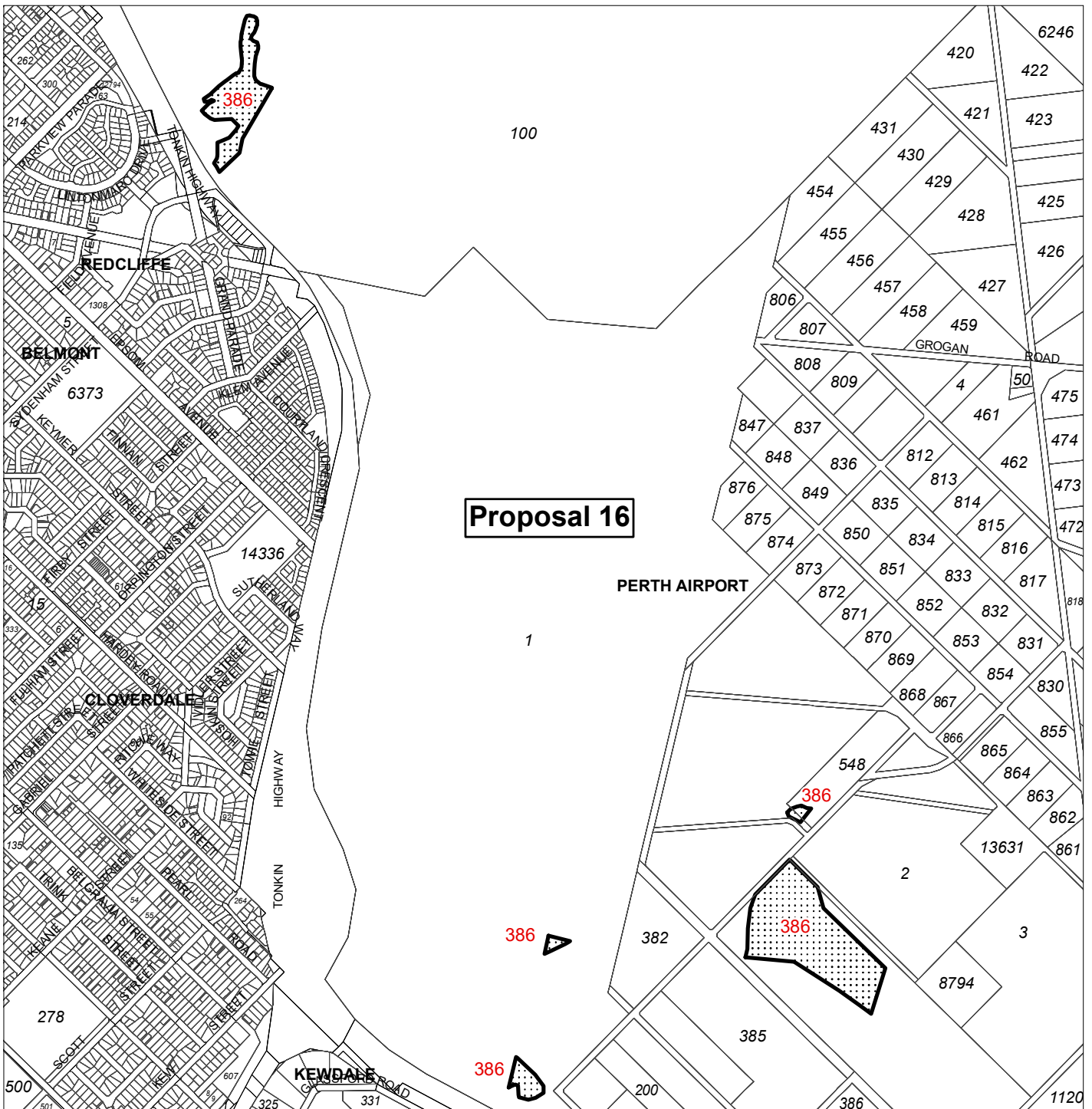
13 December 2023

Proposal 15

Proposed Amendment:
 Urban zone to Primary Regional Roads reservation

Oracle reference no: 3387
Version number: 7






**Central Districts Omnibus No. 6
Proposed minor amendment
as modified**

13 December 2023

Proposal 16

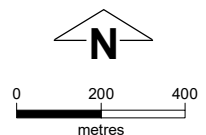
Proposed Amendment:

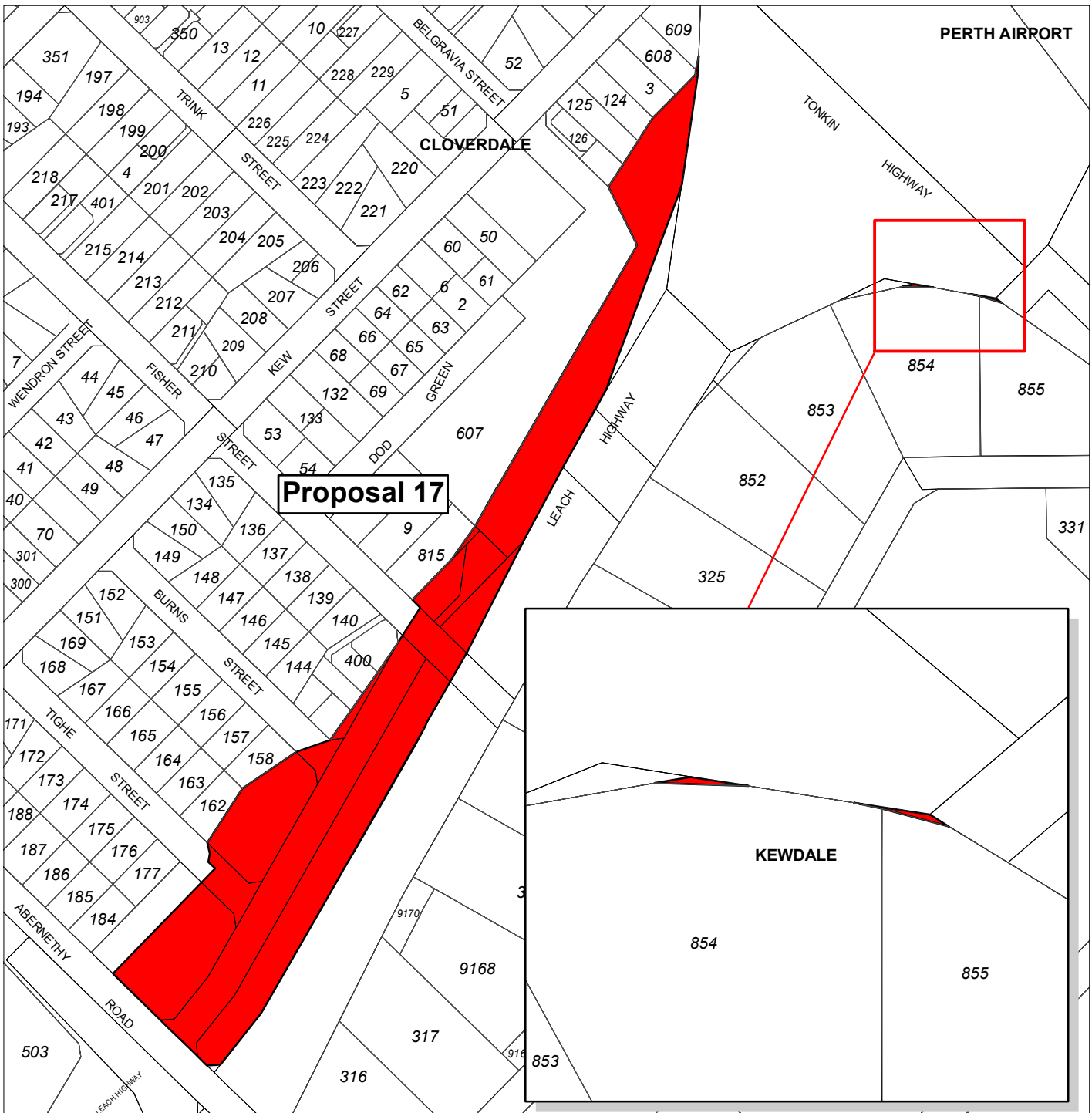
Notice of Delegation

 (Site No. 386) Bush Forever area for removal

Oracle reference no: 3387

Version number: 7






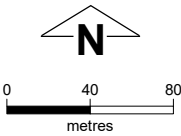
**Central Districts Omnibus No. 6
Proposed minor amendment
as modified**

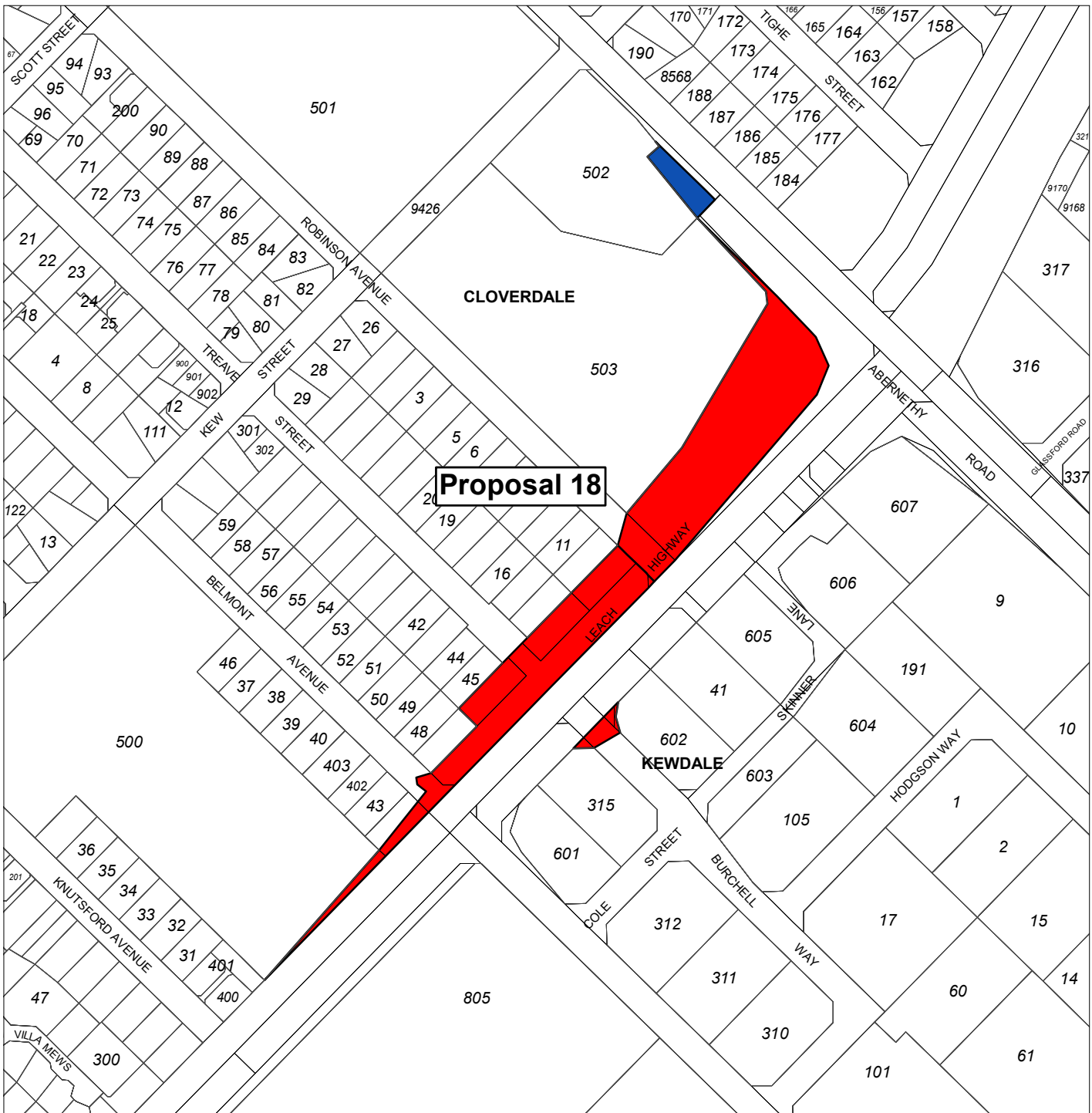
13 December 2023

Proposal 17

Proposed Amendment:
 Urban and Industrial zones to Primary Regional Roads reservation

Oracle reference no: 3387
 Version number: 7







Proposal 18

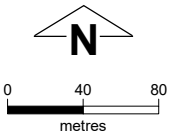
**Central Districts Omnibus No. 6
Proposed minor amendment
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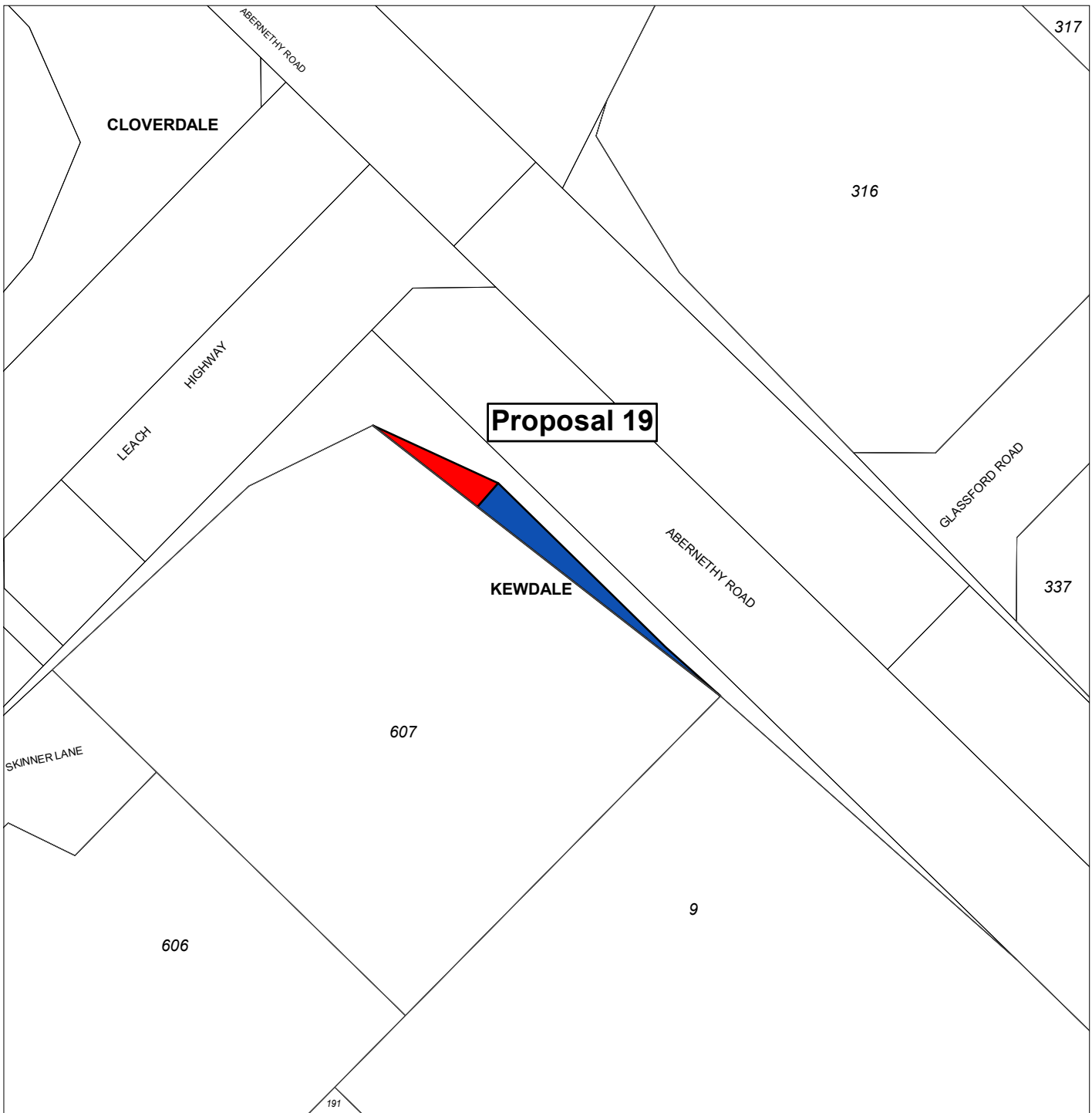
13 December 2023

Proposal 18

- Proposed Amendment:
-  Parks and Recreation reservation to Other Regional Roads reservation
 -  Urban and Industrial zones and Parks and Recreation reservation to Primary Regional Roads reservation

Oracle reference no: 3387
Version number: 7







**Central Districts Omnibus No. 6
Proposed minor amendment
as modified**

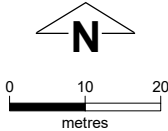
13 December 2023

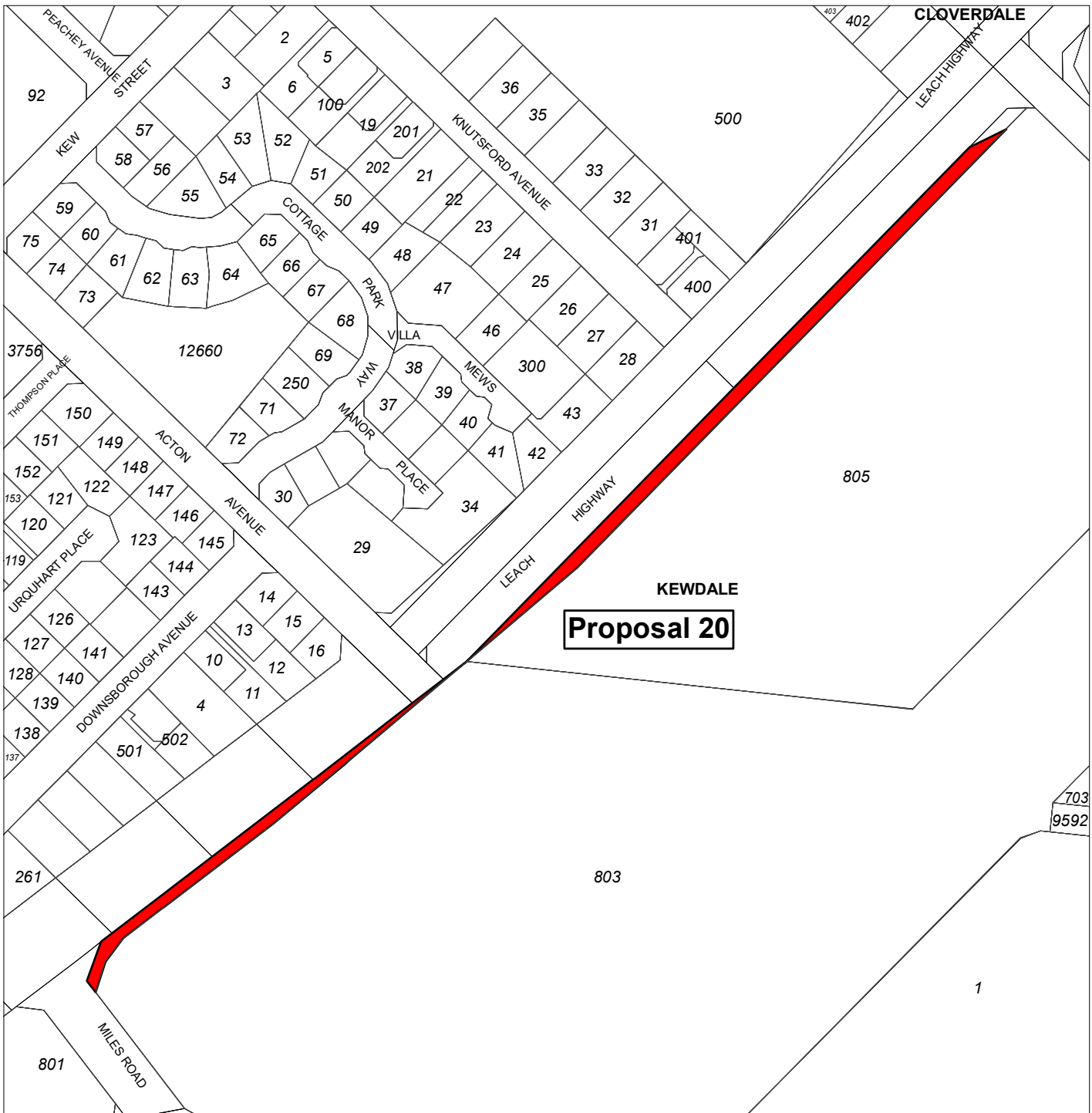
Proposal 19

Proposed Amendment:

-  Industrial zone to Other Regional Roads reservation
-  Industrial zone to Primary Regional Roads reservation

Oracle reference no: 3387
Version number: 7





Proposal 20

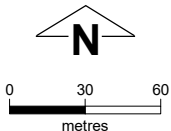
**Central Districts Omnibus No. 6
Proposed minor amendment
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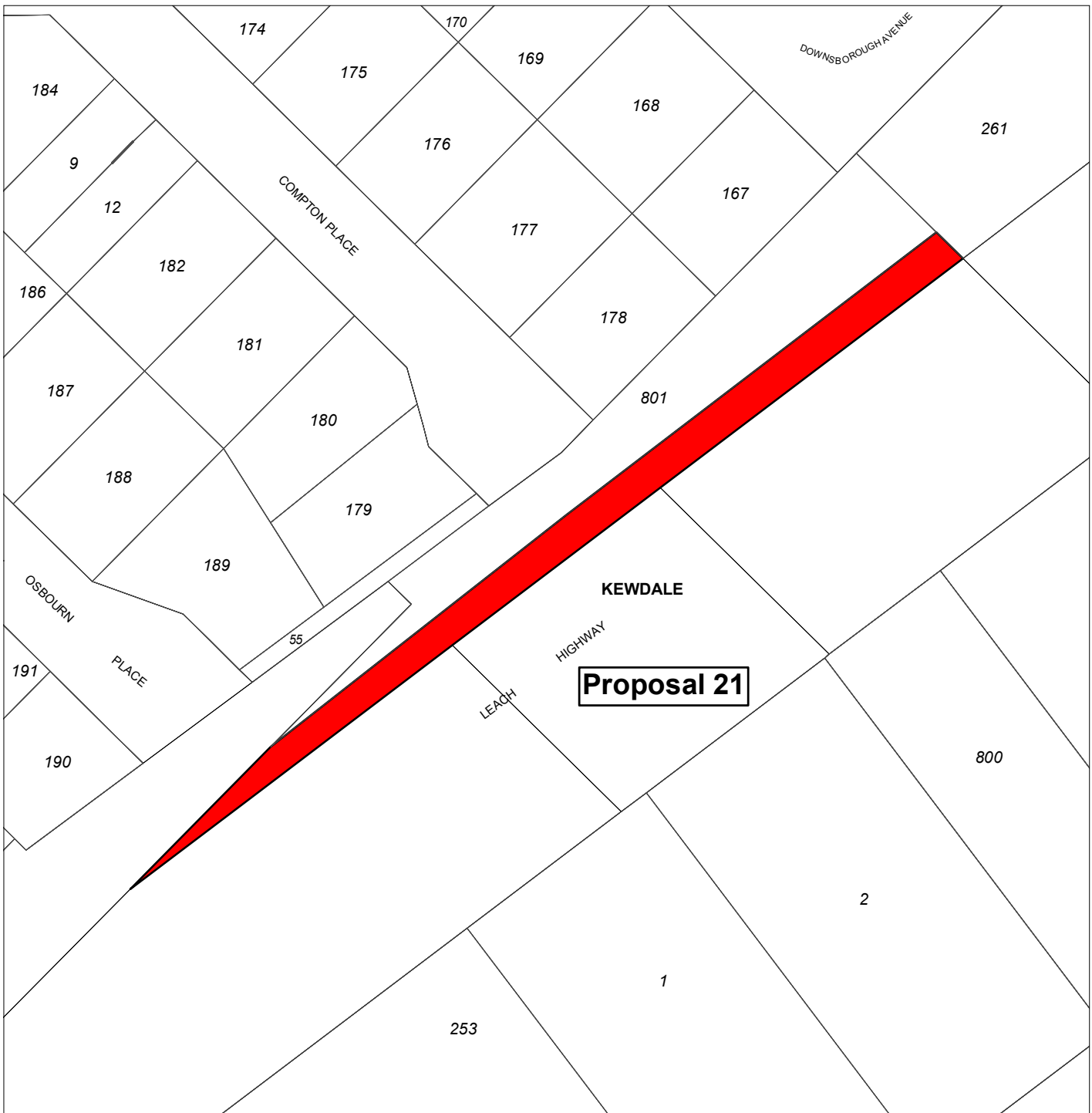
13 December 2023

Proposal 20

Proposed Amendment:
 Industrial zone to Primary Regional Roads reservation

Oracle reference no: 3387
 Version number: 7






**Central Districts Omnibus No. 6
Proposed minor amendment
as modified**

13 December 2023

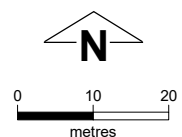
Proposal 21

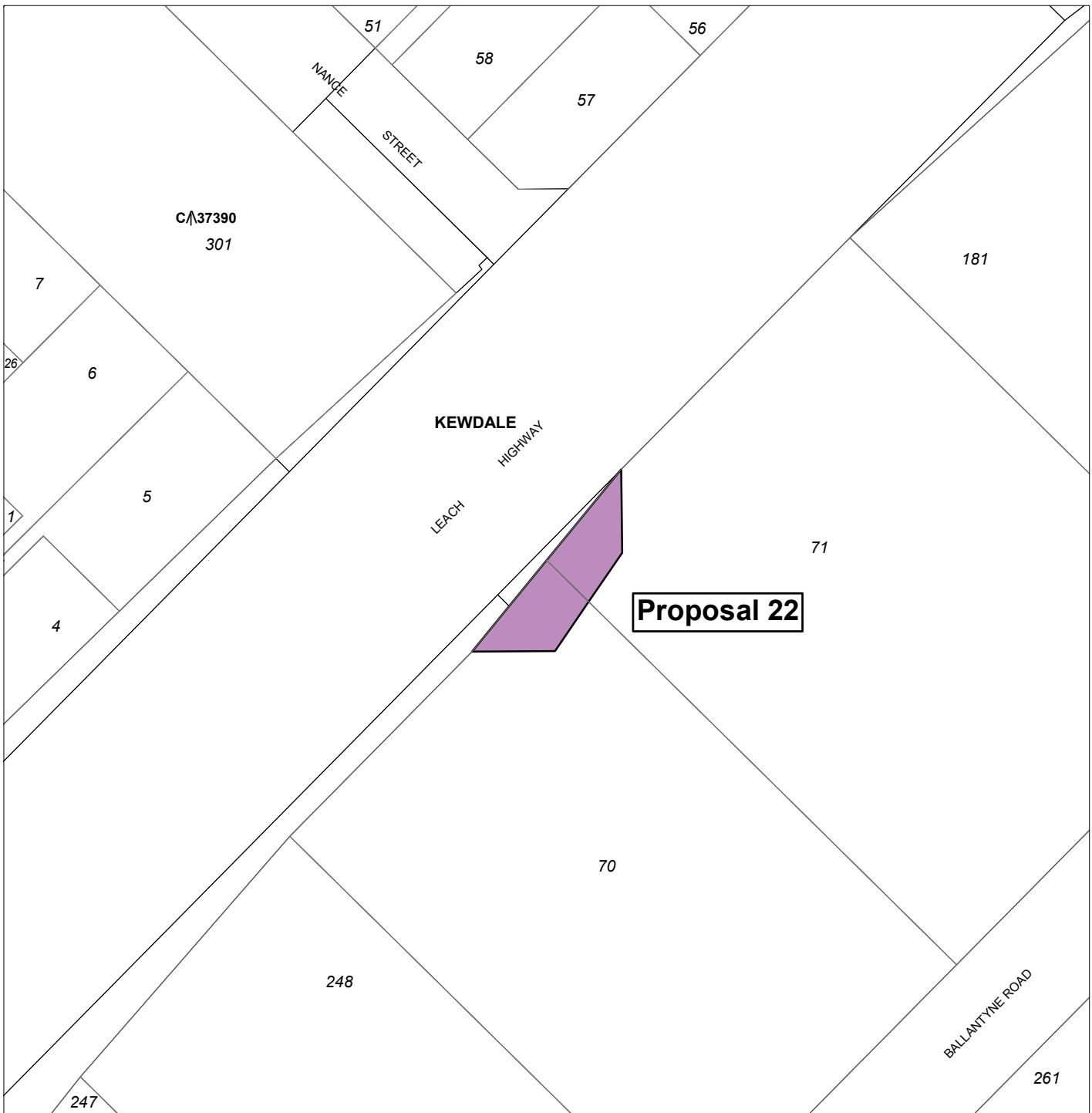
Proposed Amendment:

 Urban zone to Primary Regional Roads reservation

Oracle reference no: 3387

Version number: 7






**Central Districts Omnibus No. 6
Proposed minor amendment
as modified**

13 December 2023

Proposal 22

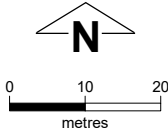
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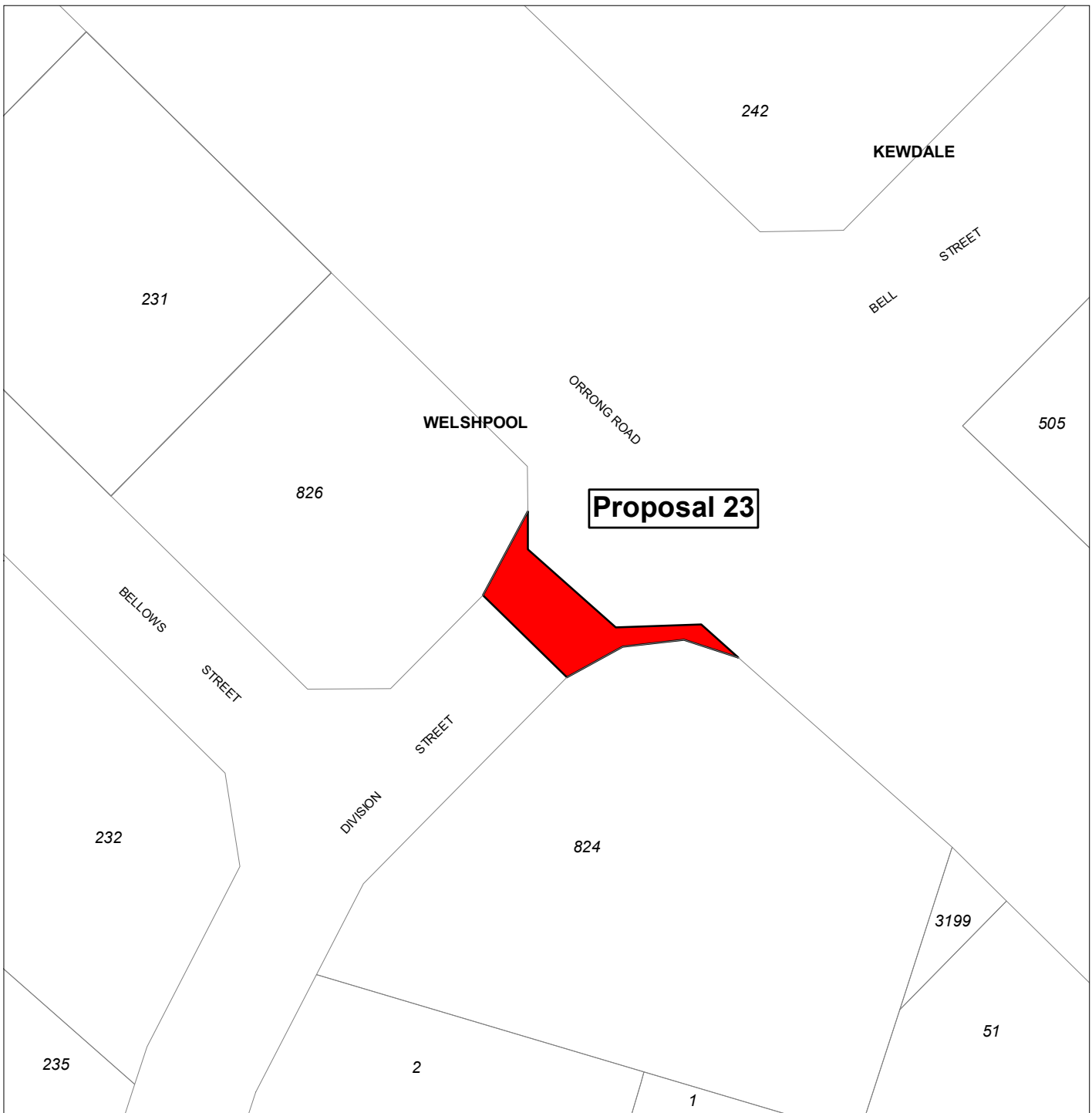
 Primary Regional Roads reservation to Industrial zone

Oracle reference no: 3387
Version number: 7



Date: 19/01/2024
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 1447-2023-1





**Central Districts Omnibus No. 6
Proposed minor amendment
as modified**

13 December 2023

Proposal 23

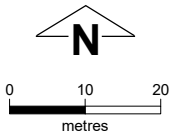
Proposed Amendment:

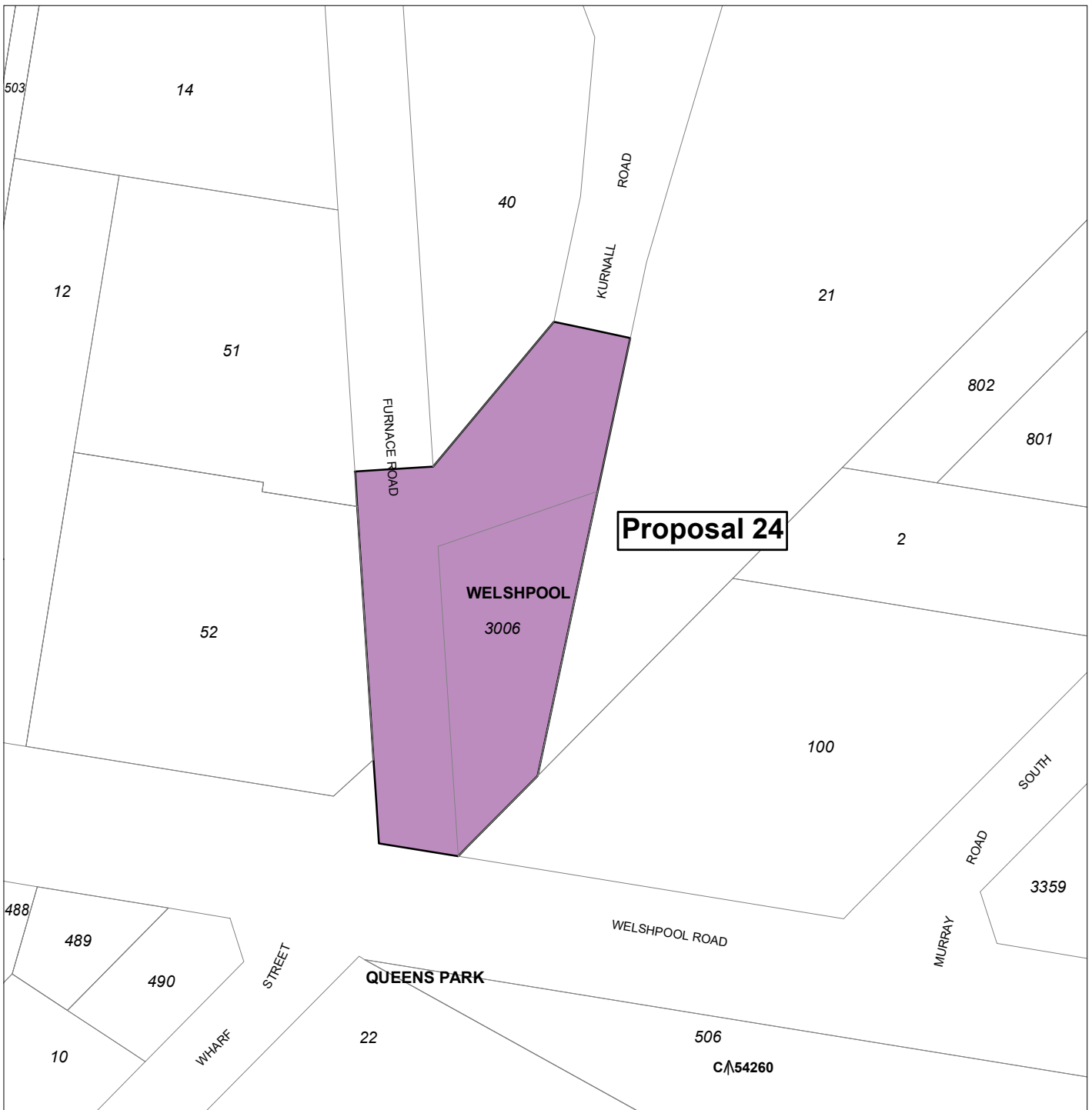
 Industrial zone to Primary Regional Roads reservation

Oracle reference no: 3387
Version number: 7



Date: 19/01/2024
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 1447-2023-1






**Central Districts Omnibus No. 6
Proposed minor amendment
as modified**

13 December 2023

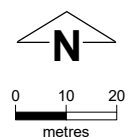
Proposal 24

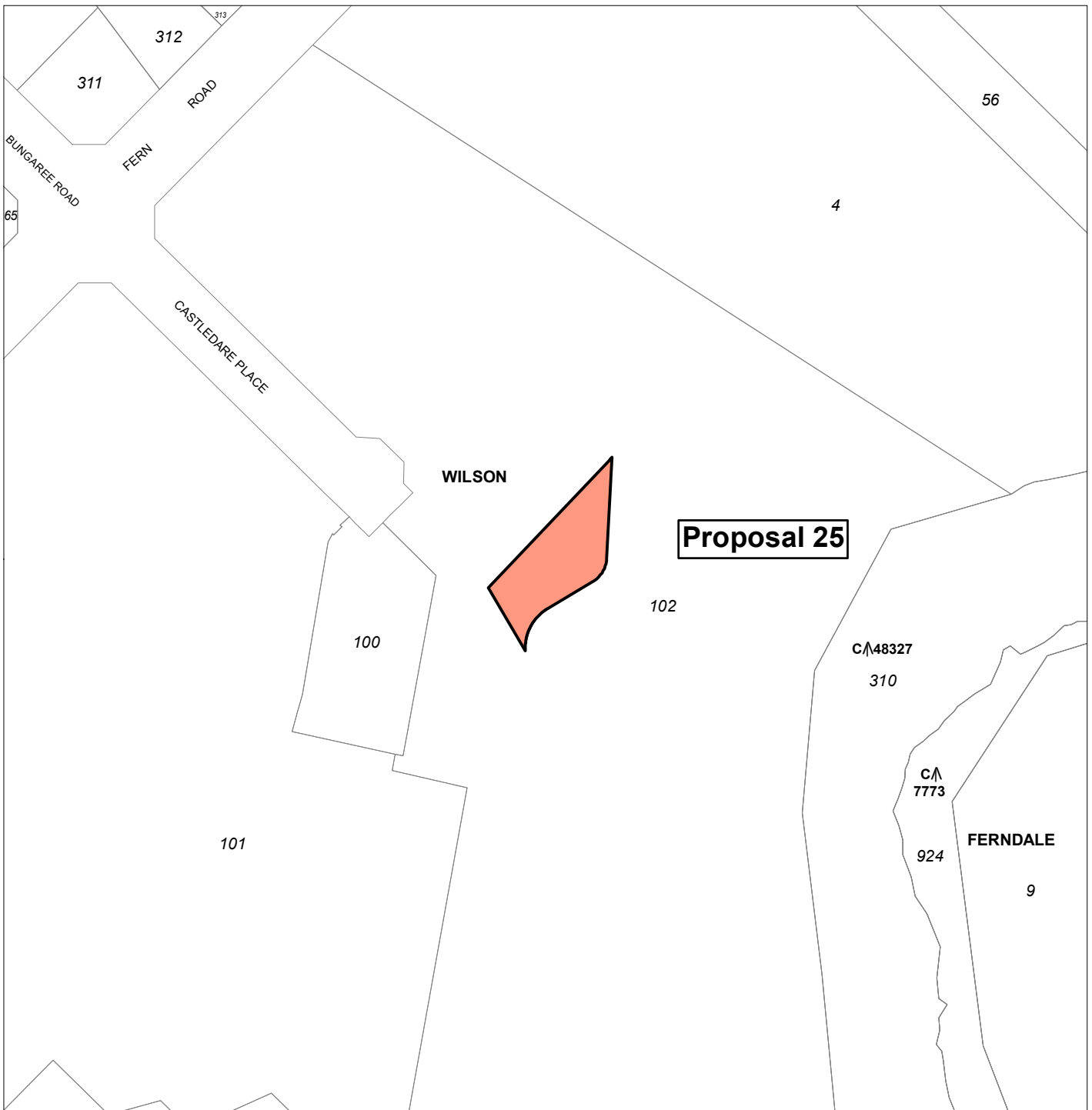
Proposed Amendment:

 Primary Regional Roads reservation to Industrial zone

Oracle reference no: 3387

Version number: 7






**Central Districts Omnibus No. 6
Proposed minor amendment
as modified**

13 December 2023

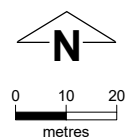
Proposal 25

Proposed Amendment:

 Parks and Recreation reservation to Urban zone

Oracle reference no: 3387

Version number: 7



Appendix 1

List of detail plans as advertised

**Metropolitan Region Scheme
Amendment 1392/57**

Central Districts Omnibus 6

as advertised

Amending Plan 1.8005

Detail Plans

1.6231, 1.6295

Amending Plan 1.8006

Detail Plans

1.6263, 1.6277, 1.6278, 1.6298, 1.6313

Amending Plan 1.8007

Detail Plans

1.6315, 1.6316, 1.6332, 1.6333, 1.6347, 1.6348, 1.6370, 1.6302

Appendix 2

List of detail plans as modified

**Metropolitan Region Scheme
Amendment 1392/57**

Central Districts Omnibus 6

as modified

Amending Plan 1.8005/1

Detail Plans

1.6231, 1.6295

Amending Plan 1.8006

Detail Plans

1.6263, 1.6277, 1.6278, 1.6298, 1.6313

Amending Plan 1.8007

Detail Plans

1.6315, 1.6316, 1.6332, 1.6333, 1.6347, 1.6348, 1.6370, 1.6302

Submissions

From: Nugraha, Yohan <Yohan.Nugraha@transport.wa.gov.au>
Sent: Monday, 18 July 2022 11:43 AM
To: Region Planning Schemes
Cc: Brett Pye
Subject: RE: PROPOSED METROPOLITAN REGION SCHEME AMENDMENT 1392/57 CENTRAL DISTRICTS OMNIBUS 6 [SEC=OFFICIAL] DoT

OFFICIAL

Your ref: 833-2-1-78 Pt1
Our ref: DT/15/05120

RE: PROPOSED METROPOLITAN REGION SCHEME AMENDMENT 1392/57 CENTRAL DISTRICTS OMNIBUS 6

I refer to your email dated 28 June 2022 regarding the propose Scheme amendment. The Department of Transport (DoT) has review the submitted documents and support the proposed amendment. DoT has no further comment to provide.

Thank you for the opportunity to provide comments. If you have wish to follow up on any of these matters, please do not hesitate to contact Yohan Nugraha.

regard

Yohan Nugraha
Transport Designer / Planner | Urban Mobility | Department of Transport
GPO Box C102, Perth WA 6839
Tel: (08) 65516103
Email: Yohan.Nugraha@transport.wa.gov.au | Web: www.transport.wa.gov.au



Government of Western Australia
Department of Transport



**GET UP!
STAND UP!
SHOW UP!**

3-10 JULY 2022

The Department of Transport
proudly supports NAIDOC Week 2022

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Department of
**Primary Industries and
Regional Development**

**SUBMISSION
2**

Your reference: 833-2-1-78 Pt 1
(RLS/1015); MRS 1392/57
Our reference: LUP 1396
Enquiries: Heather Percy

Attention: Brett Pye

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

Email RegionPlanningSchemes@dplh.wa.gov.au

Date: 5 July 2022

Dear Ms Fagan

**Proposed Metropolitan Region Scheme Amendment 1392/57 Central Districts
Omnibus 6**

Thank you for inviting the Department of Primary Industries and Regional Development (DPIRD) to comment on the above Omnibus amendment to the Central Districts under the Metropolitan Region Scheme (MRS).

The MRS Omnibus amendment covers 25 separate proposals in the Cities of Belmont, Canning, Perth and Stirling and the Town of Victoria Park and involves the rationalisation of zones and reservations to match cadastral boundaries, updates to reflect infrastructure or buildings as constructed, and other general updates to ensure the MRS is kept up-to-date as the statutory plan for Perth.

DPIRD does not object to the proposal as the proposed changes do not impact rural land or areas used for agricultural production.

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

ABN: 18 951 343 745

Development
Services

629 Newcastle Street
Leederville WA 6007

PO Box 100
Leederville WA 6902

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



Our Ref: MRS387466
Enquiries: Matt Calabro
Direct Tel: 9420 2099

08 July 2022

Secretary
Western Australian Planning Commission
LOCKED BAG 2506
PERTH WA 6001

**Re: Metropolitan Region Scheme Amendment 1392/57 - Central Districts
Omnibus 6**

Thank you for your letter dated 1 July 2022. We offer the following comments regarding this proposal.

Having looked through the proposed MRS Amendment Central Districts Omnibus 6, The Water Corporation has No Objection to majority of the proposals. However, it should be noted that for Proposals 1,5,6,7,8,9,10,11,14, there are water corporation assets located in the areas being rezoned from regional road reserves to urban. If any future development is to take place in any of these areas, the proponent will need to discuss with Water Corporation and the assets will need to be moved or protected at the developers cost.

In regard to Proposal 24, Water Corporation Objects to the proposed rezoning to industrial. This is due to there being a number of Water Corporation assets throughout the road reserve as well as lot 3006. These assets provide services to users further down Furnace Road and Kurnall Road and can not be located within private property or moved.

The information provided above is subject to review and may change. If the proposal has not proceeded within the next 6 months, please contact us to confirm that this information is still valid.

Please provide the above comments to the landowner, developer and/or their representative.

Should you have any queries or require me at matt.calabro@watercorporation.com.au

Regards,

A handwritten signature in black ink, appearing to read "Matt Calabro", written over a light blue horizontal line.

Matt Calabro
Advisor – Land Planning
Development Services

Subject: FW: ATCO Response - LM22485 - Advertising of Proposed MRS Amendment 1392/57 – Central Districts Omnibus 6 - ATCO

From: Crowson, Chris [mailto:Chris.Crowson@atco.com]

Sent: Thursday, 21 July 2022 11:48 AM

To: Marija Bubanic <Marija.Bubanic@dplh.wa.gov.au>; Brett Pye <Brett.Pye@dplh.wa.gov.au>

Subject: ATCO Response - LM22485 - Advertising of Proposed MRS Amendment 1392/57 – Central Districts Omnibus 6 - ATCO

Good Morning,

RE: Advertising of Proposed MRS Amendment 1392/57 – Central Districts Omnibus 6
ATCO Reference: LM22485

Thank you for your recent e-Referral regarding the above mentioned Advertising of Proposed MRS Amendment 1392/57 – Central Districts Omnibus 6

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

Advice notes:

1. Please be aware *Proposal 24* falls within the WAPC Draft Development Control 4.3 Trigger Distance for ATCO Infrastructure. Any sensitive land use or high density community use developments within this Trigger Distance of a High Pressure Gas Pipeline requires further consultation with ATCO prior to preliminary designs being finalised. Please consider the WAPC's draft DC4.3 and also the site; PlanWA for development planning.
2. ATCO identifies that proposed future development in areas where high pressure gas pipelines are present may require additional safety measures to be considered, identified and in place for the high pressure gas pipeline risk mitigation.
3. Anyone proposing to carry out construction or excavation works within 15 metres of Critical Asset Infrastructure 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>
4. Future construction and any proposed access roads across any ATCO Critical Asset gas mains (including proposed roads and road upgrades) 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>
5. 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>

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

ATCO, Gas Division, Australia

E. chris.crowson@atco.com

A. 81 Prinsep Road, Jandakot, Western Australia, 6164

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



ATCO acknowledges Aboriginal people as the Traditional Custodians of country throughout Australia including Torres Strait Islander peoples. We pay respect to their cultures, Elders past and present, and in the spirit of reconciliation, we commit to working together for our shared future.

Submitted to Metropolitan Region Scheme amendment 1392/57 – Central Districts Omnibus 6
Submitted on 2022-07-18 15:21:07

About you

1 What is your first name?

First name:
Mitch

2 What is your surname?

surname:
Bisby

3 What is your company name?

Company name:
Burgess Design Group

4 What is your email address?

Email:
mitchell@burgessdesigngroup.com.au

5 What is your address?

address:
PO Box 8779 Perth Business Centre, Perth 6849

6 Contact phone number:

phone number:
08 9328 6411

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

No

Proposal 25 - Wilson: City of Canning

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

Support

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

Submission:

We write on behalf of the Trustees of the Christian Brothers in Western Australia Inc. (Christian Brothers), the proprietor of Lot 102 Castledare Place, Wilson. The Christian Brothers support Proposal 25 of Metropolitan Region Scheme Amendment 1392/57 to transfer a portion of Lot 102 from the Parks and Recreation reservation to the Urban zone.

The proposed Amendment will complement Amendment 1365/57 to facilitate residential development on land unencumbered by significant environmental features. Specifically, the land subject of Proposal 25 is envisaged to accommodate water sensitive urban design features and the protection of the historic Castledare Boys' Home Miniature Golf Course within a local open space reserve, to be guided by the Castledare Local Structure Plan.

Upload supporting documents:
220718LWAPC_Submission MRS Amendment 1392-57.pdf was uploaded

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded



18 July 2022

Our Ref: RNC CAS/220718LWAPC_Submission MRS Amendment 1392-57

WAPC Ref: MRS Amendment 1392/57

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

Dear Sir/Madam

**RE: METROPOLITAN REGION SCHEME AMENDMENT 1392/57
SUBMISSION IN SUPPORT OF PROPOSAL 25**

We write on behalf of the Trustees of the Christian Brothers in Western Australia Inc. (Christian Brothers), the proprietor of Lot 102 Castledare Place, Wilson. The Christian Brothers support Proposal 25 of Metropolitan Region Scheme Amendment 1392/57 to transfer a portion of Lot 102 from the Parks and Recreation reservation to the Urban zone.

The proposed Amendment will complement Amendment 1365/57 to facilitate residential development on land unencumbered by significant environmental features. Specifically, the land subject of Proposal 25 is envisaged to accommodate water sensitive urban design features and the protection of the historic Castledare Boys' Home Miniature Golf Course within a local open space reserve, to be guided by the *Castledare Local Structure Plan*.

Should you require any additional information or wish to discuss this matter further, please do not hesitate to contact the undersigned on 9328 6411.

Yours faithfully

BURGESS DESIGN GROUP

MARK SZABO
ASSOCIATE DIRECTOR

CC

- Peter Dockett – Senior Development Manager, Richard Noble

BURGESS | DESIGN
GROUP
TOWN PLANNING + URBAN DESIGN

Submitted to Metropolitan Region Scheme amendment 1392/57 – Central Districts Omnibus 6
Submitted on 2022-07-08 14:33:12

About you

1 What is your first name?

First name:
Gabriel

2 What is your surname?

surname:
Diosan

3 What is your company name?

Company name:
City of Canning

4 What is your email address?

Email:
gabriel.diosan@canning.wa.gov.au

5 What is your address?

address:

1317 Albany Highway, Cannington
PERTH WA 6107

6 Contact phone number:

phone number:
9231 0855

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

No

Proposal 23 - Welshpool: City of Canning

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

Support

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

Submission:

Proposed Primary Regional Road reservation at the intersection of Orrong Road and Division Street provides for an adequate reservation at the road intersection.

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Proposal 24 - Welshpool: City of Canning

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

Support

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

Submission:

The Primary Regional Roads reservation on Kurnall Road near the intersection with Welshpool Road is excess to requirements. Whilst it is recognised that Kurnall Road and Furnace Road are constructed, these sections of road do not require a Primary Regional Roads reservation.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Proposal 25 - Wilson: City of Canning

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

Support

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

Submission:

The proposed MRS amendment to 'Urban' is in keeping with a new structure plan that was approved by Council and is currently being assessed by the WAPC.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded



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

SUBMISSION
7

Your Ref:
Our Ref: EHB 02111 D-AA-22/346341
Contact: Phill Oorjitham 9222 2000

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

Attention: Brett Pye

Via email: referrals@dph.wa.gov.au

Dear Ms Fagan

**PROPOSED METROPOLITAN REGION SCHEME AMENDMENT 1392/57
CENTRAL DISTRICTS OMNIBUS 6**

Thank you for your letter of 28 June 2022, requesting comments from the Department of Health (DOH) on the above proposal.

The DOH advises that there are no objections to the proposed amendments.

Should you have any queries or require further information please contact Phill Oorjitham on 9222 2000 or eh.eSubmissions@health.wa.gov.au

Yours sincerely

Dr Michael Lindsay
EXECUTIVE DIRECTOR
ENVIRONMENTAL HEALTH DIRECTORATE

01 August 2022

Subject: FW: Advertising of Proposed MRS Amendment 1392/57 – Central Districts Omnibus 6

From: Diana Nussey [mailto:Diana.Nussey@dwer.wa.gov.au]

Sent: Wednesday, 27 July 2022 12:11 PM

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

Subject: RE: Advertising of Proposed MRS Amendment 1392/57 – Central Districts Omnibus 6

Good afternoon Marija,

Thank you for referring proposed MRS Amendment 1392/57 – Central Districts Omnibus 6 for the Department of Water and Environmental Regulation (DWER) to consider. DWER has reviewed the proposals and has no objection or comments to provide.

Let me know if you have any queries.

Kind regards,

[Diana Nussey](#)

A/Senior Natural Resource Management Officer

Planning Advice Section

Swan Avon Region

[Department of Water and Environmental Regulation](#)

T: (08) 6250 8014

E: diana.nussey@dwer.wa.gov.au | www.dwer.wa.gov.au

Submitted to Metropolitan Region Scheme amendment 1392/57 – Central Districts Omnibus 6
Submitted on 2022-08-15 13:48:09

About you

1 What is your first name?

First name:
Dean

2 What is your surname?

surname:
Pettit

3 What is your company name?

Company name:
Perth Airport Pty Ltd

4 What is your email address?

Email:
dean.pettit@perthairport.com.au

5 What is your address?

address:

Level 2, 2 George Wiencke Drive, Perth Airport WA 6105
PO Box 6, Cloverdale WA 6985

6 Contact phone number:

phone number:
9478 8438

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

No

Proposal 4 - Redcliffe: City of Belmont

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

Support

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

Submission:

Please see attached Perth Airport's submission covering Proposal 4 and 16.

Upload supporting documents:
Perth Airport Response signed (MRS Amd 1392-57).pdf was uploaded

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Proposal 16 - Perth Airport: City of Belmont

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

Support

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

Submission:

Refer to attachment

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Your Ref: 833-2-1-78 Pt 1 (RLS/1015)
15 August 2022

PO Box 6
Cloverdale WA 6985
Australia

Brett Pye
Senior Planning Officer
Department of Planning, Lands & Heritage
-submitted online via DPLH consultation portal

Dear Brett,

PROPOSED MRS AMENDMENT 1392/57 – CENTRAL DISTRICTS OMNIBUS 6

I refer to the above amendment referred to Perth Airport for comment. Perth Airport has reviewed the documentation and supports the amendment as outlined below.

Proposal 4: Transfer 17.6 hectares from the Urban zone to the Public Purposes - Commonwealth Government reservation to more accurately identify the extent of Perth Airport in the MRS.

Located in the Airport West Precinct and Commercial Zone under Perth Airport Master Plan 2020, this long-running anomaly was first raised by Perth Airport in a letter to the Department in February 2018. The proposed transfer is appropriate as the land forms part of the lease Perth Airport holds with the Commonwealth Government. Perth Airport supports this proposal.

Proposal 16: Remove portions of land located on the airport estate from Bush Forever Site No. 386 to reflect the clearing of land which has been undertaken in accordance with the Federal Government approved Perth Airport Master Plan 2020.

Located primarily within the Airport South Precinct and Commercial Zone (a small area is located within the Airport Central and Airport Services Zone) the subject land parcels are either developed or cleared of vegetation. Perth Airport supports this proposal.

Summary and other comments

Despite the Perth Airport estate being wholly located on Commonwealth land and clearing and development being subject to Commonwealth legislation, there are other substantial areas within the estate which are currently classified as Bush Forever under the MRS. Given the Perth Airport estate lies wholly within the jurisdiction of the Commonwealth, and all future development within the estate will be subject to Commonwealth legislation, it is strongly recommended all remaining pockets of Bush Forever on the estate also be removed as part of future amendments. Examples include Site 6/Costco (cleared early 2019) and land cleared to support the Gateway WA Project near the Dunreath Drive interchange (2014); both cleared in line with previously issued statutory approvals.

Perth Airport supports the proposal and appreciates the opportunity to comment. Should you require any additional information, please contact Dean Pettit (Land Use Coordinator) on (08) 9478 8438.

Yours sincerely



Nicole Gallin
Head of Approvals, Environment & Heritage

Submitted to Metropolitan Region Scheme amendment 1392/57 – Central Districts Omnibus 6
Submitted on 2022-08-26 10:23:00

About you

1 What is your first name?

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

2 What is your surname?

surname:

3 What is your company name?

Company name:

Element Advisory Pty Ltd

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Proposal 1 - Osborne Park and Glendalough: City of Stirling

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

Support

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

Submission:

Upload supporting documents:

713-277 Osborne Park, MRS Amendment Submission F1 20220826.pdf was uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Your Ref: 833-2-1-78 Pt 1 (RLS/1015)
Our Ref: 713-277

26 August 2022

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

Attention: Mr Brett Pye, Senior Planning Officer

Dear Mr Pye,

SUBMISSION – METROPOLITAN SCHEME AMENDMENT 1392/57 – CENTRAL OMNIBUS NO. 6.

Thank you for your letter dated 28 June 2022 in which you seek comment from the landowners of lot 805 (No. 342) Scarborough Beach Road ('the subject site') regarding MRS Amendment 1392/57 which proposes the removal of the 'Primary Regional Road' reservation under the MRS from a portion of this property.

element, on behalf of Kailis Consolidated Pty Ltd and Kondil Nominees Pty Ltd, as owners of the subject site strongly support the proposal to remove the 'Primary Regional Road' reservation from the property as shown in Proposal 1 on plan 1.8005.

It is understood, based on discussions with MRWA, Department of Transport and the City of Stirling, that such land is surplus to requirements and will not be needed for future widening of the Mitchell Freeway.



Extract from Plan 1.8005



The subject site contains considerable infrastructure being 'Vesco Foods' factory and should such land have been taken for road widening purposes it would have necessitated the closure of the business and had significant injurious affection on the property.

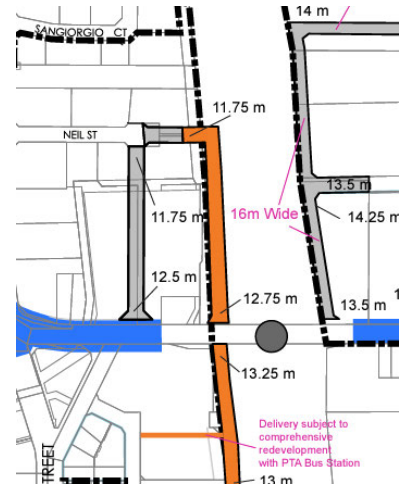
We also understand, based on recent discussions, that the remainder of the redundant MRS Mitchell Freeway Primary Regional Road reservation heading north is also under review by MRWA and the WAPC. As part of this subsequent MRS amendment we would strongly support the MRS being rationalised further to relocate its western boundary as far east as possible and only relate to the land areas required for actual

Freeway purposes.

The remaining redundant road reservation could then be available to be disposed of, and/or used for a higher and better use than a low level at grade PTA car park.

The slither of land immediately abutting the eastern boundary of the subject site is a Class 'C' Reserve (R46029) owned by the State of Western Australia and vested in the Commissioner for Railway purposes. This is clearly surplus to Railway requirements and forms part of the access to the adjoining at grade PTA car park. Whilst the car park serves a current purpose, it is not considered to be the highest and best use of land directly adjacent to the Glendalough Train Station and again, should be part of a subsequent MRS Amendment to further free up the land for more suitable development.

My client is very supportive of the future vision for the Herdsman Glendalough Precinct outlined by the City of Stirling's Herdsman Glendalough Structure Plan and associated planning framework. A critical component of this is seen to be the desired road link from Neil Street, to the north, through to Scarborough Beach Road where the redeveloped area could potentially enjoy all way movement onto Scarborough Beach Road at the existing set of lights. This access leg and connection from the subject site onto this new road is seen as being highly advantageous for the future development of the Kailis and Kondil site in line with the strategic vision of the City of Stirling. Removing the Primary Regional Road reservation and placing the land between the subject site and the Freeway into an 'Urban' zone is seen as the most desirable path to allow the City's vision to be realised.



Extract from Herdsman Glendalough Structure Plan

In summary, **element** strongly supports the MRS Amendment 1392/57 to have the Primary Regional Road reservation removed from the subject site and thanks the WAPC for progressing this omnibus amendment.

We look forward to being kept informed of the future deliberations on the subject amendment and also any further amendments to the planning framework in the vicinity of the site as outlined in the above submission.

Should you have any queries or require clarification on the above matter, please do not hesitate to contact the undersigned on _____ or _____

Yours sincerely,
element

Name and contact details removed at the request of the submitter

Director – Planning

element acknowledges the Whadjuk people of the Noongar nation as traditional owners of the land on which we live and work. We acknowledge and respect their enduring culture, their contribution to the life of this city, and Elders, past and present.

Submitted to Metropolitan Region Scheme amendment 1392/57 – Central Districts Omnibus 6
Submitted on 2022-08-30 14:14:47

About you

1 What is your first name?

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

2 What is your surname?

surname:

3 What is your company name?

Company name:
Public Transport Authority of Western Australia

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Proposal 1 - Osborne Park and Glendalough: City of Stirling

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

Support

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

Submission:

The PTA supports the proposal.

It is understood that this proposal is reflective of discussions had between PTA and Main Roads to ensure Transperth bus operations are not impacted by this proposal.

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Proposal 2 - West Perth: City of Perth

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

Support

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

Submission:

The PTA supports the proposal.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Proposal 3 - West Perth: City of Perth

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

Support

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

Submission:

The PTA supports the proposal.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Proposal 4 - Redcliffe: City of Belmont

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

Support

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

Submission:

The PTA supports the proposal.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Proposal 5 - Ascot and Redcliffe: City of Belmont

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

Support

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

Submission:

The PTA supports the proposal.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Proposal 6 - Ascot and Belmont: City of Belmont

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

Support

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

Submission:

The PTA supports the proposal.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Proposal 7 - Ascot and Belmont: City of Belmont

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

Support

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

Submission:

The PTA supports the proposal.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Proposal 8 - Ascot and Belmont: City of Belmont

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

Support

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

Submission:

The PTA supports the proposal.

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Proposal 9 - Ascot and Belmont: City of Belmont

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

Support

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

Submission:

The PTA supports the proposal.

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Proposal 10 - Belmont: City of Belmont

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

Support

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

Submission:

The PTA supports the proposal.

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Proposal 11 - Belmont: City of Belmont

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

Support

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

Submission:

The PTA supports the proposal.

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Proposal 12 - Rivervale: City of Belmont

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

Support

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

Submission:

The PTA supports the proposal.

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Proposal 13 - Rivervale: City of Belmont

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

Support

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

Submission:

The PTA supports the proposal.

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Proposal 14 - Burswood and Lathlain: Town of Victoria Park

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

Support

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

Submission:

The PTA supports the proposal.

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Proposal 15 - Redcliffe: City of Belmont

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

Support

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

Submission:

The PTA supports the proposal.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Proposal 16 - Perth Airport: City of Belmont

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

Support

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

Submission:

The PTA supports the proposal.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Proposal 17 - Cloverdale and Kewdale: City of Belmont

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

Support

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

Submission:

The PTA supports the proposal.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Proposal 18 - Cloverdale and Kewdale: City of Belmont

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

Support

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

Submission:

The PTA supports the proposal.

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Proposal 19 - Kewdale: City of Belmont

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

Support

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

Submission:

The PTA supports the proposal.

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Proposal 20 - Kewdale: City of Belmont

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

Support

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

Submission:

The PTA supports the proposal.

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Proposal 21 - Kewdale: City of Belmont

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

Support

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

Submission:

The PTA supports the proposal.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Proposal 22 - Kewdale: City of Belmont

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

Support

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

Submission:

The PTA supports the proposal.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Proposal 23 - Welshpool: City of Canning

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

Support

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

Submission:

The PTA supports the proposal.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Proposal 24 - Welshpool: City of Canning

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

Support

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

Submission:

The PTA supports the proposal.

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Proposal 25 - Wilson: City of Canning

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

Support

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

Submission:

The PTA supports the proposal.

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Submitted to Metropolitan Region Scheme amendment 1392/57 – Central Districts Omnibus 6
Submitted on 2022-08-31 12:16:13

About you

1 What is your first name?

First name:
David

2 What is your surname?

surname:
Jack

3 What is your company name?

Company name:
City of Stirling

4 What is your email address?

Email:
david.jack@stirling.wa.gov.au

5 What is your address?

address:
25 Cedric Street, STIRLING WA 6021

6 Contact phone number:

phone number:
9205 8601

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

No

Proposal 1 - Osborne Park and Glendalough: City of Stirling

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

Support

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

Submission:

Upload supporting documents:
City of Stirling Submission on MRS Amendment 1392-57.pdf was uploaded

Upload supporting documents:
City of Stirling Council Item 12.5-CF3 MRS Amendment 1392-57.pdf was uploaded

Upload supporting documents:
No file uploaded



Administration Centre
25 Cedric Street Stirling WA 6021

Telephone (08) 9205 8555
Enquiries www.stirling.wa.gov.au/enquiries
Web www.stirling.wa.gov.au
 /citystirlingwa

Enquiries: Blake Dickson – 9205 8647
Your Ref: 833-2-1-78 Pt 1 (RLS/1015)

31 August 2022

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

For Attention Of: Mr Brett Pye

Dear Ms Fagan

Proposed Metropolitan Region Scheme Amendment 1392/57 - Central Districts Omnibus 6

Thank you for referring the proposed Metropolitan Region Scheme Amendment 1392/57 – Central Districts Omnibus 6, to the City of Stirling for comment. The Amendment proposes to transfer portions of the Mitchell Freeway Primary Regional Road Reserve to the 'Urban' zone.

At its meeting on 30 August 2022 Council resolved to support Amendment 1392/57 and to recommend that additional land immediately north of the proposed is also transferred from the Mitchell Freeway Primary Regional Road Reserve to the 'Urban' zone to accurately reflect the current Freeway alignment.

A copy of the Council Agenda item and endorsed submission to the Western Australian Planning Commission is attached.

If you have any queries on the above, please contact me on 92058601 or david.jack@stirling.wa.gov.au

Yours sincerely

David Jack
Strategic Planning Specialist

Att: City of Stirling Council Agenda Item 12.1/CF3 and Submission to the Western Australian Planning Commission

METROPOLITAN REGION SCHEME AMENDMENT 1392/57: CENTRAL DISTRICTS OMNIBUS 6

City of Stirling Submission: 30 August 2022

Introduction

The City welcomes the opportunity to provide comment in relation to Metropolitan Region Scheme Amendment 1392/57: Central Districts Omnibus 6. The component of this amendment which is of relevance to the City is Proposal 1. The City provides the following comments relating to Proposal 1:

Background

Proposal 1 seeks to transfer portions of Lots 100, 802 & 805 Scarborough Beach Road, Lot 54 Pollard Street, Lots 14, 15, 22, 36 – 41 & 12886 Cayley Streets, Lot 6 Leeder Street, Lot 600 Rawlins Street, Lot 9502 Penzance Circuit and various road reserves from the Mitchell Freeway Primary Regional Roads reservation into the 'Urban' zone.

Support for Proposal 1

The removal of the Mitchell Freeway Reserve from portions of the lots listed above is supported by the City as it will eliminate the development restrictions associated with the reserve, allowing future development to occur. From a strategic perspective, this is of particular relevance for Lots 802, 805 and 100 Scarborough Beach Road, and Lot 54 Pollard Street which are within the Herdsman Glendalough Area. The Herdsman Glendalough Area is one of the City's key urban intensification precincts, where the planning framework aims to facilitate the transformation of the area overtime into a high density, mixed use precinct in close proximity to Glendalough Station. The removal of the reserve from these lots will facilitate future development within the Herdsman Glendalough Area, and is therefore supported by the City.

The removal of the Mitchell Freeway Reserve from portions of the lots listed above is also supported by the City on the grounds that it will provide owners and occupants with a greater degree of certainty that future expansion of the Mitchell Freeway will not result in incursion upon their properties.

Recommendation to Extend the Proposal 1 Area

As discussed in recent meetings with officers from the City of Stirling, DPLH, Main Roads and PTA, a portion of the Mitchell Freeway Reserve to the north of the Proposal 1 Area is currently aligned "off centre". This portion of the reserve is located between the northernmost point of the Proposal 1 area and Gordon Road West where the reserve is located over portions of various lots to the freeway's western side. These include Lots 801, 807 and 36 Neil Street, Lot 104 and Part Lot 30 Frobisher Street, Lots 311, 13976, 310, 113, 55, 309 and 308 Sangiorgio Court, Lot 102 Linwood Court and the Gordon Road West road reserve.

The City recommends that the area of land to be transferred from the Mitchell Freeway Primary Regional Roads reservation to the 'Urban' zone, be extended to include the portions of these lots that are currently within the reserve (see Figure 1 below).

METROPOLITAN REGION SCHEME AMENDMENT 1392/57: CENTRAL DISTRICTS OMNIBUS 6

City of Stirling Submission: 30 August 2022

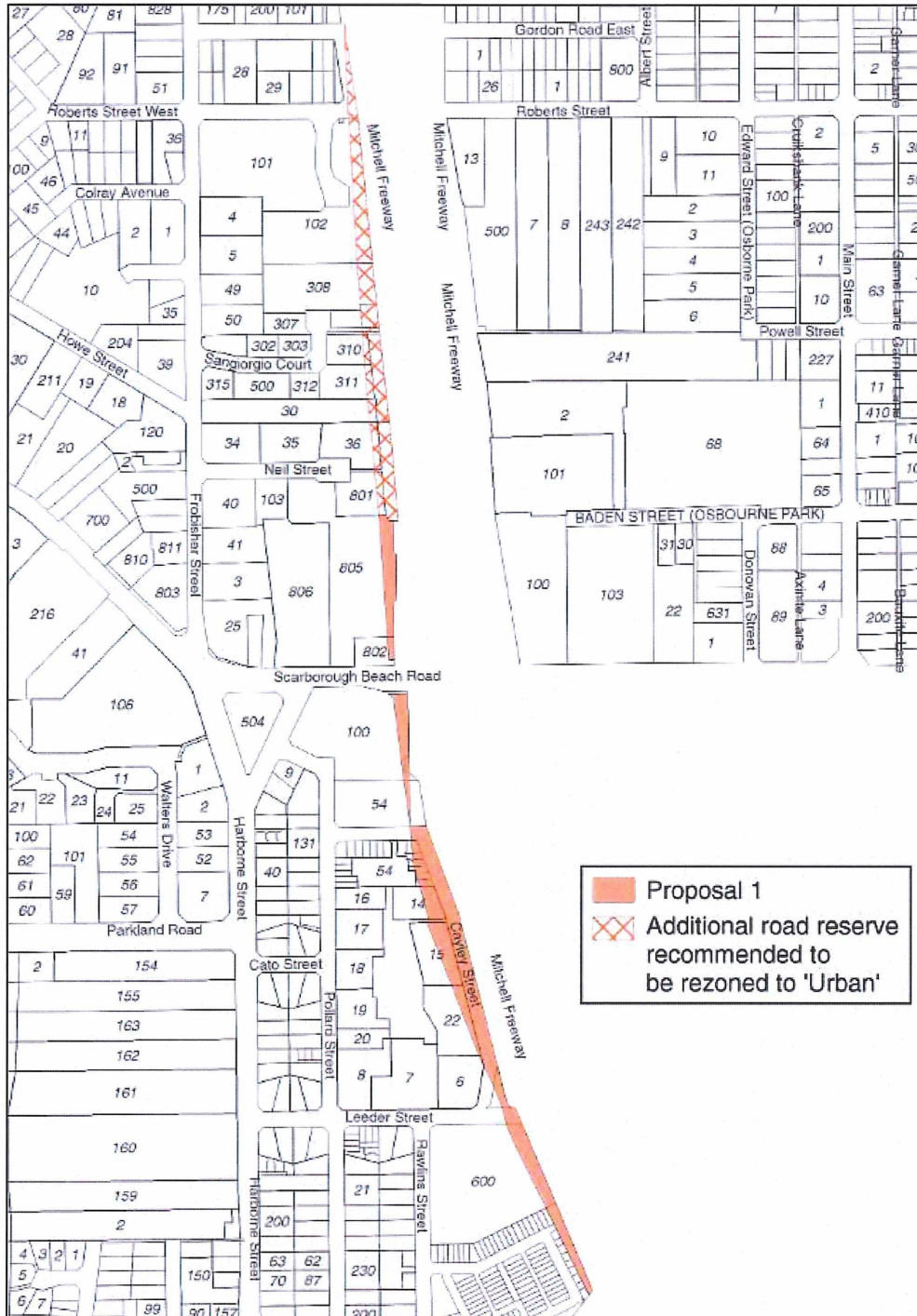


Figure 1 Portion of Mitchell Freeway Primary Regional Roads Reservation Recommended to be Transferred into the Urban Zone.

METROPOLITAN REGION SCHEME AMENDMENT 1392/57: CENTRAL DISTRICTS OMNIBUS 6

City of Stirling Submission: 30 August 2022

Transferring the portion of the freeway reserve that is located over these lots into the 'Urban' zone will eliminate development restrictions associated with the reservation, allowing for greater development flexibility. This is consistent with the objectives of the Herdsman Glendalough planning framework which aims to increase development intensity and provide new road connections in this area. The removal of the Mitchell Freeway Primary Regional Roads reservation from these lots will also correct the alignment anomaly.

The City's officers have recently met with Main Roads officers who have expressed that there is currently no current desire to extend the Mitchell Freeway westwards in any way that would encroach upon these lots.

Should the Western Australian Planning Commission not be of the mind to include these additional lots within the Proposal 1 area at this time, the City requests these lots be transferred from the Mitchell Freeway Primary Regional Roads reservation to the 'Urban' zone as part of a future Metropolitan Region Scheme Amendment.

Conclusion

As outlined above, the City is supportive of Proposal 1 and recommends that the Proposal 1 area be extended north to include the lots and road reserve listed in this submission. Should the WAPC be unable to include these lots at this time, the City kindly requests that this form part of a future Metropolitan Region Scheme Amendment. The City is happy to continue to work with the WAPC in any capacity to achieve this outcome.

**12.1/CF3 METROPOLITAN REGION SCHEME AMENDMENT 1392/57 -
CENTRAL DISTRICTS OMNIBUS 6: CITY OF STIRLING
SUBMISSION****Report Information**

Location: Osborne Park, Glendalough
Applicant: Not Applicable
Reporting Officer: Manager City Future
Business Unit: City Future
Ward: Osborne
Suburb: Glendalough

Authority/Discretion**Definition**

- Advocacy *when Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.*
- Executive *the substantial direction setting and oversight role of the Council. e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.*
- Legislative *includes adopting local laws, town planning schemes and policies. It is also when Council reviews decisions made by Officers.*
- Quasi-Judicial *when Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (e.g. under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.*
- Information Purposes *includes items provided to Council for information purposes only, that do not require a decision of Council (i.e. - for 'noting').*

Moved Mayor Irwin, seconded Councillor Proud

THE COMMITTEE RECOMMENDS TO COUNCIL

That Council **SUPPORTS** the City's draft submission to the Western Australian Planning Commission relating to Metropolitan Region Scheme Amendment 1392/57 – Central Districts Omnibus No.6.

The motion was put and declared **CARRIED (8/0)**.

For: Councillors Krsticevic, Lagan, Migdale, Perkov, Proud, Sargent, Thornton and Mayor Irwin.

Against: Nil.

Recommendation

That Council **SUPPORTS** the City's draft submission to the Western Australian Planning Commission relating to Metropolitan Region Scheme Amendment 1392/57 – Central Districts Omnibus No.6.

Report Purpose

To consider the draft submission to the Western Australian Planning Commission (WAPC) relating to Metropolitan Region Scheme Amendment 1392/57 – Central Districts Omnibus No.6.

Relevant Documents

Attachments

Attachment 1 - Metropolitan Region Scheme Amendment 1392/57 - City of Stirling Submission [↓](#)

Available for viewing at meeting

Nil

Background

On 29 June 2022, the City received notification that Metropolitan Region Scheme Amendment 1392/57 - Central Omnibus 6 was being advertised for public comment by the WAPC. The purpose of the Amendment is to update various zones and reservations in the Metropolitan Region Scheme (MRS) at the request of various Government Agencies and landowners, and to make the MRS consistent with the current use of land.

Only one update is proposed for the City of Stirling (Proposal 1). This proposal intends to transfer a portion of the Mitchell Freeway Primary Regional Roads reservation to the 'Urban' zone (Figure 1).

The majority of lots effected by Proposal 1 are privately owned and have existing buildings within the Freeway reserve. The proposed 'Urban' zoning for these lots is consistent with the lots in the surrounding area.

Proposal 1 aims to rationalise the extent of the Freeway reserve and accurately reflect the area of land required for the Mitchell Freeway, Scarborough Beach Road, and the bus station which services Glendalough Station.

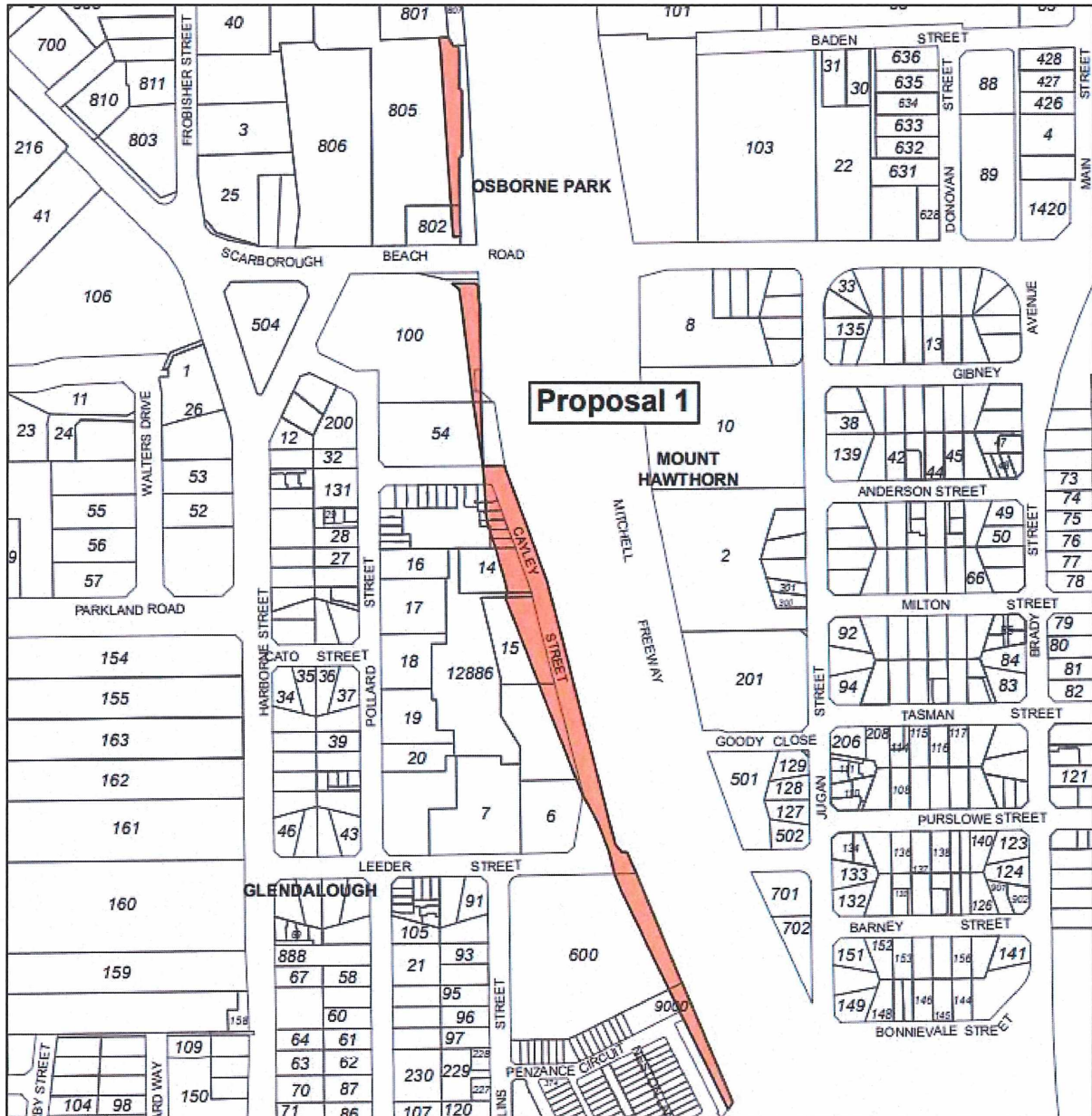


Figure 1: Portions of Lots to be Transferred from the Mitchell Freeway Primary Regional Roads Reservation to the Urban Zone

Comment

It is recommended that the proposal to rezone the lots shown in Figure 1 to 'Urban' under the MRS is supported as development is currently restricted by the Mitchell Freeway Primary Regional Roads reservation. Transferring the reservation into the 'Urban' zone will allow development in accordance with the objectives for the Herdsman Glendalough redevelopment area.

The removal of the Mitchell Freeway Primary Regional Roads reservation will also benefit owners and occupiers by providing a degree of certainty that any future expansion of the Mitchell Freeway will not encroach upon these lots.

The City's draft submission also requests that an additional area to the north of Proposal 1 is transferred from the Mitchell Freeway Primary Regional Roads reservation to the 'Urban' zone. An anomaly in the Mitchell Freeway Primary Regional Roads reservation has resulted in the alignment of a section of the reserve being off centre as shown in Figure 2 and Figure 3. This section of the Freeway reserve is between the northernmost point of the Proposal 1 area and Gordon Road West where the reserve is located over portions of various lots to the Mitchell Freeway's west.

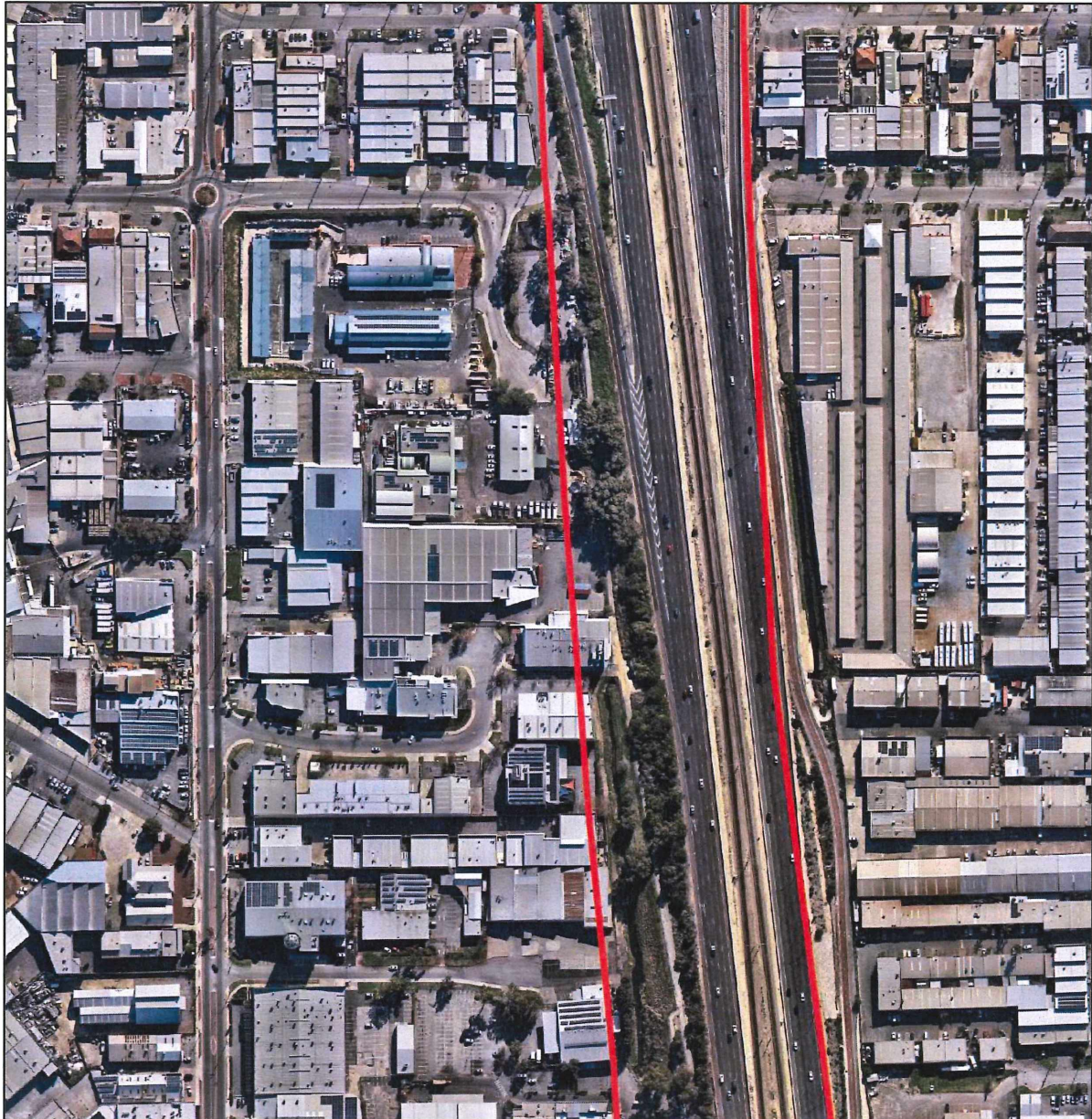


Figure 2: Mitchell Freeway Primary Regional Roads Reservation Misalignment

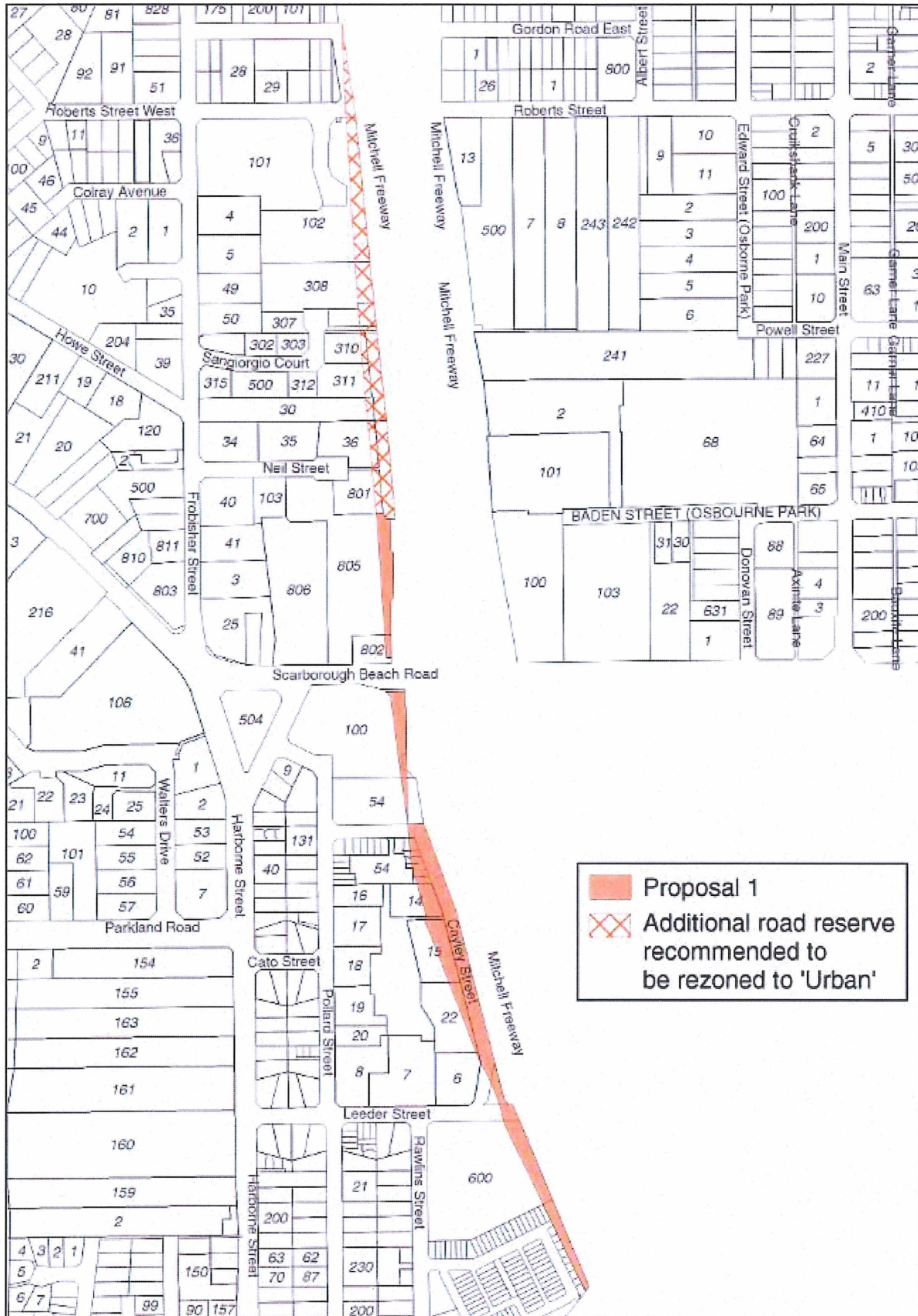


Figure 3: Portion of Mitchell Freeway Primary Regional Roads Reservation Recommended to be Transferred into the Urban Zone

The City's officers have recently met with Main Roads Western Australia officers who expressed that there is no current desire to extend the Mitchell Freeway westwards to encroach upon these lots and therefore support the removal of the Freeway reserve from it.

The City's draft submission to the WAPC concerning Proposal 1 is attached to this report (Attachment 1).

Consultation/Communication Implications

The public consultation period for Metropolitan Region Scheme Amendment 1392/57 – Central Omnibus 6 is from Friday 1 July 2022 until Friday 2 September 2022.

Policy and Legislative Implications

Should the WAPC adopt Proposal 1, the portions of the lots currently within the Mitchell Freeway Primary Regional Roads reservation will become 'No Zone' land under Local Planning Scheme No.3 (LPS3).

Clause 4.1.3 of LPS3 specifies that development proposed on the 'No Zone' part of these lots shall be considered in accordance with the zone of the remainder of the lot. It is intended that the 'No Zone' land will be rezoned to match that of the remainder of these lots through the implementation of Local Planning Scheme No.4.

Financial Implications

Nil.

Strategic Implications

Key Result Area: Vibrant economy

Outcome E2: A great place to work, invest and do business

Sustainability Implications

The following tables outline the applicable sustainability issues for this proposal:

| ENVIRONMENTAL | |
|------------------------|---|
| Issue | Comment |
| Efficient Resource Use | Removal of the Mitchell Freeway Primary Regional Roads reservation will enable efficient use of land. |

| SOCIAL | |
|-------------------|---|
| Issue | Comment |
| Community Benefit | Removal of the Mitchell Freeway Primary Regional Roads reservation will enable the development of this land for purposes that will benefit the community. |

| ECONOMIC | |
|--------------------------------|--|
| Issue | Comment |
| Dvlpmt of key business sectors | Transferring these lots from the Mitchell Freeway Primary Regional Roads reservation into the 'Urban' zone will result in the removal of development restrictions associated with this reservation. This will increase the future development potential of these lots. |

Conclusion

The City's draft submission to the WAPC supports Proposal 1 of Metropolitan Region Scheme Amendment 1392/57 - Central Omnibus 6 which proposes to transfer a section of the Mitchell Freeway Primary Regional Roads reservation into the 'Urban' zone. The draft submission also recommends that the section of the Freeway reserve which currently exists over portions of various lots between the Proposal 1 area and Gordon Road West, also be transferred to the 'Urban' zone.

Removing the development restrictions associated with the Mitchell Freeway Primary Regional Roads reservation will facilitate future development of these lots and will provide owners and occupants a degree of certainty that any future expansion of the Mitchell Freeway will not encroach upon these lots. It is therefore recommended that Council support the draft submission.



Department of
Education

**SUBMISSION
13**

Your ref: 833-2-1-78 Pt 1 (RLS/1015)
Our ref: D22/0610153
Enquiries: Sharnie Stuart

Western Australia Planning Commission
Department of Planning, Lands and Heritage

Email: regionplanningschemes@dplh.wa.gov.au

Attention: Brett Pye
Senior Planning Officer

Dear Sir / Madam,

**Proposed Metropolitan Region Scheme Amendment 1392/57
Central Districts Omnibus 6**

Thank you for your letter dated 28 June 2022 providing the Department of Education (the Department) with the opportunity to comment on the abovementioned proposal.

The Department has reviewed the information submitted as part of MRS amendment 1392/57 and it is expected that the proposals will not impact public schooling within the subject localities. On this basis, the Department has no in principle objections to the omnibus 6 amendment.

Should you have any questions in relation to the above, please do not hesitate to contact Sharnie Stuart, A/Principal Consultant – Land Planning on (08) 9264 4046 or email at sharnie.stuart@education.wa.edu.au.

Yours sincerely

Matt Turnbull
Manager Land and Property

10 August 2022

From: DFES Land Use Planning <advice@dfes.wa.gov.au>
Sent: Wednesday, 17 August 2022 3:20 PM
To: Marija Bubanic
Subject: Proposed Metropolitan Region Scheme Amendment 1392/57 – Central Districts Omnibus 6 - DFES response
Attachments: Proposed Scheme Amendment No. 5 to Local ~ 42 and Castledare Local Structure Plan - DFES Response.pdf

Your Ref: 1397/57
DFES Ref: D20812

Attention: Marija Bubanic

I refer to your e-mail dated 1 July 2022 in relation to the referral of Proposed Metropolitan Region Scheme Amendment 1392/57 – Central Districts Omnibus 6. Your referral included Attachment A, titled 'MRS Amendment 1392/57: Central Districts Omnibus 6 Consistency with SPP 3.7: Planning in Bushfire Prone Areas.' Attachment A contains commentary regarding the application of SPP3.7, which is ultimately at the discretion of the decision maker.

A Bushfire Management Plan (BMP) is required to accompany strategic planning proposals, subdivision and development applications in areas above BAL-LOW or areas with a bushfire hazard level above low (refer to clause 6.2b). A BMP includes the bushfire assessment, identification of the bushfire hazard issues arising from the relevant assessment and a clear demonstration that compliance with the bushfire protection criteria contained within Appendix 4 of these Guidelines, is or can be achieved.

The BMP should be prepared as early as possible in the planning process and progressively refined or reviewed as the level of detail increases. The level of detail provided within a BMP should be commensurate with the applicable planning stage and scale of the proposal or application.

Should you apply SPP 3.7 then, we request the relevant information pursuant to this policy be forwarded to DFES to allow us to review and provide comment prior to the endorsement of Amendment 1392/57. DFES notes the DPLH submitted a BMP, Version B, dated 5 July 2018 to support proposal #25 Pt Lot 102 Castledare Road, Wilson. DFES recently assessed a current BMP for this site, with our advice enclosed for your information.

Land Use Planning staff are available to discuss planning proposals and provide general bushfire advice at any stage of the planning process. Please do not hesitate to contact me on the number below, should you require clarification of any of the matters raised.

Kind regards

Craig Scott
Senior Land Use Planning Officer | Land Use Planning

Emergency Services Complex | 20 Stockton Bend Cockburn Central WA 6164
T: 08 9395 9713 | **E:** advice@dfes.wa.gov.au | **W:** dfes.wa.gov.au



FOR A SAFER STATE



Our Ref: D22313
Your Ref: 20/5.1

Roberta Schuchmann
City of Canning
roberta.schuchmann@canning.wa.gov.au

Dear Sir/Madam

RE: LOT 4 FERN ROAD AND LOTS 100 AND 102 CASTLEDARE PLACE, WILSON PROPOSED SCHEME AMENDMENT NO. 5 TO LOCAL PLANNING SCHEME 42 AND CASTLEDARE LOCAL STRUCTURE PLAN

I refer to your email dated 28 October 2021 regarding the submission of a Bushfire Management Plan (BMP) (Version A), prepared by Emerge Associates dated 15 April 2021, for the above local structure plan.

This advice relates only to *State Planning Policy 3.7 Planning in Bushfire Prone Areas* (SPP 3.7) and the *Guidelines for Planning in Bushfire Prone Areas* (Guidelines). It is the responsibility of the proponent to ensure the proposal complies with all other relevant planning policies and building regulations where necessary. This advice does not exempt the proponent from obtaining necessary approvals applicable to the proposal including planning, building, health or any other approvals required by a relevant authority under other written laws.

Assessment

1. Policy Measure 6.3 a) (ii) Preparation of a BAL contour map

| Issue | Assessment | Action |
|--------------------------------------|---|---|
| Vegetation Classification Map | <p>A Vegetation Classification Map has not been provided as per the methodology set out in appendix 3 of the Guidelines, including:</p> <ul style="list-style-type: none">Vegetation plots are not clearly delineated in the BMP Figures making it difficult to determine where the vegetation plots are contained. This includes plots 6 and 7 in Figure 4.Table 3 describes various slope assessments regarding plots 3 and 4. However, Figure 5 does not clearly differentiate different plots and slope. | <p>Modifications required. Demonstrate compliance with the methodology in Appendix Three of the Guidelines.</p> |

| | | |
|----------------------------------|--|--------------------------------------|
| BAL Contour Map | The BAL Contour Map (figure 6 of the BMP) has not been prepared in accordance with Appendix 3 of the Guidelines, including vegetation plots not clearly delineated. The BMP should be amended to demonstrate compliance with the methodology in Appendix Three of the Guidelines. | Modifications required. |
| Vegetation Classification | <p>Plot 6 – Insufficient information</p> <p>DFES accepts exclusions applied associated with the future proposed subdivision area and existing developed areas. However plot 6 also contains vegetation associated with the Fern Road reserve and Castledare Miniature Railway (Inc) as excluded as low threat.</p> <p>Technical evidence and verification should be included in the BMP to qualify the vegetation exclusion can be achieved, and under what enforceable mechanism it is to be managed in perpetuity. Alternatively, the vegetation classification should be revised as per AS 3959.</p> | Modification to the BMP is required. |
| Vegetation Classification | <p>Plot 7 – Insufficient information</p> <p>Plot 7 contains vegetation associated with the Castledare Miniature Railway (Inc). The BMP has assumed the entirety of plot 7 will be managed low threat by the Castledare Miniature Railway (Inc). Evidence has not been provided to validate management of plot 7 by the responsible authority. Further information is required to ensure plot 7 will be maintained as low threat as per AS3959 in perpetuity. Alternatively, the vegetation classification should be revised to consider the vegetation as per AS3959.</p> | Modification to the BMP is required. |

2. Policy Measure 6.3 c) Compliance with the Bushfire Protection Criteria

| Element | Assessment | Action |
|---|---|--------------------------------------|
| Location and Siting & Design | <p>A1.1 & A2.1 – Not demonstrated</p> <p>The BAL ratings cannot be validated, as the vegetation classification inputs require modification as per the above table.</p> <p>The BMP recognises remnant vegetation on adjoining areas to the east as having an extreme bushfire hazard. DFES acknowledges the subdivision concept design submitted in support of the structure plan responds to this risk, with the provision of a perimeter road and dual use path providing hazard separation.</p> <p>The intent of this element is to ensure lots are located in areas with the least possible risk. However, this has not been demonstrated as the BAL ratings cannot be validated, and proposed lots 1 to 8 are potentially adjacent to classifiable vegetation.</p> <p>The design should optimise hazard separation, and / or substantiate vegetation classification as identified in the tables above.</p> | Modification to the BMP is required. |

| | | |
|--------------------------------|---|--|
| <p>Vehicular Access</p> | <p>A3.3 – Not demonstrated</p> <p>In bushfire prone areas, a cul-de-sac subdivision layout is not favoured because they do not provide access in different directions for residents. DFES notes commentary in Table 4 of the BMP regarding justification of the cul-de-sac design, however it is not clear whether the site layout could be amended to avoid the cul-de-sacs.</p> <p>There are access and egress benefits for fire and emergency services by providing a public road between Castledare Place and the proposed road network connecting to Bywater Way, in place of the EAW through the proposed car park. DFES does not currently support the justification for not achieving this acceptable solution as it is not clear why the cul-de-sac cannot be removed in this location.</p> | <p>Modification to the BMP and structure plan is required.</p> |
| <p>Vehicular Access</p> | <p>A3.6 – Not demonstrated</p> <p>The Guidelines require provision of an EAW where it has been demonstrated that no alternative exists (refer to A3.3 above). EAWs for public access should be provided as an easement in gross to the local government to ensure vehicular access serving the subdivision and surrounding locality is available and safe during a bushfire event.</p> <p>DFES suggest review of subdivision design and scope for the creation of a public road through the lot to avoid the creation of cul-de-sacs and ensure compliance with A3.1, whilst also providing an improved bushfire management outcome for the site.</p> | <p>Modification to the BMP and structure plan is required.</p> |

Recommendation – not supported modifications required

The BMP does not adequately address the policy requirements of SPP 3.7 and the Guidelines.

DFES has assessed the BMP for the proposed structure plan and has identified issues that need to be addressed prior to support of the proposal (refer to tables above).

If you require further information, please contact me on telephone number 9395 9713.

Yours sincerely



Craig Scott
SENIOR LAND USE PLANNING OFFICER

8 December 2021



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

Your ref 833-2-1-78 Pt1 - RLS/1015
Our ref A0154/202201
Enquiries Steven Batty — 9222 3104
Steven.BATTY@dmirs.wa.gov.au

Brett Pye
Senior Planning Officer
Department of Planning, Lands and Heritage
Sent by Email — brett.pye@dplh.wa.gov.au

Dear Brett Pye

**METROPOLITAN REGION SCHEME AMENDMENT - PROPOSED MRS
AMEDNMENT 1392/57 - CENTRAL DISTRICTS OMNIBUS 6**

Thank you for your letter dated 1 July 2022 inviting comment on the proposed Metropolitan Region Scheme Amendment 1392/57 - Central Districts Omnibus 6.

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
26 August 2022



mainroads
WESTERN AUSTRALIA

Enquiries: Zeljko Zagorac on (08) 9475 8425
Our Ref: 18/11457 (D22#900361)
Your Ref: 833-2-1-78 Pt 1 (RLS/1015)

26 August 2022

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

Dear Sir / Madam

PROPOSED METROPOLITAN REGION SCHEME AMENDMENT CENTRAL DISTRICTS OMNIBUS 6 – REQUEST FOR COMMENTS

Thank you for your correspondence dated 1 July 2022 requesting comments from Main Roads on the above proposal.

Main Roads has no objections to the 25 proposals within Central Districts Omnibus 6, which seeks to rationalise the MRS within the Cities of Belmont, Canning, Perth & Sterling, and the Town of Victoria Park.

If you have any enquires or need further information regarding this matter, please contact the Statutory Road Planning Manager at Zeljko.zagorac@mainroads.wa.gov.au and quote file 18/11457 (D22#900361).

Yours sincerely

Lindsay Broadhurst
DIRECTOR ROAD PLANNING

Council Ref : 82/004 – Regional Scheme Amendments
Your Ref : 833-2-1-78 Pt 1 (RLS/1015)
Enquiries : Chantelle Gilbert

215 Wright Street
Cloverdale
Western Australia 6105

30 August 2022

Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 2506

Via email: RegionPlanningSchemes@dplh.wa.gov.au

Dear Ms Fagan

***METROPOLITAN REGION SCHEME AMENDMENT 1392/57 – CENTRAL DISTRICTS
OMNIBUS 6***

I refer to the Metropolitan Region Scheme (MRS) Amendment 1392/57 (Central Districts Omnibus 6) currently open for public comment, and provide the following submission.

Proposal 13

In response to the request for preliminary comments, the City previously raised concern in relation to the reclassification of land to extend the 'Primary Regional Roads' (PRR) reservation up to Lots 700 and 705 and into Lot 305 Great Eastern Highway, Rivervale.

The rationalisation of the PRR reservation does not reflect the constructed extent of Great Eastern Highway and the cadastral boundaries of Lot 305, and will encompass a portion of the existing building on the lot. It is recommended that Proposal 13 be amended to reflect the PRR reservation outside the cadastral boundary of Lot 305.

Proposal 16

The City previously raised concern in relation to the proposed part removal of Bush Forever Site 386. Part of this land was cleared during the construction of the Gateway WA project and Costco development.

In the City's preliminary comments dated 3 June 2021, it was recommended that a portion of remnant bushland between the Costco site and Dunreath Drive be retained as part of the Bush Forever Site. Upon further review, it is acknowledged that a large part of this area had been previously cleared and revegetated. However, there does still remain a smaller portion of remnant bushland within this area (refer **Figure 1** below).



Figure 1 – Aerial imagery of Bush Forever Site 386

It is recommended that this area of remnant bushland be retained as part of the Bush Forever Site.

Proposal 20

The proposed extension to the PRR reservation to reflect the constructed Leach Highway carriageway is supported.

The City previously outlined that the PRR reservation currently extends for a significant length of Belmont Avenue to the south-east of Leach Highway. As part of the Gateway WA project, access between Belmont Avenue and Leach Highway was removed and Belmont Avenue converted to a cul-de-sac. It is recommended that this portion of the PRR reservation be reclassified to 'Industrial' zone so as to be consistent with the balance of the extent of the Leach Highway PRR reservation.

Proposal 21

The proposed extension to the PRR reservation to reflect the constructed Leach Highway carriageway is supported.

A similar issue as outlined above also exists for Jeffrey Street, Kewdale where the PRR reservation extends for a length of the local road. As part of the grade-separation works for the Leach Highway and Orrong Road intersection, access between Jeffrey Street and Leach Highway was removed and Jeffrey Street converted to a cul-de-sac. It is recommended that this portion of the PRR reservation be reclassified to 'Urban' zone.

Proposals 17 and 18

It is acknowledged that the City's previously raised concerns regarding the alignment of the Leach Highway PRR reservation adjacent to Plant Lane and Belmont Avenue have been addressed.

Should you require further information in relation to the above, please don't hesitate to contact me by phone on (08) 9477 7452 or by email to chantelle.gilbert@belmont.wa.gov.au.

Yours faithfully



CHANTELLE GILBERT
COORDINATOR PLANNING PROJECTS



Job Ref: 9180
31 August 2022

Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001
(Emailed to: RegionPlanningSchemes@dph.wa.gov.au)

Attention: Mr Brett Pye – Senior Planning Officer, Land Use Planning

Dear Sir

**Submission on proposed MRS Amendment 1392/57 (minor)
Central Districts Omnibus 6 (Proposal 1)**

Rowe Group acts on behalf of Associated Finance Pty Ltd, the landowner of the former “North City Holden” site located at Lot 100 (No. 345) Scarborough Beach Road and Lot 54 (No. 72) Pollard Street, Osborne Park (the ‘subject site’).

Part of the subject site (along its eastern boundary) is located within the parameters of Proposal 1 of proposed Metropolitan Region Scheme (‘MRS’) Minor Amendment 1392/57 - Central Districts Omnibus 6 (the ‘proposed Amendment’). The proposed Amendment seeks to transfer portion of the subject site (and others) from the ‘Primary Regional Roads’ (‘PRR’) reservation to the ‘Urban’ Zone under the MRS.

The purpose of the proposed Amendment is to rationalise the extent of the PRR reservation to accurately reflect the land area requirements for the Mitchell Freeway, Scarborough Beach Road and the bus station associated with the Glendalough Train Station.

Our Client **supports** the proposed Amendment but **requests that the extent of ‘Urban’ zoned land be increased** to reflect the proposal as originally requested by the City of Stirling (the ‘Original Proposal’). The Original Proposal sought to **transfer all of the PRR reservation on the subject site to the ‘Urban’ Zone** as illustrated in the attached figure.

The Original Proposal was modified by the Department of Planning, Lands and Heritage (‘DPLH’) prior to the commencement of advertising, at the request of Main Roads Western Australia (‘MRWA’) and the Public Transport Authority

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(‘PTA’), to exclude land that the PTA advise will be required for future expansion of the bus station at the Glendalough Train Station.

Our Client’s request to modify the proposed Amendment to reflect the Original Proposal, increasing the extent of ‘Urban’ zoned land on the subject site, is based on the following:

1. The extent of the PRR which impacts the subject site is understood to be based on a historic and superseded planning outcome for the Mitchell Freeway which contemplated an interchange with Scarborough Beach Road. This interchange is no longer required meaning the extent of the current PRR reservation is superfluous to requirements.
2. The bus station, operated by the PTA, is located to the immediate east of Lot 100 but does not extend into the site boundaries. The MRS Amendment Report notes that the PTA has indicated the land south of the bus station adjoining Lot 54 and currently used for parking, will be required for future expansion. Despite this statement, the PTA has been unable to provide any further information or plans which indicate how the land will be developed and when development will likely occur. In this regard, the need for the additional PRR reservation has not been demonstrated by the PTA or MRWA and therefore, should be removed.
3. We understand the City of Stirling confirmed the above with MRWA and the PTA as part of the planning for the Herdsman Glendalough area, which has been occurring over the past 20 years through the preparation of various town planning frameworks. This framework includes the Draft Herdsman Glendalough Structure Plan (‘draft Structure Plan’) and the Herdsman Glendalough Local Development Plan (‘LDP’), neither of which identify, or refer to, any proposal to expand or redevelop the bus station.
4. The PRR reservation has been in place at this location for in excess of 20 years. Despite the passing of considerable time, no plans have been prepared to demonstrate the form of redevelopment purportedly envisaged by the PTA for the land and no information has been provided as to the expected timing of any such redevelopment. It is unreasonable to continue to sterilise privately owned land in the absence of any formal proposal by the PTA or indeed, any commitment as to the likely form and timing of any such redevelopment.

Having regard to the above, it is our considered view that the full extent of the PRR reservation affecting the subject site remains surplus to the land area requirements associated with the Mitchell Freeway, Scarborough Beach Road and Glendalough Bus Station. Accordingly, it is requested that Proposal 1 of proposed MRS Minor Amendment 1392/57 - Central Districts Omnibus 6 be modified to increase the extent of ‘Urban’ zoned land to reflect the Original Proposal as depicted in the attached figure.



We appreciate the opportunity to comment on the proposed Amendment and trust that our comments are given due consideration. Should you have any queries or require any further information or clarification in relation to this matter, please contact the undersigned or our Mr Adrian Dhue (Senior Urban Planner) on 9221 1991.

Yours faithfully,

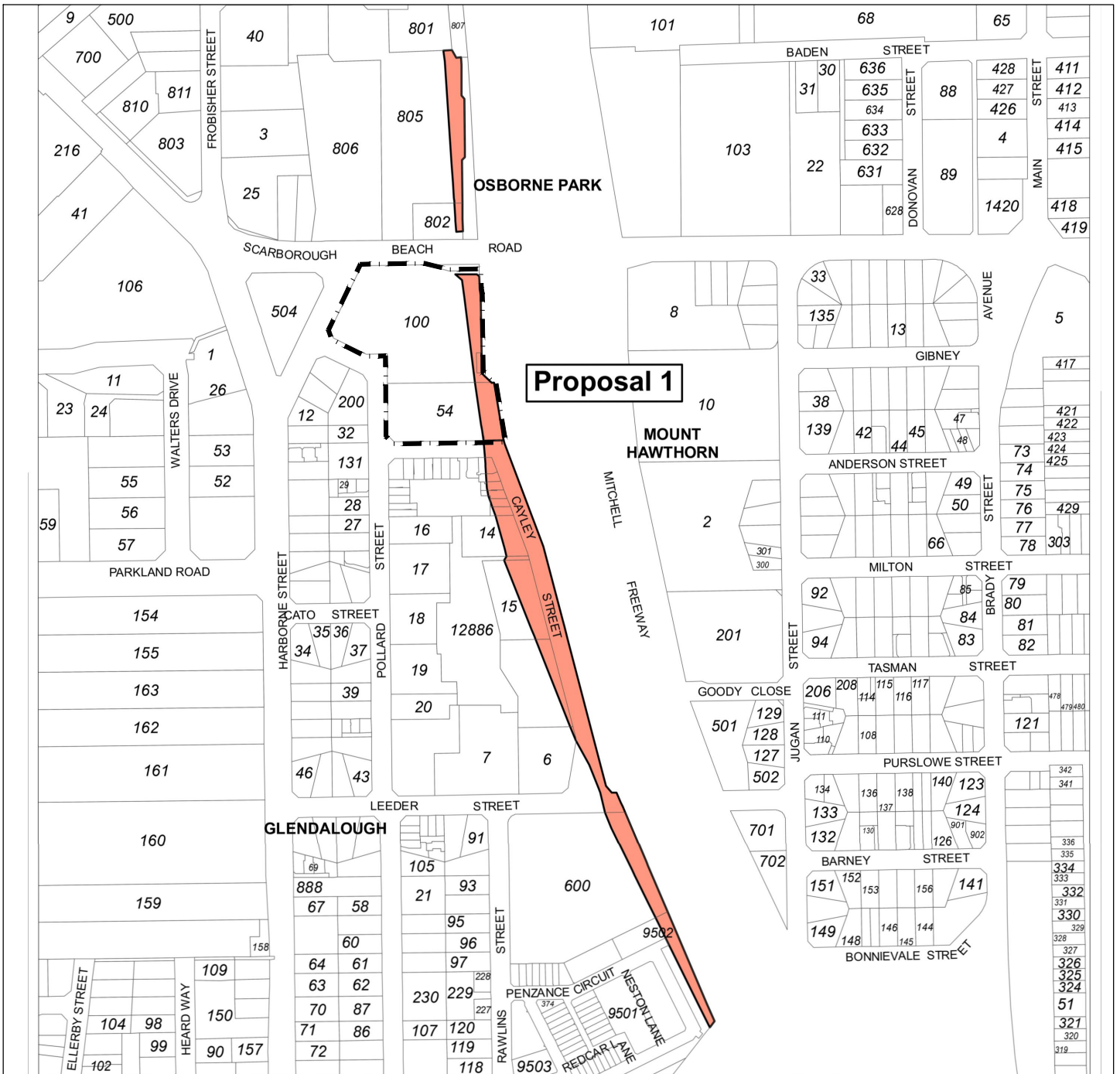
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Rowe Group

Encl. (Form 57)

cc: Client

Figure



Proposal 1

**Central Districts Omnibus No. 6
Proposed minor amendment
as advertised**

24 November 2021

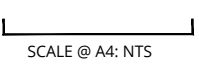
Proposal 1

- Proposed Amendment:
- Urban zone
 - Subject Site

Oracle reference no: 3387
Version number: 5



9180_FIG10A_20220824 Osborne Park (Omnibus) - N:\TOWN PLANNING\9000-9999\9180\DRAWING\A-CAD - JS - 2022.08.30



**MRS AMENDMENT 1392/57 - CENTRAL DISTRICTS
OMNIBUS 6 PROPOSAL 1 (MODIFIED)**