



March 2024

Metropolitan Region Scheme Amendment 1419 (Standard Amendment)



**Woodvale Drive and Ancestor
Retreat, Woodvale**

Amendment Report

City of Wanneroo

**Metropolitan Region Scheme
Amendment 1419
(Standard Amendment)**

Woodvale Drive and Ancestor Retreat, Woodvale

Amendment Report

City of Wanneroo



March 2024

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 1419 (Standard) Amendment Report
File RLS/1103

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

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Abbreviations

| | |
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| ACH | Aboriginal Cultural Heritage |
| AHA | <i>Aboriginal Heritage Act 1972</i> |
| CCW | Conservation Category Wetland |
| DBCA | Department of Biodiversity Conservation and Attractions |
| DoT | Department of Transport |
| DPLH | Department of Planning, Lands and Heritage |
| DWER | Department of Water and Environmental Regulation |
| DWMS | District Water Management Strategy |
| EPA | Environmental Protection Authority |
| LPS | Local Planning Scheme |
| MOU | Memorandum of Understanding |
| MRS | Metropolitan Region Scheme |
| MRWA | Main Roads Western Australia |
| ORR | Other Regional Roads |
| PRR | Primary Regional Roads |
| SPP | State Planning Policy |
| SWALSC | South West Aboriginal Land and Sea Council |
| WAPC | Western Australian Planning Commission |
| WC | Water Corporation |

Amendment Report

Metropolitan Region Scheme Amendment 1419 (Standard) Woodvale Drive and Ancestor Retreat, Woodvale

Amendment Report

1 Planning objective

The purpose of the amendment is to transfer approximately:

- a) 4.64 hectares of land within Lots 26 and 900 Woodvale Drive, Lot 803 Ancestor Retreat, and the road reserve for Woodvale Drive in Woodvale from the Rural zone to the Urban zone; and
- b) 2,673 square metres of land within the road reserves for Wanneroo and Ocean Reef Roads in Woodvale from the Rural zone and the Other Regional Roads reservation to the Primary Regional Roads reservation;

under the Metropolitan Region Scheme (MRS), as shown on the ***Amendment Figure - Proposal 1***.

The proposed Urban zoning will facilitate further planning and development of the subject land for commercial and residential land uses.

2 Background

The amendment area is located in the City of Wanneroo and is located approximately 19 kilometres north-west of the Perth Central Business District, four kilometres south-east of the Joondalup strategic centre and 3.5 kilometres south of the Wanneroo secondary centre.

The amendment area is zoned Rural under the MRS and Rural in the *City of Wanneroo District Planning Scheme No. 2* (DPS 2). Lots 803 and 900 have been developed for rural living purposes and contain remnant vegetation, and a plant nursery is located on Lot 26.

Land to the west of the amendment area forms part of the Yellagonga Regional Park and Bush Forever Site 299, and is reserved Parks and Recreation under the MRS. Land to the south is zoned Urban under the MRS and Urban Development in DPS 2 and has been developed for residential purposes. Ocean Reef and Wanneroo Roads to the north and east of the main part of the amendment area and are predominantly reserved Other Regional Roads and Primary Regional Roads under the MRS. Small parts of the road reserves for the intersection of these roads are currently zoned Rural under the MRS and Rural in DPS 2.

The use and development of the Rural zone land within the amendment area is currently subject to the requirements of DPS 2, and will continue to be subject to the requirements of this local planning scheme should it be rezoned to the Urban zone land under the MRS. The use and development of land which is proposed to be transferred to the Primary Regional Roads reservation will be subject to the requirements of the MRS.

3 Discussion

Strategic Context

Perth and Peel@3.5million / North-West Sub-Regional Planning Framework

The *Perth and Peel@3.5million* suite of strategic planning documents have been prepared to guide the strategic planning for the Perth and Peel regions, and make the case for a more considered, connected, consolidated urban form.

The *North-West Sub-regional Planning Framework* (the Framework), which forms part of this suite of documents, designates the Rural zoned land within the amendment area as 'Urban'. The Urban zoning as proposed by the amendment are consistent with the Framework.

State Planning Policy 2.8 - Bushland Policy for the Perth Metropolitan Area

State Planning Policy 2.8 - Bushland Policy for the Perth Metropolitan Region (SPP 2.8) aims to provide a policy and implementation framework that will ensure bushland protection and management issues are addressed and integrated with broader land use planning and decision-making. In general, the policy does not prevent development where it is consistent with policy measures and other planning and environmental considerations.

The amendment area contains approximately 1.6 hectares of remnant vegetation which is likely to be foraging habitat for threatened Black cockatoo species (Carnaby's and Forest Red-tailed Black Cockatoos) and two potential habitat trees. A black cockatoo habitat assessment undertaken by the proponent concluded that the clearing of this remnant vegetation is not likely to result in any significant impacts on threatened Black cockatoo species. However, the Department of Water and Environmental Regulation (DWER) advises that:

- the environmental values of the Black cockatoo habitat are likely to be a significant consideration in the Environmental Protection Authority (EPA) assessment of the amendment; and
- when the amendment is referred to the EPA, it should be accompanied by additional information on the quality of the Black cockatoo habitat within the amendment area, breeding and roosting habitats in the surrounding area, and how the potential impacts of future development on the values of the Black cockatoo habitat are proposed to be avoided or minimised. In this respect, DWER advises that it is expected that the EPA mitigation hierarchy be applied to provide for the protection of these environmental values.

On the basis of the above, the WAPC notes that this matter will need to be appropriately resolved prior to the amendment area being transferred to the Urban zone. In this respect, it is anticipated that this matter could be resolved in a number of ways such as the purchase of offset areas and/or through retaining part of this habitat in public open space in subsequent planning stages. The use of these measures is likely to be consistent with the intent and recommendations of SPP 2.8.

Draft State Planning Policy 2.9 - Planning for Water

Draft State Planning Policy 2.9 - Planning for Water (draft SPP 2.9) seeks to ensure that planning and development considers water resource management and includes appropriate water management measures to achieve optimal water resource outcomes at the various stages of the planning process.

District Water Management Strategy

The Department of Water and Environmental Regulation has reviewed the district water management strategy (DWMS) prepared for the amendment area and raises no objections to it. However, it advises that it defers the assessment and endorsement of the DWMS to the City of Wanneroo and the Department of Biodiversity, Conservation and Attractions (DBCA), as the amendment area is located near a State significant wetland. In this respect, the City and the DBCA advise that the DWMS needs to be reviewed to better provide for the management of stormwater.

On this basis, the DWMS will need to be reviewed and updated to the satisfaction of the City and the DBCA prior to the WAPC making a final determination on the amendment.

Conservation Category Wetland Buffer - Wallubuenup Swamp

Approximately 5,400 squares metres of land in the western part of the amendment area is located within a 50 metre wetland buffer to Wallubuenup Swamp, which is located within the Yellagonga Regional Park to the west and is classified as a conservation category wetland. The need to provide an appropriate buffer to this wetland can be appropriately considered and addressed in the assessment of any future local structure plan for the amendment area.

State Planning Policy 3.7 - Planning in Bushfire Prone Areas

State Planning Policy 3.7 - Planning in Bushfire Prone Areas (SPP 3.7) forms the foundation for land use planning to address bushfire risk management in Western Australia. It is used to inform and guide decision-makers, referral authorities and proponents to achieve acceptable fire protection outcomes for the planning proposals in bushfire prone areas.

The amendment is consistent with SPP 3.7 as the bushfire management plan prepared in support of it adequately considers and demonstrates how any future development of the amendment area would be capable of achieving compliance with the bushfire protection criteria of the Guidelines for Planning in Bushfire Prone Areas.

State Planning Policy 5.4 - Road and Rail Noise

State Planning Policy 5.4 - Road and Rail Noise (SPP 5.4) seeks to minimise the adverse impact of road and rail transport noise on sensitive land uses within the specified trigger distance of major transport corridors. It also seeks to protect the functionality of these corridors by protecting them from the encroachment of incompatible development. SPP 5.4 is applicable as the site is located within the 200 metre policy trigger distance for Ocean Reef and Wanneroo Roads. A noise exposure forecast undertaken for the amendment area, pursuant to the recommendations of SPP 5.4, indicates it is likely that any future sensitive land uses on this land would be capable of achieving compliance with SPP 5.4.

Statutory Context

Water and Wastewater Infrastructure

The Water Corporation advises that the future subdivision and development of the subject land can be serviced by extensions off the surrounding water and sewerage networks.

Transport Planning

A transport impact assessment prepared for the amendment area has identified potential issues with the operation and safety of the Woodvale Drive and Wanneroo Road intersection,

and that this intersection is at risk of failing in the future unless it is modified. The Department of Transport recommends that the potential issues with this intersection be resolved prior to the amendment progressing any further. In this respect, the proponent is proposing to modify this intersection to make it a partial signalised intersection in order to provide for its safe and efficient operation of this intersection and is liaising with Main Road Western Australia on this matter.

The WAPC notes that this matter will need to be appropriately resolved prior to the transfer of the amendment area to the Urban zone.

4 Aboriginal cultural heritage

The process of rezoning or reservation of land in a region scheme is broad by nature and does not physically interfere with the land. Consideration of Aboriginal Cultural Heritage (ACH) is addressed more specifically at later stages of the planning process, typically when preparing a local structure plan or at the subdivision and development approval stages. All ACH is protected whether or not it has been previously recorded or reported.

Nevertheless, in recognising the importance of having reliable Aboriginal cultural heritage information, the WAPC and the Department of Planning, Lands and Heritage have entered into a Memorandum of Understanding with the South West Aboriginal Land and Sea Council (SWALSC) for the provision of Aboriginal consultative services. All amendment proposals likely to be of interest to Aboriginal persons are pre-referred to SWALSC for comment. SWALSC is the recognised Native Title Representative Body for Western Australia's southwest region and as such is well placed to provide advice on Aboriginal heritage.

The amendment will be referred to SWALSC during the formal advertising period.

5 Coordination of local and region scheme amendments

Pursuant to section 126(3) of the *Planning and Development Act 2005*, where land is being transferred to the Urban zone under the MRS, the WAPC can resolve to concurrently amend the respective local planning scheme to transfer this land to a zone or reservation which is consistent with the objective of the Urban zone.

In accordance with standard practice the WAPC will make a decision on the concurrent amendment of the City of Wanneroo DPS 2 at the close of the public submission period.

6 Substantiality

The *Planning and Development (Region Planning Schemes) Regulations 2023* allows for amendments to the MRS to be processed as either 'complex', 'standard' or 'basic' amendments, depending on the alteration to the MRS. In this regard, the WAPC has resolved to treat this amendment as a standard region scheme amendment for the following reasons:

- The amendment is not complex and does not reflect a significant change to the strategic planning for the Metropolitan region.
- The amendment is broadly consistent with the intent of the North-West Sub-regional Planning Framework.
- The potential environmental impacts of any future development on any significant environmental values within the amendment area can be appropriately considered and addressed in the assessment of future local planning scheme amendment or local structure plan for the site.

- The City of Wanneroo and key State Government agencies have not raised any matters which would prevent the initiation of the amendment.

7 Environmental Protection Authority advice

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

The EPA has advised that the proposed amendment does not require formal assessment under Part IV of the *Environmental Protection Act 1986*. A copy of the notice from the EPA is included at Appendix A.

8 The amendment process

The procedures for amending the MRS are prescribed by the *Planning and Development Act 2005* and the *Planning and Development (Region Planning Schemes) Regulations 2023*. In essence, the procedure for a standard region scheme amendment involves:

- formulation and initiation of the amendment by the WAPC;
- referral to the EPA for environmental assessment;
- completion of an Environmental Review to EPA instructions (if required);
- public submissions being sought on the proposed amendment (including environmental review if required);
- consideration of submissions;
- approval, with or without any modifications in response to submissions, or refusal to approve, by the Minister; and
- the amendment takes legal effect with Gazettal of the Minister's approval.

An explanation of the [region scheme amendment process](#) can be found on the Department of Planning, Lands and Heritage's website, along with further information for [your property and planning region schemes](#)

9 Submissions on the amendment

The WAPC invites people to comment on this proposed amendment to the MRS.

The amendment will be advertised for public submissions for a period of 42 days from 14 March 2024 to 25 April 2024. The amendment report and plans showing the proposed changes are available for public inspection [online](#).

Online submissions are encouraged via <https://consultation.dplh.wa.gov.au>

However, written submissions commenting on the amendment can be sent to:

RegionPlanningSchemes@dplh.wa.gov.au

or posted to:

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

and **must be received by 25 April 2024.**

All submissions received by the WAPC will be acknowledged.

For your convenience a submission form is contained in this report (Appendix D). Additional copies of the form are available from the Department of Planning, Lands and Heritage [website](#).

You should be aware that calling for public submissions is a public process and all submissions lodged will become public. All submissions are published and made available when the Minister for Planning has made a determination on the amendment. Advice of disclosure and access requirements are shown on side two of the submission form.

Before making your submission, it is recommended that you read the information in Appendix C of this report regarding preparing a submission.

10 Modifications to the amendment

After considering any submissions received from Government agencies and the public, the WAPC may recommend that the Minister modify the amendment. The Minister may approve the amendment, with or without any modifications in response to submissions, or decline to approve.

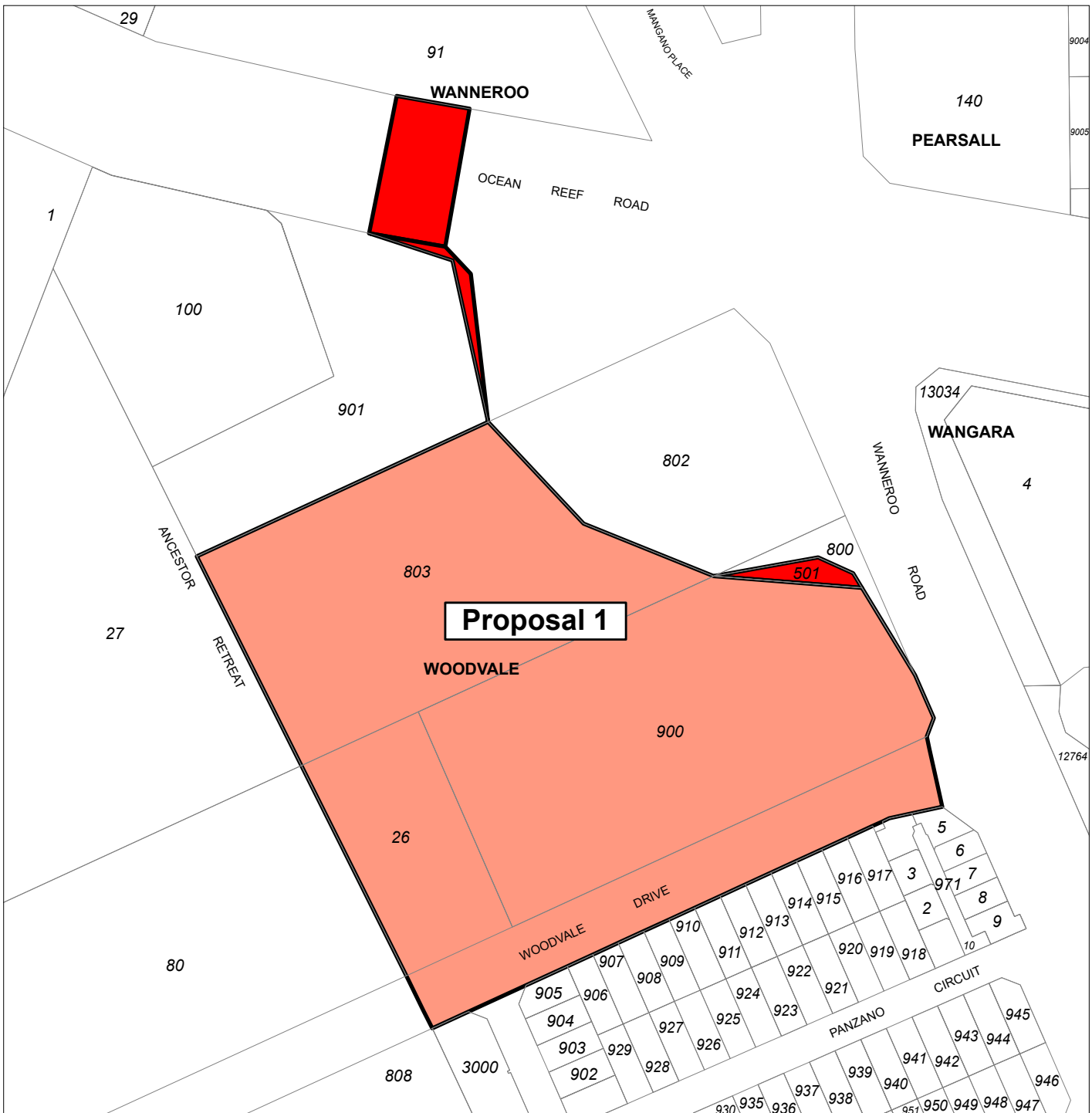
11 Final outcome

The recommendations of the WAPC, including any modifications, along with the determination of the Minister, are published in a report on submissions. Anyone who has made a submission will be notified of the outcome when the amendment is gazetted to give it legal effect.

**Metropolitan Region Scheme
Amendment 1419**

**Woodvale Drive and Ancestor
Retreat, Woodvale**

Amendment Figure - Proposal 1





**Woodvale Drive and Ancestor Retreat, Woodvale
Proposed standard MRS amendment
as advertised**

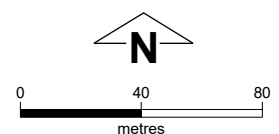
13 December 2023

Proposal 1

Proposed Amendment:

-  Rural zone to Urban zone
-  Other Regional Roads reservation and Rural zone to Primary Regional Roads reservation

Reference no: 4621
File no: RLS/1103
Version number: 2



Appendix A

Notice of environmental assessment



Environmental Protection Authority

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

Our Ref: APP-0025050, REC-0000463
Enquiries: Maddison Howard, 6364 6424
Email: maddison.howard@dwer.wa.gov.au

Dear Ms Boucher

DECISION UNDER SECTION 48A(1)(a)
Environmental Protection Act 1986

| | |
|------------------------------|--|
| SCHEME | Metropolitan Region Scheme 1419 |
| LOCATION | Lots 26 & 900 Woodvale Drive, Lot 803 Ancestor Retreat, and Wanneroo Road and Ocean Reef Road reserves, Woodvale |
| RESPONSIBLE AUTHORITY | Western Australian Planning Commission |
| DECISION | Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme Amendment Not to be Assessed Under Part IV of the EP Act. Advice Given (Not Appealable) |

Thank you for referring the above scheme to the Environmental Protection Authority (EPA).

After consideration of the information provided by you, the EPA considers that the proposed scheme should not be assessed under Part IV Division 3 of the *Environmental Protection Act 1986* (EP Act) but nevertheless provides advice and recommendations.

Please note the following:

- For the purposes of Part IV of the EP Act, the scheme is defined as an assessed scheme. In relation to the implementation of the scheme, please note the requirements of Part IV Division 4 of the EP Act.
- There is no appeal right in respect of the EPA's decision to not assess the scheme.

A copy of the EPA's Determination and advice and recommendations is attached and will be made available to the public via the EPA website.

Yours sincerely

Matthew Tonts
Chair of the Environmental Protection Authority

27 February 2024

Encl. EPA Determination, Scheme advice and recommendations



GOVERNMENT OF
WESTERN AUSTRALIA

Environmental Protection Authority

s.48A Referrals

Title: Metropolitan Region Scheme Amendment 1419

Location: Lots 26 & 900 Woodvale Drive, Lot 803 Ancestor Retreat, and Wanneroo Road and Ocean Reef Road reserves, Woodvale

Description: The amendment proposes to rezone lands at the above locations from the 'Rural' zone and 'Other Regional Roads' reservation, to the 'Urban' zone and 'Primary Regional Roads' reservation. The amendment is to facilitate future development for urban land uses.

Ref ID: APP-0025050

Date Received: 02/01/2024 **Date Sufficient Information Received:** 16/02/2024

Responsible Authority: Western Australian Planning Commission, Locked Bag 2506, PERTH WA 6001

Contact: Brett Pye

Preliminary Environmental Factors: Flora and vegetation, Terrestrial fauna, Inland waters and Social surroundings.

Potential Significant Effects: Implementation of the scheme amendment may result in the removal of native vegetation and threatened fauna habitat, impacts to a conservation category wetland, and modification of the local hydrological regime. Implementation of the scheme amendment may also result in impacts to local social amenity values.

Protection: Future development of the amendment area should preference land use types compatible with the retention of black cockatoo habitat and preservation of natural and social amenity values. EPA advice is provided recommending actions to protect and restore environmental values, and manage and mitigate potential environmental impacts.

Determination: **Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme Amendment Not to be Assessed under Part IV of the EP Act. Advice Given. (Not Appealable).**

The Environmental Protection Authority (EPA) has carried out some investigations and inquiries before deciding not to assess this scheme. In deciding not to formally assess schemes, the EPA has determined that no further assessment is required by the EPA.

This Determination is not appealable.

Chair's Initials:

27 February 2024

**ADVICE UNDER SECTION 48A(1)(a)
ENVIRONMENTAL PROTECTION ACT 1986**

Metropolitan Region Scheme Amendment 1419

Location: Woodvale Drive and Ancestor Retreat, Woodvale

Determination: Scheme Not Assessed – Advice Given (not appealable)

Determination Published: 4 March 2024

Summary

The amendment proposes to rezone lands at Woodvale Drive and Ancestor Retreat, Woodvale from the 'Rural' zone and 'Other Regional Roads' reservation, to the 'Urban' zone and 'Primary Regional Roads' reservation. The amendment is to facilitate future development for urban land uses.

The Environmental Protection Authority (EPA) has considered the scheme amendment in accordance with the requirements of the *Environmental Protection Act 1986* (EP Act). The EPA considers that the scheme amendment is unlikely to have a significant effect on the environment and does not warrant formal assessment at the region scheme stage, under Part IV of the EP Act. The EPA has based its decision on the original referral documentation and additional information provided by the Western Australian Planning Commission (WAPC) to this amendment. Having considered this matter, the following advice is provided.

Environmental Factors

Having regard to the EPA's (2021) *Statement of Environmental Principles, Factors, Objectives and Aims of Environmental Impact Assessment*, the EPA has identified the following preliminary environmental factors relevant to this scheme amendment:

- Flora and vegetation
- Terrestrial fauna
- Inland waters
- Social surroundings

Advice and Recommendations regarding the Environmental Factors

The amendment area contains remnant vegetation that provides habitat for threatened species of black cockatoo. The mapped extent of Wallubuenup Swamp conservation category wetland (CCW) is located approximately 30 metres west of the amendment area, and forms part of the broader wetland chain and ecological linkage associated with the Yellagonga Regional Park.

The EPA notes that implementation of the proposed amendment may result in impacts to black cockatoo habitat, local hydrology, water quality, and natural/social amenity values. However, having had regard for the small spatial scale of the potential clearing, the location of the existing constructed road between the amendment area and the CCW, and noting that future planning processes may provide opportunities for mitigation of some impacts, the EPA does not consider that the potential impacts of the proposed amendment are so significant as to warrant formal assessment under Part IV of the EP Act.

Notwithstanding the above, whilst the EPA notes that in a regional context the potential extent of clearing within the amendment area may be small (less than 2 hectares (ha)), the EPA

considers that the potential clearing represents a further incremental and net loss to the remaining extent of black cockatoo habitat on the Swan Coastal Plain. The EPA therefore strongly recommends that future development of the amendment area considers opportunities for the retention and protection of black cockatoo habitat; the proposed commercial land use is unlikely to result in retention of environmental values and is not supported.

The EPA advises that a refinement of alternative land uses which are less development intensive should be undertaken through the future stages of planning, to ensure development is implemented which is appropriate in proximity to the regional park, and will retain remnant vegetation and threatened Black cockatoo habitat. Such land uses may include community uses, child care, aged care, or consolidated higher density residential development, which could retain vegetated areas within the development envelope and be used for passive recreation. Retained vegetated areas should ideally not be impacted by any future fire management requirements.

The EPA notes and supports that the provided WAPC scheme amendment report states that black cockatoo habitat values 'will need to be appropriately resolved prior to the amendment area being transferred to the Urban zone' and suggests the retention of portions of black cockatoo habitat may occur through 'Public Open Space' designation as part of subsequent planning processes (such as at local scheme amendment stage). The EPA has also had regard for the referred environmental information that recorded *Banksia attenuata*, *Banksia menziesii* and *Banksia prionotes* trees within the amendment area; the staggered flowering periods for these banksia species may provide a year-round foraging resource for black cockatoos at the site. As such, banksia species should be prioritised for retention. Revegetation in the local area so there is no net loss of foraging habitat should also be required as part of subsequent planning processes.

The EPA also recommends that its section 16(k) *Guidance for planning and development: Protection of naturally vegetated areas in urban and peri-urban areas* is considered as part of future planning for the amendment area.

Proponents of future development should also consider their obligation to refer significant actions that impact matters of national environmental significance under the *Environment Protection and Biodiversity Conservation Act 1999*. With reference to the Commonwealth's (2022) *Referral guideline for 3 WA threatened black cockatoo species* and in considering the information provided, the EPA notes that the amendment area contains over 1 ha of black cockatoo foraging habitat and is located in proximity to known black cockatoo breeding and roosting sites.

Social surroundings

As stated above, the EPA understands that the long-term intention for the amendment area is to facilitate development for commercial land uses. The EPA considers that this form of development may impact the social amenity and heritage values proximal to the amendment area, which include the Yellagonga Regional Park to the west and Cockman House to the north.

The EPA notes that more sensitive land uses are available under the MRS 'Urban' zoning, and that these may provide for greater opportunities to retain local natural and social amenity values within the amendment area in comparison to commercial development. A preference for more socially and environmentally compatible land uses could be implemented through future planning stages, such as at structure planning, local development planning or subdivision.

Conclusion

The EPA concludes that the scheme amendment can be managed to meet the EPA environmental objectives for the above factors through planning controls available under the requirements of the MRS, specifically, further refinement of future land uses available to be implemented under the MRS 'Urban' zone rather than commercial development. The EPA notes that further impacts may be mitigated through future planning requirements and design. The EPA recommends its advice is implemented to further mitigate potential impacts to the above factors.

Appendix B

List of plans supporting the amendment

**Metropolitan Region Scheme
Amendment 1419**

**Woodvale Drive and Ancestor
Retreat, Woodvale**

as advertised

Amending Plan 3.2826

Appendix C

Preparing a submission

Preparing a Submission

The WAPC welcomes comment on proposed amendments to the MRS from interested individuals, groups, and organisations.

What is a submission?

A submission is a way to express your opinion and provide information. It is an opportunity to explain why the amendment should be supported, withdrawn, or modified. Suggestions of alternative courses of action are also welcomed.

Making a submission is not the same as voting in an election. The number of submissions received for or against a proposal will not in itself determine the result. Rather, it is the reasoned argument of why a particular thing should or should not be done. Your submission will assist the WAPC in reviewing its planning proposal before proceeding. Advertised proposals are often modified in response to the public submission process.

What should I say?

Your comments should focus on the particular issues that arise from the proposed amendment. If there are a number of components in the amendment, please indicate exactly which ones you are addressing.

It is important that you state your point of view clearly and give reasons for your conclusions and recommendations. These may include an alternative approach or other ways for the WAPC to improve the amendment or make it more acceptable. Indicate the source of your information or argument where applicable.

If you prefer not to write your own comments, you may consider joining a group interested in making a submission on similar issues. Joint submissions can increase the pool of ideas and information.

Before lodging your submission

The WAPC prefers to receive submissions online at <https://consultation.dplh.wa.gov.au>, however, hardcopy submissions can also be accepted (Submission Form - Appendix D).

Please remember to complete all fields in the submission form including your name and contact details. Please limit the number of attachments, where possible, ensuring they are directly relevant to the proposed amendment you are commenting on.

The closing date for submissions and how to lodge them is shown on the submission form and in the submissions on the amendment section of the amendment report.

Some amendments may be subject to an environmental review. Under these circumstances, the WAPC will forward a copy of any submission raising environmental issues to the EPA.

You should be aware that all submissions lodged with the WAPC are subject to regulations on disclosure and access, and your submission will become a public document.

Appendix D

Submission form for this amendment

Amendment (Standard)
Submission Form

Submission

Metropolitan Region Scheme Amendment 1419

Woodvale Drive and Ancestor Retreat, Woodvale

Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001

FILE
RLS/1103

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

Surname (PLEASE PRINT CLEARLY)

Address Postcode

Contact Number Email Address

Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission? Yes No

Submission

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

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turn over to complete your submission

