GOVERNMENT OF WESTERN AUSTRALIA

WAPC Western Australian Planning Commission

LEADING A CONTEMPORARY PLANNING SYSTEM

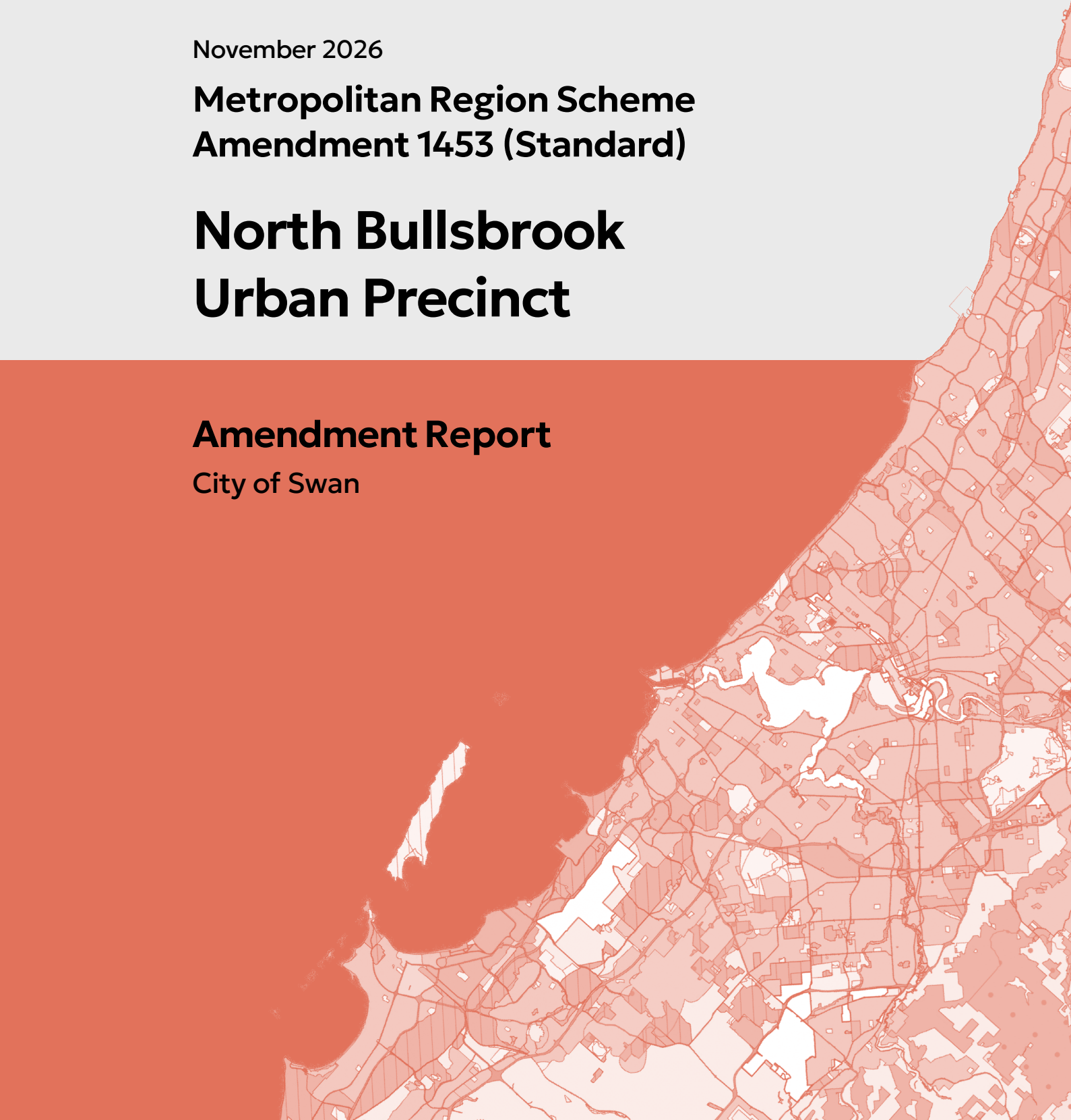
November 2026

Metropolitan Region Scheme Amendment 1453 (Standard)

North Bullsbrook Urban Precinct

Amendment Report

City of Swan



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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

Gordon Stephenson House
140 William Street
Perth WA 6000

Locked Bag 2506
Perth WA 6001

Internet: www.dplh.wa.gov.au
Email: info@dplh.wa.gov.au

Phone: (08) 6551 8002
National Relay Service: 13 36 77

Amendment 1453 (Standard)
Amendment Report

File: RLS/1121

Published November 2026

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

Abbreviations

ACH	Aboriginal Cultural Heritage
AHD	Australian Height Datum
AHA	*Aboriginal Heritage Act 1972*
BMP	Bushfire Management Plan
BTDSP	Bullsbrook Townsite District Structure Plan
CBD	Central Business District
DPLH	Department of Planning, Lands and Heritage
DSP	District Structure Plan
DWER	Department of Water and Environmental Regulation
EPA	Environmental Protection Authority
EP Act	*Environmental Protection Act 1986*
LPS	Local Planning Scheme
MRS	Metropolitan Region Scheme
OP	Operational Policy
POS	Public Open Space
SPP	State Planning Policy
SWALSC	South West Aboriginal Land and Sea Council
WAPC	Western Australian Planning Commission
WWTP	Wastewater Treatment Plant

1. Planning objective

The purpose of the amendment is to rezone approximately 80.26 ha in Bullsbrook from the Rural zone to the Urban Deferred zone in the Metropolitan Region Scheme (MRS), as shown on the ***Amendment Figure - Proposal 1***.

The proposed amendment will facilitate future residential development, a primary school and public open space.

Requirements to lift the Urban Deferment

The subject land is being zoned Urban Deferred, as the following requirement is to be addressed prior to lifting of Urban Deferment:

- Confirmation of the provision of water and wastewater infrastructure and power infrastructure to service the site.

2. Background

The subject land is located within the City of Swan and is approximately 36 km north-east of the Perth CBD and is 23 km north-east of the Midland strategic centre. The land has access to Great Northern Highway and existing local roads in the locality. The Bullsbrook townsite and RAAF Pearce Airbase are to the south and the Perth-Geraldton railway and Tonkin Highway are further to the west of the site.

The land has been used for a range of rural uses such as cropping and grazing and rural residential uses. A number of existing dwellings and associated outbuildings and infrastructure are located within the land. The elevation of the site ranges from 56 metres Australian Height Datum (AHD) in the west to 143 metres AHD in the east. The Bullsbrook Wastewater Treatment Plant (WWTP) is located to the west of the site.

The majority of the vegetation within the site is classified as being in "Degraded" and "Completely Degraded" condition, having regard to the area's historical agricultural use. Small areas of "Good" condition vegetation were mapped throughout the amendment area. There are no Bush Forever sites or wetlands within the site.

A fauna survey and Black Cockatoo Habitat Assessment have been undertaken over the site. This identified that there is potential fauna habitat for two threatened species of Black Cockatoo, the Rainbow Bee-eater and the Southern Brown Bandicoot, Quenda.

Land use and development within the amendment area is generally controlled by the City of Swan Local Planning Scheme No. 17 (LPS 17). The subject land is currently zoned "General Rural" in LPS 17.

3. Discussion

Strategic Context

Perth and Peel@3.5million and North-East Sub-regional Planning Framework

Perth and Peel@3.5million together with its suite of strategic land use and infrastructure plans (Sub-regional Planning Frameworks) guides how the Perth and Peel regions will grow to accommodate a population of 3.5 million people by around 2050. It sets out how land use, infrastructure, housing, employment and environmental assets will be coordinated to deliver a connected, liveable and sustainable city.

Future areas for urban development have been determined in order to avoid and protect areas which have significant regional environmental value. The *North-East Sub-Regional Planning Framework* identifies the subject land as "Urban Expansion" with a "Medium-Long Term (2022+)" timeframe.

Bullsbrook Townsite District Structure Plan

In 2018, the WAPC adopted the *Bullsbrook Townsite District Structure Plan* (BTDSP) which provides guidance for the growth and development of the Bullsbrook townsite in accordance with *Perth and Peel@3.5million*. On 10 December 2025, the WAPC approved Amendment No. 1 to the BTDSP which has confirmed a "Future Residential" land use over the broader Bullsbrook North area. The following investigations were undertaken:

- Confirmed the closure of the Bullsbrook WWTP and the removal of the associated buffer.
- Provides a new east-west road between Great Northern Highway and Chittering Road, alleviating heavy truck traffic through the existing Bullsbrook Townsite with no Bush Forever impacts.
- Investigated the "Future Investigation Area" on the approved BTDSP and designate this area for "Future Residential" land use.
- Relocated the proposed primary school(s) and local centre to locations that are more central to the future (expanded) residential catchment.
- Identified areas of good quality vegetation and significant trees for retention within recreation reserves; and
- Provided the supporting technical material to confirm the precinct is capable of being developed as contemplated.

The proposed Urban Deferred zoning is consistent with Amendment No. 1 to the BTDSP and its identification as Future Residential and Primary School. Amendment No. 1 also identifies two local structure plan (LSP) areas with this MRS amendment relating to LSP Area No. 1. A separate MRS amendment is proposed for the LSP Area No. 2.

State Planning Policy 2.8 - Bushland Policy for the Perth Metropolitan Region (SPP 2.8)

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 majority of the vegetation within the site is mostly classified as being in 'Degraded' and 'Completely Degraded' condition, having regard to the area's historical agricultural use. Small areas of 'Good' condition vegetation were mapped throughout the amendment area. Wherever possible, the proponent's structure plan concept has included these areas in Public Open Space (POS).

State Planning Policy 2.9 – Water (SPP 2.9)

SPP 2.9 establishes a comprehensive framework for integrating water resource management into land use planning and development. It seeks to protect the environmental, social, cultural and economic values of water resources, ensure public health and drinking water security, manage flood risk, and promote sustainable water use and infrastructure. The policy also requires early and ongoing consideration of water issues at all planning stages, incorporating water-sensitive urban design, fit for-purpose water supply, and climate resilience measures to minimise future costs and risks.

The Department of Water and Environmental Regulation (DWER) has approved a District Water Management Strategy for the BTDSP and is satisfied that the planning of the site can progress.

State Planning Policy 3.7 - Bushfire (SPP 3.7)

SPP 3.7 provides for risk-based land use planning and development that considers bushfire risk at the earliest possible stage of the planning process and avoids it in the first instance. Where bushfire risk to people, property and infrastructure is unavoidable, mitigating risk to an acceptable level should be considered at each stage of the planning process. SPP 3.7 requirements should be addressed in Bushfire Management Plans, prepared in accordance with the *Planning for Bushfire Guidelines* and providing information relevant to the applicable stage.

A Bushfire Management Plan (BMP) and Addendum has been prepared to support the MRS amendment request and Amendment No. 1 to the BTDSP. In order to achieve compliance with SPP 3.7 and the Guidelines the Western Australian Planning Commission (WAPC) resolved to approve Amendment No. 1 to the BTDSP, subject to the BMP being modified in accordance with the Department of Fire and Emergency Services' advice.

Specifically, to acknowledge that a modification to the BTDSP is required to ensure that suitable district level emergency access/egress options are secured and available at an appropriate stage in the development of the amendment area. Therefore, the WAPC has resolved that the BMP (subject to modifications) has satisfied the requirements of SPP 3.7 and that the planning of the site can progress.

State Planning Policy 4.1 - Industrial Interface (SPP 4.1)

SPP 4.1 seeks to prevent conflict and encroachment between industrial and sensitive land uses. It ensures planning decisions consider the locational constraints of land uses, the significant investments represented, and the current and future benefits and costs to communities when assessing proposals where land use conflict may exist or result.

The Bullsbrook WWTP is located to the west of the subject site however, the Water Corporation has confirmed the closure of the treatment plant which has removed the need for an odour buffer.

In relation to the Pearce Royal Australian Air Force Base further to the west of the site, the approved BTDSP (as modified) has not proposed lots closest to the airbase (outside the amendment area) for urban land use intensification given potential amenity and safety issues.

Operational Policy 2.4 - School Sites (OP 2.4)

OP 2.4 sets out general locational criteria, configuration requirements and design standards for the provision of school sites and provides clarity on the methodology and application of developer contributions for public primary schools. OP 2.4 requires one primary school (4 ha) to be provided for every 1,500 dwellings and one secondary school (8 ha) for every four-five primary schools.

The BTDSP (as amended) has considered the need for education facilities and provides for a primary school within the subject land which has been included in the proponent's concept plan.

Statutory Context

Environment

The Department of Water and Environmental Regulation (DWER/EPA) requested further environmental information regarding the location and protection of existing threatened ecological communities and potential impacts to black cockatoo habitat prior to making its determination under Part IV of the *Environmental Protection Act 1986*.

Water Infrastructure

The amendment site is elevated above the service level of the existing Bullsbrook water supply tank. Therefore, the Water Corporation has plans to expand the town's water system and has been liaising with the City of Swan to secure a suitable site for a new high level water storage tank on land fronting Smith Road to the east above the Bullsbrook townsite. The negotiations with the City of Swan are ongoing.

The subject land can only be serviced after the new elevated tank has been constructed. Once a site has been secured the Water Corporation will include funding in its capital program to construct the elevated tank, inlet and outlet mains, at which time the land may be considered to transfer to the Urban zone. Further detailed water reticulation planning will be undertaken to determine the routes for distribution and reticulation mains from the tank outlet to the elevated land, including to the subject land.

Wastewater Infrastructure

The subject land is situated within the catchment of the existing North Avenue main wastewater pump station. This pump station has been upgraded and is the main transfer to pump wastewater from Bullsbrook to Ellenbrook via an 18 km sewer pressure main to discharge at the Ellenbrook Millhouse Road pump station. This pump station should have adequate capacity to serve growth in the established parts of Bullsbrook and the first stages of the North Bullsbrook Urban Precinct.

Transportation

Main Roads Western Australia (MRWA) and the Department of Transport and Major Infrastructure (DTMI) raise no objections to the proposed amendment.

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 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.

Two registered Aboriginal heritage sites are located within the land being Site 3525: Ellenbrook, Upper Swan and Site 3583: Ki-it monger Brook 2. The proposed amendment was pre-referred to SWALSC and no advice was received. However, the amendment will be formally referred to SWALSC during the public submission period.

5. Coordination of local and region planning schemes

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

As no land is being zoned Urban, section 126(3) of the Act is not applicable to this amendment.

6. Substantiality

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

- The proposal aligns with the *Perth and Peel@3.5million / North-East Sub-Regional Planning Framework* which identifies the site as Urban Expansion.
- The proposed amendment is consistent with the WAPC approved BTDSP (as amended) which identifies the site for future urbanisation; and
- The key State Government agencies raise no objections to the amendment or advise of matters which are routinely addressed in the subsequent more detailed stages of the planning and development process.

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*. However, it has provided advice on the key environmental factors for the amendment. A copy of the notice from the EPA is included at Appendix A.

8. The amendment process

The procedures for amending a region scheme 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 amendment involves:

- formulation of the amendment by the WAPC
- referral to the EPA for environmental assessment
- completion of an Environmental Review (if required) in accordance with EPA instructions
- 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
- 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 region planning schemes.

9. Submissions on the amendment

The Western Australian Planning Commission (WAPC) invites people to comment on the proposed amendment.

The amendment is being advertised for public submissions for a minimum of 42 days from 24 November 2026 to 12 January 2027.

All amendment documentation and plans detailing the proposed changes are available for public inspection online.

Online submissions via Have Your Say, WA! are encouraged, however written submissions can be sent:



via email

RegionPlanningSchemes@dplh.wa.gov.au



via post

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

Submitters are advised that calling for submissions is a public consultation process, and all submissions lodged will be published and made publicly available once the amendment has been determined. Advice of disclosure and access requirements are shown on side two of the submission form.

Before making a submission, readers are encouraged to review the information in Appendix C for guidance on preparing a submission.

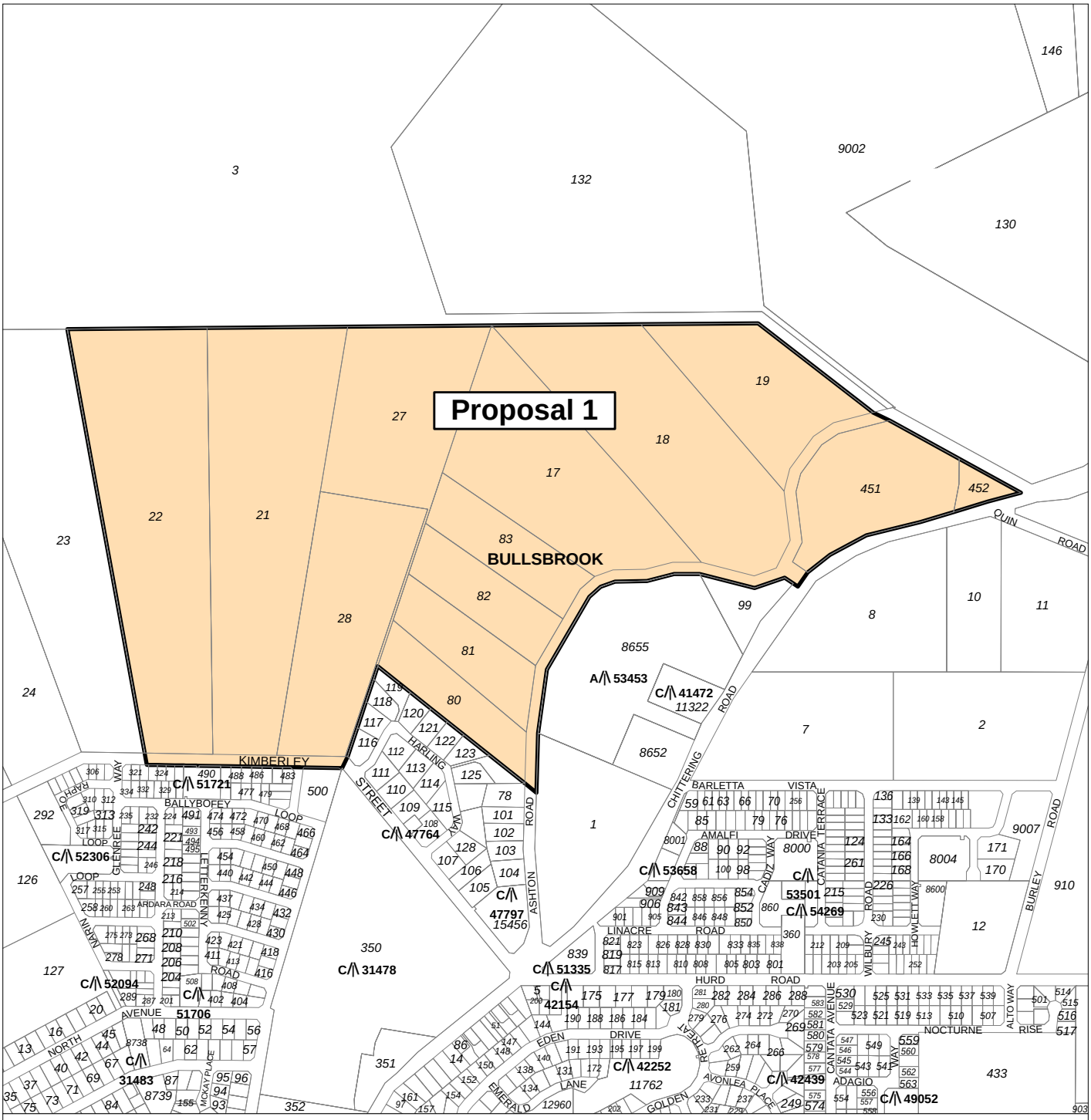
For postal submissions, please use the submission form contained in Appendix D of this report.

10. Modifications to the amendment

After considering any comments received the WAPC may recommend that the Minister for Planning and Lands 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, along with affected landowners, will be notified of the outcome when the amendment is gazetted to give it legal effect.



North Bullsbrook Urban Precinct
Proposed Standard MRS amendment
as advertised

25 March 2026

Proposal 1

Proposed Amendment:

Rural zone to Urban Deferred zone

Reference no: 4685
File no: RLS/1121
Version number: 2

WAPC Western Australian Planning Commission

Date: 27/03/2026
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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metres

Appendix A

notice of environmental assessment

GOVERNMENT OF WESTERN AUSTRALIA

Environmental Protection Authority

s.48A Referrals

Title:	Metropolitan Region Scheme Amendment 1453		
Location:	Various lots in North Bullsbrook Urban Precinct on Kimberley Street and Ashton Road, Bullsbrook		
Description:	The amendment proposes to rezone approximately 80.26 ha in the North Bullsbrook Urban Precinct from Rural to Urban Deferred in the Metropolitan Region Scheme.		
Ref ID:	APP-0034586		
Date Received:	27/03/2026	**Date Sufficient Information Received:**	22/09/2026
Responsible Authority:	Western Australian Planning Commission		
Contact:	Lainy Collisson		
Preliminary Environmental Factors:	Flora and Vegetation, Terrestrial Fauna, Social Surroundings		
Potential Significant Effects:	Implementation of the amendment may result in the clearing of native vegetation including habitat for threatened species of black cockatoo, and potential impacts to Aboriginal cultural heritage.		
Protection:	Advice is provided to guide consideration of environmental factors at future stages of the planning process. High-quality black cockatoo foraging habitat and significant trees identified in the Indicative Local Structure Plan should be retained in public open space and other reserves. Impacts to native vegetation should be mitigated through revegetation and management measures implemented at subdivision. Future development within registered Aboriginal cultural heritage sites is likely to require approval under the *Aboriginal Heritage Act 1972*.		
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 enquiries before deciding not to assess this scheme. In deciding not to formally assess the scheme, the EPA has determined that no further assessment is required by the EPA.

This Determination is not appealable.

Chair's Initials:

Date: 19 October 2026

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

Metropolitan Region Scheme Amendment 1453 – North Bullsbrook Urban Precinct

Location: Various lots on Kimberley Street and Ashton Road, Bullsbrook

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

Determination Published: 20 October 2026

Summary

Metropolitan Region Scheme (MRS) Amendment 1453 proposes to transfer 80.26 hectares in the North Bullsbrook Urban Precinct from 'Rural' zone to 'Urban Deferred' zone. The North Bullsbrook Urban Precinct is included in Amendment No. 1 to the Bullsbrook Townsite District Structure Plan, adopted by the Western Australian Planning Commission (WAPC) in 2025.

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 under Part IV of the EP Act.

The EPA has considered the referral documentation provided by the WAPC and further information provided by the proponent before deciding not to assess this scheme amendment.

Environmental Factors

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

- Flora and Vegetation
- Terrestrial Fauna
- Social Surroundings

Advice and Recommendations regarding the Environmental Factors

Flora and Vegetation; Terrestrial Fauna

The amendment area is situated between Bush Forever areas 294 (west), 88 (south) and 86 (east), within an identified regional ecological linkage. Native vegetation within the amendment area is in mostly degraded to completely degraded condition, with some areas in good condition. The vegetation provides high-quality foraging habitat for Carnaby's Black Cockatoo and Forest Red-tailed Black Cockatoo, listed as endangered and vulnerable under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) and *Biodiversity Conservation Act 2016*. The EPA notes that habitat within the amendment area is particularly important due to its proximity to known black cockatoo breeding and roosting sites.

The EPA acknowledges that the Indicative Local Structure Plan (Figure 1) has been prepared to prioritise the retention of black cockatoo habitat and provide ecological connectivity to the adjoining Bush Forever area. The EPA supports the proposed configuration of public open space (POS) shown on the Indicative Local Structure Plan that will protect 4.36 hectares (ha) of black cockatoo foraging habitat, as well as 27 significant trees of which four have potentially

suitable nesting hollows. The EPA also supports the retention of identified significant trees within future road reserves, as shown on Figure 1.

It is the expectation of the EPA that these black cockatoo habitat retention outcomes will be achieved through future planning processes, including local structure planning, subdivision, and normalisation of the structure plan through local planning scheme amendment.

Consistent with the MRS Amendment 1453 referral documentation and further information provided during the assessment process, the EPA expects that the following will be addressed at future stages of the planning process:

- A copy of this advice, together with relevant information from the referral documentation (including biological surveys and black cockatoo habitat assessments), incorporated into the local structure plan;
- High-quality foraging habitat and significant trees identified on the local structure plan map as being retained within POS, road reserves and other public land, consistent with the Indicative Local Structure Plan;
- Further opportunities for black cockatoo habitat and tree retention identified in the local structure plan, such as on future school sites and commercial areas, including development being concentrated in existing cleared areas, and impacts being mitigated through replacement planting and landscaping;
- Requirements for black cockatoo habitat and tree retention, protection, revegetation and management incorporated as statutory provisions into the local structure plan to support implementation through subdivision and development;
- An environmental management plan (EMP) included as a component of the local structure plan, incorporating measures to mitigate impacts on native vegetation and black cockatoo habitat, including weed and disease management, revegetation, landscaping and street tree planting;
- Long-term protection of black cockatoo habitat in POS by specifying conservation as a reserve purpose upon ceding to the Crown, and designating as Environmental Conservation reserve in the local planning scheme; and
- Appropriate arrangements being made with the local government for continued management of black cockatoo habitat areas following subdivision and development.

To assist implementation of the above measures, regard should be given to the EPA's *Guidance for planning and development: Protection of naturally vegetated areas in urban and peri-urban areas* (2021).

Notwithstanding the application of the mitigation hierarchy through future planning processes as outlined above, it is likely that proposed urban development in the amendment area will require referral to the Commonwealth for assessment of impacts under the EPBC Act. The requirements of Parts IV and V of the EP Act should also be considered for future clearing and development.

Social Surroundings

The retention of native vegetation and significant trees within POS and other reserves will be important for maintaining sense of place in the Bullsbrook locality.

The EPA also notes that the amendment area occurs within two large registered Aboriginal cultural heritage sites – Ki-it Monger Brook (ID 3583) and Ellen Brook Upper Swan (ID 5272).

The EPA recommends that surveys are undertaken and outcomes integrated into future planning processes. Any proposed impacts on Aboriginal cultural heritage should be considered in accordance with the requirements of the *Aboriginal Heritage Act 1972*.

Cumulative Impacts

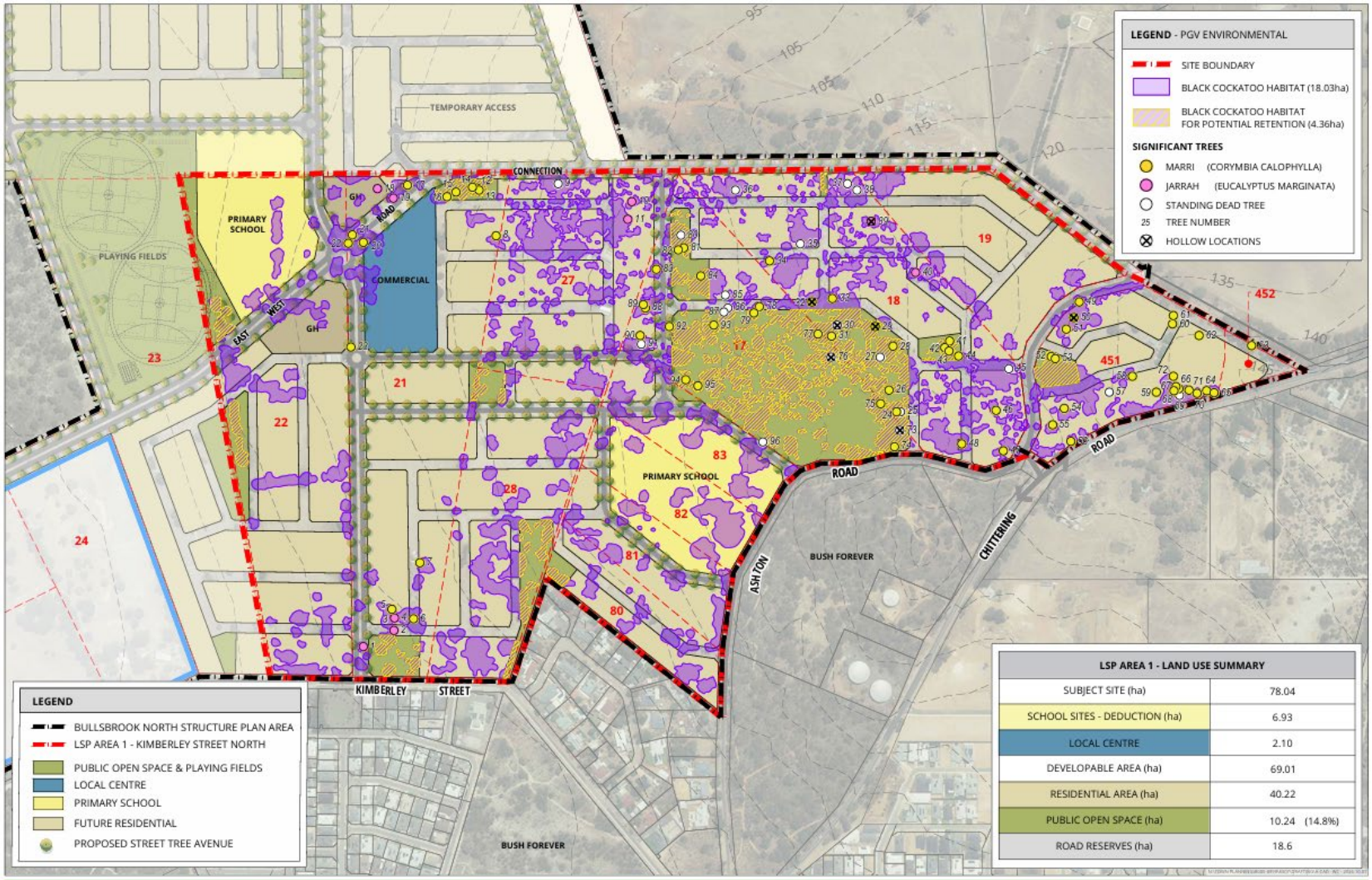
The EPA recognises that extensive urbanisation has occurred on the Swan Coastal Plain, and that large-scale development is anticipated in the Bullsbrook locality under the Bullsbrook Townsite District Structure Plan and North Ellenbrook (East and West) District Structure Plans.

Given that the EPA was not involved in the preparation of the Bullsbrook Townsite District Structure Plan, the EPA's advice should be implemented through future planning processes to achieve satisfactory environmental outcomes. Implementation of the recommended measures at each stage of the planning process will help to reduce cumulative impacts on the environment and provide greater certainty for land use planning and environmental protection.

The EPA acknowledges that successful implementation of the recommended avoidance and mitigation measures is reliant upon future planning processes regulated by other decision-making authorities. The EPA advises that departure from its advice and recommendations may lead to unacceptable environmental impacts requiring further consideration under Part IV of the EP Act.

Conclusion

The EPA concludes that, subject to implementation of the EPA's advice, the scheme amendment is likely to be consistent with the EPA's objectives for flora and vegetation, terrestrial fauna and social surroundings. The EPA notes that further mitigation of impacts may be achieved through other statutory processes including under the EPBC Act.



INDICATIVE STRUCTURE PLAN CONCEPT
KIMBERLEY STREET
BULLSBROOK NORTH (DSP AREA 1)

DRAFT

SCALE @ A3: 1:5000
8307-CON-12-D

ROWE GROUP DESIGN

Figure 1. Indicative Local Structure Plan

Appendix B

list of plans supporting the amendment

Metropolitan Region Scheme Amendment 1453 (Standard)
North Bullsbrook Urban Precinct

as advertised

Amending Plan 3.2884

Appendix C

preparing a submission

Preparing a submission

The WAPC welcomes comment on proposed region scheme amendments 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://haveyoursay.dplh.wa.gov.au*, however, hardcopy submissions can also be accepted (Appendix D).

Please remember to complete all fields in the submission form including your name and contact details. Pleased 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 back of the submission form.

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. Submitters 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

Regulation 7
Planning and Development (Region Planning Schemes) Regulations 2023

Submission Form

Metropolitan Region Scheme Amendment 1453 (Standard)
North Bullsbrook Urban Precinct

Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001

Title (Mr, Mrs, Miss, Ms) ..... First Name ..... Surname .....

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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(Please attach additional pages if required)

You should be aware that:

- The Western Australian Planning Commission (WAPC) is subject to the *Freedom of Information Act 1992* and as such, submissions made to the WAPC may be subject to applications for access under the Act.
- In the course of the WAPC assessing submissions, or making its report on these submissions, copies of your submission or the substance of that submission, may be disclosed to third parties.

To be signed by person(s) making the submission

Signature ..... Date.....

Note: Submissions MUST be received by the advertised closing date on **12 January 2027**.
Late submissions may not be considered.

Telephone: (08) 6551 8002 | Email: RegionPlanningSchemes@dplh.wa.gov.au | Website: www.wa.gov.au/dplh/regionplanningschemes