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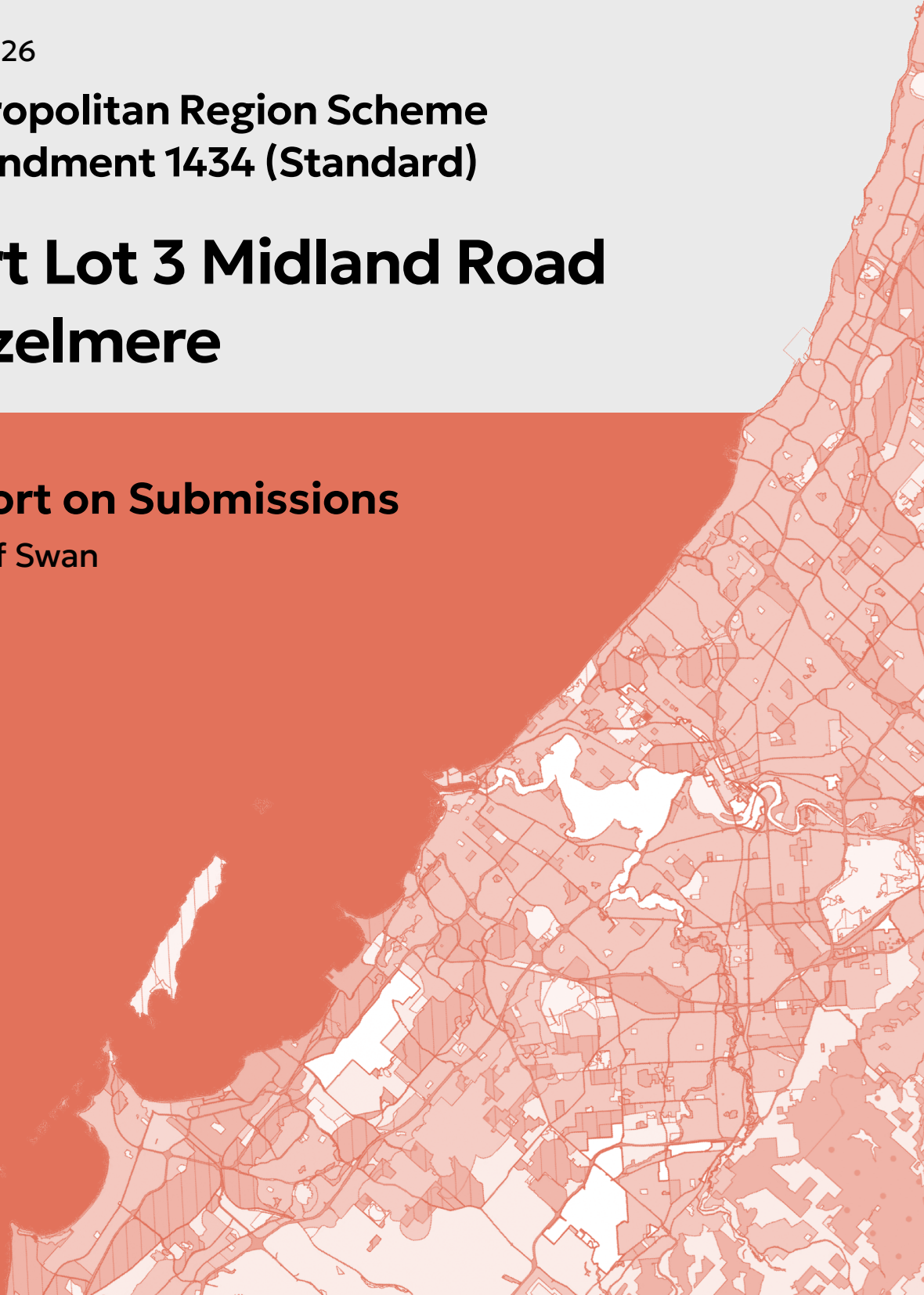
July 2026

Metropolitan Region Scheme Amendment 1434 (Standard)

Part Lot 3 Midland Road Hazelmere

Report on Submissions

City of Swan



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Report on Submissions

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Acknowledgement of Country

The Western Australian Planning Commission acknowledges Aboriginal people as the traditional custodians of Western Australia. We pay our respects to the Ancestors and Elders, both past and present, and the ongoing connection between people, land, waters, and community. We acknowledge those who continue to share knowledge, their traditions and culture to support our journey for reconciliation. In particular, we recognise land and cultural heritage as places that hold great significance for Aboriginal people.

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Western Australian Planning Commission

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Amendment 1434 (Standard)
Report on Submissions

File: RLS/1034
Published July 2026

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

1. Introduction

At its November 2024 meeting, the Western Australian Planning Commission (WAPC) resolved to proceed with this amendment to the Metropolitan Region Scheme (MRS), in accordance with the provisions of section 35 of the *Planning and Development Act 2005* and regulation 5 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 3.22 hectares of land within Lot 3 (D48364) Midland Road, Hazelmere and a portion (2,316 m²) of an adjacent road reserve (Land ID 3874440) from the Rural zone to the Urban zone under the Metropolitan Region Scheme (MRS), as shown on the **Amendment Figure – Proposal 1 (Schedule 3)**.

The proposed Urban zone will facilitate further planning and development of land within Lot 3 for light industrial purposes.

3. Environmental Protection Authority advice

On 11 December 2024, the Environmental Protection Authority (EPA) determined that the amendment did not require assessment under Part IV of the *Environmental Protection Act 1986*. No advice was given.

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 46 days from 07 April to 23 May 2025.

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

During the public inspection period, a notice of the amendment was published in *The West Australian* and *The Echo* newspapers, and the WAPC made reasonable attempts to notify and invite affected landowners, local government/s and other public authorities to comment on the amendment.

5. Submissions

Eight submissions were received on the amendment; 1 submission was of support and 7 were of general comments, non-objection or no comment. No submissions of objection were received.

Copies of all written submissions are contained within this report.

6. Main issues raised in submissions

Contamination

A key issue raised in submissions is that the site is identified as “Possibly Contaminated – Investigation Required”, due to historic use as a landfill. Consequently, future development may impact adjacent Bush Forever Site No. 481 and No. 213, and there is a potential risk to human health due to the presence of asbestos and landfill gases at hazardous concentrations.

Assessment and remediation of contaminated sites is addressed through the *Contaminated Sites Act 2003*. This typically occurs through more detailed structure planning processes, which will require a detailed investigation to be undertaken to determine the type and extent of contamination and necessary remediation measures to facilitate the intended future land use.

Subsequent planning processes provide the means to ensure that these issues are addressed to the satisfaction of the local government, the Department of Planning, Lands and Heritage (DPLH) and the Department of Health (DoH) prior to subdivision and development of the land.

Bushfire risk

The Department of Fire & Emergency Services (DFES) supports the progression of the MRS Amendment, although notes that minor updates to the bushfire management plan will be necessary to support future development and/or subdivision applications, specifically in relation to the areas of future lots to be managed as low threat.

Transport

A key issue raised in submissions is the uncertainty concerning specific land requirements in relation to the Great Eastern Highway Bypass (GEHB) project and Lot 3 where a very small corner of the amendment area overlaps with a Main Roads Western Australia (MRWA) clearing permit application relating to the GEHB. However, MRWA is unable to confirm the land requirements at this time. Given the very small size of the overlap, and the nature of the proposal, being a clearing permit, it is unclear whether this will result in a need to change the MRS in the future. However, if a change is required, the modification will be so small and insignificant that it may be included as a basic amendment in an ongoing program of omnibus amendments to address minor issues.

7. Modifications

No modifications are recommended to address issues raised in submissions.

8. Responses and determinations

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

9. Coordination of local and region planning schemes

Under section 126(3) of the *Planning and Development Act 2005* (the Act), the WAPC has the option of concurrently rezoning land being zoned Urban under the Metropolitan Region Scheme, to a zone which is consistent with the objectives of the Urban zone in the corresponding local planning scheme.

In this respect, the WAPC has resolved to concurrently amend the City of Swan Local Planning Scheme No. 17, to transfer the amendment area to the Industrial Development zone.

10. Conclusion and recommendation

This report summarises the background to Amendment 1434 and examines the various submissions made on it.

The Western Australian Planning Commission (WAPC), after considering the submissions, is satisfied that the 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 and Lands approves the amendment.

11. Minister decision

Amendments to the Metropolitan Region Scheme being progressed as a standard amendment in accordance with the *Planning and Development Act 2005* and regulation 5 of the Planning and Development (Region Planning Schemes) Regulations 2023 require the WAPC to provide a report and recommendation to the Minister for Planning and Lands 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 1434 is now finalised as advertised and shown on Amending Plan 3.2854 and has effect in the Metropolitan Region Scheme from the date of notice in the *Government Gazette* on Tuesday 11 August 2026.

Schedule 1

listing of submissions

Metropolitan Region Scheme Amendment 1434 (Standard)

Part Lot 3 Midland Road, Hazelmere

Submission Number	Submitter
1	Public Transport Authority
2	Department of Water and Environmental Regulation
3	Department of Health
4	Department of Transport and Major Infrastructure
5	Department of Biodiversity, Conservation and Attractions
6	Department of Fire and Emergency Services
7	Main Roads Western Australia
8	City of Swan

Schedule 2

summary of submissions and determinations

Submission:	1, 2, 4 & 5
Submitter:	Public Transport Authority (PTA); Department of Water and Environmental Regulation (DWER); Department of Transport and Major Infrastructure (DTMI); Department of Biodiversity, Conservation and Attractions (DBCA)
Summary of Submission:	The above submissions from State Government agencies and infrastructure providers raise no objection or provide no comment. DTMI provides general comments for structure planning to recognise proximity to Long Term Cycle Network routes and plan for legible walking, wheeling and riding connections.
Planning Comment:	Comments noted. The Department will liaise with DTMI through agency referrals during the structure planning process.
Determination:	Submission noted.

Submission:	7
Submitter:	Main Roads Western Australia (MRWA)
Summary of Submission:	MRWA notes uncertainty regarding specific land requirements for the Great Eastern Highway Bypass Project affecting Lot 3, pending environmental approvals, and expects an update by end of July 2025. Requests a copy of the WAPC's final recommendation.
Planning Comment:	Comments noted. The Department continued to liaise with MRWA but no further confirmation of land requirements were provided. Finalised land requirements, following issue of clearing permits for the road, can be addressed at structure planning and subsequent planning stages. If changes to the MRS are required as a result of the final road alignment, this may be addressed in a routine omnibus amendment.
Determination:	Submission noted.

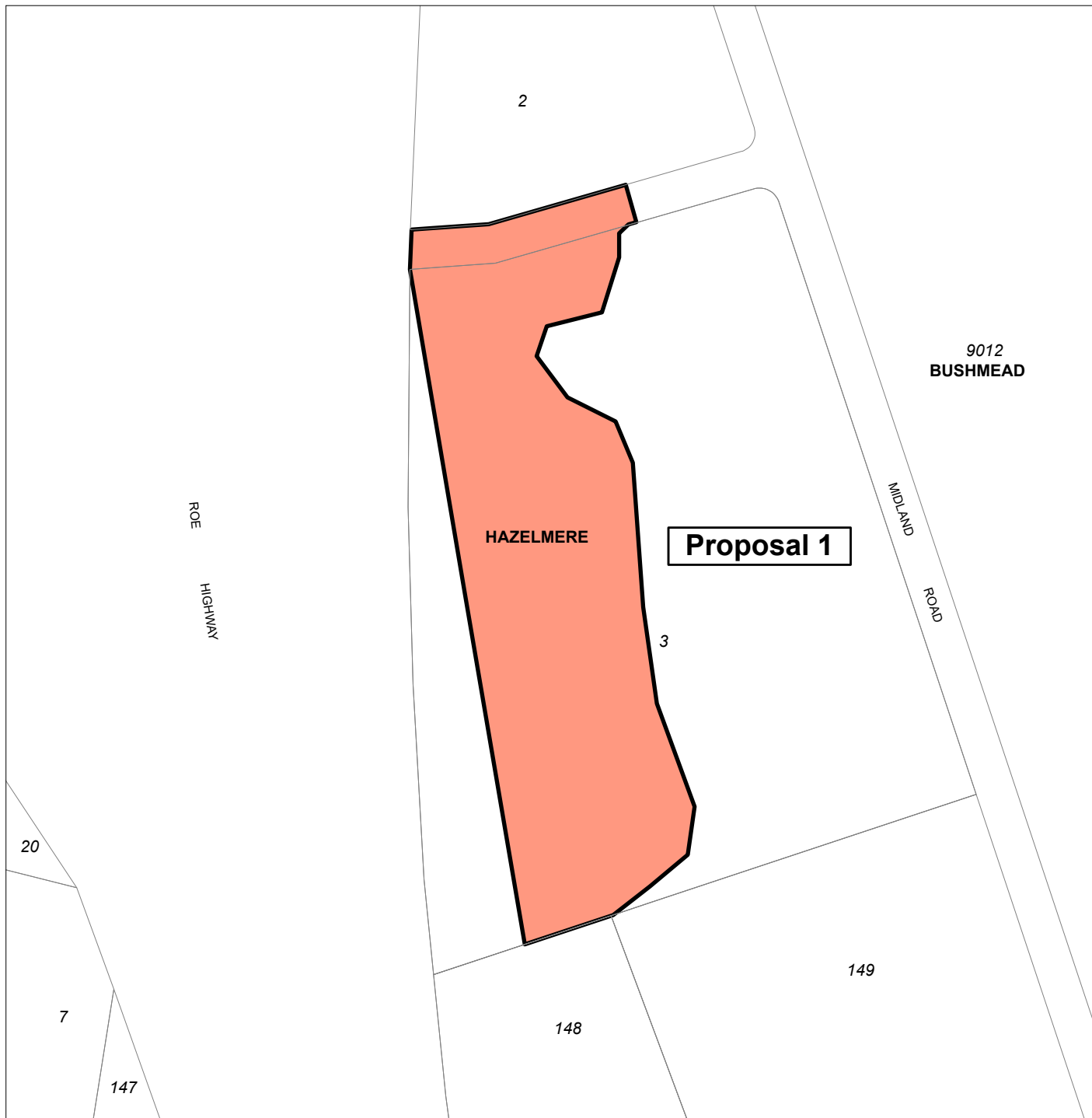
Submission:	6
Submitter:	Department of Fire and Emergency Services (DFES)
Summary of Submission:	DFES advised that the submitted 2018 Bushfire Management Plan (BMP) (Version E) was out-of-date and insufficient; its previous preliminary comments (15 August 2022) remain. The current State Planning Policy 3.7 and associated Guidelines now apply; the proposal should demonstrate compliance, with an updated or addendum BMP to address assessment extent, vegetation classification/BAL contours and vehicular access.
Planning Comment:	DFES was subsequently provided with an updated addendum to the BMP and confirmed its support for the MRS Amendment, subject to minor modifications to the BMP being made for future development and/or subdivision applications.
Determination:	Submission noted. No further modifications to the BMP are required for this stage of the planning process.

Submission:	3
Submitter:	Department of Health (DoH)
Summary of Submission:	DoH raised public health risks due to the site's former landfill use; buried waste containing asbestos and hazardous landfill gas. Recent investigations and remediation works have been inadequate and non-compliant. The site is classified as 'Possibly Contaminated – Investigation Required' and is not considered to be suitable for redevelopment involving enclosed spaces at this time. Further investigations and assessments are required to be resolved prior to any development-related activity being progressed. Any future development must connect to scheme water and reticulated sewerage; on-site wastewater systems are not supported.
Planning Comment:	Comments noted. Contamination is managed under the <i>Contaminated Sites Act 2003</i> and through subsequent planning processes. Further investigations and validation will be required to demonstrate the land is suitable for the proposed use before subdivision or development. Any future development will be required to connect to scheme water and reticulated sewerage as required by <i>State Planning Policy 2.9: Water</i> .
Determination:	Submission noted.

Submission:	8
Submitter:	City of Swan
Summary of Submission:	The City of Swan supports MRS Amendment 1434 as advertised and supports concurrent rezoning of the subject land to 'Industrial Development' under Local Planning Scheme No. 17.
Planning Comment:	Support noted.
Determination:	Submission supported.

Schedule 3

amendment figure/s (as advertised)



**Pt Lot 3 Midland Road, Hazelmere
Proposed Standard MRS amendment
as advertised**

20 November 2024

Proposal 1

Proposed Amendment:

 Rural zone to Urban zone

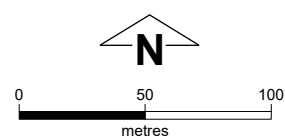
Reference no: 3933

File no: RLS/1034

Version number: 1

WAPC
Western Australian
Planning Commission

Date: 12/03/2025
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



Appendix A

list of plans (as advertised)

Metropolitan Region Scheme Amendment 1434 (Standard)
Part Lot 3 Midland Road, Hazelmere

as advertised

Amending Plan 3.2854

Appendix B

submissions

From: WAPCreferrals <WAPCreferrals@pta.wa.gov.au>
Sent: Tuesday, 15 April 2025 12:04 PM
To: Region Planning Schemes
Subject: RE: Public Transport Authority Response - Proposed Metropolitan Region Scheme Amendment 1434 (Standard) - Part Lot 3 Midland Road, Hazelmere - RLS/1034

OFFICIAL

Thank you for your email dated 7 April 2025, the Public Transport Authority (PTA) has no objection to the above proposal.

Kind regards,

Rashidah MacLeod

Senior Transport and Land Use Planner | Infrastructure Planning and Land Services

Public Transport Authority of Western Australia

Public Transport Centre, West Parade, Perth, 6000

PO Box 8125, Perth Business Centre, WA, 6849

Tel: (08) 9326 5658

Email: WAPCReferrals@pta.wa.gov.au | Web: www.pta.wa.gov.au



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From: Jim Mackintosh <jim.mackintosh@dwer.wa.gov.au>
Sent: Wednesday, 16 April 2025 12:32 PM
To: Region Planning Schemes
Subject: RE: Proposed Metropolitan Region Scheme Amendment 1434 (Standard) - Part Lot 3 Midland Road, Hazelmere - RLS/1034

OFFICIAL

Dear DPLH,

Thank you for the above referral. The Department of Water and Environmental Regulation (DWER) has considered the proposal and given DWER's previous advice we have 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



Your Ref: RLS/1034
Our Ref: F-AA-90444-83 D-AA-25/87348
Contact: Claire Morton 9222 2000

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

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

Dear Ms Boucher

Re: Proposed Metropolitan Region Scheme Amendment 1434 - 'Rural' Zone to 'Urban' Zone to Facilitate Light Industrial Purposes - Part Lot 3 Midland Road, Hazelmere

In response to a request from DPLH on 14 January 2026 and further to advice provided by the Department of Health (DoH) on 14 May 2025, please find further clarifying comments and context supporting our position regarding the abovementioned proposal.

1. Public Health Risks

The DoH acknowledges that land use planning and rezoning decisions are matters for the relevant planning authorities under planning legislation. In providing this advice, the Department's role considers potential public health risks arising from environmental hazards and site contamination.

It is noted that Lot 3 Midland Road is currently divided into two separate land uses under the City of Swan Local Planning Scheme No. 17 (LPS 17) with the eastern area zoned Urban and the remaining area zoned Rural, with this request relating to the proposed Urban zoning of the western portion of the lot.

Lot 3 Midland Road (including this part) has been reported under the *Contaminated Sites Act 2003* (DMO6922) based on the presence of buried waste material containing asbestos and on the generation of landfill gases at potentially hazardous concentrations, derived from the site's former use as a landfill site. The site has been the subject of investigations and remediation works, including most recently in February 2025, however these works have been assessed as inadequate and non-compliant with 'National Environment Protection (Assessment of Site Contamination) Measure Guidance' and the 'Guidelines for the Assessment, Remediation and Management of Asbestos-Contaminated Sites in Western Australia' (DoH, 2021).

The site is currently classified as *Possibly Contaminated – Investigation Required*. Further site investigations and risk assessments are required to appropriately

characterise contamination, assess potential public health risks, and determine suitability for future use. This classification may change subject to the outcomes of these investigations.

Based on information currently available, the site is not considered suitable for redevelopment or for any land use that would involve the construction or occupation of buildings or enclosed spaces where landfill gases may accumulate and pose an explosion or asphyxiation risk. Where contamination issues have the potential to pose risks to public health, including risks to future site users, visitors, and workers, these matters must be fully investigated, assessed, and addressed as a priority. It is the DoH's view that such risks should be resolved, and the site demonstrated to be suitable for its intended use prior to any development-related activity being progressed.

The DoH recommends that the Western Australian Planning Commission give due consideration to the above public health advice in determining the suitability of the site for rezoning. Should the proposal be approved then it is imperative that potential public health risks are noted and addressed through subsequent stages of the development process to ensure public health remains a priority for all current and future users of the site.

2. Water Supply and Wastewater Disposal

Should any future developments be approved, they are required to connect to scheme water and reticulated sewerage services provided by a licensed service provider and be in accordance with the *Government Sewerage Policy 2019*. At this stage, no developments or associated on-site wastewater systems are supported.

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

Yours sincerely



**A/EXECUTIVE DIRECTOR
ENVIRONMENTAL HEALTH DIRECTORATE**

30 January 2026

Cc: Oscar Thomson, DPLH, oscar.thomson@dplh.wa.gov.au
Andrew Miller, DWER, andrew.miller@dwer.wa.gov.au



Your Ref: RLS/1034
Our Ref: F-AA-90444-83 D-AA-25/87348
Contact: Vic Andrich 9222 2000

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

Via email: regionplanningschemes@dplh.wa.gov.au
leah.Elliott@dplh.wa.gov.au

Dear Ms Boucher

**PROPOSED METROPOLITAN REGION SCHEME AMENDMENT 1434 – ‘RURAL’
ZONE TO ‘URBAN’ ZONE TO FACILITATE LIGHT INDUSTRIAL PURPOSES –
PART LOT 3 MIDLAND ROAD, HAZELMERE**

Thank you for your letter of 7 April 2025, requesting comments from the Department of Health (DoH) on the above proposal. The DoH provides the following comment:

1. Public Health Risks

Lot 3 Midland Road (including this part) has been reported under the *Contaminated Sites Act 2003* (DMO6922) based on the presence of buried waste material containing asbestos and on the generation of landfill gases at hazardous concentrations, derived from the site's former use as a landfill site. The site has been the subject of investigations and remediation works, including most recently in February 2025, which have all been found to be inadequate and non-compliant.

At this time, the site is not suitable for any redevelopment or land use requiring the construction or use of buildings or enclosed spaces where landfill gas may accumulate and give rise to explosive and asphyxiant conditions.

The site has been classified as "Possibly Contaminated - Investigation Required" although this may change in the future. Additional site investigations and assessments are required to assess the public health risk and to determine whether the site is suitable for any use.

DoH does not support the rezoning of this site until these matters have been resolved and the site is demonstrably suitable for any proposed redevelopment or use.

This matter should be addressed prior to rezoning and cannot wait until any subdivision or development application is considered. DoH is aware that the proponent has already proceeded to market and has sold Lots on the site in anticipation of obtaining planning approvals. This is completely inappropriate, extremely premature and without further scientific validation may represent a significant risk to public health.

2. Water Supply and Wastewater Disposal

Should any future developments be approved, they are required to connect to scheme water and reticulated sewerage services provided by a licensed service provider and be in accordance with the *Government Sewerage Policy 2019*. At this stage, no developments or associated on-site wastewater systems are supported.

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

Yours sincerely



Jane Cook
**A/EXECUTIVE DIRECTOR
ENVIRONMENTAL HEALTH DIRECTORATE**

14 May 2025

cc Andrew Miller, DWER andrew.miller@dwer.wa.gov.au

From: Golestani, Shanthi <Shanthi.Golestani@transport.wa.gov.au>
Sent: Tuesday, 20 May 2025 10:08 AM
To: Region Planning Schemes
Cc: Leah Elliott
Subject: 20250520 DoT response RE: Proposed Metropolitan Region Scheme Amendment 1434 (Standard) - Part Lot 3 Midland Road, Hazelmere - RLS/1034

Importance: High

OFFICIAL

Your ref: RLS/1034

Our ref: DT/24/00348

Enquiries: Shanthi Golestani (9216 8774)

Ms Sam Fagan
Secretary, Western Australian Planning Commission
Department of Planning, Lands and Heritage
140 William Street
PERTH WA 6000

Attention: Leah Elliot

Dear Sam

RE: Proposed Metropolitan Region Scheme Amendment 1434 (Standard) - Part Lot 3 Midland Road, Hazelmere - RLS/1034

Thank you for your email dated 7 April 2025 inviting the Department of Transport (DoT) to provide comment on the above proposed amendment. The Urban Mobility (UM) division of DoT has reviewed the submitted documents and advises that DoT has no objection to the proposal and provides the following comments for structure planning stage:

1. The proposed urban area is in proximity to a number of Long Term Cycle (LTCN) routes.
 - a. Midland Rd at the eastern boundary of the subject site is an existing local LTCN route.
 - b. Great Eastern Hwy Bypass and Roe Hwy are designated primary LTCN routes, and Bushmead Road/Helena Valley Rd to the north is a secondary LTCN route.

- c. Whilst these are currently unconstructed they will provide higher order routes for people to walk, wheel and ride to and from the area and appropriate paths and legible routes to and within the future urban area should be planned for.

It is understood that the Public Transport Authority (PTA) has provided a response directly to DPLH. DoT has not liaised with Main Roads WA with regards to this response. It is recommended contact directly.

If you wish to follow up, please do not hesitate to contact me.

Kind regards,

Shanthi Golestani

Senior Project Officer - Transport Planner | Urban Mobility | Department of Transport

GPO Box C102, Perth WA 6839

Tel: (08) 92168774

Email: Shanthi.Golestani@transport.wa.gov.au | Web: www.transport.wa.gov.au

Part time - Tues/Thurs/Fri



Government of Western Australia
Department of Transport

**Empowering a
thriving community**



We acknowledge the Traditional Custodians of this land and pay respect to the Elders past and present.

From: Jacqui Clinton <jacqui.clinton@dbca.wa.gov.au>
Sent: Tuesday, 20 May 2025 12:49 PM
To: Region Planning Schemes
Cc: Leah Elliott
Subject: RE: Proposed Metropolitan Region Scheme Amendment 1434 (Standard) - Part Lot 3 Midland Road, Hazelmere - RLS/1034

Follow Up Flag: Follow up
Flag Status: Completed

Categories:

OFFICIAL

OFFICIAL

Hi Leah,

DBCA advises it has no comment to make regarding this amendment. Thank you for the opportunity to provide comment.

Regards

Jacqui Clinton

Senior Planning Officer
Swan Region
Parks and Wildlife Service
Department of Biodiversity, Conservation and Attractions
Phone: (08) 9442 0312 Mobile: 0439 977 455
Email: jacqui.clinton@dbca.wa.gov.au

** I currently work part-time Monday to Thursday*



Department of Biodiversity,
Conservation and Attractions



*We're working for
Western Australia.*



Our Ref: D25139
Your Ref: RLS/1034

Oscar Thomson
Department of Planning, Lands and Heritage
regionplanningschemes@dplh.wa.gov.au

Dear Mr Thomson

RE: PART LOT 3 MIDLAND ROAD, HAZELMERE – PROPOSED METROPOLITAN REGION SCHEME (MRS) AMENDMENT

I refer to an email dated 16 September 2025 regarding the submission of an addendum to Bushfire Management Plan (addendum) (Version 1.0), prepared by Bushfire Prone Planning and dated 25 October 2023, for the above proposed MRS amendment.

The new State Planning Policy 3.7 Bushfire (SPP 3.7) and supporting Planning for Bushfire Guidelines (Guidelines) were published on 24 September 2024 and became operational for applications lodged with decision makers from 18 November 2024. DFES notes that while the proposal was prepared/lodged prior to the implementation of the new bushfire planning framework, the decision maker has advised that it will be determined under the new framework. Accordingly, this advice relates to the new SPP 3.7 and Guidelines, as well as DFES' role and responsibilities as Hazard Management Agency for Fire in Western Australia.

General Comment

- DFES acknowledges that the amendment seeks to transfer the subject site from the Rural zone to the Urban zone under the MRS.
- A subdivision approval, with reference WAPC 162413, has been granted on 27 September 2023 for land including the subject site.
- Specific requirements of SPP 3.7 and the Guidelines are to be further addressed in the BMP as outlined in the below assessment Tables 1 and 2.

Recommendation: Compliance with acceptable solutions not fully demonstrated – minor modifications required

DFES advises that the addendum has adequately identified issues arising from the bushfire risk assessment and considered how the proposed MRS amendment can achieve compliance with the bushfire protection criteria. However, modifications to the addendum, as per the Assessment advice provided in Tables 1 to 3, are necessary to ensure it accurately identifies the bushfire risk and necessary mitigation measures. As these modifications will not affect the project design, DFES recommends the proposal proceed and the modified addendum inform and be reflected in the subsequent stages of the planning process.

Could you please forward notification of the proposal determination to DFES for our records.

If you require any clarification or further information regarding the below assessment, please do not hesitate to contact me on telephone number 9395 9702.

Yours sincerely

A handwritten signature in grey ink, appearing to read 'Sean He', is positioned above the printed name.

Sean He
SENIOR LAND USE PLANNING OFFICER

10 October 2025

Cc: oscar.thomson@dplh.wa.gov.au

Table 1: Assessment – Policy Measure 7.1 ii. c. Compliant Preparation of a BAL Contour Map

Vegetation Classification or Exclusions	BMP/Addendum Modification Required
<u>Exclusion Post Development Area 8 – not demonstrated</u> Evidence to support the exclusion of the Western Power easement area as managed to low threat in accordance with AS3959 is required. The addendum states that landowners will be able to manage this area to a low threat level; however, as the area does not appear to be included in the proposed Asset Protection Zone (APZ), no enforcement mechanism has been provided for the ongoing management of this area. If unsubstantiated, the vegetation should be classified as per AS3959, or the resultant BAL ratings may be inaccurate.	BAL Rating cannot be validated Further evidence to support the proposed vegetation exclusion of Area 8 is required.

Table 2: Policy Measure 7.1 ii. e. Compliance with the Bushfire Protection Criteria 4: Strategic Planning

Element	Assessment	Action
Siting and Design – Siting and Design	A2.1 – not demonstrated The BAL ratings cannot be validated for the reason(s) outlined in Table 1. The BAL Contour Map shows that subdivision Lots 7 to 15 are subject to BAL-40 or BAL-Flame Zone (FZ). While these lots appear to be of a sufficient size to accommodate BAL-29 development sites, this relies on the exclusion of the Western Power easement area, which does not appear to have been included in the Asset Protection Zone (APZ) proposed in Appendix B1.1 of the addendum. DFES recommends that an APZ of sufficient dimensions, including the Western Power easement area, to be depicted on the relevant plans within the addendum, to remove ambiguity and facilitate more effective implementation.	BAL Rating cannot be validated Modification to the addendum is required to address the Assessment advice.

Table 3: Policy Measure 7.1 iv. and Section 9.4.2 of the Guidelines: DFES Role as Hazard Management Agency (HMA)

DFES wishes to provide the below additional advice in its role and responsibilities of HMA for Fire in Western Australia.

DFES Other Technical Advice		Action
DFES Land Use Planning	It is the responsibility of the proponent to ensure the proposal complies with relevant planning and building requirements. This advice does not exempt the applicant/proponent from obtaining approvals that apply to the proposal including planning, building, environmental health or any other approvals required by a relevant authority under written laws.	Comment only.



mainroads
WESTERN AUSTRALIA

Submission 007

Enquiries: Harrison Blinman (08) 9323 4668
Our Ref: 25/2811 (D25#353016)
Your Ref: RLS/1034

Date: 29 April 2025

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

Email: regionplanningschemes@dplh.wa.gov.au

Attention: Anthony Muscara

**PROPOSED METROPOLITAN REGION SCHEME AMENDMENT 1434 (STANDARD) -
PART LOT 3 MIDLAND ROAD, HAZELMERE - RLS/1034**

Thank you for your correspondence dated 07 of April 2025, inviting Main Roads to comment on the above proposal.

Main Roads provide the following comments:

- There is currently uncertainty regarding the specific land requirements in relation to the Great Eastern Highway Bypass (GEHB) Project and Lot 3. This advice was raised when this amendment was presented to the WAPC in November 2024.
- Resolution on the land requirements for the GEHB Project are subject to obtaining the necessary environmental approvals.
- Main Roads will be able to provide an update on the environmental approvals and the confirmation of the land requirements by the end of July 2025.

Main Roads requests a copy of the WAPC's final recommendation to be sent to planninginfo@mainroads.wa.gov.au quoting the file reference above.

If you require any further information, please contact Harrison Blinman via email at Harrison.Blinman@mainroads.wa.gov.au.

Yours sincerely

Lindsay Broadhurst
Director Road Planning

13 June 2025
Anthony Muscara
Region Planning Schemes
Department of Planning, Lands and Heritage
140 William Street
PERTH WA 6000

Dear Anthony,

**RE: CITY OF SWAN SUBMISSION – METROPOLITAN REGION SCHEME AMENDMENT 1434 –
PT LOT 3 MIDLAND ROAD, HAZELMERE**

Thank you for inviting the City of Swan to provide a submission on Amendment 1434 to the Metropolitan Region Scheme (**MRS**) for Portion of Lot 3 Midland Road, Hazelmere (the **Amendment**).

As per the correspondence between yourself and City officers, this submission is provided within the extended comment period approved for the City.

Council considered the Amendment at the 11 June 2025 Ordinary Meeting of Council and resolved as follows:

That Council resolve to:

1. *Advise the WAPC that:*
 - a) *MRS Amendment 1434 as advertised is supported.*
 - b) *Concurrent rezoning of the subject land to “Industrial Development” under the City of Swan Local Planning Scheme No. 17 is supported.*

Should you have any further enquiries in relation to this matter, please contact **Stuart Thiele** of the City's Strategic Planning Business Unit.

Yours sincerely,



Ian Humphrey
MANAGER STRATEGIC PLANNING