



April 2024

Metropolitan Region Scheme Amendment **1418** (Basic Amendment)



Part Lot 700 Pinjar Road, Sinagra

Report on Submissions
Submissions

City of Wanneroo

**Metropolitan Region Scheme
Amendment 1418
(Basic Amendment)**

Part Lot 700 Pinjar Road, Sinagra

**Report on Submissions
Submissions**

City of Wanneroo



April 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.

Disclaimer

This document has been published by the Western Australian Planning Commission. Any representation, statement, opinion, or advice expressed or implied in this publication is made in good faith and on the basis that the government, its employees and agents are not liable for any damage or loss whatsoever which may occur as a result of action taken or not taken, as the case may be, in respect of any representation, statement, opinion or advice referred to herein. Professional advice should be obtained before applying the information contained in this document to particular circumstances.

© State of Western Australia

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

Locked Bag 2506
Perth WA 6001

MRS Amendment 1418 (Basic) Report on Submissions
Submissions

File RLS/1118

Published April 2024

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

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

Contents

Report on Submissions

1	Introduction	1
2	The proposed amendment	1
3	Environmental Protection Authority advice	1
4	Call for submissions	1
5	Submissions.....	1
6	Determinations	2
7	Coordination of region and local scheme amendments	2
8	Conclusion and recommendation	2
9	Ministers decision.....	2

Schedule 1 Listing of submissions

Schedule 2 Summary of submissions and determinations

Schedule 3 Amendment Figure - Proposal 1 (as advertised)

Appendix A List of plans (as advertised)

Submissions

Report on Submissions

Metropolitan Region Scheme Amendment 1418 (Basic)

Pt Lot 700 Pinjar Road, Sinagra

Report on Submissions

1 Introduction

At its 25 October 2023 meeting, the Western Australian Planning Commission (WAPC) resolved to proceed with this amendment to the Metropolitan Region Scheme (MRS) and to treat it as a basic amendment, in accordance with the provisions of section 35 of the *Planning and Development Act 2005* and regulation 6 of the Planning and Development (Region Planning Schemes) Regulations 2023.

2 The Proposed Amendment

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

The purpose of the amendment is to transfer approximately 475 square metres of land within Lot 700 Pinjar Road, Sinagra from the Other Regional Roads reservation to the Urban zone under the MRS, as shown on ***Amendment Figure - Proposal 1***.

The proposed amendment will rationalise the extent of the Other Regional Roads reservation for this part of Pinjar Road and will facilitate the development of the land within the amendment area for residential purposes.

3 Environmental Protection Authority advice

On 12 December 2023, the EPA determined that the amendment did not require assessment under Part IV of the *Environmental Protection Act 1986* and did not provide any advice on the amendment.

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 for a total of 14 days from 22 January 2024 to 05 February 2024.

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

5 Submissions

Four submissions were received on the amendment. An index of all organisations lodging a submission is at Schedule 1.

All of the submissions received either raised no objections to the amendment or provided comment on it. There were no objecting submissions or significant issues raised which require further consideration.

A summary of each submission with WAPC comments and determinations is at Schedule 2. A complete copy of all written submissions is contained within this report.

6 Determinations

The responses to all submissions are detailed in Schedule 2. It is recommended the amendment be adopted for finalisation as advertised.

7 Coordination of region and local scheme amendments

Under section 126(3) of the *Planning and Development Act 2005* the WAPC has the option of concurrently rezoning land being zoned Urban under the MRS to a Development zone (or similar) in the corresponding Local Planning Scheme.

The City of Wanneroo advises that it supports the concurrent rezoning of the land within the amendment area to the 'Urban Development' zone in its *District Planning Scheme No. 2* (DPS 2). In this respect, the WAPC has resolved to concurrently amend DPS 2 to transfer the amendment area to the 'Urban Development' zone.

8 Conclusion and recommendation

This report summarises the background to Amendment 1418 and examines the various submissions made on it.

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

Having regard to the above, the WAPC recommends that the Minister for Planning approves the amendment.

9 Ministers Decision

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

Amendment 1418 is now finalised as advertised and shown on WAPC Amending Plan 3.2824 and has effect in the Metropolitan Region Scheme from the date of notice in the *Government Gazette* on 12 April 2024.

Schedule 1

Listing of submissions

Listing of Submissions
Metropolitan Region Scheme Amendment 1418
Part Lot 700 Pinjar Road, Sinagra

Submission Number	Name
1	Department of Education
2	Department of Water and Environmental Regulation
3	Water Corporation
Late Submissions	Name
4	City of Wanneroo

Schedule 2

Summary of submissions and determinations

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

Submission: 1, 2 & 3

Submitter: Department of Education, Department of Water and Environmental Regulation, Water Corporation

Summary of Submission: COMMENT

Planning Comment: The submitters do not object to the amendment and in some cases provide comment on the amendment which relate to matters which are most appropriately addressed in subsequent stages of the planning process.
Comments noted.

Determination: Submission noted.

Submission: 4 (late)

Submitter: City of Wanneroo

Summary of Submission: COMMENT

The City of Wanneroo provides the following comments on the amendment:

(a) It previously provided preliminary comment on the amendment proposal and that its advice remains largely unchanged. In this respect, the City generally advised that no part of the amendment area was required for the construction of Pinjar Road, there are no plans to widen or upgrade this section of Pinjar Road, and that any access to this road from Lot 700 should be removed.

(b) It supports the concurrent amendment of its *District Planning Scheme No. 2* to transfer the amendment area to the 'Urban Development' zone, pursuant to section 126(3) of the *Planning and Development Act 2005*.

Planning Comment: Comment noted.

Determination: Submission noted.

Schedule 3

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



**Pt Lot 700 Pinjar Road, Sinagra
Proposed basic MRS amendment
as advertised**

25 October 2023

Proposal 1

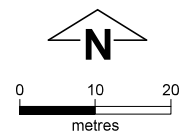
Proposed Amendment:

 Other Regional Roads reservation to Urban zone

Reference no: 4665
File no: RLS/1118
Version number: 1



Date: 2/11/2023
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 1180-2020-1



Appendix A

**List of plans
(as advertised)**

**Metropolitan Region Scheme
Amendment 1418**

Part Lot 700 Pinjar Road, Sinagra

as advertised

Amending Plan 3.2824

Detail Plans

1.5889

Submissions



Department of
Education

Your ref: RLS/1418
Our ref: D24/0051518
Enquiries: Jack Sirett

Western Australian Planning Commission
Department of Planning, Lands and Heritage

Email: regionplanningschemes@dplh.wa.gov.au

Attention: Brett Pye
Principal Planning Officer

Dear Brett,

Proposed Metropolitan Region Scheme Amendment – Part Lot 700 Pinjar Road, Sinagra

Thank you for your email dated 22 January 2024 providing the Department of Education (the Department) with the opportunity to comment on the proposed Metropolitan Region Scheme (MRS) amendment on the subject site.

The Department has no objections to the proposed amendment as there are unlikely to be any adverse impacts on student yield, enrolments, or educational assets at local public schools.

Should you have any questions in relation to the above, please do not hesitate to contact Jack Sirett, Senior Consultant – Land Planning on 9264 5374 or email jack.sirett@education.wa.edu.au.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Ikmal Ahmad".

Ikmal Ahmad
Principal Consultant - Land Planning

5 February 2024

From: Jim Mackintosh <jim.mackintosh@dwer.wa.gov.au>
Sent: Monday, 29 January 2024 3:53 PM
To: Region Planning Schemes
Subject: RE: Proposed Metropolitan Region Scheme Amendment 1418 (Basic) - Part Lot 700 Pinjar Road, Sinagra - RLS/1118 - DWER

Categories: SUB

OFFICIAL

OFFICIAL

OFFICIAL

Dear DPLH,

Thank you for the above referral. The Department of Water and Environmental Regulation (DWER) has considered the proposal and has no objections and no further comments.

Regards

Jim Mackintosh

Department of Water and Environmental Regulation

Program Manager

Swan Avon Region

Planning Advice Section

T 08 6250 8043 |

E jim.mackintosh@dwer.wa.gov.au

Visit our website www.dwer.wa.gov.au

From: Daniel Lawrence <Daniel.Lawrence@watercorporation.com.au>
Sent: Monday, 22 January 2024 10:59 AM
To: Region Planning Schemes
Cc: Brett Pye
Subject: RE: Proposed Metropolitan Region Scheme Amendment 1418 (Basic) - Part Lot 700 Pinjar Road, Sinagra - RLS/1118 - WC

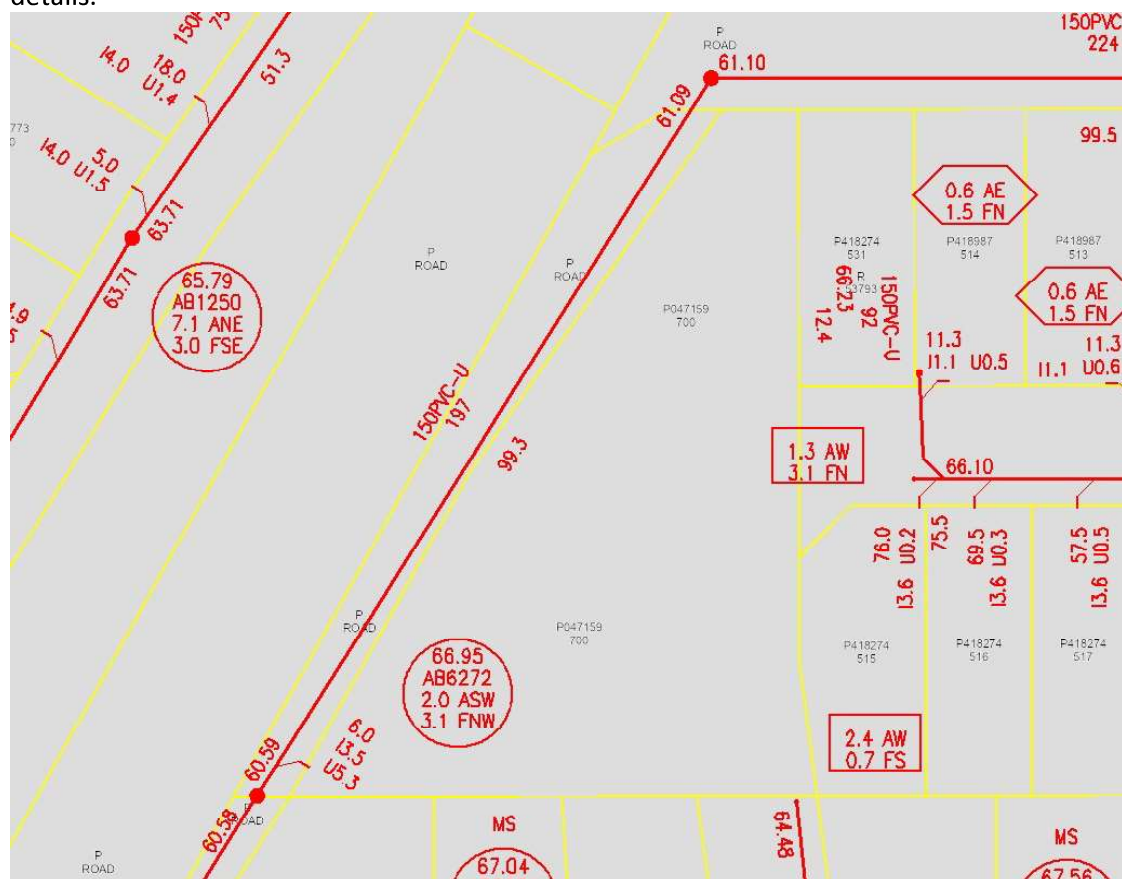
Categories: SUB

Some people who received this message don't often get email from daniel.lawrence@watercorporation.com.au. [Learn why this is important](#)

OFFICIAL

Hi Marija / Brett,

Water Corporation has no objection to the proposed amendment. There is a sewer main adjacent to the amendment area as shown in the image below, it doesn't appear to intersect however if it does there will be some restrictions in what can be built near and over it. Refer to our [Working Near Assets Technical Requirements](#) for more details.



Kind Regards

Daniel Lawrence
 Snr Plnr - Land Use Planning
 Development Services

E Daniel.Lawrence@watercorporation.com.au

T (08) 9420 3257



File Ref: 2080V02
Your Ref: RLS/1118
Enquiries: Xin Xu 9405 5480

6 February 2023

Mr Brett Pye
Department of Planning, Lands and Heritage
Via e-mail

Dear Mr Pye,

**PROPOSED METROPOLITAN REGION SCHEME AMENDMENT – PART LOT 700
PINJAR ROAD SINAGRA**

Thank you for the opportunity to provide formal officer-level comments on the proposal to amend the Metropolitan Region Scheme (MRS) zoning for the above-mentioned site.

The proposal seeks to rezone a portion of the site from the MRS 'Other Regional Roads' to the 'Urban' zone. I note that the City previously provided feedback at the preliminary assessment stage in September 2023. Having now reviewed the formal amendment proposal, our comments remain largely unchanged (attached).

The City also notes that the proposal seeks the Western Australian Planning Commission's support to utilise Section 126 of the *Planning and Development Act 2005* to amend the City of Wanneroo's District Planning Scheme No. 2 (DPS 2) zoning of the site to 'Urban Development' which is supported.

Should you wish to discuss this submission in more detail, please do not hesitate to contact Xin Xu, Senior Project Planner, on 9405 5480.

Yours sincerely,

A handwritten signature in black ink that reads 'Emille van Heyningen' with a horizontal line underneath.

Emille van Heyningen
MANAGER STRATEGIC LAND USE PLANNING & ENVIRONMENT

From: [de Vecchis, Nick](#)
To: [Brett Pye](#)
Cc: [Pearce, Mandy](#)
Subject: RE: Request for preliminary comments - Proposed basic MRS Amendment - Pt Lot 700 Pinjar Road, Sinagra (RLS/1118)
Date: Thursday, 28 September 2023 10:38:24 AM
Attachments: [image001.jpg](#)
[image909254.png](#)
[image978275.gif](#)
[image282708.gif](#)
[image976192.gif](#)
[image611281.gif](#)
[image060837.gif](#)
[image185965.gif](#)
[image462075.png](#)
[\(05\) Draft MRS Amendment Report \(for prelim consultation\) - Pt Lot 700 Pinjar Rd, Sinagra - PDF ver - 20 Sept 2023.pdf](#)
[FW Lot 700 Pinjar Road Widening.msg](#)

Good Morning Brett,

In response to your email below, please see some prelim commentary regarding the road reserve from our Traffic Team attached.

I would suggest a concurrent amendment to the City's Scheme to Urban Development would be appropriate.

Let me know if you need anything else.

Regards,



Nicolas de Vecchis
Coordinator Planning Services
Approval Services

9405 5356
 Nick.DeVecchis@wanneroo.wa.gov.au

Locked Bag 1, Wanneroo WA 6946

wanneroo.wa.gov.au



We wish to acknowledge the Traditional Custodians of the land we are working on, the Whadjuk people. We would like to pay respect to the Elders of the Noongar nation, past, present and future, who have walked and cared for the land and we acknowledge and respect their continuing culture and the contributions made to the life of this City and this region.

City of Wanneroo Disclaimer: The material transmitted in this e-mail may contain confidential and/or privileged material and is intended only for the addressee. If you receive this in error, please notify the sender and destroy any copies of the material immediately. We believe this e-mail to be free of viruses but recommend that you confirm this before opening any attachments.

From: Brett Pye <Brett.Pye@dph.wa.gov.au>
Sent: Thursday, September 21, 2023 2:30 PM
To: de Vecchis, Nick <Nick.DeVecchis@wanneroo.wa.gov.au>
Subject: Request for preliminary comments - Proposed basic MRS Amendment - Pt Lot 700 Pinjar Road, Sinagra (RLS/1118)

[EXTERNAL EMAIL] This email was received from outside the City of Wanneroo. Please do not click on links or open attachments unless you recognise the sender and know the content is safe.

OFFICIAL

Hi Nicolas,

We are currently seeking preliminary comments on a proposed Metropolitan Region Scheme (MRS) amendment for Pt Lot 700 Pinjar Rd, Sinagra which proposes to transfer part of this lot from the Other Regional Roads reservation to the Urban zone under the MRS, and Taylor Goddard from our Appeals Team has advised me that you would be the appropriate contact person at the City given that you are involved with the SAT appeal for this site.

A copy of the draft amendment report for this amendment is attached for the City's review and comment, and it would be greatly appreciated if the City could provide its preliminary comments on this proposal by Friday 29 September 2023.

In addition to the above, comment is also sought on whether the City would support its *District Planning Scheme No. 2* being concurrently amended, pursuant to section 126(3) of the *Planning and Development Act 2005*, to transfer land within the amendment area to the Urban Development zone should the amendment be approved in the future.

Please feel free to contact me should you have any questions or wish to discuss this matter further.

Kind Regards

Brett Pye
Senior Planner | Schemes & Strategies
Department of Planning, Lands and Heritage
140 William Street, Perth WA 6000
wa.gov.au/dph | 6551 9100

From: [Lee, Aaron](#)
To: [de Vecchis, Nick](#)
Subject: FW: Lot 700 Pinjar Road Widening
Date: Tuesday, 26 September 2023 8:16:05 AM
Attachments: [image001.jpg](#)
[CoW Markup for DPLH feedback - Pinjar Road widening drawing 2226-231-0.pdf](#)

Hi Nick

Below and attached are the comments I sent to Taylor.

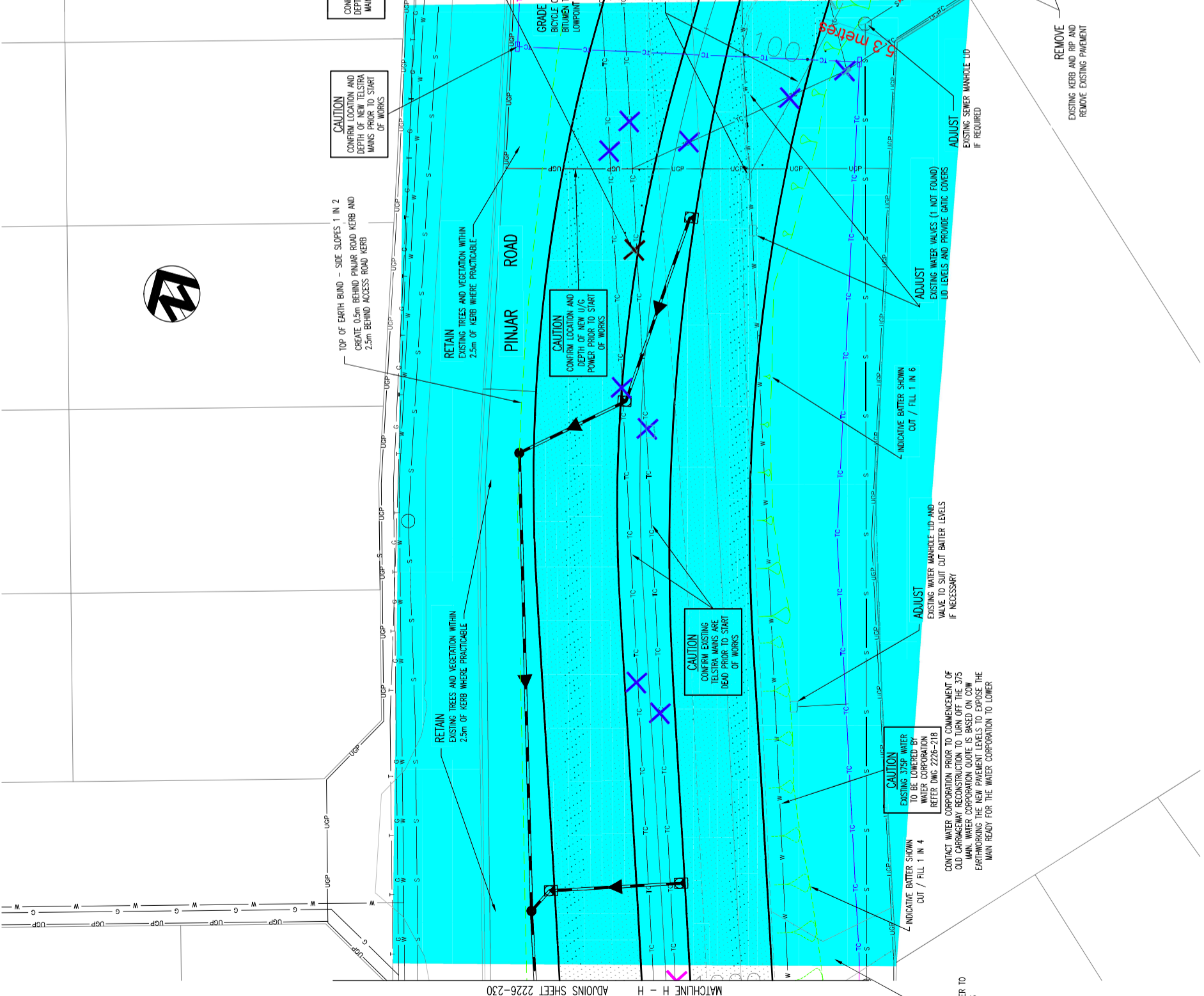
From: Lee, Aaron <Aaron.Lee@wanneroo.wa.gov.au>
Sent: Monday, September 11, 2023 9:18 AM
To: Taylor Goddard <Taylor.Goddard@dplh.wa.gov.au>
Cc: Liang Ming Lee <LiangMing.Lee@dplh.wa.gov.au>; Simon Luscombe <Simon.Luscombe@dplh.wa.gov.au>; Sally Grebe <Sally.Grebe@dplh.wa.gov.au>; Ondek, Kate <Kate.Ondek@wanneroo.wa.gov.au>; Laidlow, Duncan <Duncan.Laidlow@wanneroo.wa.gov.au>; de Vecchis, Nick <Nick.DeVecchis@wanneroo.wa.gov.au>
Subject: RE: Lot 700 Pinjar Road Widening

Hi Taylor,

Referring to the attachment enclosed and having discussed with the designer and understanding the scope of the road dualling that occurred; the City's comments are as follows:

- Rationale to why the MRS portion identified was not used at the time of road upgrade – The City designed and constructed the final layout of the road and intersection upgrade with minimal impact to adjoining land including boundary fencing. The design of the verge batter slopes was such that there was no requirement for construction beyond the existing boundary fence of Lot 700 and was therefore not used.
- Future use of the MRS portion identified – the City has no further plans to widen Pinjar Road beyond its current status as a 4 lane dual carriageway which is considered its final layout. Whilst there are no plans currently for a shared pathway on the verge of Pinjar Road adjacent Lot 700, as shown on the map if this was to be incorporated in future by the City there would be sufficient space to do so (5.3m as shown).
- Access onto Pinjar Road – the City maintains a position that this access should be removed immediately at commencement of subdivision of Lot 700; as direct access to an ORR as also flagged by DPLH in our earlier conversation is not supported.

I have also copied in Nick de Vecchis, the City's Coordinator Approval Services for future correspondence regarding the matter from a Planning perspective. Nick and his team work closely with my Traffic Services Team on matters such as these which require our input.



MRS BOUNDARY AS PER GIS

CITY OF WANNEROO
INFRASTRUCTURE

PINJAR ROAD
 DUAL CARRIAGEWAY
 WANNEROO ROAD TO GALILEO AVENUE
 ASHBY/TAPPING

PLAN / PROFILE
 SHEET 8 OF 16

2226 - 231 - 0
 A1

* INDICATES SIGNATURES ON ORIGINAL ISSUE OF DRAWING.

NO.	DATE	BY	REVISION	DATE	BY	REVISION
A	06/2010					
O	06/2010					

FILE NO.	PROJECT NO.	DATE
R03/001101	PR1937	12/07/2010

DESIGNED BY	CHECKED BY	DATE
D. LAIDLAW	P. KREMER	08/07/2010

APPROVED BY	DATE
P. KREMER	08/07/2010

SCALE	DATE
1:250	06/2010