



December 2022

Metropolitan Region Scheme Amendment **1380/57** (Minor Amendment)



South-East and South-West Districts Omnibus 4

Report on Submissions
Submissions

Cities of Armadale, Cockburn,
Gosnells, Kwinana and Rockingham
Shire of Serpentine-Jarrahdale

**Metropolitan Region Scheme
Amendment 1380/57
(Minor Amendment)**

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Introduction to Metropolitan Region Scheme minor amendments

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

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

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

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

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

Amendment report

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

Environmental review report

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

Report on submissions

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

Submissions

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

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Submissions

Report on Submissions

Metropolitan Region Scheme Amendment 1380/57
South-East and South-West Districts Omnibus 4

Report on Submissions

1 Introduction

At its December 2020 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 57 of the *Planning and Development Act 2005*.

The principle differences between the minor and major MRS amendment processes are that the former includes a 60 day advertising period while the period for the latter is 90 days, the former is not required to be placed before Parliament (for 12 sitting days) while the latter is, and there is no requirement for submitters to be offered hearings for minor amendments.

2 The proposed amendment

Purpose

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

The amendment proposes the following modifications to the MRS.

CITY OF COCKBURN

Proposal 1

Jandakot: To transfer portions of Lot 28 Cutler Road and Lot 9001 Prinsep Road (formerly Lot 9001 Knock Place) from the Other Regional Roads reservation to the Industrial zone (Figure 1).

The landowner of Lot 28 Cutler Road has requested that the Other Regional Roads reserved portion of this lot be rezoned to the Industrial zone to facilitate its development for industrial purposes. Part of the adjacent Lot 9001 Prinsep Road which is reserved Other Regional Roads and located outside of *Planning Control Area 122 - Armadale Road Deviation (Cockburn Central)* is also included in the proposal to rezone all land no longer required for regional road purposes in this location. The proposal is consistent with the *Cockburn Central East Structure Plan* which designates the amendment area as a Mixed Business zone.

Proposal 2

Treeby: To transfer a portion Lot 700 Fraser Road (Reserve 53280) from the Rural - Water Protection zone to the Parks and Recreation and Water Catchments reservations (Figure 2).

The Rural - Water Protection zoning over this portion of Lot 700 is anomalous with the zoning of surrounding land which is either zoned Urban or is reserved for Parks and Recreation and Water Catchments. This land is being transferred to the Parks and Recreation and Water Catchments reservations consistent with the current reservation of land to the east.

Proposal 3

Treeby: To transfer portions of Lot 705 Armadale Road from the Rural - Water Protection zone to the Urban zone and from the Urban zone to the Rural - Water Protection zone (Figure 3).

The landowner has requested that the portions of Lot 705 which are zoned Rural - Water Protection and are located outside of Bush Forever Site 390 be rezoned to the Urban zone, to facilitate the development of the amendment area as public open space as part of the future residential development of Lot 705. A small area of land (less than one square metre) is to be transferred from the Urban zone to the Rural -Water Protection zone to align with the boundary of Bush Forever Site 390.

The amendment area is designated as Open Space and Proposed Open Space - nature/passive recreation in the *South Metropolitan Peel Sub-Regional Planning Framework*, which states it may be appropriate for land designated as Open Space to be ceded as part of the subdivision of adjacent urban land. In this respect, the *Lots 705 & 707 Armadale Road, Treeby Structure Plan* indicates that the majority of the amendment area will be ceded and developed as public open space, including drainage areas. It is anticipated that these areas can be developed to provide an appropriate interface to Bush Forever Area 390 in subsequent planning stages.

Proposal 4

Treeby: To transfer a portion of Lot 502 Armadale Road from the Parks and Recreation reservation to the Primary Regional Roads reservation and Lot 504 Armadale Road (formerly a portion of Lot 500 (Reserve 1820) Armadale Road) from the Parks and Recreation and Water Catchments reservations to the Urban zone and to remove part of these areas from Bush Forever Site 390 (Figure 4).

This proposal seeks to align the Primary Regional Roads reservation with the extent of the road widening required for the upgraded intersection of Armadale Road with Liddlelow Road and Torwood Avenue. Lot 504 (approximately 514 m²) is to be zoned Urban in order to facilitate the future construction of Torwood Avenue between this intersection and future residential development on Lots 705 and 707 Armadale Road to the north. Areas of cleared land within Lots 502 and 504 are to be removed from Bush Forever Site 390.

Proposal 5

Lake Coogee: To transfer a portion of Lot 8001 (Reserve 53805) (formerly a portion of Lot 811) Fawcett Road from the Urban zone to the Parks and Recreation reservation (Figure 5).

This proposal seeks to align the extent of the Parks and Recreation reservation with the cadastral boundaries of Lot 8001.

Proposal 6

Success: To transfer the Other Regional Roads reserved portion of Lot 8 Hird Road to the Urban zone (Figure 6).

This proposal seeks to align the extent of the Other Regional Roads reservation and the Urban zone with the cadastral boundaries of Lot 8 Hird Road.

Proposal 7

Hammond Park: To transfer the Hammond Park Secondary College site, Lot 5000 Irvine Parade, from the Urban zone to the Public Purposes - High School reservation (Figure 7)

The amendment area is the site of the Hammond Park Secondary College and is to be reserved for Public Purposes - High School consistent with this use.

City of Kwinana

Proposal 8

Casuarina: To transfer portions of Lot 9013 Bombay Boulevard and the road reserve for Bombay Boulevard from the Rural - Water Protection zone to the Urban zone (Figure 8).

This proposal seeks to align the extent of the Urban zone over this land with the cadastral boundaries of Lot 9013.

The amendment area is identified as a Priority 2 groundwater protection area in *State Planning Policy 2.3: Jandakot Groundwater Protection*, where low risk and intensity development consistent with the Rural zoning is generally supported, subject to appropriate conditions. This proposed Urban zoning is unlikely to significantly impact on the values of the Jandakot groundwater protection area give the small area of land involved (approximately 3,300 m²) and is considered a minor rationalisation of the site.

City of Rockingham

Proposal 9

Warnbro: To transfer a portion of the Warnbro Community High School site, Lot 1500 Swallowtail Parade, from the Urban zone to the Public Purposes - High School reservation (Figure 9).

The amendment area is part of the site of the Warnbro Community High School and is to be reserved as Public Purposes - High School consistent with this use.

Proposal 10

Baldivis: To transfer the Ridge View Secondary College site, Lot 99 Viva Boulevard, from the Urban zone to the Public Purposes - High School reservation (Figure 10).

The amendment area is the site of the Ridge View Secondary College and is to be reserved as Public Purposes - High School consistent with this use.

City of Gosnells

Proposal 11

Orange Grove: To transfer a portion of Lot 108 Hardinge Road from the Rural zone to the Parks and Recreation reservation (Figure 11).

This proposal seeks to align the Parks and Recreation reservation of the land with the cadastral boundaries of Lot 108 and to reflect its current use for recreational purposes.

Proposal 12

Canning Vale: To transfer a portion of Warton Road, adjacent to its intersection with Garden Street, from the Urban zone to the Other Regional Roads reservation (Figure 12).

This proposal seeks to align the extent of the Other Regional Roads reservations with the extent of the road reserve for Warton Road in this location.

Proposal 13

Southern River: To transfer a portion of the road reserve for Southern River Road from the Urban zone to the Other Regional Roads reservation, and portions of Lot 8001 Halcyon Loop, and Lots 106 and 107 Asana Road, and portions of the road reserves for Ansara Road and Mondo Lane from the Other Regional Roads reservation to the Urban zone (Figure 13).

This proposal seeks to align the extent of the Other Regional Roads reservation and the Urban zone with the extent of the road reserve for Southern River Road in this location and the cadastral boundaries of Lots 106 and 107.

Proposal 14

Southern River: To transfer portions of the road reserves for Holmes Street and Faverolles Drive from the Urban zone to the Other Regional Roads reservation, and portions of Lot 351 Bassett Way and Lot 352 Faverolles Drive from the Other Regional Roads reservation to the Urban zone (Figure 14).

This proposal seeks to align the extent of the Other Regional Roads reservation and the Urban zone with the extent of the road reserves for Holmes Street and Faverolles Drive in this location and the cadastral boundaries of Lots 351 and 352.

City of Armadale

Proposal 15

Hilbert: To transfer Lot 5001 and Lot 5072 Atlantic Road from the Rural zone to the Urban zone (Figure 15).

The landowner has requested that this site be rezoned to the Urban zone to facilitate the structure planning and development of this site for residential purposes.

The proposed zoning is consistent with the *South Metropolitan Peel Sub-regional Planning Framework*, which designates the site as "Urban" and as having a "Short-medium term (2015-2031)" staging timeframe. It is also consistent with the current planning framework for the adjacent land which provides for residential development, as outlined in the *Armadale Redevelopment Scheme 2* and the *Wungong Urban Water Master Plan*.

The amendment area is located approximately 460 metres north of the City of Armadale Landfill & Recycling Facility (located on Lot 600 Hopkinson Road). It is likely that an appropriate separation distance can be provided between this facility and future residential development within the amendment area, in accordance with *State Planning Policy 4.1: State Industrial Buffer Policy* and the Environmental Protection Authority *Guidance Statement No. 3: Separation Distances between Industrial and Sensitive Land Uses*.

Shire of Serpentine-Jarrahdale

Proposal 16

Cardup: To transfer a portion of Lot 60 Robertson Road and portions of Lot 21 Norman Road from the Rural zone to the Industrial zone and to remove this land from Bush Forever Site 361, and to transfer portions of Lot 21 Norman Road from the Industrial zone to the Rural zone and to add this land to Bush Forever Site 361 (Figure 16).

This proposal seeks to rationalise the extent of the Industrial and Rural zones and the boundaries of Bush Forever Site 361 over the amendment area to provide an improved interface between the Industrial zoned land and Bush Forever Site 361. The amendment is consistent with the deed of agreement between the WAPC and the owners of Lots 21 and 60 relating to a negotiated planning outcome for this site. The deed of agreement will be executed prior to finalisation of the amendment.

3 Environmental Protection Authority advice

On 31 May 2021, the Environmental Protection Authority (EPA) advised that the proposed scheme amendment should not be assessed under Part IV Division 3 of the *Environmental Protection Act 1986*, and provided advice in regard to flora and vegetation, terrestrial fauna and social surroundings environmental factors relevant to 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 from 2 July 2021 to 3 September 2021.

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

- i) Western Australian Planning Commission, 140 William Street, Perth.
- ii) Offices of the Cities of Armadale, Cockburn, Gosnells, Kwinana and Rockingham, and the Shire of Serpentine-Jarrahdale.
- iii) State Reference Library, Northbridge.

During the public inspection period, notice of the amendment was published in the *West Australian* and relevant local newspaper/s circulating in the locality of this amendment.

5 Submissions

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

- Eight submissions supported the amendment, with most of these submissions providing comments on the amendment. Two of these submissions, from the Cities of Cockburn and Armadale, requested that Proposals 1 and 15 be modified, as discussed in section 6 of this report.

- Eight submissions from State government agencies and the Water Corporation raised no objections to and/or provided general advice on the amendment, and two submissions from State government agencies did not provide any comment on the amendment.
- Main Roads Western Australia (MRWA) did not support the amendment and requested that Proposal 1 be modified, as discussed in section 6 of this report.

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

6 Main issues raised in submissions

(a) Proposal 1 - Extent of amendment area

The City of Cockburn and MRWA recommend that Proposal 1 be modified to remove a portion of Lot 9001 Prinsep Road, Jandakot from the amendment area, as this part of the amendment area is not consistent with the reservation of land proposed by *MRS Amendment 1393/57: Armadale Road to North Lake Road Bridge (Tapper Road to Midgegooroo Avenue)*. In this respect, MRS Amendment 1393/57 proposes to reserve the portion of the Proposal 1 amendment area within Lot 9001 as Primary Regional Roads in the MRS.

WAPC Response: Comments noted. The Proposal 1 amendment plan has been modified as recommended by the City and MRWA, to make this proposal consistent with the reservation of land proposed by MRS Amendment 1393/57.

(b) Proposal 15 - Landfill facility buffer

In its advice on the amendment, the City of Armadale (the City) provides advice in relation to the Armadale Landfill and Recycling Facility site (the landfill facility site), which is located approximately 460 metres to the south of the amendment area for Proposal 15. In this respect, the City advises that part of the amendment area is located within the one kilometre buffer to the landfill facility site, as identified on its *Local Planning Scheme No. 4 Special Control Area Map 1* (Special Control Area Map 1). The City recommends that land within this buffer should be rezoned to the Urban Deferred zone in the MRS, and should only be rezoned to the Urban zone once either:

- operations at the landfill facility have ceased or been downgraded; or
- a scientific study is provided that demonstrates that a reduced buffer distance will not result in unacceptable impacts to sensitive land uses in accordance with *State Planning Policy 4.1: Industrial Interface* (SPP 4.1) and the Environmental Protection Authority *Guidance Statement No. 3: Separation Distances between Industrial and Sensitive Land Uses* (GS3).

WAPC Response: Comments dismissed. In its advice on the amendment the Environmental Protection Authority recommends that an appropriate separation distance be established between the landfill facility and any future residential development within the amendment area, consistent with SPP 4.1 and GS3.

SPP 4.1 seeks to prevent conflict and encroachment between industrial and sensitive land uses, and provides guidance on the separation of industrial land uses, which have off-site impacts, and sensitive or incompatible land uses, such as residential land uses, in order to achieve this outcome. SPP 4.1 states that planning decision-makers need to consider the

broad suitability of sensitive land uses and the ability to avoid future constraints being imposed on industrial land uses. It also provides guidance on the matters which should be considered in the determination of impact areas for industrial land uses, which include any separation distances recommended in government policy and guidance. In this regard, GS3 provides guidance on the generic separation distances referred to in SPP 4.1.

The following activities are undertaken on the landfill facility site: used tyre storage, liquid waste facility, solid waste depot, and putrescible landfill site. GS3 recommends a range of generic separation distances for these activities, with the putrescible landfill site activity having the greatest generic separation distance of 500 metres. This is significantly less than the one kilometre buffer shown on Special Control Area Map 1, but is consistent with the recommendations of SPP 4.1 and GS3.

As the Proposal 15 amendment area is located approximately 460 metres north of the landfill facility site, the southernmost portion of this amendment area is located within the 500 metre separation distance recommended by GS3. However, given only a small part of the amendment area is located within this generic separation distance, it is likely that any potential health or amenity impacts on sensitive land uses can be appropriately addressed in the local structure planning and subdivision stages of the planning process. On this basis, Proposal 15 is considered to be consistent with the recommendations of SPP 4.1 and GS3 and, as such, there is no need to modify this proposal to rezone any part of the amendment area to the Urban Deferred zone as recommended by the City of Armadale.

7 Modifications

Proposal 1: The amendment plan for Proposal 1 has been modified to remove a portion of Lot 9001 Prinsep Road, Jandakot from the amendment area. As this modification does not include any additional land and is minor in nature, readvertising of the amendment is not required.

8 Determinations

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

9 Coordination of region and local scheme amendments

Under section 126(3) of the *Planning and Development Act 2005* (the PD Act) the WAPC has the option of concurrently rezoning land that is being zoned Urban under the MRS, to a "Development" zone (or similar) in the Local Planning Scheme. The WAPC has determined that the following concurrent LPS amendments are appropriate:

Proposals 3, 4 & 6 - The *City of Cockburn Local Planning Scheme No. 3* (LPS 3) is to be concurrently amended to zone the amendment areas for Proposals 3 and 4 to the "Development" zone and to add these areas to "Development Area 43", and to zone the amendment area for Proposal 6 to the "Development" zone, pursuant to section 126(3) of the PD Act. The City of Cockburn supports these concurrent amendments to LPS 3.

Proposals 13 & 14 - The *City of Gosnells Local Planning Scheme No. 6* (LPS 6) is to be concurrently amended to rezone the Urban zoned portions of the amendment areas for Proposals 13 and 14 to the “Residential Development” zone, pursuant to section 126(3) of the PD Act. The City of Gosnells support these concurrent amendments to LPS 6.

10 Conclusion and recommendation

This report summarises the background to MRS minor amendment 1380/57 and examines the various submissions made on it.

The WAPC, after considering the submissions, is satisfied that the modified amendment as shown generally on the Amendment Figures - Proposals 1 - 16 in *Schedule 4*, and in detail on the MRS Amendment Plans listed in *Appendix 2*, should be approved and finalised.

The WAPC recommends that the Minister for Planning approves the amendment as modified.

11 Ministers decision

Amendments to the Metropolitan Region Scheme using the provisions of section 57 of the *Planning and Development Act 2005* require the WAPC to provide a report and recommendation to the Minister for Planning for approval. The Minister may approve, approve with modification or decline to approve the proposed amendment.

The Minister, after considering the amendment, has agreed with the recommendation of the WAPC and approved the amendment.

MRS Amendment 1380/57 is now finalised as modified and shown on WAPC Amending Plans 1.7984/1, 1.7985 and 1.7986 and has effect in the Metropolitan Region Scheme from the date of notice in the *Government Gazette* on 23 December 2022.

Schedule 1

Alphabetical listing of submissions

Alphabetical Listing of Submissions

MRS Amendment 1380/57

South-East and South-West Districts Omnibus 4

Submission No.	Name
13	Armadale, City of
7	ATCO Gas
16	Biodiversity, Conservation and Attractions, Parks and Wildlife Service, Department of
11	CLE Town Planning + Design (on behalf of Perron Treeby Pty Ltd)
12	Cockburn, City of
10	Department of Primary Industries and Regional Development
6	Gosnells, City of
14	Health, Department of
4	Jobs, Tourism, Science and Innovation, Department of
15	Main Roads WA
1	Mines, Industry Regulation and Safety, Department of
2	<i>Name removed at the request of the submitter</i>
5	Public Transport Authority of WA
8	Rockingham, City of
9	Water and Environmental Regulation, Kwinana Peel Region, Department of
3	Water Corporation

Late Submissions	Name
17	Education, Department of

Schedule 2

Summary of submissions and determinations

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

Submissions: 1, 3, 4, 5, 7, 9, 10

Submitted by: Department of Mines, Industry Regulation and Safety; Water Corporation; Department of Jobs, Tourism, Science and Innovation; Public Transport Authority; ATCO; Department of Water and Environmental Regulation; Department of Primary Industries and Regional Development

Summary of Submission: SUPPORT, NO OBJECTION, COMMENT OR NO COMMENT

The above State Government agencies and service provider support the amendment, raise no objections the amendment, provide no comments, or provide general advice on the amendment.

Planning Comment: Comments noted.

Determination: Submissions noted.

Submission: 2

Submitted by: *Name removed at the request of the submitter*

Summary of Submission: SUPPORT

The submitter supports Proposal 10 as it will appropriately reserve high school sites.

The submitter also recommends that the MRS be amended to align the Other Regional Roads reservation for Kulija Road in Baldivis with the constructed extent of this road.

Planning Comment: Comments noted. The recommendation to add a proposal for Kulija Road to the amendment is not supported, as this is beyond the scope of the current amendment. However, this proposal will be considered for inclusion in a future MRS amendment.

Determination: Submission noted.

Submission: 6

Submitted by: City of Gosnells

Summary of Submission: SUPPORT

The City of Gosnells supports Proposals 11, 12, 13 and 14 in the amendment as the proposals appropriately reflect the current tenure and use of land within the amendment area, or are consistent with an approved structure plan and development which has occurred within the amendment areas.

Planning Comment: Comments noted.

Determination: Submission noted.

Submission: 8

Submitted by: City of Rockingham

Summary of Submission: SUPPORT

The City of Rockingham supports Proposals 9 and 10 as the proposed Public Purposes - High School reservations are consistent with the current use of land within the amendment areas as high school sites.

Planning Comment: Comments noted.

Determination: Submission noted.

Submission: 11

Submitted by: CLE Town Planning + Design (on behalf of Perron Treeby Pty Ltd)

Summary of Submission: COMMENT

The submitter supports Proposals 3 and 4 in the amendment, and considers both of these proposals to be logical administrative responses to previous planning initiatives, and provides the following comments on these proposals:

Proposal 3 - *MRS Amendment 1346/57: Lots 705 - 708 Armadale Road, Treeby* confirmed the boundary of the Bush Forever layer for Bush Forever Site 390 over Lot 705 Armadale Road. The definition of this boundary was informed by environmental assessments undertaken in support of the *Treeby District Structure Plan* and the previous MRS amendment request for the site.

The land subject to this proposal is located outside of the Bush Forever Site 390 area and could have been zoned Urban through MRS Amendment 1346/57, but this did not occur, and the land remains in the Rural - Water Protection zone. It is logical for the land to be zoned Urban and the landowner is pleased to see that this is now happening.

The landowner is investigating using parts of the amendment area for a variety of uses including, but not limited to, public open space, drainage and/or commercial use. The *Lots 705 & 707 Armadale Road, Treeby Local Structure Plan* will need to be amended to facilitate these outcomes, which would enable the City of Cockburn and the WAPC to assess the planning merits of these options.

Proposal 4 - This proposal relates to a triangle of land at the south-western corner of Rose Shanks Reserve which is required to enable the connection of the Armadale Road / Liddelow Road roundabout into Development Area 43, consistent with the *approved Lots 705 & 707 Armadale Road, Treeby Local Structure Plan*. A separate lot has already been created for the amendment through a Crown land subdivision. The proposed Urban zoning and Primary Regional Roads reservation is considered appropriate for the intended use of the land.

The submitter requests that the *City of Cockburn Local Planning Scheme No. 3* be concurrently amended, pursuant to section 126(3) of the *Planning and Development Act 2005*, to rezone the amendment areas for Proposals 3 and 4 to the Development zone and to include it within the boundary of Development Area 43.

Planning Comment: Comments noted. The *City of Cockburn Local Planning Scheme No. 3* has been concurrently amended to rezone the amendment areas for Proposals 3 and 4 to the Development zone and to include these areas within the boundary of Development Area 43.

Determination: Submission noted.

Submission: 12

Submitted by: City of Cockburn

Summary of Submission: SUPPORT

The City of Cockburn (the City) supports Proposals 1, 2, 3, 4, 5, 6 and 7 and provides the following comments:

- (a) Proposal 1 - The City advises the extent of the amendment area for Proposal 1 is not consistent with the extent of the amendment area for the MRS amendment for the Armadale Road project [*MRS Amendment 1393/57: Armadale Road to North Lake Road Bridge (Tapper Road to Midgegooroo Avenue)*], which proposes to transfer part of the amendment area (Pt Lot 9001 Prinsep Road) to the Primary Regional Roads reservation.

The City supports the concurrent amendment of its *Local Planning Scheme No. 3*, pursuant to section 126(3) of the *Planning and Development Act 2005*, to rezone the amendment area to the Development zone.

- (b) Proposal 2 - The City advises the proposal is consistent with the *Treeby District Structure Plan* which shows the amendment area as public open space, including areas with regional conservation values.

- (c) Proposal 3 - The City advises the proposal is consistent with the outcomes of previous Bush Forever and local structure plan processes for the amendment area.

The City supports the concurrent amendment of its *Local Planning Scheme No. 3* to rezone the Urban zoned portions of the amendment area to the Development zone and to include the amendment area within the boundary of Development Area 43.

- (d) Proposal 4 - The City advises the proposal is consistent with the *Treeby District Structure Plan* and the *Lots 705 & 707 Armadale Road, Treeby Local Structure Plan*, which show road connections through to Armadale Road.

The City supports the concurrent amendment of its *Local Planning Scheme No. 3* to rezone the Urban zoned portions of the amendment area to the Development zone and to include the amendment area within the boundary of Development Area 43.

- (e) Proposal 5 - The City advises the proposal is consistent with the *Lots 811 & 812 Fawcett Road, Munster Local Structure Plan*, which shows Parks and Recreation reserved land outside of the boundary of Bush Forever Site No. 261.

- (f) Proposal 6 - The proposal is consistent with the *Lakeside Success Local Structure Plan*, and the current ownership and residential use of the land in the amendment.

The City supports the concurrent amendment of its *Local Planning Scheme No. 3* to rezone the Urban zoned portions of the amendment area to the Development zone.

- (g) Proposal 7 - The proposal is consistent with the endorsed local structure plans for the amendment area and the surrounding area, and the current land tenure of the amendment area and its current use as a high school site.

Planning Comment:

- (a) Proposal 1 - Refer to Part 6: Main issues raised in submissions - Section (a) Proposal 1 - Extent of amendment area.

Additionally, the *City of Cockburn Local Planning Scheme No. 3* cannot be concurrently amended to rezone the amendment area to the Development zone, as section 126(3) of the *Planning and Development Act 2005* does not provide for the concurrent amendment of a local planning scheme where land is being zoned Industrial in the MRS.

- (b) - (g) Proposals 2 - 7 - Comments noted.

Determination: Submission noted.

Submission: 13

Submitted by: City of Armadale

Summary of Submission: COMMENT

The City of Armadale (the City) supports the amendment and provides the following comments on Proposal 15:

- (a) The City supports the Lot 5001 (Road Reserve) and the northern portion of Lot 5072 Atlantic Road, Hilbert, located outside of the landfill buffer area in the *City of Armadale Local Planning Scheme No. 4* (LPS 4) Special Control Areas Map 1, being rezoned from the Rural zone to the Urban zone in the MRS.
- (b) However, the City recommends that the portion of Lot 5072 located within the abovementioned landfill buffer area be rezoned to the Urban Deferred zone in the MRS, with this land being capable of being zoned Urban once either:
- the landfill facility has been downgraded or ceased operations; or
 - a scientific study is provided that demonstrates that a reduced buffer distance will not result in unacceptable impacts to sensitive land uses in accordance with *SPP 4.1: State Industrial Buffer Policy* (SPP 4.1) and the Environmental Protection Authority (EPA) *Guidance Statement No. 3: Separation Distances between Industrial and Sensitive Land Uses* (GS3).

- (c) The City notes that the EPA advice also recommends that an appropriate separation distance be provided between the landfill facility and future residential development, consistent with SPP 4.1 and GS3.
- (d) The City also advises that its preference is for the amendment area to be included in the area under the control of Development WA in the *Armadale Redevelopment Scheme 2* and the *Wungong Urban Water Mater Plan*. The City states that this would be logical as the amendment area is located adjacent to the Armadale Redevelopment Scheme 2 area and is isolated from any other land which is under the control of the City under LPS4.
- (e) The City also advises that structure planning would be required for land within the amendment area, and states that it would be more efficient to include the amendment area in the Development WA *Precinct 20 (J) Tonkin South Structure Plan*, for adjacent land to the east of the amendment area. The City also advises that the development contribution plan for the Wungong Urban Water project could then also be extended to include the amendment area.

Planning Comment:

- (a) Comments noted.
- (b) & (c) Refer to Part 6: Main issues raised in submissions - Section (b) Proposal 15 - Landfill facility buffer.
- (d) & (e) Comments dismissed. Development WA is currently in the process of 'normalising' the *Armadale Redevelopment Scheme 2*, which will reinstate land within the redevelopment scheme area to the MRS and LPS 4 once this process is finalised. In this respect, *MRS Amendment 1376/57: Redevelopment Authority Normalisation - Wungong* has been initiated to zone land east of the Proposal 15 amendment area to the Urban and Urban Deferred zones in the MRS in order to facilitate this 'normalisation' process. Given this process is currently underway, it would not be appropriate to amend the *Armadale Redevelopment Scheme 2* to include the amendment area. Following further discussions on this matter, the City subsequently advises it has no objection to the amendment area not being incorporated into any of the planning documents for the Armadale Redevelopment Area.

Determination: Submission partly noted and partly dismissed.

Submission: 14

Submitted by: Department of Health

Summary of Submission: COMMENT

The Department provides the following comments on the amendment:

- (a) Water Supply and Wastewater - The Department advises that any future development within the amendment areas for Proposals 7, 9, 10, 15 and 16 is required to be connected to reticulated scheme water and wastewater services, in accordance with the requirements of the *Government Sewerage Policy*.
- (b) Medical Entomology - The Department advises that the amendment area for Proposal 15 is located in an area that occasionally experiences problems with nuisance and

disease carrying mosquitos, and that these mosquitos are known carriers of Ross River and Barmah Forest viruses. In this respect, the Department recommends that:

- the proponent works with the City of Armadale to determine the extent of the risk from mosquitos and mosquito-borne diseases and, that if the risk is considered to be medium or high by the City, that a mosquito management plan be established;
 - the City ensures effective mosquito management is further developed and adequately resourced for the locality; and
 - on-site infrastructure and constructed water bodies are designed and maintained to ensure that they do not breed mosquitos.
- (c) Proposals 1 - 6, 9 -12 & 15 - The Department raises no objections to these proposals, and provides advice on the need for future development to be connected to a reticulated wastewater service, consistent with the recommendations of the *Government Sewerage Policy*.
- (d) Proposal 8 - The Department advises that it has no objection to this proposal if the amendment area is only used as a road reserve or recreational area. However, should the land be developed in the future, the Department advises it will request information on the future land use and how wastewater will be managed.
- (e) Proposals 13 & 14 - The Department raises no objections to Proposals 13 and 14.
- (f) Proposal 16 - The Department raises no objections to Proposal 16, subject to future subdivision and development of the amendment area complying with the recommendations of the *Government Sewerage Policy*.

Planning Comment:

- (a)&(c) Water Supply and Wastewater / Proposals 1 - 6, 9 - 12 & 15 - Comments noted. The provision of reticulated wastewater services is a matter which can be appropriately considered and addressed in the subsequent local structure planning and subdivision stages of the planning process, where appropriate.
- (b) Medical Entomology / Proposal 15 - Comments noted. Potential public health and amenity impacts arising nuisance and disease carrying mosquitos can be appropriated considered and addressed in the subsequent local structure planning and subdivision stages of the planning process.
- (d) Proposal 8 - Comments noted. This matter is most appropriately considered and addressed in the subsequent local structure planning and subdivision stages of the planning process.
- (e) Proposals 13 & 14 - Comments noted.
- (f) Proposal 16 - Comments noted. Any future subdivision and development applications for the Industrial zoned parts of the amendment area would be assessed against the recommendations of the *Government Sewerage Policy*.

Determination: Submission noted.

Submission: 15

Submitted by: Main Roads Western Australia

Summary of Submission: COMMENT

- (a) Main Roads Western Australia (MRWA) does not raise any objections to Proposals 4, 8 and 15.
- (b) MRWA advises that it does not support Proposal 1, as it is not consistent with another MRS Amendment [*MRS Amendment 1393/57: Armadale Road to North Lake Road Bridge (Tapper Road to Midgegooroo Avenue)*] which seeks to transfer part of the amendment area with Lot 9001 Prinsep Road to the Primary Regional Roads reservation in the MRS. MRWA has also provided a land dealings plan which also shows the area of land which needs to be reserved Primary Regional Roads in the MRS.

MRWA requests that Proposal 1 be modified to remove land within Lot 9001 Prinsep Road from the amendment area, as this land needs to be rezoned Primary Regional Roads in the MRS.

Planning Comment:

- (a) Comments noted.
- (b) Comments partly noted and partly dismissed. Refer to Part 6: Main Issues Raised in Submissions - Section (a) Proposal 1 - Extent of amendment area.

Determination: Submission partly noted and partly dismissed.

Submission: 16

Submitted by: Department of Biodiversity, Conservation and Attractions

Summary of Submission: COMMENT

The Department provides the following comments on the amendment:

- (a) Proposal 3 - The Department understands that the amendment areas for this proposal were previously proposed to be added to Bush Forever Site 390 as part of *MRS Amendment 1346/57: Lots 705 - 708 Armadale Road, Treeby*, which rezoned land from the Rural - Water Protection zone to the Urban zone in the MRS. In response to issues raised by the proposed, as outlined in the Report on Submission for MRS Amendment 1346/57, the Bush Forever overlay for these areas was removed from the approved MRS amendment.

The inclusion of these areas in the Urban zone will allow for these parcels to be considered as part of the local structure planning process and allocated as public open space. It is recognised that these proposed Urban areas, while consolidating boundaries and increasing the area of Bush Forever Site 390, do not contain regionally significant vegetation. The strategic and statutory planning processes for these areas should ensure that proposed public open space areas abutting Bush

Forever Site 390 are designed and managed to avoid impacts to the adjacent biodiversity values and include appropriate interface treatments.

- (b) Proposal 4 - The proposed amendment follows the widening of Armadale Road and proposed construction of Torwood Avenue. DBCA understands that the proposed amendment is consistent with an approved clearing permit (CPS 7992/1). No vegetation is present within the portion shown for Torwood Avenue construction.
- (c) Proposal 8 - The proponent should be advised that the adjoining Lot 9014, within the Rural Water Protection zone, contains a resource enhancement wetland (UFI 15935). Development of this area may require the provision of a wetland buffer.
- (d) Proposal 16 - The portion of Proposal 16 within Lot 60 involves the removal of approximately one hectare of vegetation from Bush Forever Site 361. The Department understands that the inclusion of this area in the Industrial zone reflects a negotiated planning outcome between the Department of Planning, Lands and Heritage and the landowner for Bush Forever Site 361. The vegetation comprises the 'Banksia woodlands of the Swan Coastal Plain' threatened ecological community which is listed as Endangered under the Commonwealth *Environmental Protection and Biodiversity Conservation Act 1999*. It is recommended that the final Bush Forever site boundary be fenced to protect against further degradation or incursions from the development site.
- (e) Proposals 1, 2, 5 to 7 and 10 to 15 - The Department has no comments on these proposals.

Planning Comment:

(a),(b)&(e) Comments noted.

- (c) Comment noted. The potential need to provide a buffer to the resource enhancement wetland can be appropriately addressed in the subsequent local structure planning and subdivision stages of the planning process.
- (d) Comments noted. The provision of fencing along the boundaries to Bush Forever Site No. 390 is most appropriately addressed in subsequent stages of the planning process.

Determination: Submission noted.

Submission: 17 (Late Submission)

Submitted by: Department of Education

Summary of Submission: COMMENT

The Department does not object to the amendment and provides the following comments on it:

- (a) The Department is satisfied that most of the proposals are small scale administrative amendments which will have no impact on any public school sites.
- (b) The Department supports the transfer of several public high school sites from the Urban zone to the Public Purposes - High School reservation (Proposals 7, 9 and 19).

- (c) The Department notes that Proposal 15 will facilitate the delivery of additional residential development on approximately 7.75 hectares of land.

The *Wungong Urban Water Design Guidelines* currently require larger primary school sites to make up for an under provision of future school sites in the locality. Consideration will need to be given to ensuring the additional residential development in this area would not unduly affect the enrolment capacity of existing and future primary school sites in the area in the subsequent local structure planning stage of the planning process. Subject to this matter being given consideration, the Department offers no in principle objections to the amendment.

Planning Comment:

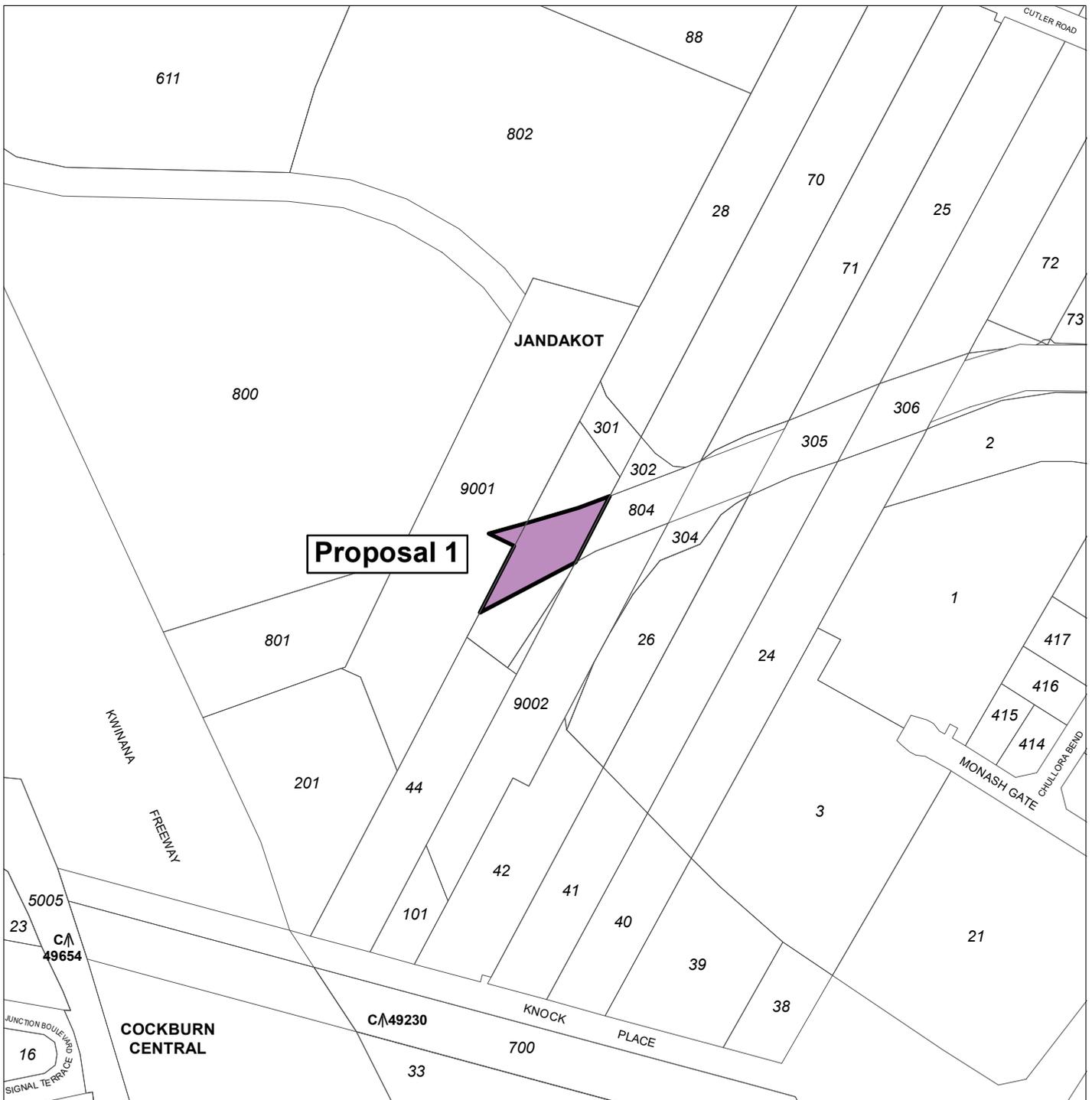
(a)&(b) Comments noted.

- (c) Comment noted. The impact of the future development of the amendment on the planning of primary school sites in the area is most appropriately addressed in the subsequent local structure planning stage of the planning process, as noted by the Department.

Determination: Submission noted.

Schedule 3

**The amendment figures - proposals 1-16
as advertised**



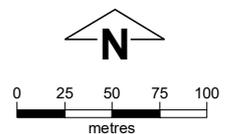
South East and South West Districts Omnibus Amendment No. 4
Proposed minor amendment
as advertised

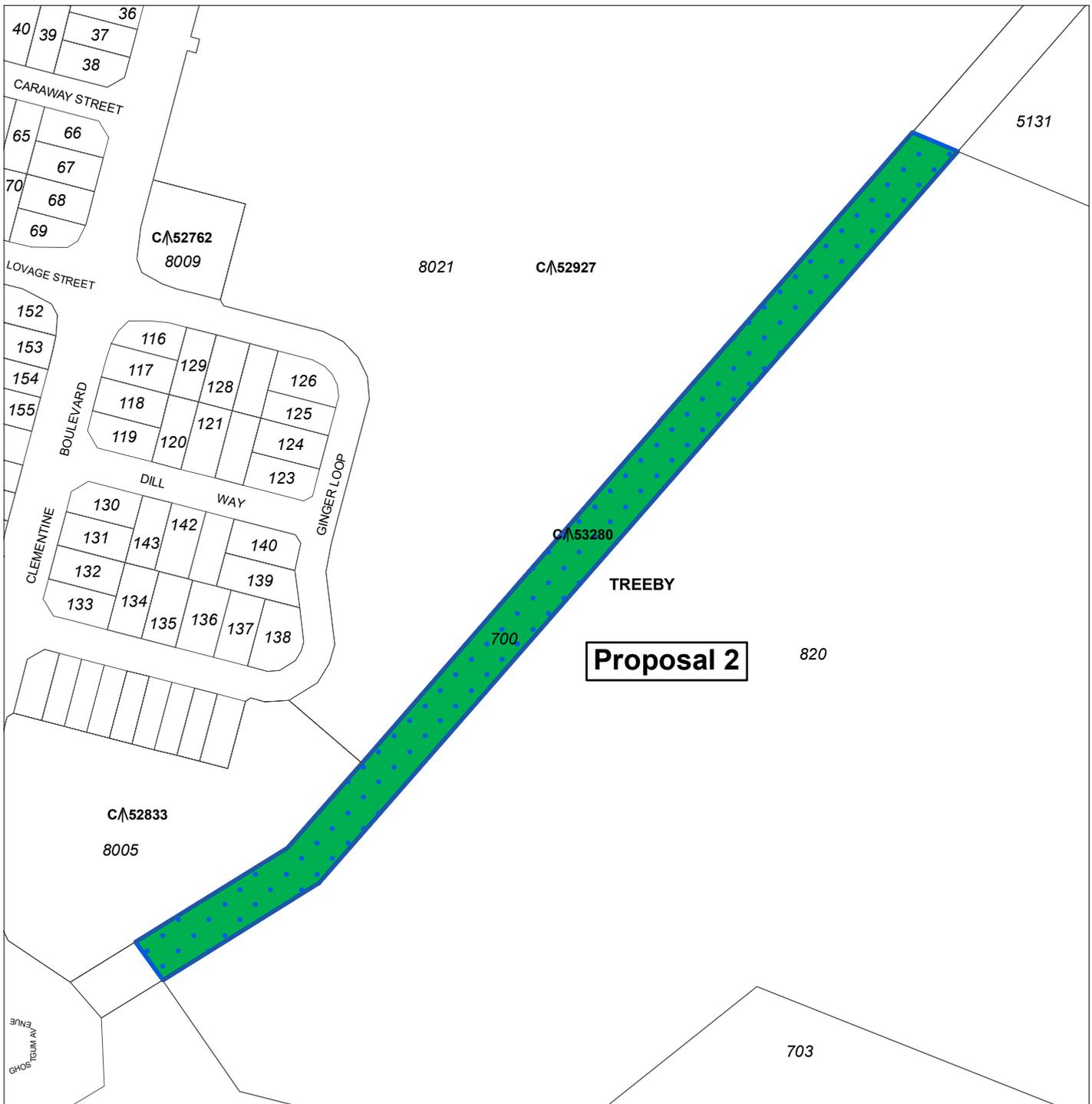
9 December 2020

Proposal 1

Proposed Amendment:
 Industrial zone

Oracle reference no: 3010
 File number: 833/02/01/0074
 Version number: 4





**South East and South West Districts Omnibus Amendment No. 4
Proposed minor amendment
as advertised**

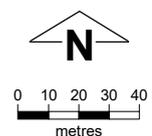
9 December 2020

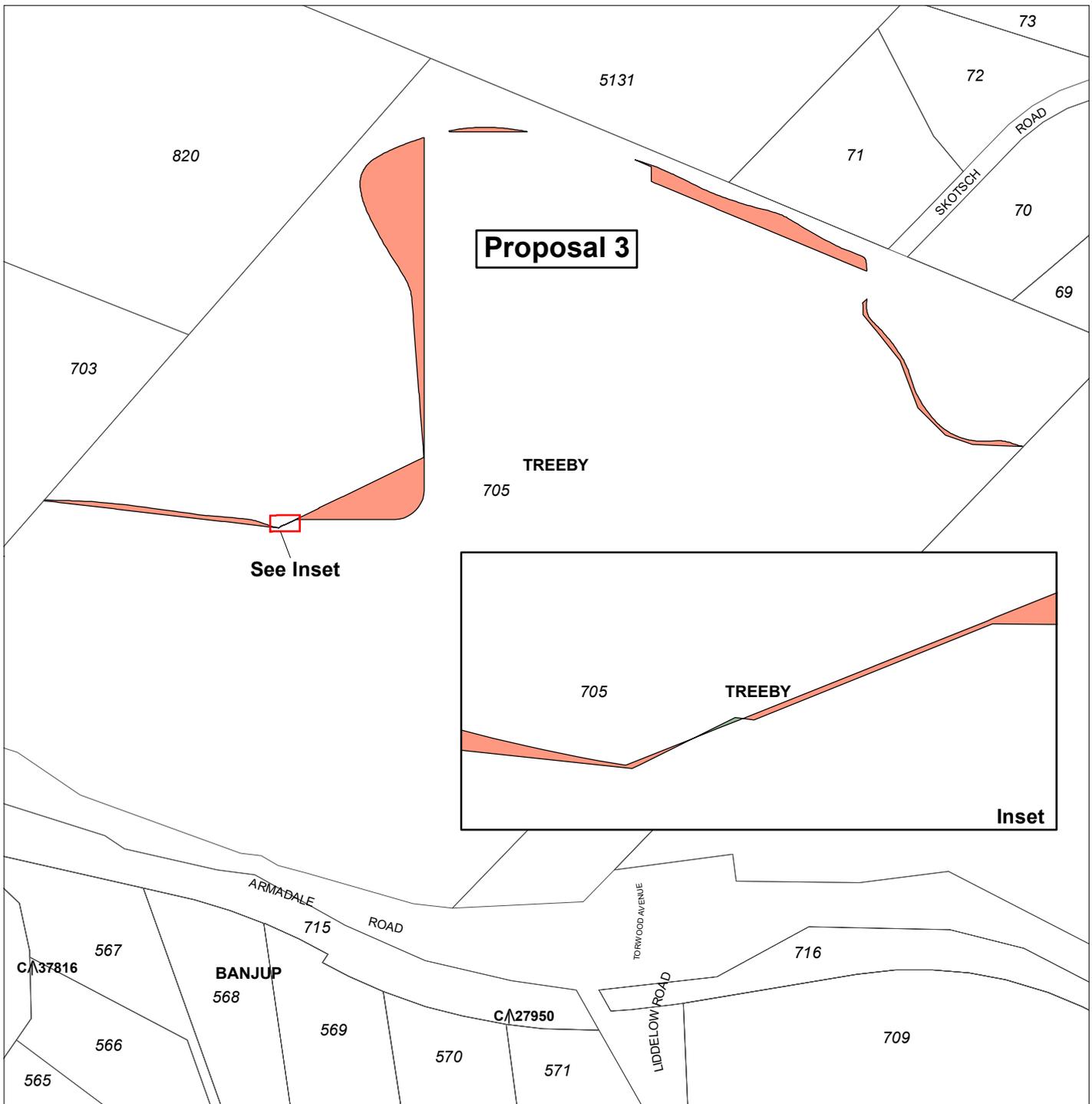
Proposal 2

Proposed Amendment:

-  Parks and recreation reservation
-  Water catchment reservation addition

Oracle reference no: 3010
File number: 833/02/01/0074
Version number: 4





**South East and South West Districts Omnibus Amendment No. 4
Proposed minor amendment
as advertised**

9 December 2020

Proposal 3

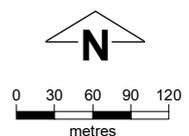
Proposed Amendment:

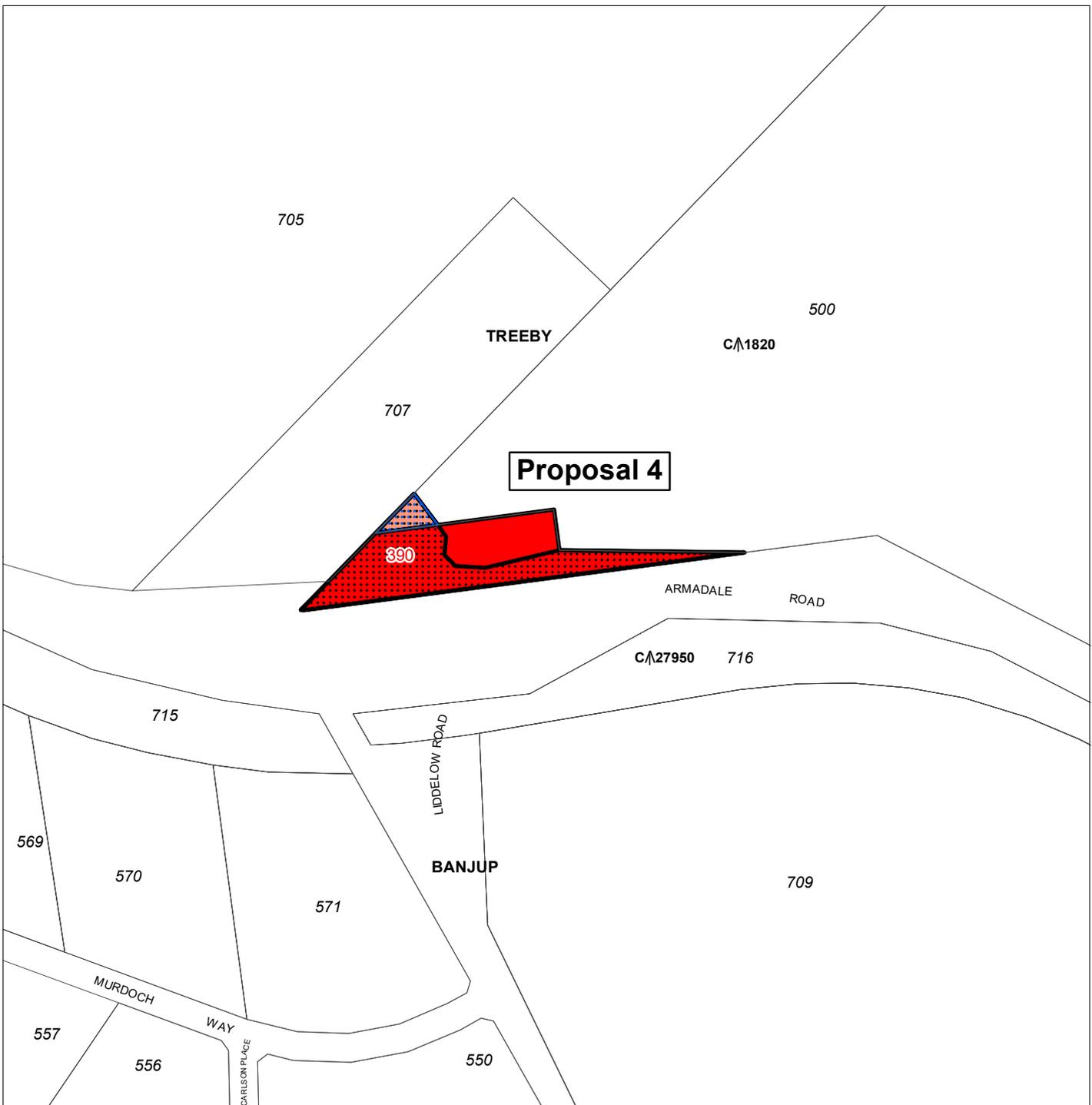
- Rural - water protection zone
- Urban zone

Oracle reference no: 3010
File number: 833/02/01/0074
Version number: 4



Date: 25/11/2020
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Proposal 4

**South East and South West Districts Omnibus Amendment No. 4
Proposed minor amendment
as advertised**

9 December 2020

Proposal 4

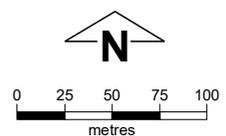
Proposed Amendment:

-  Primary regional roads reservation
-  Urban zone
-  Water catchment reservation for removal

Notice of Delegation

-  (Site No) Bush Forever area for removal

Oracle reference no: 3010
File number: 833/02/01/0074
Version number: 4





South East and South West Districts Omnibus Amendment No. 4
Proposed minor amendment
as advertised

9 December 2020

Proposal 5

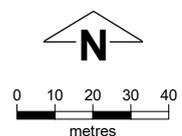
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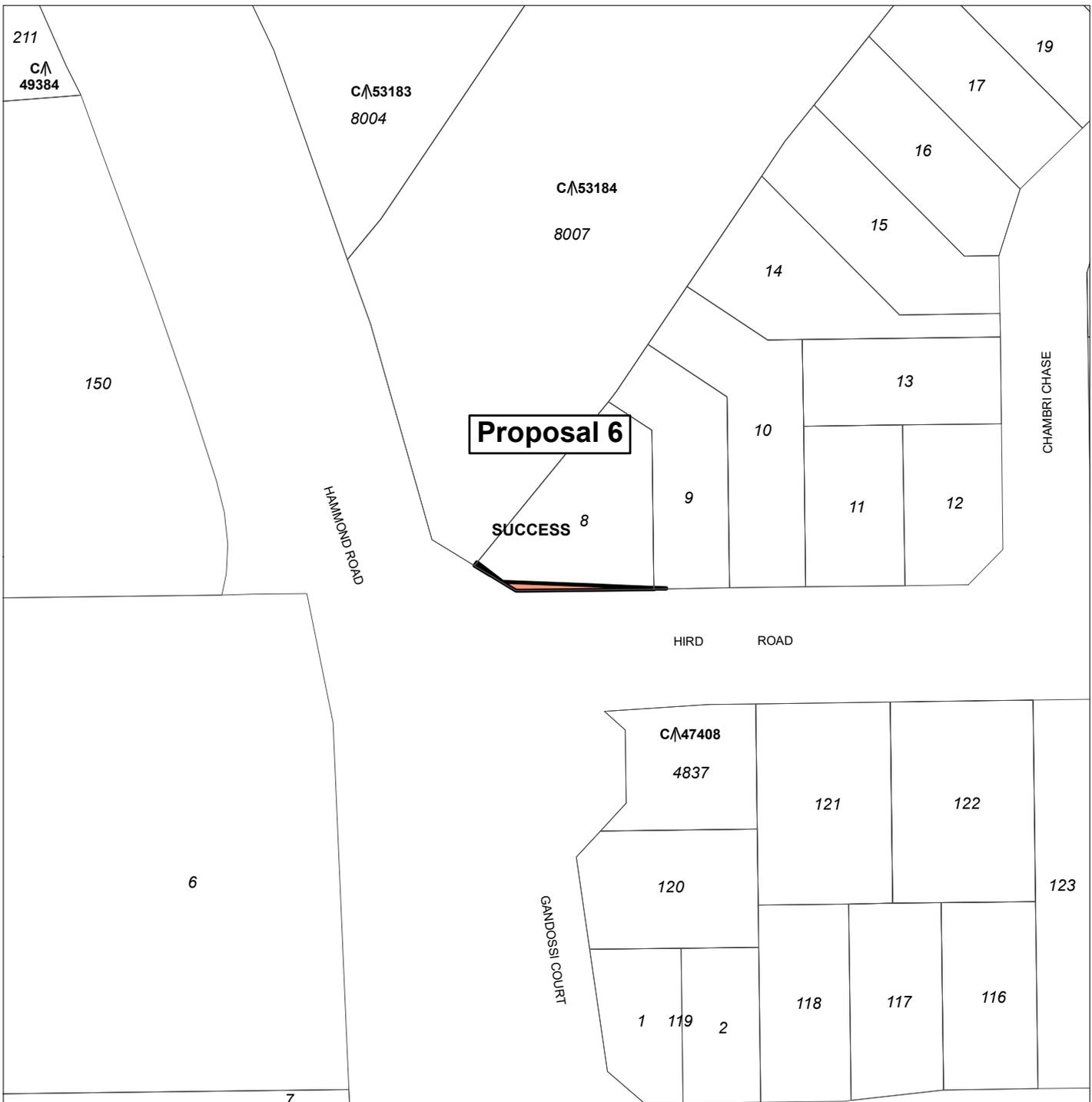
 Parks and recreation reservation

Oracle reference no: 3010
 File number: 833/02/01/0074
 Version number: 4



Date: 25/11/2020
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South East and South West Districts Omnibus Amendment No. 4
Proposed minor amendment
as advertised

9 December 2020

Proposal 6

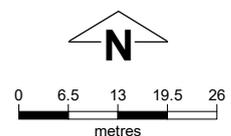
Proposed Amendment:

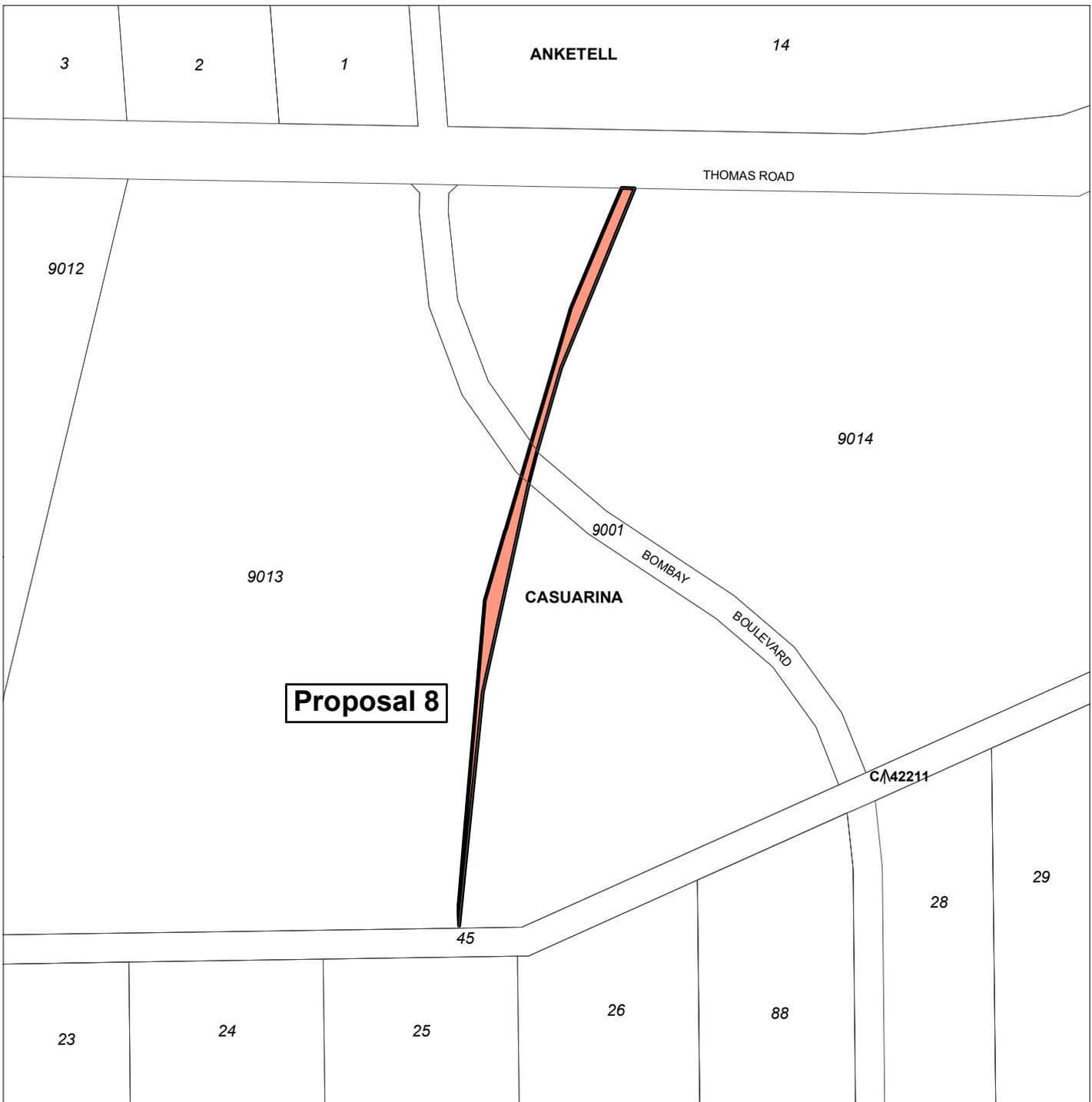
 Urban zone

Oracle reference no: 3010
 File number: 833/02/01/0074
 Version number: 4



Date: 25/11/2020
 Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
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Proposal 8

**South East and South West Districts Omnibus Amendment No. 4
Proposed minor amendment
as advertised**

9 December 2020

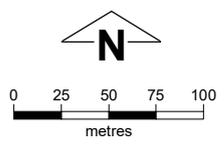
Proposal 8

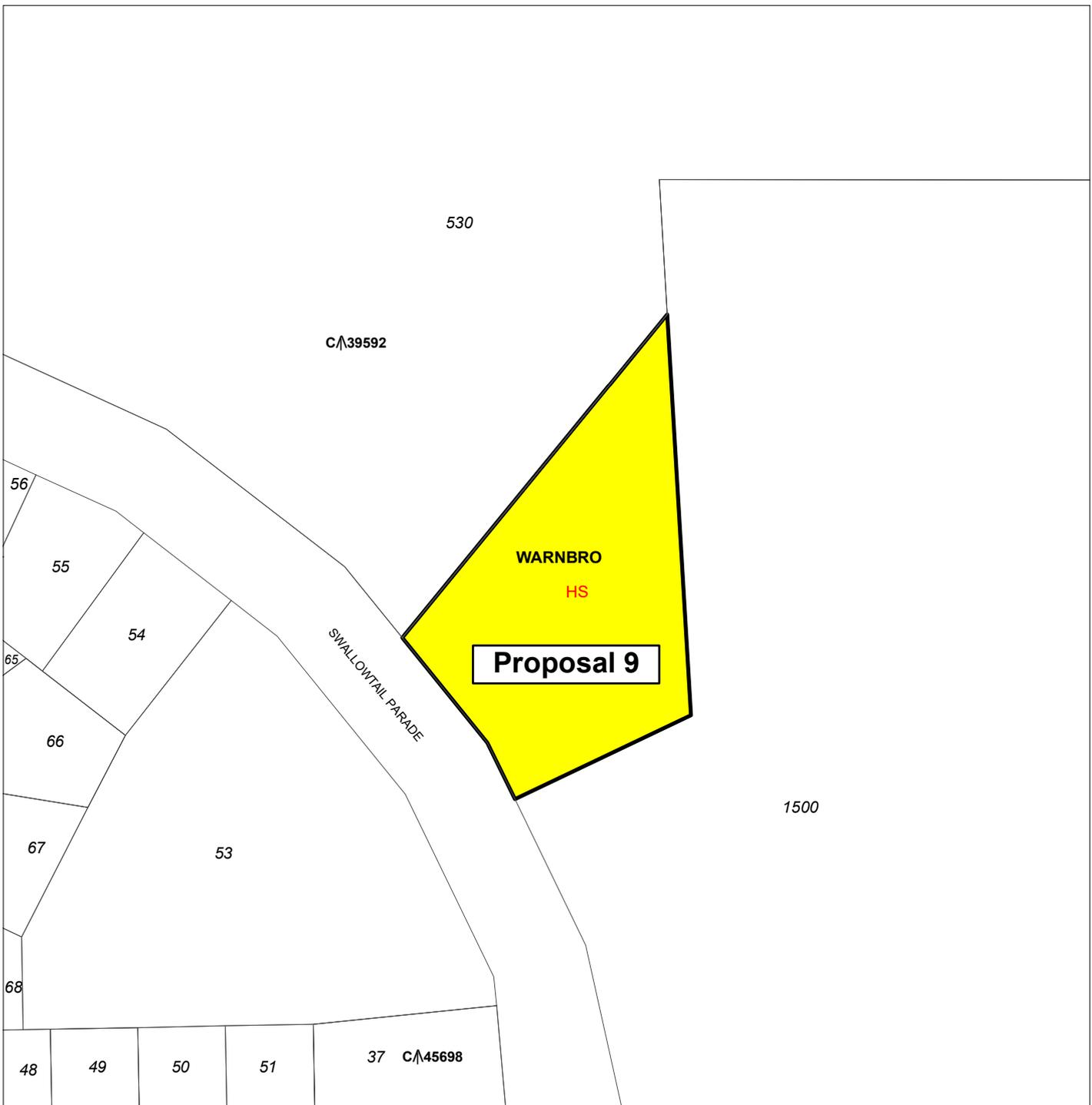
Proposed Amendment:
 Urban zone

Oracle reference no: 3010
 File number: 833/02/01/0074
 Version number: 4



Date: 25/11/2020
 Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
 Base information supplied by Western Australian Land Information Authority SLIP 1096-2018-1





**South East and South West Districts Omnibus Amendment No. 4
Proposed minor amendment
as advertised**

9 December 2020

Proposal 9

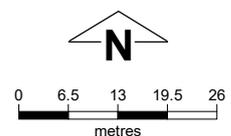
Proposed Amendment:

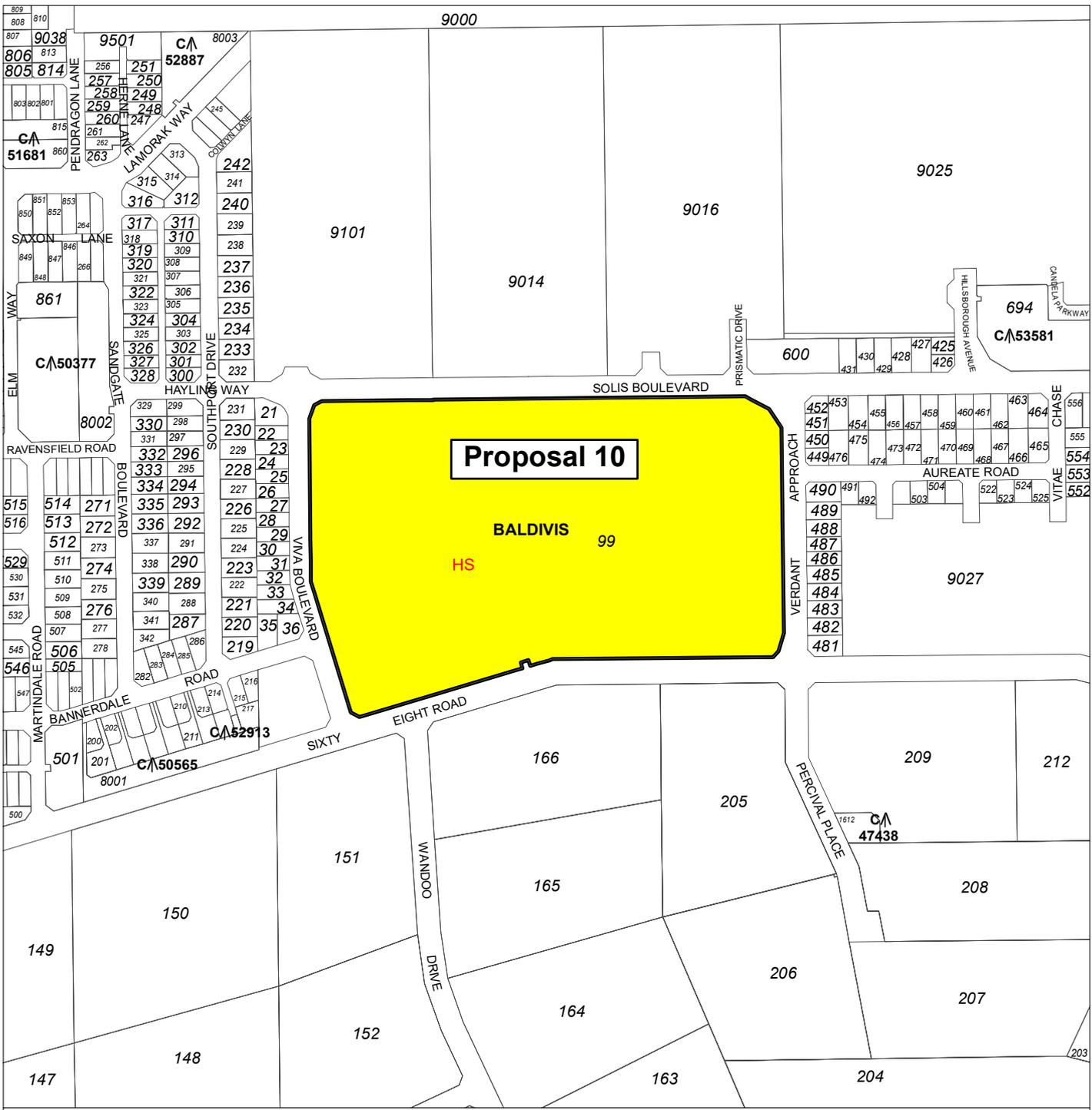
 HS Public purposes reservation - high school

Oracle reference no: 3010
File number: 833/02/01/0074
Version number: 4



Date: 25/11/2020
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 1096-2018-1





South East and South West Districts Omnibus Amendment No. 4
Proposed minor amendment
as advertised

9 December 2020

Proposal 10

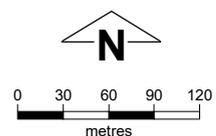
Proposed Amendment:

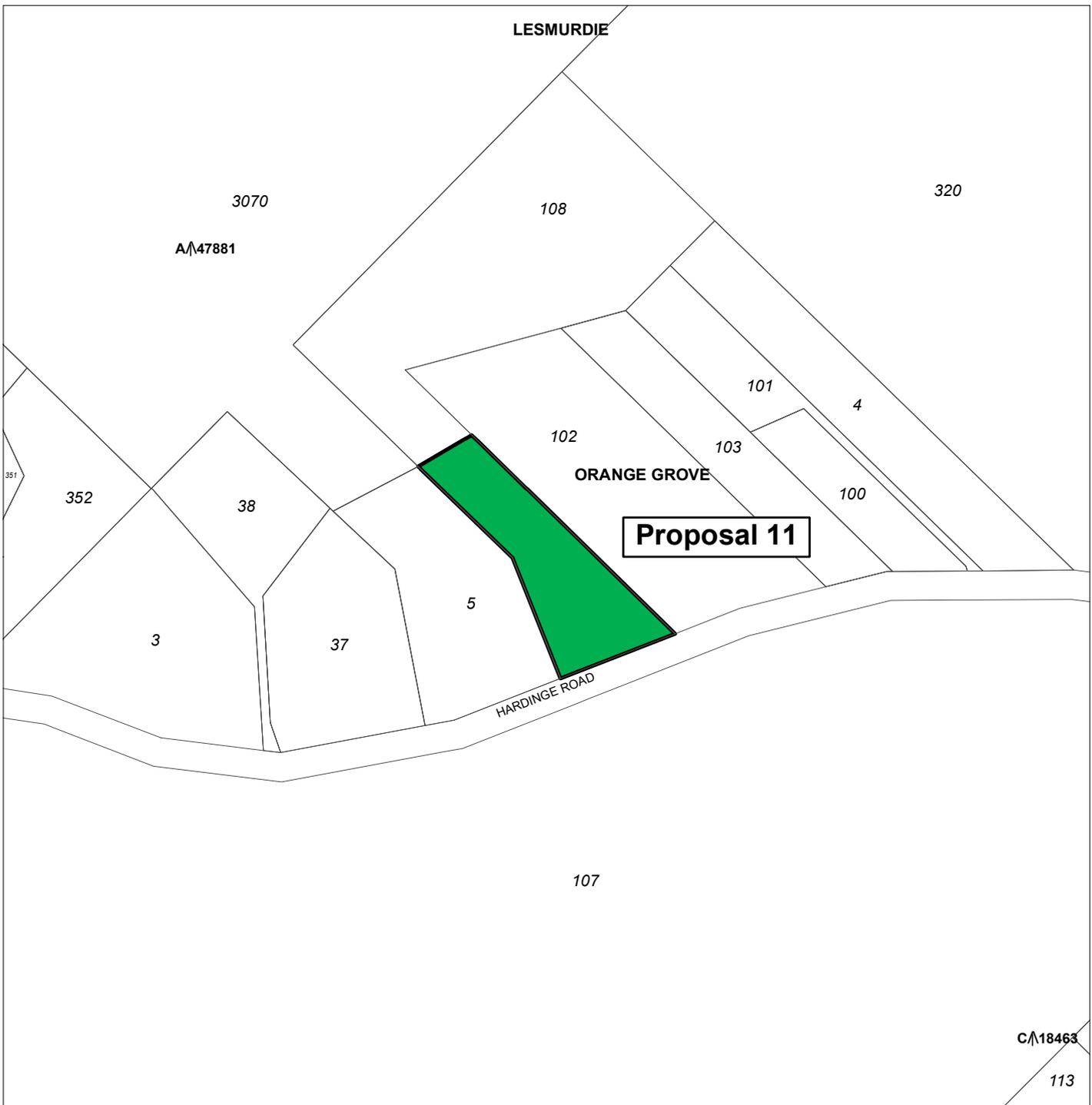
 **HS** Public purposes reservation - high school

Oracle reference no: 3010
 File number: 833/02/01/0074
 Version number: 4



Date: 25/11/2020
 Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
 Base information supplied by Western Australian Land Information Authority SLIP 1096-2018-1





**South East and South West Districts Omnibus Amendment No. 4
Proposed minor amendment
as advertised**

9 December 2020

Proposal 11

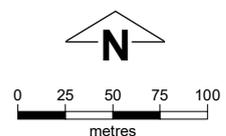
Proposed Amendment:

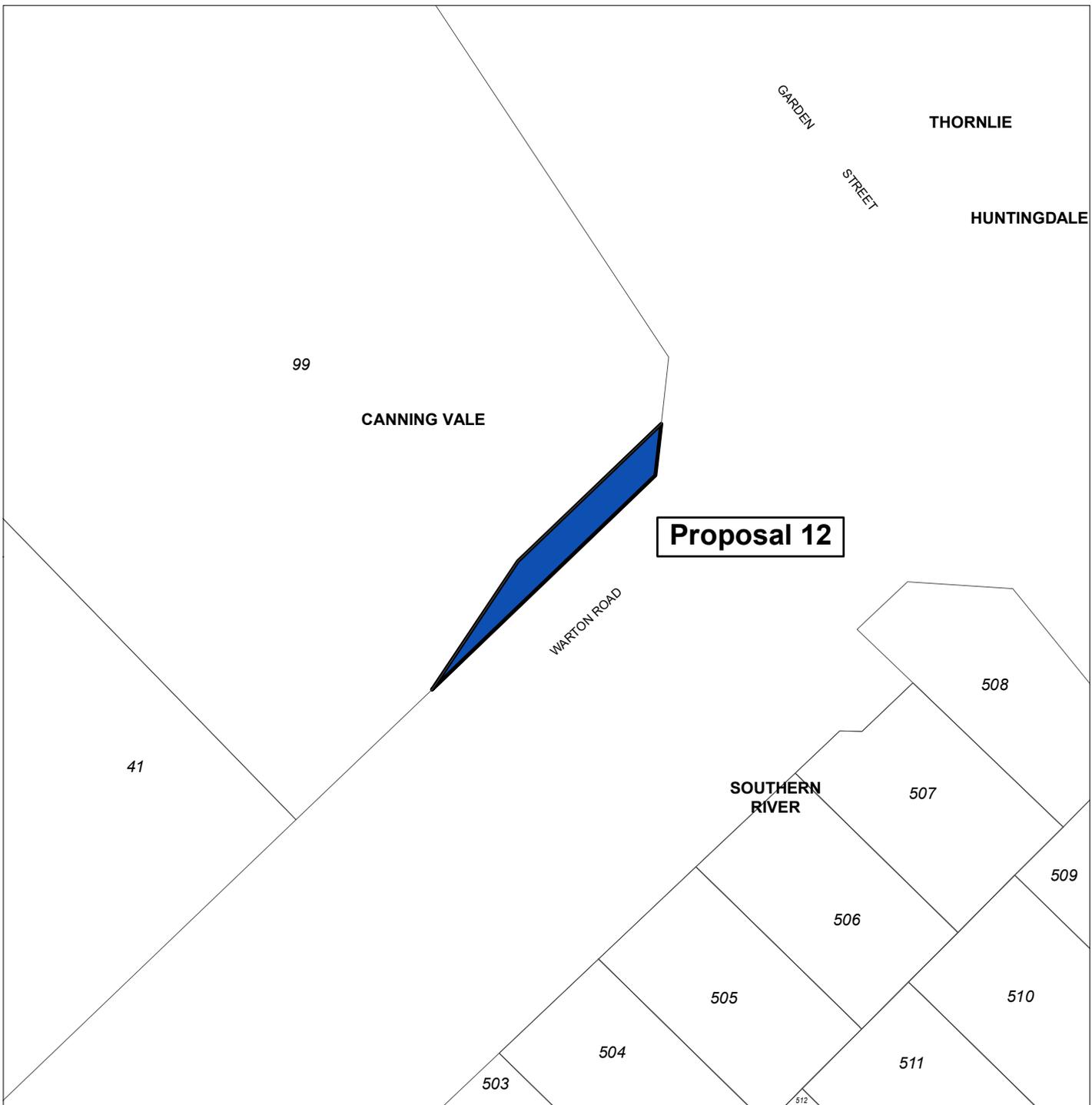
 Parks and recreation reservation

Oracle reference no: 3010
File number: 833/02/01/0074
Version number: 4



Date: 25/11/2020
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 1096-2018-1





**South East and South West Districts Omnibus Amendment No. 4
Proposed minor amendment
as advertised**

9 December 2020

Proposal 12

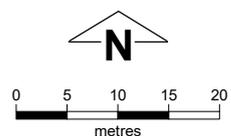
Proposed Amendment:

 Other regional roads reservation

Oracle reference no: 3010
File number: 833/02/01/0074
Version number: 4



Date: 25/11/2020
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 1096-2018-1





South East and South West Districts Omnibus Amendment No. 4
Proposed minor amendment
as advertised

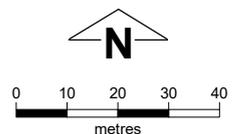
9 December 2020

Proposal 13

Proposed Amendment:

-  Other regional roads reservation
-  Urban zone

Oracle reference no: 3010
 File number: 833/02/01/0074
 Version number: 4





**South East and South West Districts Omnibus Amendment No. 4
Proposed minor amendment
as advertised**

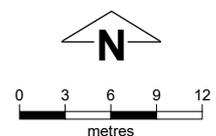
9 December 2020

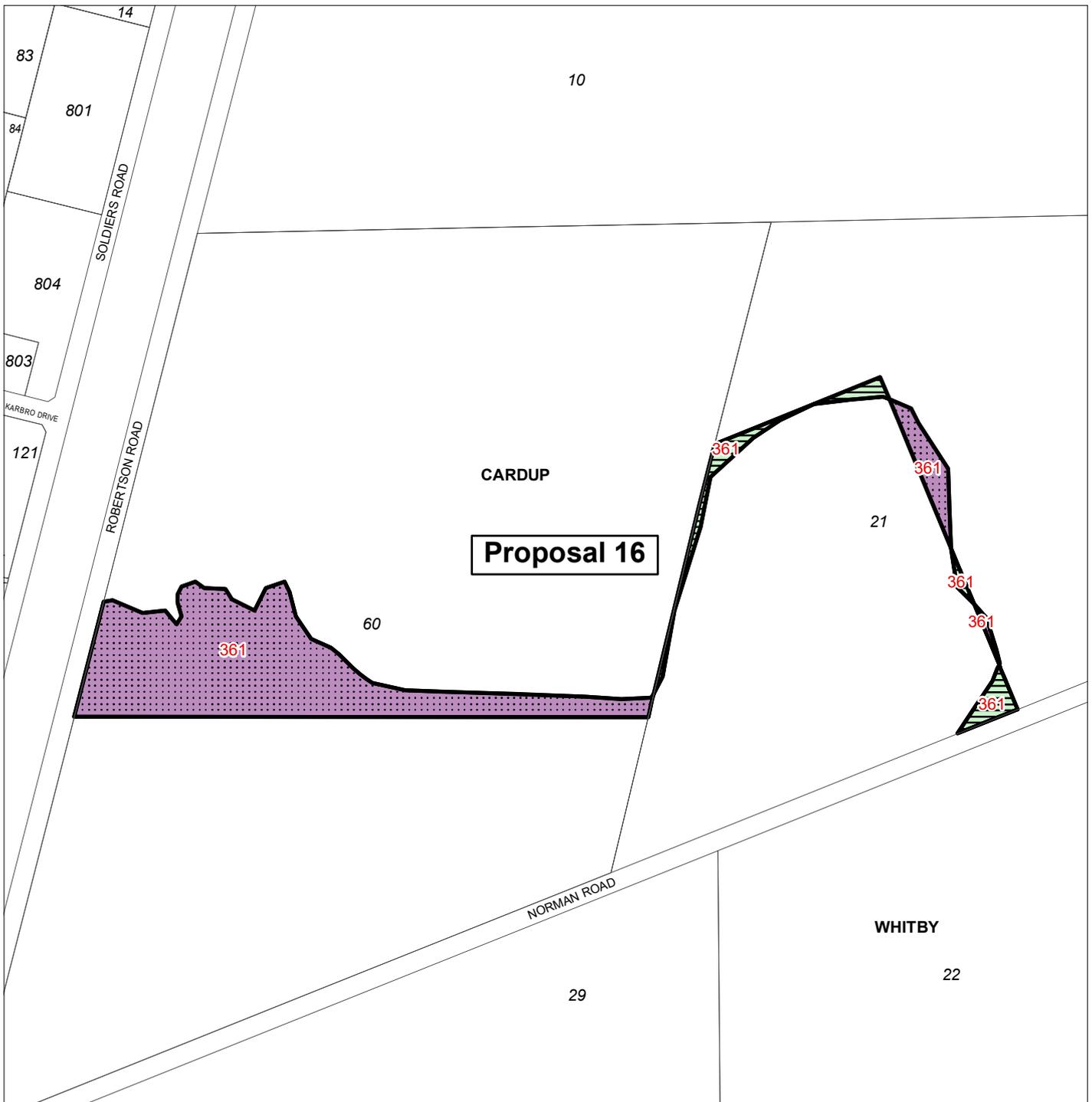
Proposal 14

Proposed Amendment:

-  Other regional roads reservation
-  Urban zone

Oracle reference no: 3010
File number: 833/02/01/0074
Version number: 4





**South East and South West Districts Omnibus Amendment No. 4
Proposed minor amendment
as advertised**

9 December 2020

Proposal 16

Proposed Amendment:

 Industrial zone

 Rural zone

Notice of Delegation

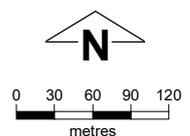
 (Site No) Bush Forever area addition

 (Site No) Bush Forever area for removal

Oracle reference no: 3010

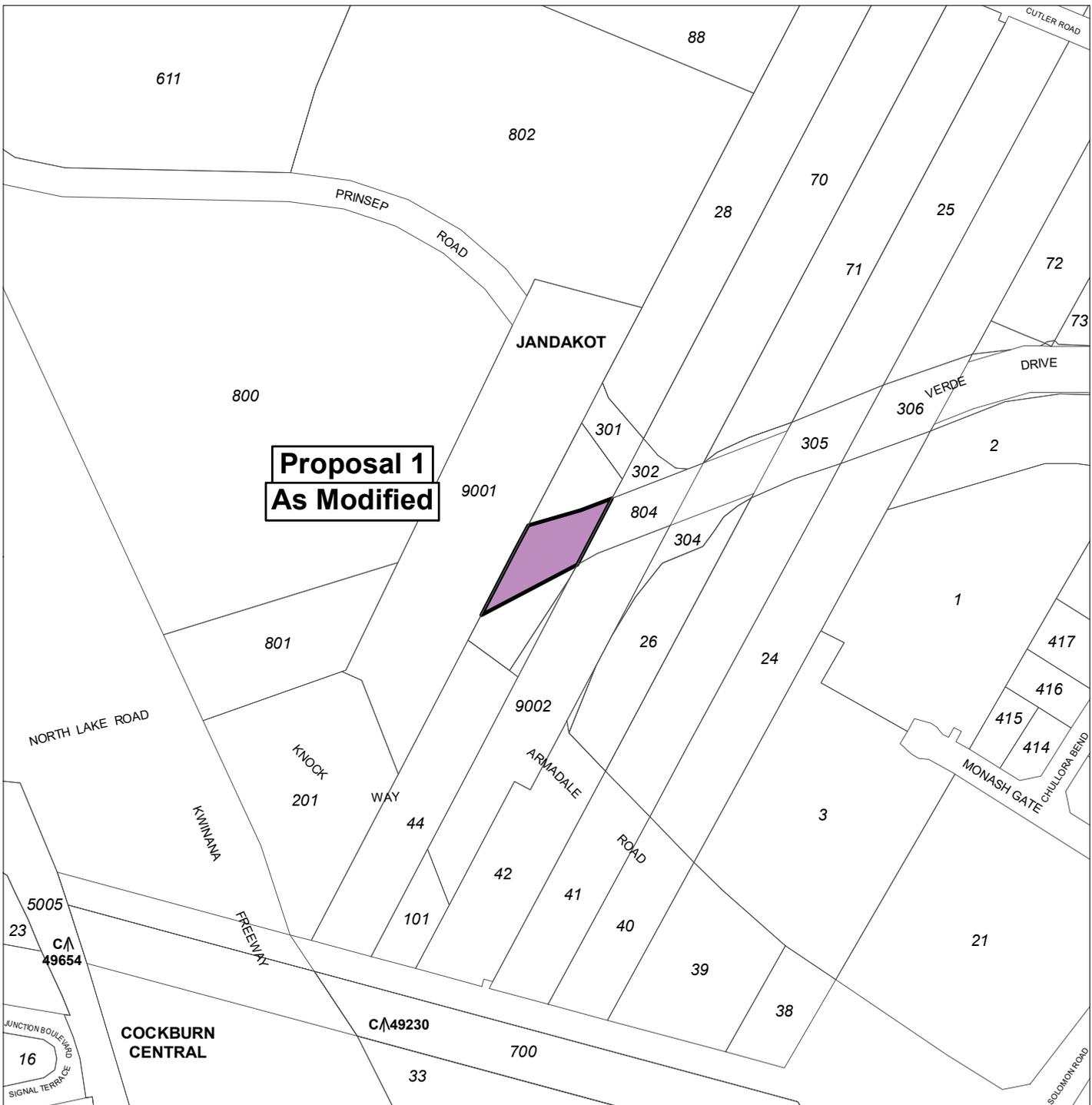
File number: 833/02/01/0074

Version number: 4



Schedule 4

**The amendment figures - proposals 1-16
as modified**



South East and South West Districts Omnibus Amendment No. 4
Proposed minor amendment
as modified

29 June 2022

Proposal 1

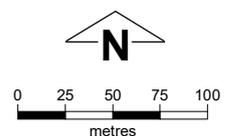
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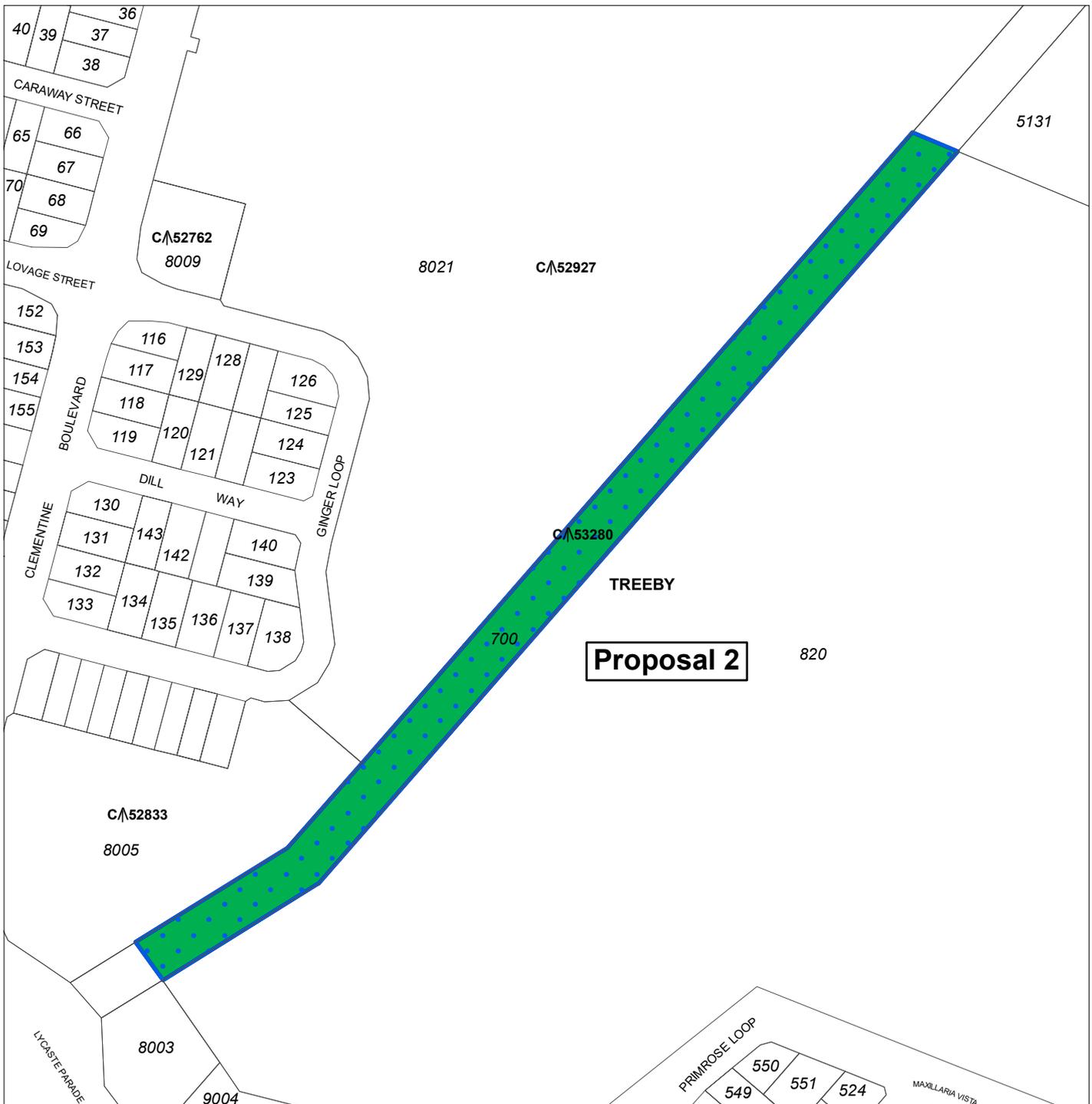
 Industrial zone

Oracle reference no: 3010
 File number: 833/02/01/0074
 Version number: 5



Date: 5/07/2022
 Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
 Base information supplied by Western Australian Land Information Authority SLIP 1096-2018-1





**South East and South West Districts Omnibus Amendment No. 4
Proposed minor amendment
as modified**

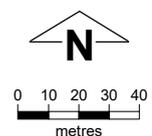
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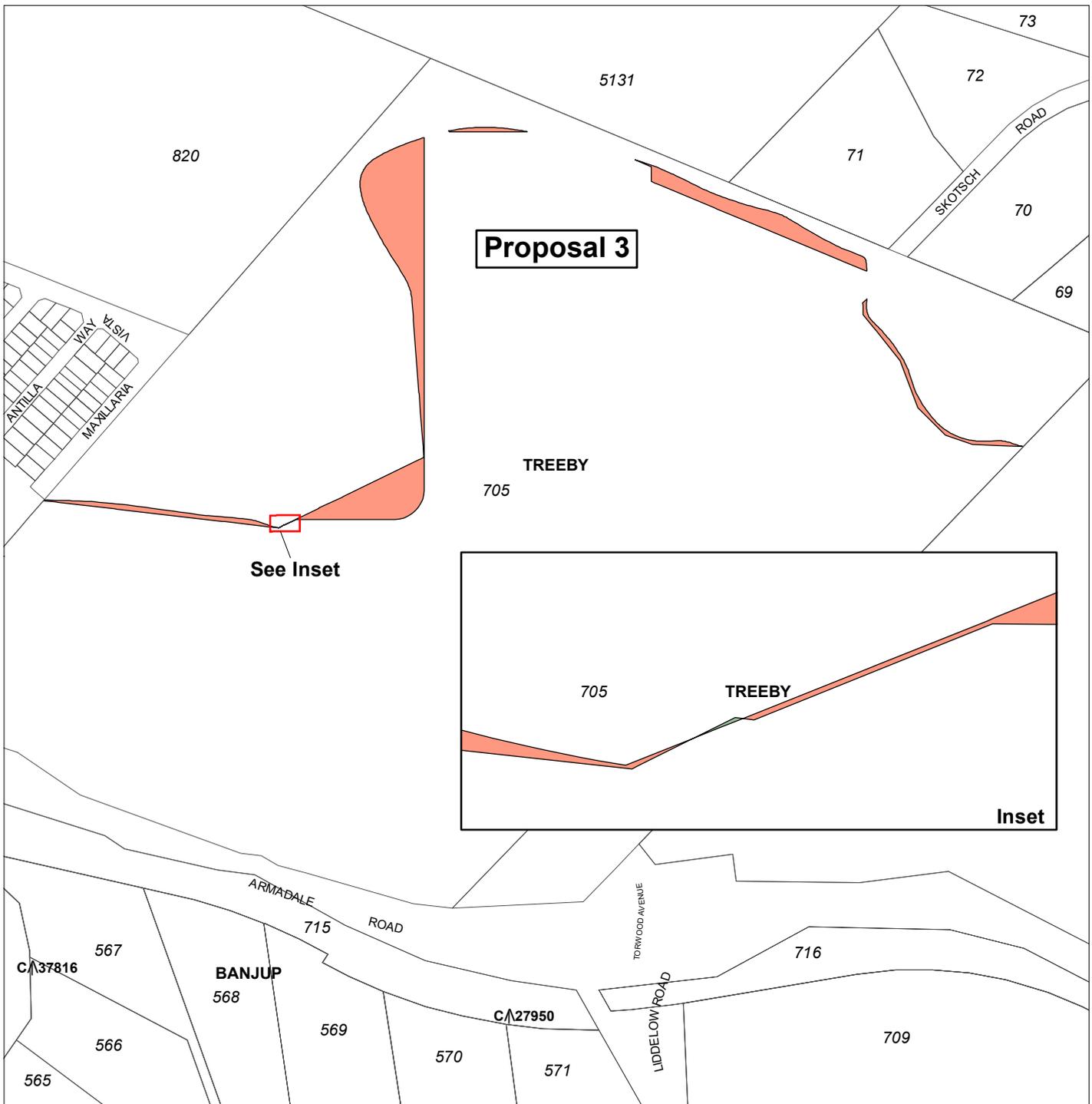
Proposal 2

Proposed Amendment:

-  Parks and recreation reservation
-  Water catchment reservation addition

Oracle reference no: 3010
File number: 833/02/01/0074
Version number: 5





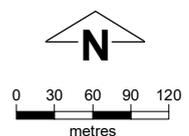
**South East and South West Districts Omnibus Amendment No. 4
Proposed minor amendment
as modified**

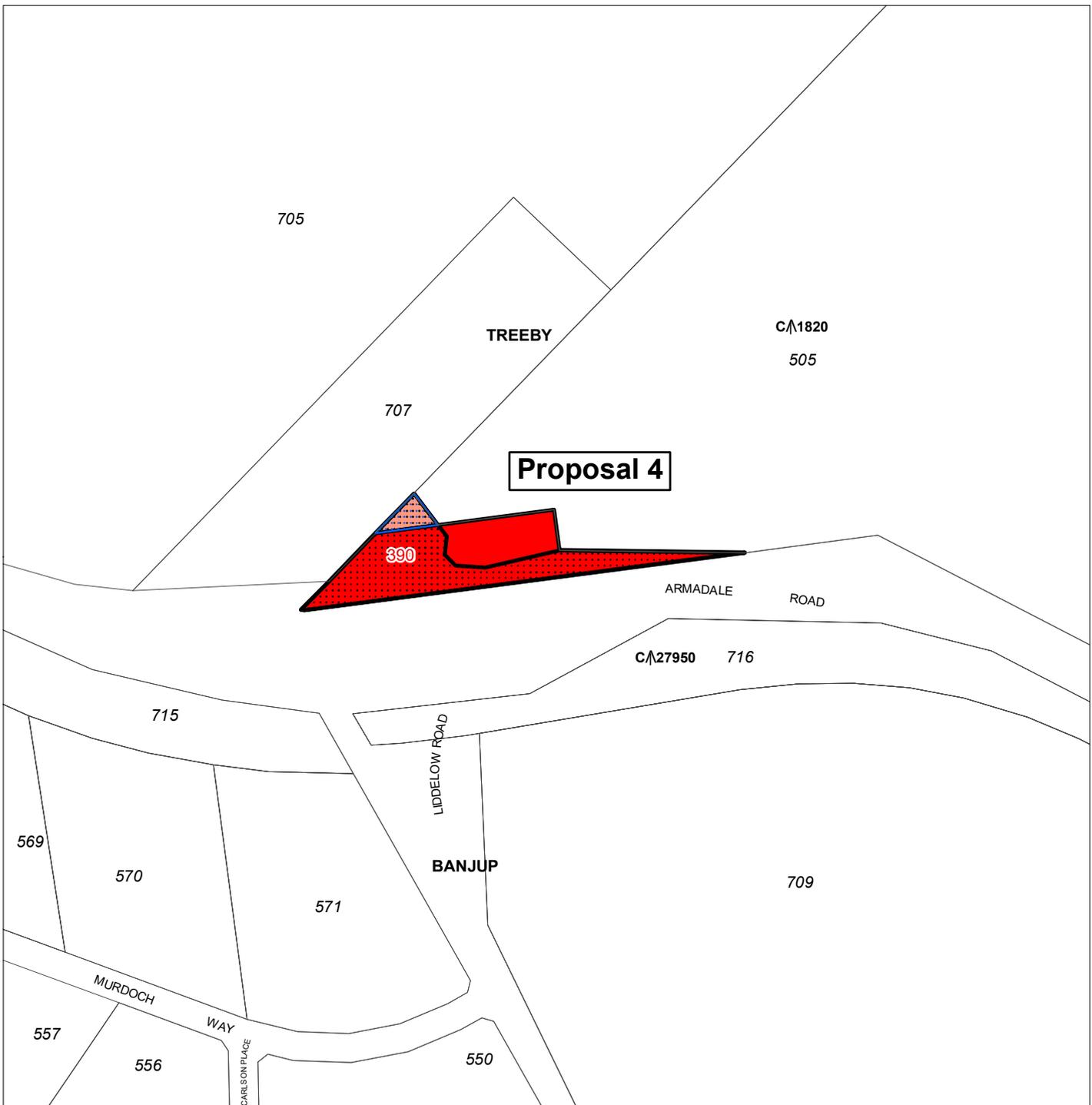
29 June 2022

Proposal 3

- Proposed Amendment:
- Rural - water protection zone
 - Urban zone

Oracle reference no: 3010
File number: 833/02/01/0074
Version number: 5





**South East and South West Districts Omnibus Amendment No. 4
Proposed minor amendment
as modified**

29 June 2022

Proposal 4

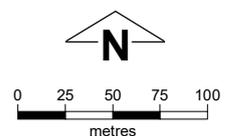
Proposed Amendment:

-  Primary regional roads reservation
-  Urban zone
-  Water catchment reservation for removal

Notice of Delegation

-  (Site No) Bush Forever area for removal

Oracle reference no: 3010
File number: 833/02/01/0074
Version number: 5





**South East and South West Districts Omnibus Amendment No. 4
Proposed minor amendment
as modified**

29 June 2022

Proposal 5

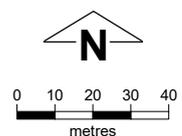
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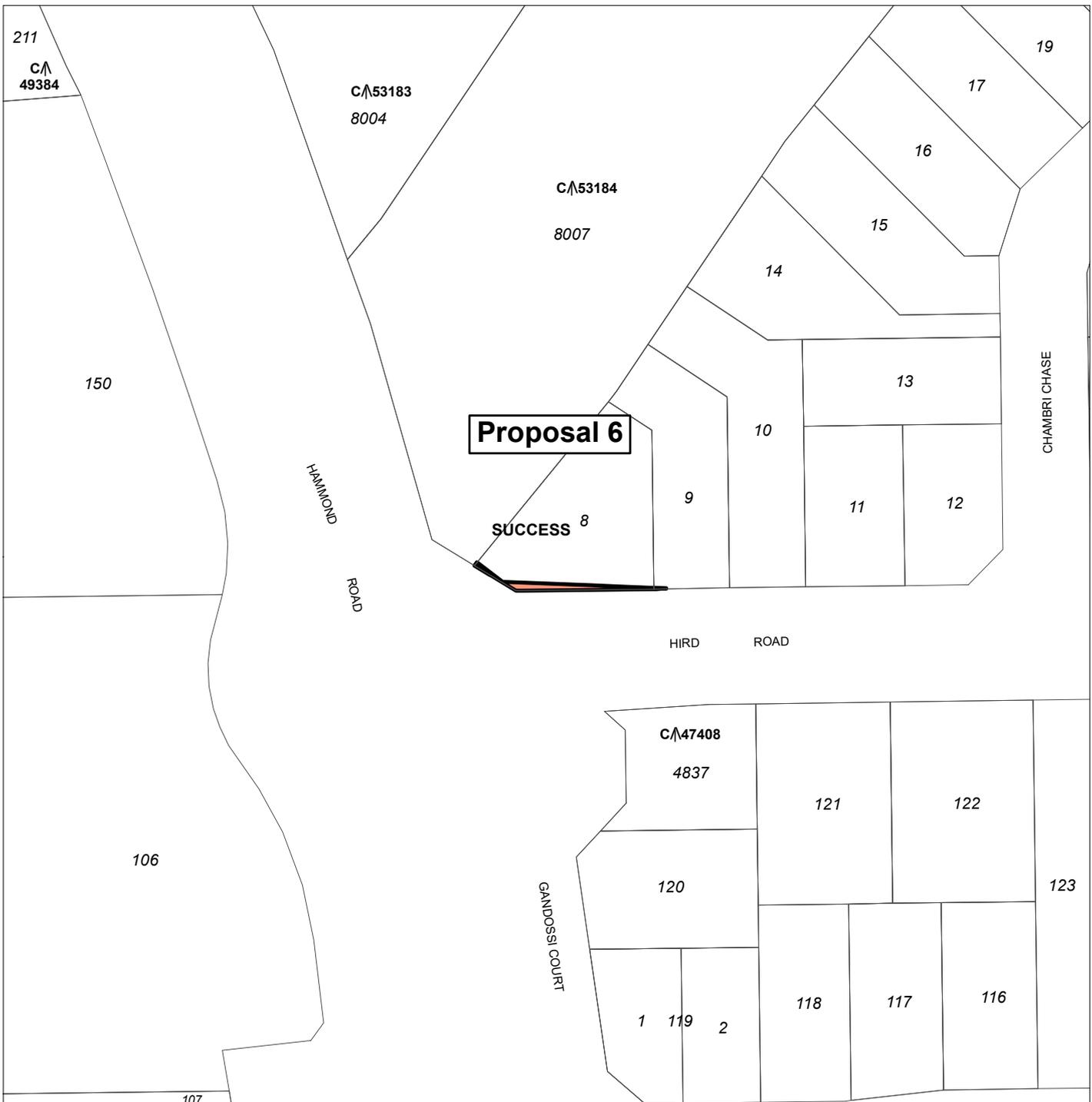
 Parks and recreation reservation

Oracle reference no: 3010
File number: 833/02/01/0074
Version number: 5



Date: 5/07/2022
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**South East and South West Districts Omnibus Amendment No. 4
Proposed minor amendment
as modified**

29 June 2022

Proposal 6

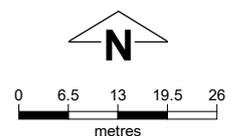
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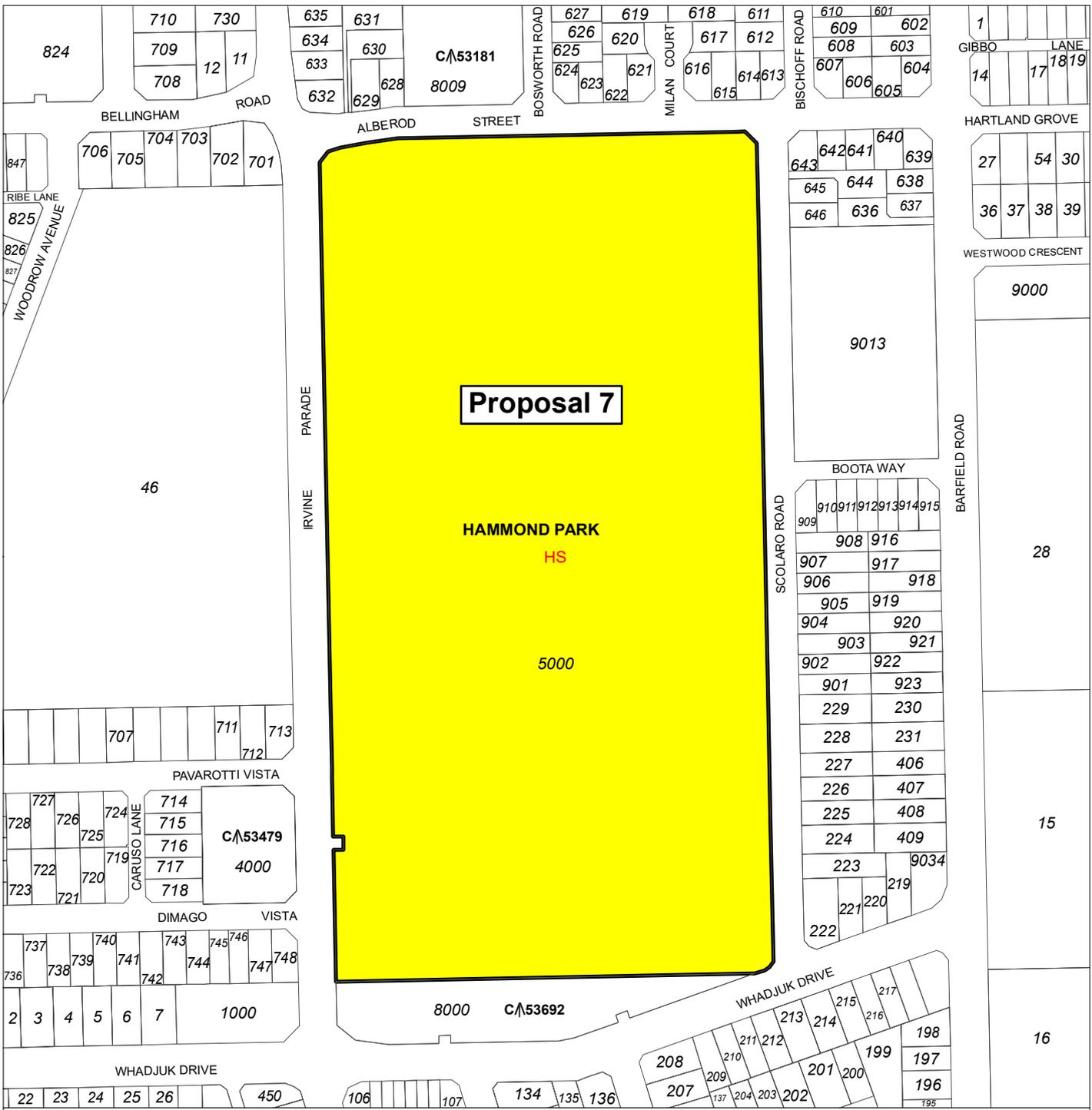
 Urban zone

Oracle reference no: 3010
File number: 833/02/01/0074
Version number: 5



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South East and South West Districts Omnibus Amendment No. 4
Proposed minor amendment
as modified

29 June 2022

Proposal 7

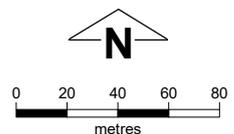
Proposed Amendment:

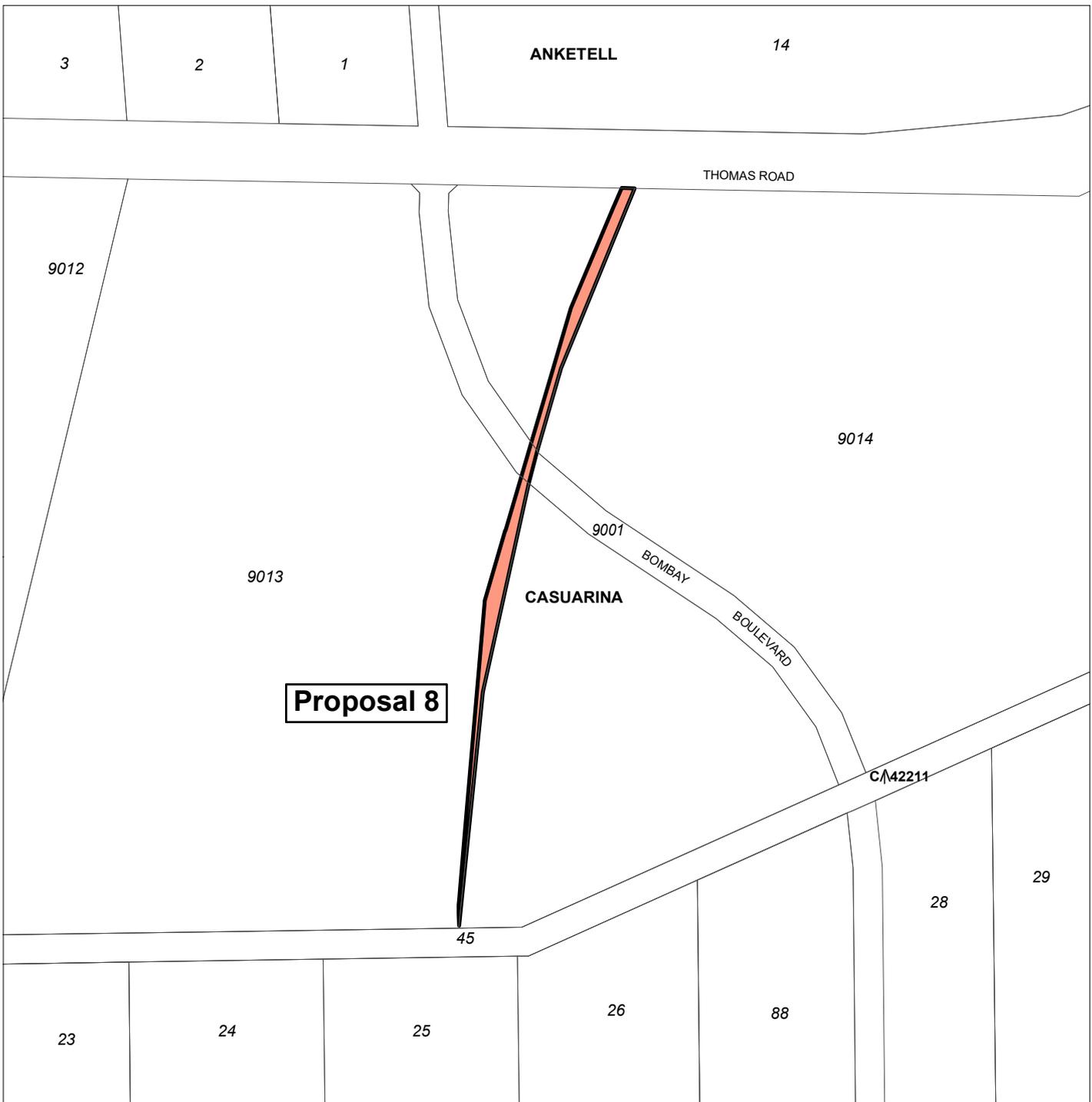
 **HS** Public purposes reservation - high school

Oracle reference no: 3010
 File number: 833/02/01/0074
 Version number: 5



Date: 5/07/2022
 Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
 Base information supplied by Western Australian Land Information Authority SLIP 1096-2018-1





Proposal 8

**South East and South West Districts Omnibus Amendment No. 4
Proposed minor amendment
as modified**

29 June 2022

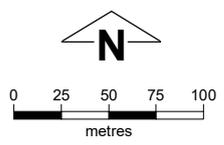
Proposal 8

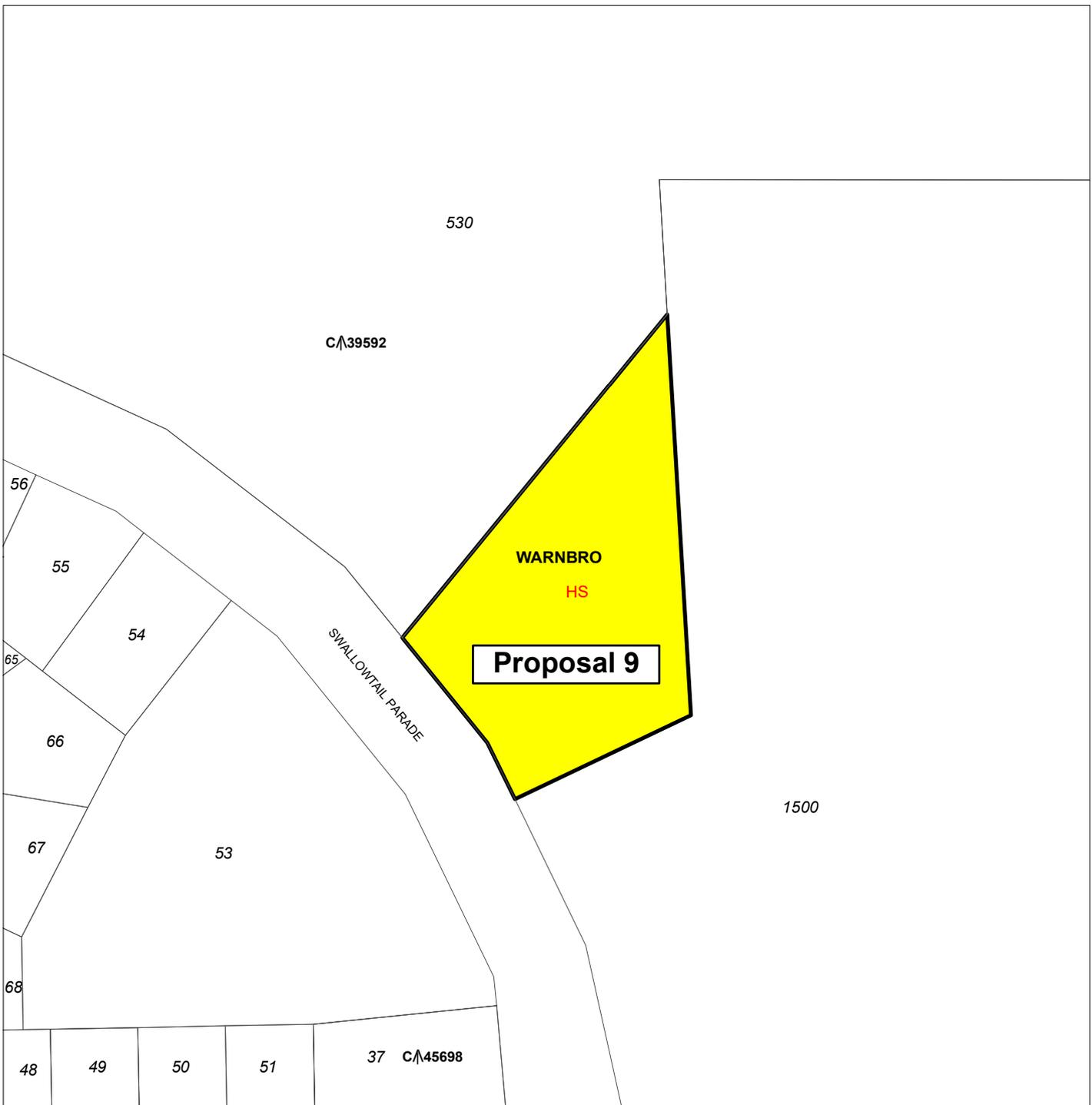
Proposed Amendment:
 Urban zone

Oracle reference no: 3010
 File number: 833/02/01/0074
 Version number: 5



Date: 5/07/2022
 Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
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South East and South West Districts Omnibus Amendment No. 4
Proposed minor amendment
as modified

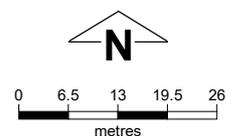
29 June 2022

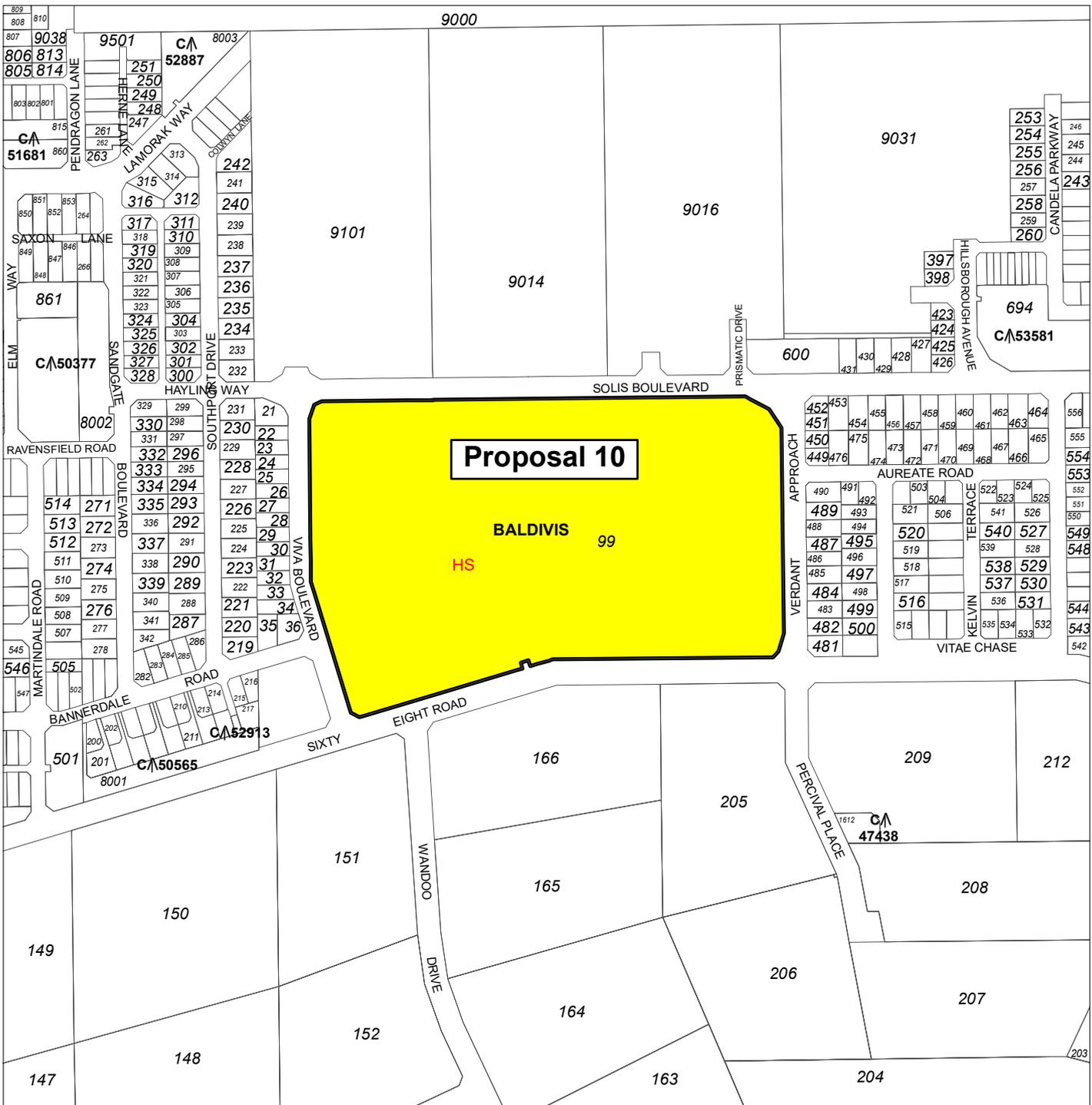
Proposal 9

Proposed Amendment:

 HS Public purposes reservation - high school

Oracle reference no: 3010
 File number: 833/02/01/0074
 Version number: 5





**South East and South West Districts Omnibus Amendment No. 4
Proposed minor amendment
as modified**

29 June 2022

Proposal 10

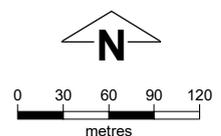
Proposed Amendment:

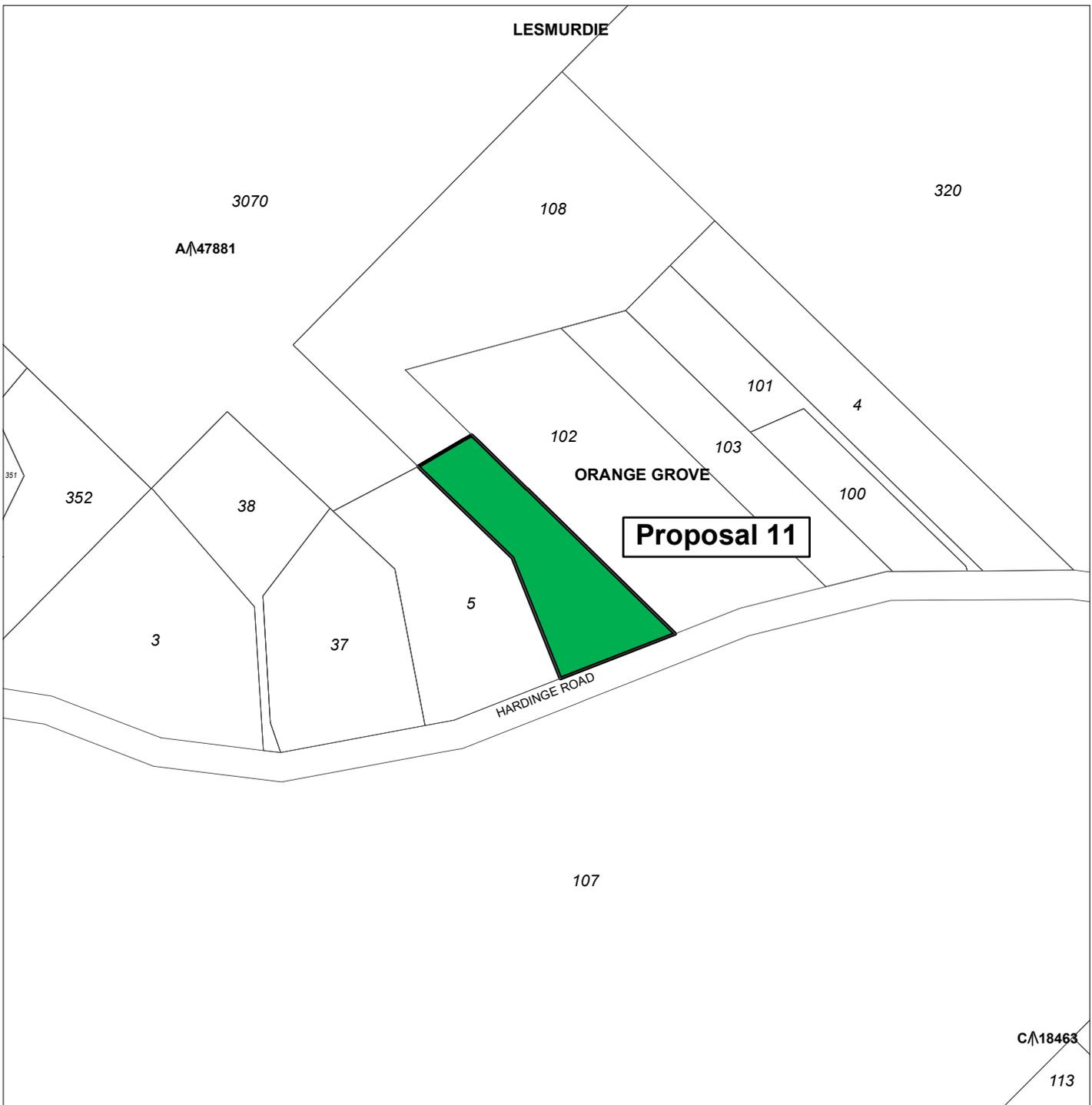
 **HS** Public purposes reservation - high school

Oracle reference no: 3010
File number: 833/02/01/0074
Version number: 5



Date: 5/07/2022
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 1096-2018-1





**South East and South West Districts Omnibus Amendment No. 4
Proposed minor amendment
as modified**

29 June 2022

Proposal 11

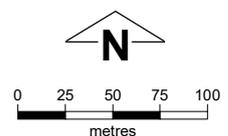
Proposed Amendment:

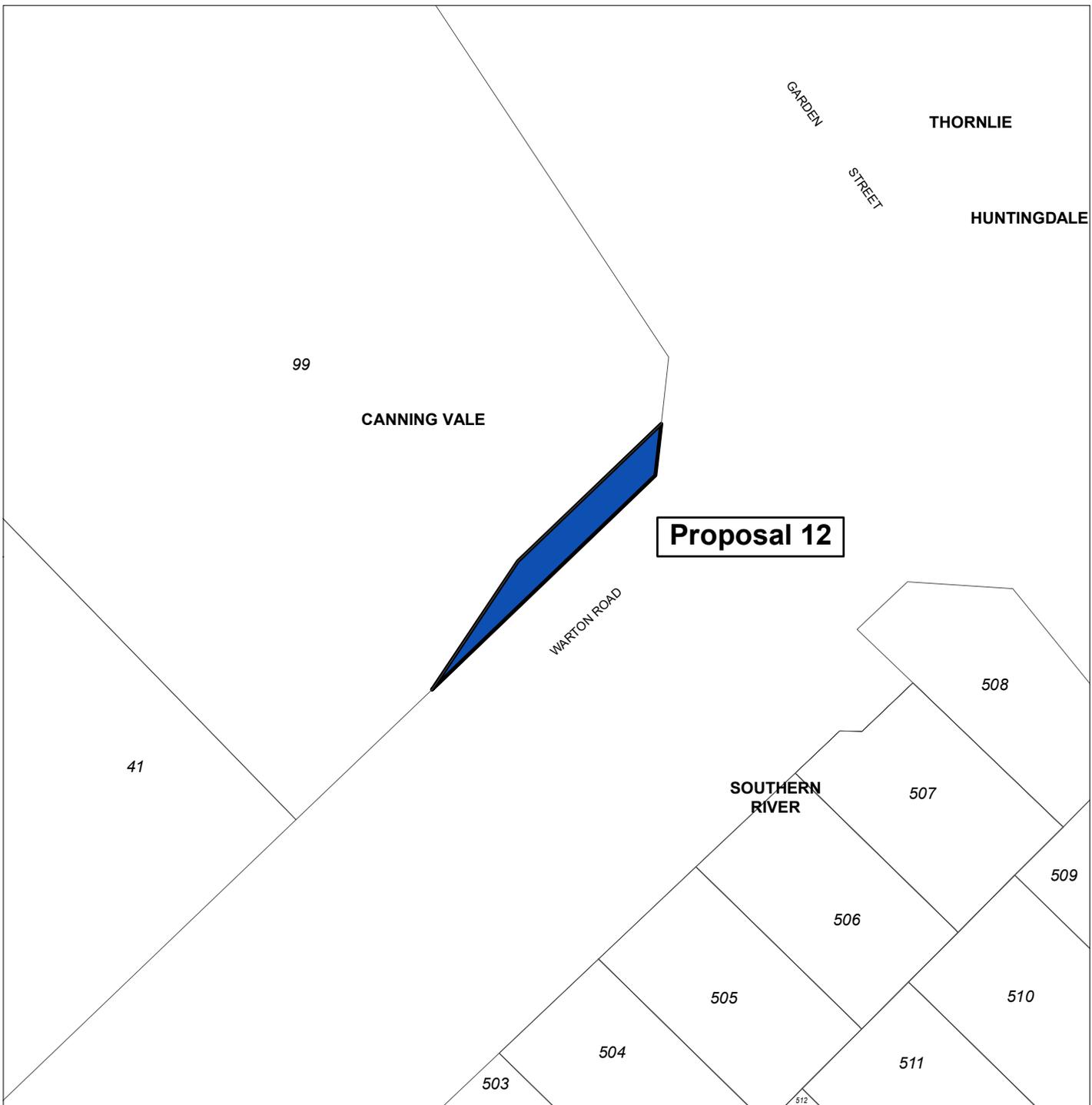
 Parks and recreation reservation

Oracle reference no: 3010
File number: 833/02/01/0074
Version number: 5



Date: 5/07/2022
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 1096-2018-1





**South East and South West Districts Omnibus Amendment No. 4
Proposed minor amendment
as modified**

29 June 2022

Proposal 12

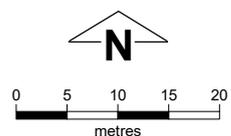
Proposed Amendment:

 Other regional roads reservation

Oracle reference no: 3010
File number: 833/02/01/0074
Version number: 5



Date: 5/07/2022
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 1096-2018-1





**South East and South West Districts Omnibus Amendment No. 4
Proposed minor amendment
as modified**

29 June 2022

Proposal 13

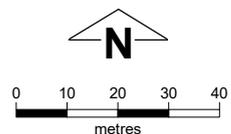
Proposed Amendment:

-  Other regional roads reservation
-  Urban zone

Oracle reference no: 3010
File number: 833/02/01/0074
Version number: 5



Date: 5/07/2022
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 1096-2018-1





**South East and South West Districts Omnibus Amendment No. 4
Proposed minor amendment
as modified**

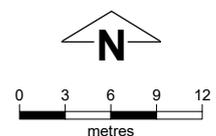
29 June 2022

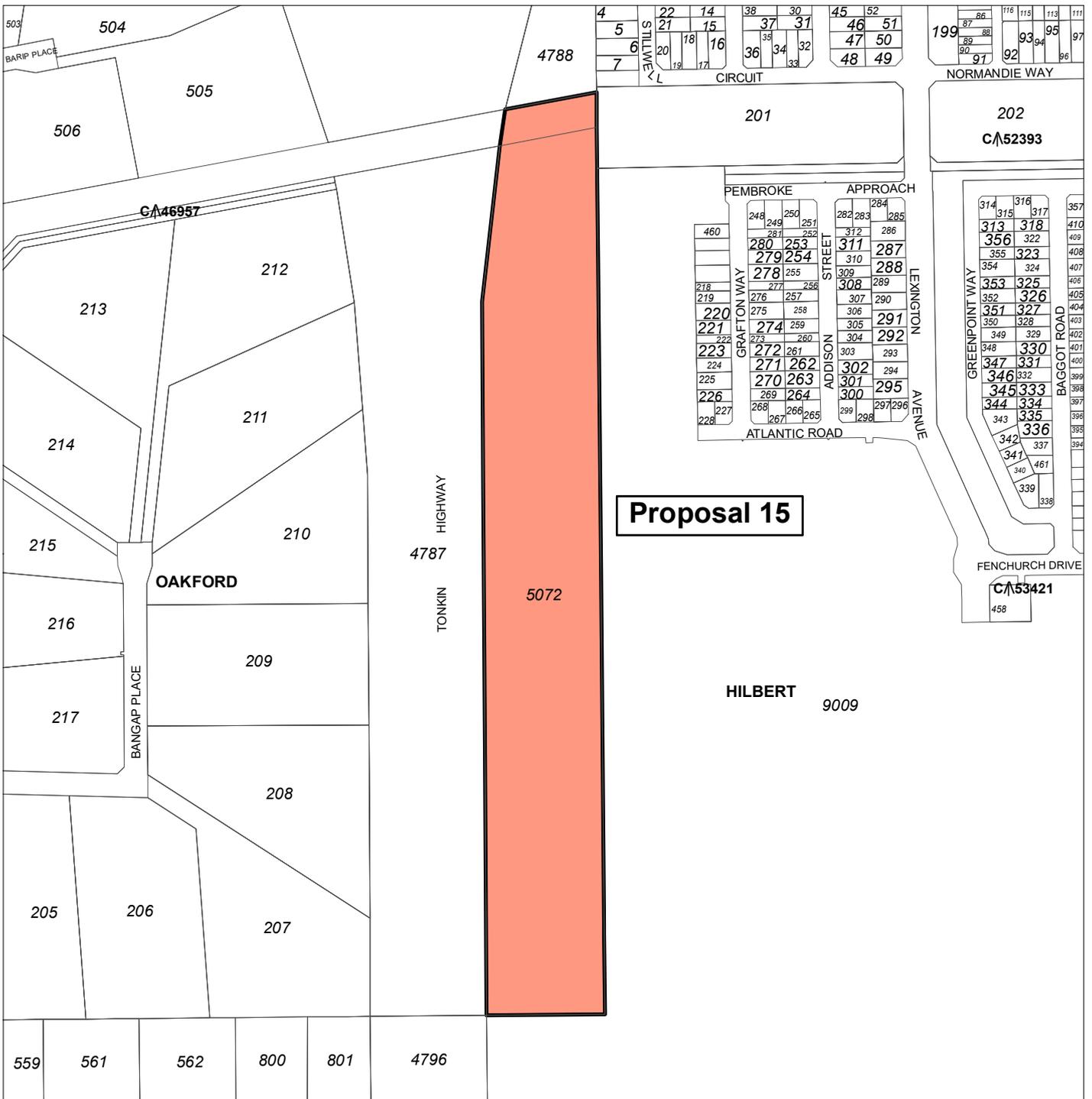
Proposal 14

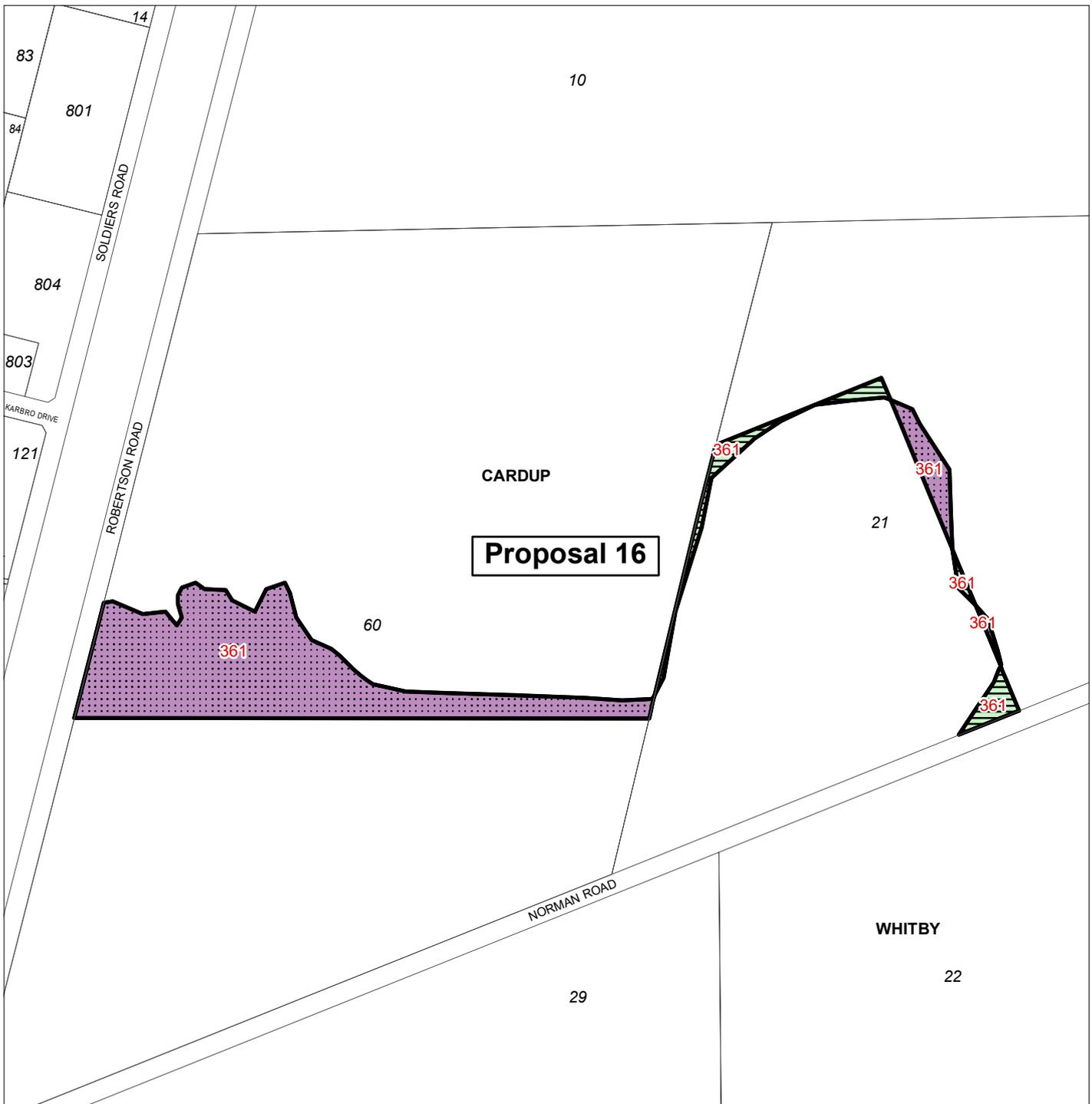
Proposed Amendment:

-  Other regional roads reservation
-  Urban zone

Oracle reference no: 3010
File number: 833/02/01/0074
Version number: 5







**South East and South West Districts Omnibus Amendment No. 4
Proposed minor amendment
as modified**

29 June 2022

Proposal 16

Proposed Amendment:

 Industrial zone

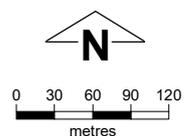
 Rural zone

Notice of Delegation

 (Site No) Bush Forever area addition

 (Site No) Bush Forever area for removal

Oracle reference no: 3010
File number: 833/02/01/0074
Version number: 5



Appendix 1

List of detail plans as advertised

**Metropolitan Region Scheme
Amendment 1380/57**

South-East and South-West Districts Omnibus 4

as advertised

Amending Plan 1.7984

Detail Plans

1.6559, 1.6560, 1.6579, 1.6582, 1.6584, 1.6653 & 1.6739

Amending Plan 1.7985

Detail Plans

1.6424, 1.6507, 1.6521, 1.6545, 1.6659, 1.6675, 1.6778 & 1.6779

Amending Plan 1.7986

Detail Plans

1.6888, 1.6916 & 1.6922

Appendix 2

List of detail plans as modified

**Metropolitan Region Scheme
Amendment 1380/57**

South-East and South-West Districts Omnibus 4

as modified

Amending Plan 1.7984/1

Detail Plans

1.6559, 1.6560, 1.6579, 1.6582, 1.6584, 1.6653, 1.6739

Amending Plan 1.7985

Detail Plans

1.6424, 1.6507, 1.6521, 1.6545, 1.6659, 1.6675, 1.6778 & 1.6779

Amending Plan 1.7986

Detail Plans

1.6888, 1.6916, 1.6922

Submissions



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

Your ref 833-2-1-74 Pt 1 RLS/0976
Our ref A0110/202101
Enquiries Steven Batty — 9222 3104
Steven.BATTY@dmirs.wa.gov.au

Marija Bubanic / Brett Pye
Department of Planning, Lands and Heritage
Sent by Email — Brett.Pye@dplh.wa.gov.au; Marija.Bubanic@dplh.wa.gov.au
Locked Bag 2506 Perth WA 6001

Dear Sir/Madam

METROPOLITAN REGION SCHEME MRS AMENDMENT 1380/57 - SOUTH-EAST AND SOUTH-WEST DISTRICTS OMNIBUS 4

Thank you for your letter dated 2 July 2021 inviting comment on the Metropolitan Region Scheme (MRS) Amendment 1380/57 - South-East and South-West Districts Omnibus 4.

The Department of Mines, Industry Regulation and Safety (DMIRS) has determined that this proposal raises no significant issues with respect to mineral and petroleum resources, geothermal energy, and basic raw materials.

DMIRS lodges no objections to the above MRS amendment.

Yours sincerely

Dr Steven Batty
Senior Geologist — Land Use Planning
Minerals and Petroleum Resources Directorate

09/07/2021

Submitted to Metropolitan Region Scheme Minor amendment 1380/57 - South-East and South-West Districts Omnibus 4
Submitted on 2021-07-06 13:09:35

About you

1 What is your first name?

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

2 What is your surname?

surname:

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

Yes

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

Proposal 10 - Baldivis, City of Rockingham

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

Yes

26 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document. Any supporting documents may be uploaded below your submission text.

Submission:

I support the proposal to zone land appropriately under the MRS for School Sites.

In addition to the school sites, I suggest you correct the alignment of the Other Regional Road Reservation over Kulija Road in Baldivis, as is constructed.

File upload:

No file uploaded

File upload:

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File upload:

No file uploaded



Your Ref: 833-2-1-74 Pt 1 (RLS/0976)
Our Ref: MRS377326
Enquiries: Matt Calabro
Direct Tel: 9420 2099

16 July 2021

Secretary
Western Australian Planning Commission
LOCKED BAG 2506
PERTH WA 6001

Attention: Brett Pye

Minor Amendment 1380/57-SE & SW Districts Omnibus 4

Thank you for your letter dated 2nd July 2021. We offer the following comments in regard to this proposal.

It appears that most of the proposals are minor in nature and address road reserve alignment issues. The Water Corporation therefore has no objections to proposals.

Please note if any of our infrastructure alignment is altered as a consequence of the rezonings or road widenings, it must be corrected to ensure that the alignment is maintained.

Should you have any queries or require further clarification on any of the above issues, please do not hesitate to me at matt.calabro@watercorporation.com.au

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

Matt Calabro
Advisor – Land Planning
Development Services



Government of Western Australia
Department of Jobs, Tourism, Science and Innovation

Your ref: 833-2-1-74 Pt 1 (RLS/0976)
Our ref: J0820/201701
Enquiries: tia.byrd@jtsi.wa.gov.au
Phone: 08 6277 2851

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

Dear Ms Fagan

Thank you for providing the Department of Jobs, Tourism, Science and Innovation with the opportunity to comment on Proposed Metropolitan Region Scheme (MRS) Amendment 1380/57, to update various zones and reservations in the South-East and South-West Districts of the Perth MRS.

The Department has reviewed the proposal documents and has no comments to provide at this time.

Yours sincerely

A handwritten signature in blue ink that reads "Cherry".

Caroline Cherry
A/EXECUTIVE DIRECTOR
INFRASTRUCTURE PLANNING AND ECONOMIC DEVELOPMENT

23 July 2021

Marija Bubanic

From: Janssen, Daniel <Daniel.Janssen@pta.wa.gov.au>
Sent: Monday, 26 July 2021 5:01 PM
To: mrs; Brett Pye; Marija Bubanic
Cc: Lam Sin Cho, Jade
Subject: RE: Advertising of Proposed MRS Amendment 1380/57 - South-East and South-West Districts Omnibus 4 - PTA

Hello

The PTA have considered the MRS Amendment 1380/57 and have no objections.

There appears to be no impact on the rail corridor or PTA assets.

Kind Regards,

Daniel Janssen
Transport and Landuse Planner | Infrastructure Planning & 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 5662
Email: daniel.janssen@pta.wa.gov.au | Web: www.pta.wa.gov.au



The Public Transport Authority of Western Australia cannot accept any liability for any loss or damage sustained as a result of software viruses. You must carry out such virus checking as is necessary before opening any attachment to this message. The information in this email and any files transmitted with it may be of a privileged and/or confidential nature and is intended solely for the addressee(s). If you are not an intended addressee please notify the sender immediately, and note that any disclosure, copying or distribution by you is prohibited and may be unlawful. The views expressed in this email are not necessarily the views of the Public Transport Authority.

Submitted to Metropolitan Region Scheme Minor amendment 1380/57 - South-East and South-West Districts Omnibus 4
Submitted on 2021-07-13 11:58:39

About you

1 What is your first name?

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

2 What is your surname?

surname:

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

Yes

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

Proposal 11 - Orange Grove, City of Gosnells

27 Do you support/oppose the proposal 11 amendment to the Metropolitan Region Scheme?

Support

28 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document. Any supporting documents may be uploaded below your submission text.

Submission:

The property is owned by the Western Australian Planning Commission and the rear portion of the property is reserved as Parks and Recreation. The proposal extends the reservation to the whole property.

File upload:
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File upload:
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Proposal 12 - Canning Vale, City of Gosnells

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

Support

30 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document. Any supporting documents may be uploaded below your submission text.

Submission:

The subject land is a road reserve and the Other Regional Road reservation is supported.

File upload:
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File upload:
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File upload:
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Proposal 13 - Southern River, City of Gosnells

31 Do you support/oppose the proposal 13 amendment to the Metropolitan Region Scheme?

Support

32 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document. Any supporting documents may be uploaded below your submission text.

Submission:

The proposal is consistent with the approved Structure Plan and development that has occurred on the subject land.

File upload:
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File upload:
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Proposal 14 - Southern River, City of Gosnells

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

Support

34 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document. Any supporting documents may be uploaded below your submission text.

Submission:

The proposal is consistent with the approved Structure Plan and development that has occurred on the subject land.

File upload:
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File upload:
No file uploaded

Submitted to Metropolitan Region Scheme Minor amendment 1380/57 - South-East and South-West Districts Omnibus 4
Submitted on 2021-08-05 10:57:02

About you

1 What is your first name?

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

2 What is your surname?

surname:

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

Yes

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

Proposal 1 - Jandakot, City of Cockburn

7 Do you support/oppose the proposal 1 amendment to the Metropolitan Region Scheme?

Support

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document. Any supporting documents may be uploaded below your submission text.

Submission:

No further comment.

File upload:

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Proposal 2 - Treeby, City of Cockburn

9 Do you support/oppose the proposal 2 amendment to the Metropolitan Region Scheme?

Support

10 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document. Any supporting documents may be uploaded below your submission text.

Submission:

No further comment.

File upload:
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File upload:
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File upload:
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Proposal 3 - Treeby, City of Cockburn

11 Do you support/oppose the proposal 3 amendment to the Metropolitan Region Scheme?

Support

12 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document. Any supporting documents may be uploaded below your submission text.

Submission:

No further comment.

File upload:
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Proposal 4 - Treeby, City of Cockburn

13 Do you support/oppose the proposal 4 amendment to the Metropolitan Region Scheme?

Support

14 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document. Any supporting documents may be uploaded below your submission text.

Submission:

No further comment.

File upload:
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Proposal 5 - Lake Coogee, City of Cockburn

15 Do you support/oppose the proposal 5 amendment to the Metropolitan Region Scheme?

Support

16 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document. Any supporting documents may be uploaded below your submission text.

Submission:

No further comment.

File upload:
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Proposal 6 - Success, City of Cockburn

17 Do you support/oppose the proposal 6 amendment to the Metropolitan Region Scheme?

Support

18 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document. Any supporting documents may be uploaded below your submission text.

Submission:

No further comment.

File upload:
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File upload:
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File upload:
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Proposal 7 - Hammond Park, City of Cockburn

19 Do you support/oppose the proposal 7 amendment to the Metropolitan Region Scheme?

Support

20 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document. Any supporting documents may be uploaded below your submission text.

Submission:

No further comment.

File upload:
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File upload:
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File upload:
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Proposal 8 - Casuarina, City of Kwinana

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

Support

22 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document. Any supporting documents may be uploaded below your submission text.

Submission:

No further comment.

File upload:
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Proposal 9 - Warnbro, City of Rockingham

23 Do you support/oppose the proposal 9 amendment to the Metropolitan Region Scheme?

Support

24 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document. Any supporting documents may be uploaded below your submission text.

Submission:

No further comment.

File upload:

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Proposal 10 - Baldivis, City of Rockingham

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

Support

26 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document. Any supporting documents may be uploaded below your submission text.

Submission:

No further comment.

File upload:

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Proposal 11 - Orange Grove, City of Gosnells

27 Do you support/oppose the proposal 11 amendment to the Metropolitan Region Scheme?

Support

28 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document. Any supporting documents may be uploaded below your submission text.

Submission:

No further comment.

File upload:

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File upload:

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File upload:

No file uploaded

Proposal 12 - Canning Vale, City of Gosnells

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

Support

30 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document. Any supporting documents may be uploaded below your submission text.

Submission:

No further comment.

File upload:

No file uploaded

File upload:

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File upload:

No file uploaded

Proposal 13 - Southern River, City of Gosnells

31 Do you support/oppose the proposal 13 amendment to the Metropolitan Region Scheme?

Support

32 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document. Any supporting documents may be uploaded below your submission text.

Submission:

No further comment.

File upload:

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File upload:

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File upload:

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Proposal 14 - Southern River, City of Gosnells

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

Support

34 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document. Any supporting documents may be uploaded below your submission text.

Submission:

No further comment.

File upload:

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File upload:

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File upload:

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Proposal 15 - Hilbert, City of Armadale

35 Do you support/oppose the proposal 15 amendment to the Metropolitan Region Scheme?

Support

36 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document. Any supporting documents may be uploaded below your submission text.

Submission:

No further comment.

File upload:

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File upload:

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File upload:

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Proposal 16 - Cardup, City of Serpentine-Jarradale

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

Support

38 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document. Any supporting documents may be uploaded below your submission text.

Submission:

No further comment.

File upload:

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File upload:

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File upload:

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Our Ref: LUP/401-04 – D21/141744

Your Ref: RLS/0976

Enquiries to: Miss Nyah Cheater

11th August 2021

The Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6000

ATT: Mr Brett Pye
Email: mrs@dplh.wa.gov.au

Dear Sir/Madam

Re: Proposed MRS Amendment – South East and South West Districts (Omnibus No.4)

I refer to your letter dated the 2nd July 2021 regarding the above matter.

The City provides the following comments in relation to proposals 9 and 10 of the proposed MRS amendment which are situated within the boundaries of the City of Rockingham.

Proposal 9

Warnbro: To transfer a portion of the Warnbro Community High School site, Lot 1500 Swallowtail Parade, from the Urban zone to the Public Purposes – High School reservation.

Lot 1500 Swallowtail is already owned by the Department of Education and operating as the Warnbro High School. The transfer of this Lot to the 'Public Purposes – High School reservation' is consistent with the existing use of the property. The City supports this proposal.

Proposal 10

Baldivis: To transfer the Ridge View Secondary College site, Lot 99 Viva Boulevard, from the Urban zone to the Public Purposes – High School reservation.

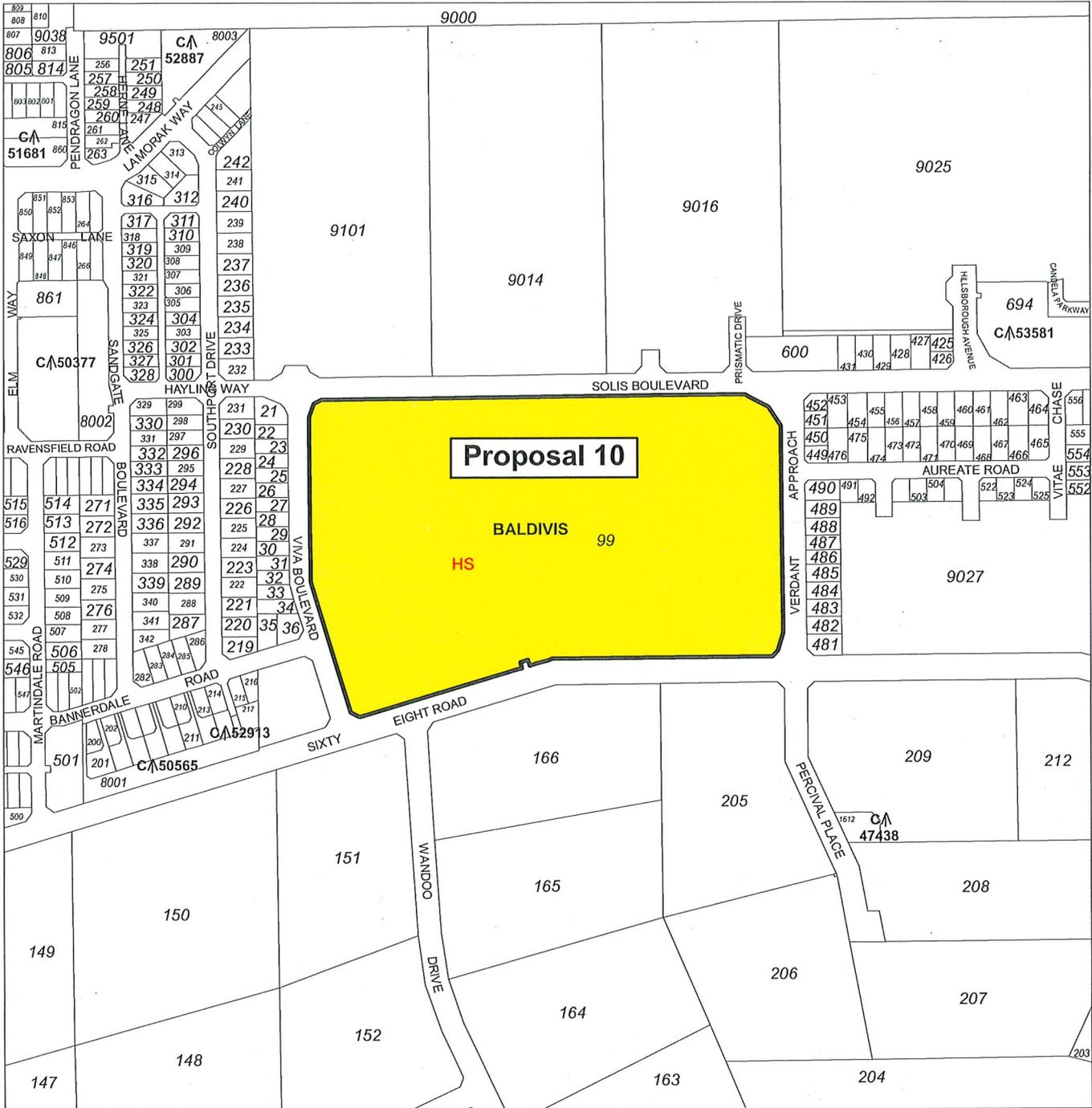
Lot 99 Viva Boulevard is already owned by the Department of Education and operating as Ridge View Secondary College. The transfer of this Lot to 'Public Purposes-- High School reservation' is consistent with the existing use of the property. The City supports this proposal.

Please do not hesitate to contact Miss Nyah Cheater 9528 0316 should you have any queries regarding the above advice.

Yours faithfully

R M JEANS
DIRECTOR, PLANNING
& DEVELOPMENT SERVICES





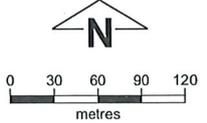
South East and South West Districts Omnibus Amendment No. 4
Proposed minor amendment
as advertised

9 December 2020

Proposal 10

Proposed Amendment:
 **HS** Public purposes reservation - high school

Oracle reference no: 3010
 File number: 833/02/01/0074
 Version number: 4





Your ref: 833-2-174Pt 1 RLS/0976
Our ref: RF1333-03, PA036906
Enquiries: Jane Sturgess, Ph 9550 4228

Western Australian Planning Commission
Locked Bag 2506
Perth WA 6000

Attention: Brett Pye

Dear Brett

***PROPOSED METROPOLITAN REGION SCHEME AMENDMENT 1380/57
SOUTH-EAST AND SOUTH-WEST DISTRICTS OMNIBUS 4***

Thank you for providing the proposed scheme amendment *South-East and South-West Districts Omnibus 4* received with correspondence dated 2 July 2021 requesting comment. The Department of Water and Environmental Regulation has reviewed the amendment report and wishes to advise it has no comments to offer.

In the event there are modifications to the proposal that may have implications on aspects of environment and/or water management, the Department should be notified to enable the implications to be assessed.

Should you require any further information on the comments please contact the undersigned on 9550 4228.

Yours sincerely

Jane Sturgess
Acting Program Manager – Planning Advice
Kwinana Peel Region

23 / 08 / 2021



Department of
**Primary Industries and
Regional Development**

Your reference: 1380/57
Our reference: LUP 1127
Enquiries: Heather Percy

Attention: Brett Pye

Ms Sam Fagan
Secretary
Western Australian Planning Commission
Email mrs@dplh.wa.gov.au

Date: 24 August 2021

Dear Ms Fagan

Proposed Metropolitan Region Scheme Amendment 1380/57 South -East and South-West Districts Omnibus No.4

Thank you for inviting the Department of Primary Industries and Regional Development (DPIRD) to comment on the proposed amendments to the Metropolitan Region Scheme which involve relatively minor zoning changes to improve alignment with cadastre and other planning changes.

DPIRD does not object to the proposal as they do not impact established agri-food enterprises or high-quality agricultural land in the Metropolitan Region.

Your letter to DPIRD's Director General was redirected from a postal address in West Perth. Please update your records to the correct mailing address:

Director General
Department of Primary Industries and Regional Development
Locked Bag 4
Bentley Delivery Centre WA 6983.

Alternatively, referrals may be emailed to landuse.planning@dpird.wa.gov.au.
For more information, please contact Ms Heather Percy on 9780 6262 or heather.percy@dpird.wa.gov.au

Yours sincerely

Dr Melanie Strawbridge
**Director Agriculture Resource Management Assessment
Sustainability and Biosecurity**

1 Nash Street East Perth 6004
Locked Bag 4 Bentley Delivery Centre 6983
Telephone +61 (0)8 9368 3333 landuse.planning@dpird.wa.gov.au
dpird.wa.gov.au
ABN: 18 951 343 745

Our Reference: 2310Ltr296
Enquiries: Alex Watson

24 August 2021

Secretary
Western Australian Planning Commission
Locked Bag 2506
Perth WA 6000

Attention: Brett Pye

Dear Brett

**RE: MRS AMENDMENT 1380/57 – SOUTH-EAST AND SOUTH-WEST DISTRICTS
OMNIBUS**

This submission is provided by CLE Town Planning + Design on behalf of Perron Treeby Pty Ltd ('Perron'), which owns Lots 705 and 707 Armadale Road, Treeby. Proposals 3 and 4 of this amendment are of interest to Perron.

Collectively, the parts of Lots 705 and 707 that are already zoned 'Urban' under the MRS constitute Development Area 43 ('DA 43') under City of Cockburn Town Planning Scheme No. 3 ('TPS 3'), which is zoned 'Development'. Consistent with the requirements of this zone, a Local Structure Plan for DA 43 has been approved. A subdivision approval has also been issued. Perron is developing DA 43 as the 'Lake Treeby' estate.

Perron considers that Proposals 3 and 4 are both logical, administrative responses to previous planning initiatives, and supports both. Brief comments are provided below.

Proposal 3

The proposed transfer of portions of Lot 705 to the 'Urban' zone has background in the form of MRS Amendment 1346/57, which confirmed the boundary of the Bush Forever layer shown over part of Lot 705. Definition of this boundary was informed by environmental assessment and reporting undertaken through the Treeby District Structure Plan and the relevant MRS amendment request.

The land proposed to be zoned 'Urban' through MRS Amendment 1380/57 is outside the approved Bush Forever area. It could have been zoned 'Urban' through the previous MRS Amendment, however, this did not occur and the land has anomalously been left the 'Rural-Water Protection' zone. It is logical that the land be zoned 'Urban', and Perron is pleased to see that this action is now being taken.

Perron is investigating using of parts of the land proposed to be zoned 'Urban' for a variety of purposes including (but not limited to) public open space, drainage, and/or a commercial use. An amendment to the above-mentioned local structure plan will be required to facilitate this, enabling the City and WAPC to assess the planning merit of whichever option/s are taken.

We respectfully request that a concurrent amendment to TPS 3 be implemented pursuant to Section 126(3) of the *Planning and Development Act 2005* for the land being zoned 'Urban'. It is logical and appropriate for this land to be zoned 'Development' under TPS 3, consistent with other parts of Lot 705, to enable its inclusion in DA 43. In future, this will enable its incorporation into the above-mentioned local structure plan. No text changes are required to facilitate this action.

Proposal 4

Proposal 4 relates to a triangle of land at the south-western corner of Rose Shanks Reserve that is required to enable connection of the Armadale Road / Liddelow Road roundabout into DA 43, consistent with the approved local structure plan. The land has already been created as an individual title pursuant to an approved Crown land subdivision. The proposed 'Urban' zoning and 'Primary Regional Roads' reservation are, in Perron's view, appropriate for the intended use of the land as an entry road for DA 43.

Similar to Proposal 3, we respectfully request that a concurrent amendment to TPS 3 be implemented for the land being zoned 'Urban'. It is logical and appropriate for this land to be zoned 'Development' under TPS 3, consistent with other parts of Lot 705, to enable its inclusion in DA 43. No text changes are required to facilitate this action.

*

In summary, Perron is supportive of both items of interest within MRS Amendment 1380/57, being Proposals 3 and 4, as both are logical, administrative responses to previous planning initiatives. As stated, we also support a concurrent amendment to TPS 3 for the land being zoned 'Urban' under both proposals.

We look forward to seeing the Amendment progress through to gazettal. Please do not hesitate to contact the undersigned should you wish to discuss any aspect of this submission.

Yours faithfully



**ALEX WATSON
ASSOCIATE PLANNER
CLE TOWN PLANNING + DESIGN**

CC: Ben Martin EWH Pty Ltd – project managers for Perron

Submitted to Metropolitan Region Scheme Minor amendment 1380/57 - South-East and South-West Districts Omnibus 4
Submitted on 2021-08-16 13:14:05

About you

1 What is your first name?

First name:

City of

2 What is your surname?

surname:

Cockburn

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

No

4 What is your email address?

Email:

dreynolds@cockburn.wa.gov.au

5 What is your address?

address:

9 Coleville Crescent, Spearwood WA 6163

PO Box 1215, Bibra Lake DC WA 6965

6 Contact phone number:

phone number:

9411 3660 (David Reynolds - Coordinator Strategic Planning)

Proposal 1 - Jandakot, City of Cockburn

7 Do you support/oppose the proposal 1 amendment to the Metropolitan Region Scheme?

Support

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document. Any supporting documents may be uploaded below your submission text.

Submission:

No objection to this portion being removed, however the extent (i.e. the portion within Lot 9001) doesn't match the DRAFT proposed Armadale Road Minor MRS Amendment which shows that portion of land as becoming Primary Regional Road.

If this proposal proceeds (and it is not too late to request), the City would support concurrent local scheme rezoning of the land to the 'Development Zone' (expansion of Development Area #20) via s.126 of the Planning & Development Act .

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Proposal 2 - Treeby, City of Cockburn

9 Do you support/oppose the proposal 2 amendment to the Metropolitan Region Scheme?

Support

10 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document. Any supporting documents may be uploaded below your submission text.

Submission:

Consistent with the outcomes of the Treeby District Structure Plan, which shows the land as Public Open Space (including areas with Regional Conservation Values).

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File upload:
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Proposal 3 - Treeby, City of Cockburn

11 Do you support/oppose the proposal 3 amendment to the Metropolitan Region Scheme?

Support

12 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document. Any supporting documents may be uploaded below your submission text.

Submission:

Matches the approved outcome of preceding Bush Forever and Local Structure Planning processes.

If this proposal proceeds (and it is not too late to request), the City would support concurrent local scheme rezoning of the urbanising portions to the 'Development Zone' (expansion of Development Area #43) via s.126 of the Planning & Development Act .

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File upload:
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Proposal 4 - Treeby, City of Cockburn

13 Do you support/oppose the proposal 4 amendment to the Metropolitan Region Scheme?

Support

14 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document. Any supporting documents may be uploaded below your submission text.

Submission:

Consistent with Treeby DSP and approved LSP which shows key road connection through to Armadale Road.

If this proposal proceeds (and it is not too late to request), the City would support concurrent local scheme rezoning of the urbanising portion to the 'Development Zone' (expansion of Development Area #43) via s.126 of the Planning & Development Act .

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File upload:
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File upload:
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Proposal 5 - Lake Coogee, City of Cockburn

15 Do you support/oppose the proposal 5 amendment to the Metropolitan Region Scheme?

Support

16 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document. Any supporting documents may be uploaded below your submission text.

Submission:

Consistent with approved LSP outcome (which shows sliver of Regional POS outside the Bush Forever extent).

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File upload:

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Proposal 6 - Success, City of Cockburn

17 Do you support/oppose the proposal 6 amendment to the Metropolitan Region Scheme?

Support

18 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document. Any supporting documents may be uploaded below your submission text.

Submission:

Consistent with approved LSP, subdivision/ownership and established Residential use.

If this proposal proceeds (and it is not too late to request), the City would support concurrent local scheme rezoning to the 'Development Zone' (expansion of Development Area #13) via s.126 of the Planning & Development Act .

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Proposal 7 - Hammond Park, City of Cockburn

19 Do you support/oppose the proposal 7 amendment to the Metropolitan Region Scheme?

Support

20 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document. Any supporting documents may be uploaded below your submission text.

Submission:

Consistent with approved LSP, subdivision/ownership and established High School use.

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File upload:

No file uploaded

File upload:

No file uploaded

Submitted to Metropolitan Region Scheme Minor amendment 1380/57 - South-East and South-West Districts Omnibus 4
Submitted on 2021-08-27 09:41:34

About you

1 What is your first name?

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

2 What is your surname?

surname:

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

Yes

4 What is your email address?

Email:

5 What is your address?

address:

City of Armadale

6 Contact phone number:

phone number:

Proposal 15 - Hilbert, City of Armadale

35 Do you support/oppose the proposal 15 amendment to the Metropolitan Region Scheme?

Support

36 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document. Any supporting documents may be uploaded below your submission text.

Submission:

refer to the attached

File upload:

Submission Letter to WAPC - Proposal 15 - MRS Amendment 1380 57 - Omnibus 4.PDF was uploaded

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File upload:

No file uploaded

Our Ref: MRS/1380/57
Your Ref: 833-2-1-74 Pt1
Enquiries:

7 Orchard Avenue Armadale
Western Australia 6112
Locked Bag 2 Armadale
Western Australia 6992

T: (08) 9394 5000
F: (08) 9394 5184

info@armadale.wa.gov.au
www.armadale.wa.gov.au

ABN: 798 6326 9538

27 August 2021

The Secretary
WA Planning Commission
Locked Bag 2506
PERTH WA 6000

Attention: Marija Bubanic

Dear Ms Bubanic

***RESPONSE TO REQUEST FOR COMMENT
PROPOSED METROPOLITAN REGION SCHEME AMENDMENT 1380/57
PROPOSAL 15 - SOUTH-EAST AND SOUTH-WEST DISTRICTS OMNIBUS 4
LOT 5001 & 5072 ATLANTIC ROAD, HILBERT***

Further to the WAPC public submission letter dated 28 June 2021, in relation to Proposal 15, the City supports the inclusion of Lot 5001 (Road Reserve) and the northern portion of Lot 5072, located outside of the City's TPS No.4 Special Control Area Map 1 Landfill buffer, to be rezoned from Rural to Urban under the MRS (refer to the attached SCA Map 1 and Indicative MRS zoning plan).

However, for the portion of land located within the landfill buffer, the City recommends that this area should be rezoned to Urban Deferred with the possibility to transfer the land to Urban once, either:

- the landfill facility has been downgraded/ceases operation, or;
- a scientific study is provided that demonstrates that a reduced buffer distance will not result in unacceptable impacts to sensitive land uses in accordance with SPP 4.1 and the EPA's Guidance Statement No.3.

The City also notes that the EPA's advice, under Section 48A(1)(a) of the Environmental Protection Act 1986, also recommends that an appropriate separation distance between the landfill facility and future residential development is consistent with SPP 4.1 and the EPA's Guidance Statement No.3.



It should be noted that it is the preference of the City of Armadale (the City) that Lots 5001 and 5072 be added to the land in control of the Development WA (DWA) under the Armadale Redevelopment Scheme. This appears to be logical given that Lots 5001 and 5072 abut land under the control of DWA as part of the Wungong Urban Water Master Plan and is isolated from any land which is in the control of the City of Armadale under the City's TPS.

Structure Planning would be required for Lots 5001 and 5072 prior to subdivision occurring and it appears that amending the Development WA Structure Plan for Precinct J of the Wungong Urban Water project would be the most efficient outcome in that regard. In addition, Development WA's Development Contribution Plan for the Wungong Urban Water project could then also be extended to include Lots 5001 and 5072.

Should you have any queries with regard to the matters discussed in this letter, please contact me on 9394 5213.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'J W Robinson', with a long horizontal flourish extending to the right.

JAMES ROBINSON
MANAGER OF STRATEGIC SERVICES

Enc: Submission Form 57
TPS No.4 SCA Map 1 & indicative MRS zoning plan
EPA Advice



LEGEND

RESERVED LANDS AND ROADS

- CITY BOUNDARY
- PARKS & RECREATION
- PORT INSTALLATION
- CIVIC CULTURAL
- STATE FOREST
- WATERWAYS
- WATERWAYS CATCHMENT
- PRIMARY REGIONAL ROADS
- OTHER REGIONAL ROADS
- RAILWAYS
- PUBLIC PURPOSE

PUBLIC PURPOSE DENOTED AS FOLLOWS

- CG** Commonwealth Government
- TS** Technical School
- HS** High School
- CP** Car Park
- H** Hospital
- U** University
- WSD** Water Authority of WA
- SU** Special Use
- SEC** State Energy Commission
- P** Prison

ZONES

- URBAN
- URBAN DEFERRED
- CENTRAL CITY AREA
- INDUSTRIAL
- SPECIAL INDUSTRIAL
- RURAL
- PRIVATE RECREATION
- RURAL - WATER PROTECTION

SCA 1

- ARMADALE LANDFILL AND RECYCLING FACILITY 1KM BUFFER

Proposed MRS
Lot 5072 and Road Reserve - Hilbert



SCALE 1 : ###

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

Metropolitan Region Scheme Amendment 1380/57

Location: South East and South West Districts

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

Determination Published: 31 May 2021

Summary

The Western Australian Planning Commission (WAPC) proposes to rezone various zones and reservations in the Cities of Armadale, Cockburn, Gosnells, Kwinana and Rockingham and Shire of Serpentine-Jarrahdale.

The Environmental Protection Authority (EPA) has considered the amendment in accordance with the requirements of the *Environmental Protection Act 1986* (EP Act). The EPA considers that the 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 expects future proposals likely to lead to significant environmental impacts are referred to the EPA pursuant to Part IV of the EP Act. The EPA has based its decision on the documentation provided by the WAPC, and having considered this matter, the following advice is provided.

Environmental Factors

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 Environmental Factors

The EPA considers there are a number of environmental issues which require resolution prior to the initiation and referral of future local planning amendments to the EPA.

Proposal 15 City of Armadale

To rezone Lot 5072 Atlantic Road from the Rural zone to the Urban zone.

Social Surroundings

The EPA advises the amendment area is located approximately 460 meters north of the City of Armadale's landfill and recycling facility. The land fill site may also be potentially contaminated.

The EPA recommends an appropriate separation distance between the landfill facility and future residential development within the amendment area consistent with State Planning Policy 4.1 *State Industrial Buffer Policy* and the EPA's Guidance Statement No.3 *Separation Distances between Industrial and Sensitive Land Uses*.

Proposal 16 Shire of Serpentine-Jarrahdale

To rezone:



Your Ref: 833-2-1-74 Pt 1 (RLS/0976)
Our Ref: F-AA-04841D-AA-21/334129
Contact: Phill Oorjitham 9222 2000

Ms Sam Fagan
Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6000

Attention: Brett Pye

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

Dear Ms Fagan

PROPOSED METROPOLITAN REGION SCHEME AMENDMENT 1380/57 SOUTH-EAST AND SOUTH-WEST DISTRICTS OMNIBUS 4

Thank you for your letter of 2 July 2021 requesting comments from the Department of Health (DOH) on the above proposals.

The DOH provides the following comment:

1. Water Supply and Wastewater Disposal

For future developments with Proposals 7,9,10,15 and 16, these are required to connect to scheme water, reticulated sewerage and be in accordance with the *Government Sewerage Policy 2019*. Please refer to **Attachment 1**.

Suitable provision for an adequate onsite effluent disposal area is to be accommodated in any planning approval. For on-site wastewater disposal systems to be approved, the site capability needs to be demonstrated via a winter 'site-and-soil evaluation' (SSE) in accordance with Australian Standard 1547 (AS/NZS 1547). The *Site and soil evaluation for onsite wastewater management* webpage has been updated based on DWER, Planning and internal comments. Please use the updated version of each document:

https://ww2.health.wa.gov.au/Articles/S_T/Site-and-soil-evaluation-for-onsite-wastewater-management

2. Medical Entomology

Proposal 15 - Hilbert to transfer Lot 5072 Atlantic Road from the Rural zone to the Urban zone.

The subject land is in an area that occasionally experiences problems with nuisance and disease carrying mosquitoes. There is evidence from mosquito collections on

surrounding land that vector mosquito species *Cx. annulirostris* and *Ae. camptorhynchus* breed in nearby wetlands and rivers. These mosquitoes can disperse several kilometres from breeding sites and are known carriers of Ross River (RRV) and Barmah Forest (BFV) viruses. Human cases of RRV and BFV diseases occur annually in the City of Armadale, with 162 cases of RRV reported for the City over the last 10 years.

To protect the health and lifestyle of communities, all land use planning decisions should include consideration of mosquitoes and their management. While it is well documented that mosquito-borne diseases occur annually in the City of Armadale, the risk of exposure to mosquitoes and their diseases for future residents and visitors to the proposed area is not clearly defined. It is recommended the Environmental Health section of the City of Armadale determines the likelihood and the extent of this risk and whether mosquito management is required as a condition of approval for this development.

Additionally, there is the potential for mosquitoes to breed in on-site infrastructure and constructed water bodies if they are poorly designed and maintained.

Recommendations:

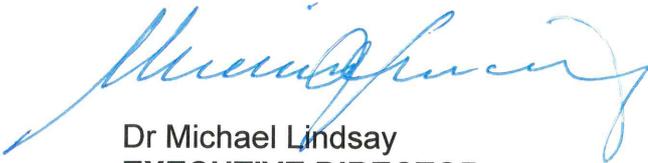
It is the recommendation of the Department of Health that:

- The proponent work with the City of Armadale to determine the extent of the risk from mosquitoes and mosquito-borne disease and if that risk is considered to be medium or high by the Shire of Armadale, a Mosquito Management Plan be established.
- The City of Armadale ensures effective mosquito management is further developed and adequately resourced and funded for the locality.
- On-site infrastructure and constructed water bodies need to be designed and maintained to ensure they do not breed mosquitoes.

For further information on developing a mosquito management plan please visit: https://ww2.health.wa.gov.au/Articles/J_M/Mosquito-management

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

Yours sincerely



Dr Michael Lindsay
EXECUTIVE DIRECTOR
ENVIRONMENTAL HEALTH DIRECTORATE

01/09/2021

Attachment 1
Metropolitan Region Scheme Amendment 1380/57
(Minor Amendment)
South-East and South-West Districts Omnibus 4
Amendment Report

**Cities of Armadale, Cockburn, Gosnells, Kwinana and Rockingham
 Shire of Serpentine-Jarrahdale**

The below comments relate to the Department of Health's management of wastewater only:

City of Cockburn

Proposal 1.

Jandakot: To transfer portions of Lot 28 Cutler Road and Lot 9001 Knock Place from the Other Regional Roads reservation to the Industrial zone (Figure 1).

The Department of Health has no objections to this proposal as already implemented (as per figure 1).

Proposal 2

Treeby: To transfer a portion Lot 700 Fraser Road (Reserve 53280) from the Rural - Water Protection zone to the Parks and Recreation and Water Catchments reservations (Figure 2).

The Department of Health has no objections to this reserve or recreational proposal only. As development is prohibited in Proclaimed Water Catchment Areas unless connected to deep sewerage (as per figure 2).

Proposal 3.

Treeby: To transfer portions of Lot 705 Armadale Road from the Rural - Water Protection zone to the Urban zone and from the Urban zone to the Rural - Water Protection zone (Figure 3).

The Department of Health has no objections to this reserve or recreational proposal only. As development is prohibited in Proclaimed Water Catchment Areas. If the land is further developed, the Department of Health requests for more information as to the future land usage and demonstration of how wastewater will be managed for such a proposal (as per figure 2).

Proposal 4.

Treeby: To transfer a portion of Lot 502 (Reserve 1820) Armadale Road from the Parks and Recreation reservation to the Primary Regional Roads reservation and a portion of Lot 500 (Reserve 1820) Armadale Road from the Parks and Recreation and Water Catchments reservations to the Urban zone and to remove part of these areas from Bush Forever Site 390 (Figure 4).

The Department of Health has no objection to this road reservation proposal provided storm water management or proposed use does not compromise the Public Drinking Water Source areas (Water Catchment reservations) as per Government Sewerage Policy (as per figure 4).

Proposal 5.

Lake Coogee: To transfer a portion of Lot 811 Fawcett Road from the Urban zone to the Parks and Recreation reservation (Figure 5).

The Department of Health has no objection to the parks and recreational reservation proposal subject to connection to deep sewage if required, as per Government Sewerage Policy (as per figure 5).

Proposal 6.

Success: To transfer the Other Regional Roads reserved portion of Lot 8 Hird Road to the Urban zone (Figure 6).

The Department of Health has no objection to this road reservation proposal (as per figure 6).

Proposal 7.

Hammond Park: To transfer the Hammond Park Secondary College site, Lot 5000 Irvine Parade, from the Urban zone to the Public Purposes - High School reservation (Figure 7).

The Department of Health has no objection to the high school reservation proposal subject to connection to deep sewage, as per Government Sewerage Policy (as per figure 7).

City of Kwinana**Proposal 8.**

Casuarina: To transfer portions of Lot 9013 Bombay Boulevard and the road reserve for Bombay Boulevard from the Rural - Water Protection zone to the Urban zone (Figure 8).

The Department of Health has no objections to this road reserve or recreational proposal only. As development is prohibited in Proclaimed Water Catchment Areas. If the land is further developed, the Department of Health requests for more

information as to the future land usage and demonstration of how wastewater will be managed for such a proposal (as per figure 8).

City of Rockingham

Proposal 9.

Warnbro: To transfer a portion of the Warnbro Community High School site, Lot 1500 Swallowtail Parade, from the Urban zone to the Public Purposes - High School reservation (Figure 9).

The Department of Health has no objection to the high school reservation proposal subject to connection to deep sewage, as per Government Sewerage Policy (as per figure 9).

Proposal 10.

Baldivis: To transfer the Ridge View Secondary College site, Lot 99 Viva Boulevard, from the Urban zone to the Public Purposes - High School reservation (Figure 10).

The Department of Health has no objection to the high school reservation proposal subject to connection to deep sewage, as per Government Sewerage Policy (as per figure 10).

City of Gosnells

Proposal 11.

Orange Grove: To transfer a portion of Lot 105 Hardinge Road from the Rural zone to the Parks and Recreation reservation (Figure 11).

The Department of Health has no objections to this Park and Recreation reservation proposal, however, if the land is further developed, consideration as to the management of onsite wastewater treatment and disposal of effluent needs to be considered to comply with the Government Sewerage Policy requirements. (as per figure 11).

Proposal 12.

Canning Vale: To transfer a portion of Warton Road, adjacent to its intersection with Garden Street, from the Urban zone to the Other Regional Roads reservation (Figure 12).

The Department of Health has no objection to this road reservation proposal (as per figure 12).

Proposal 13.

Southern River: To transfer a portion of the road reserve for Southern River Road from the Urban zone to the Other Regional Roads reservation, and portions of Lot 8001 and 9001 Halcyon Loop and portions of Lots 106 and 107 Asana Road from the Other Regional Roads reservation to the Urban zone (Figure 13).

The Department of Health has no objection to this road reservation proposal (as per figure 13).

Proposal 14.

Southern River: To transfer portions of the road reserves for Holmes Street and Faverolles Drive from the Urban zone to the Other Regional Roads reservation, and portions of Lot 351 Bassett Way and Lot 352 Faverolles Drive from the Other Regional Roads reservation to the Urban zone (Figure 14).

The Department of Health has no objection to this road reservation proposal (as per figure 14).

City of Armadale**Proposal 15**

Hilbert: To transfer Lot 5072 Atlantic Road from the Rural zone to the Urban zone (Figure 15).

In relation to the management of wastewater, this Department has no objection to this proposal subject to connecting to deep sewage if further the land is further developed.

Shire of Serpentine-Jarrahdale**Proposal 16**

Cardup: To transfer a portion of Lot 60 Robertson Road and portions of Lot 21 Norman Road from the Rural zone to the Industrial zone and to remove this land from Bush Forever Site 361, and to transfer portions of Lot 21 Norman Road from the Industrial zone to the Rural zone and to add this land to Bush Forever Site 361 (Figure 16).

In relation to the management of wastewater, this Department has no objection to this proposal subject to complying with the minimum lot sizes, being located mostly in a sewage sensitive area and other requirements as per Government Sewerage Policy. (as per figure 8).



Enquiries: Rashidah MacLeod on (08) 9323 4701
Our Ref: 20/6916 (D21#699597)
Your Ref: 833-2-1-74 Pt 1 (RLS/0976)

02 September 2021

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

Email: referrals@dplh.wa.gov.au (via email)

Dear Sir/ Madam

RE: METROPOLITAN REGION SCHEME PROPOSED AMENDMENT – SOUTH-EAST AND SOUTH-WEST DISTRICTS OMNIBUS 4 – REF:833-2-1-74 Pt 1 (RLS/0976)

Main Roads has reviewed the information received on 12 July 2021 requesting Main Roads comments on the above Metropolitan Region Scheme amendment.

It is noted that of the 16 proposed amendments Proposal 1 (Jandarkot), Proposal 4 (Treeby), Proposal 8 (Casuarina) and Proposal 15 (Hilbert) are abutting or in close proximity to Primary Regional Road Reservations.

Main Roads does not object to proposals 4 (Treeby), 8 (Casuarina) and 15 (Hilbert).

Main Roads does not support Proposal 1, the proposal includes land within Lot 9001 to be rezoned for industrial uses under the Metropolitan Region Scheme. This was not the case with Proposal 1 at the time of Preliminary Comment consultation by WAPC (see attached Proposal 1 plan dated 28 October 2020 and Main Roads previous response 20/6916 D21#840644 dated 5 October 2020).

Proposal 1 is contrary to Main Roads current proposal with Department of Planning, Land and Heritage to reserve a number of parcels of land for Primary Regional Road as part of a Main Roads Metro construction project. Main Roads Primary Regional Road requirements are detailed on the attached Land Dealings plan 1760-129-3.

Main Roads requests that Proposal 1 be amended to remove the triangular portion (see attached plan Dated 9 December 2020) encroaching into the future Primary Regional Road. This Land is required for a future Primary Regional Road project.

Should WAPC disagree with the request to amend Proposal 1 Main Roads requests an opportunity to meet and discuss the proposal further, prior to a final determination on the amendment being made.

Main Roads advises that it offers free of charge pre-lodgement consultation service. Main Roads encourages the Local Government, also liaising with the applicants, to promote and capitalise on this free advisory service offered by the road authority prior to lodgement of strategic or statutory planning proposals, especially where development plans involve land adjacent to or have the potential to impact on the State road network.

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

If you have any questions, please contact Rashidah MacLeod, Planning Assessment Officer at Main Roads, Planning Assessment Branch on (08) 9323 4701 or email planninginfo@mainroads.wa.gov.au.



mainroads
WESTERN AUSTRALIA

Yours sincerely

A handwritten signature in black ink, appearing to read 'Lindsay Broadhurst', written over a horizontal line.

Lindsay Broadhurst
Director Road Planning

Encl:

1. Main Roads Response to request to preliminary comments 20/6916 (D21#840644) dated 5 October 2020
2. Proposal 1 dated 28 October 2020
3. Land Dealings Plan 1760-129-3
4. An overlay of Proposal 1 on Land Dealing Plan 1760-129-3



mainroads
WESTERN AUSTRALIA

Enquiries: Steve Fernandez on (08) 9323 4517
Our Ref: 20/6916 (D20#840644)
Your Ref: RLS/0834/1

5 October 2020

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

Email: mrs@dplh.wa.gov.au

Dear Sir/Madam

RE: Metropolitan Region Scheme Proposed Amendment – South-East and South-West Districts Omnibus 4 – Ref: RLS/0834/1

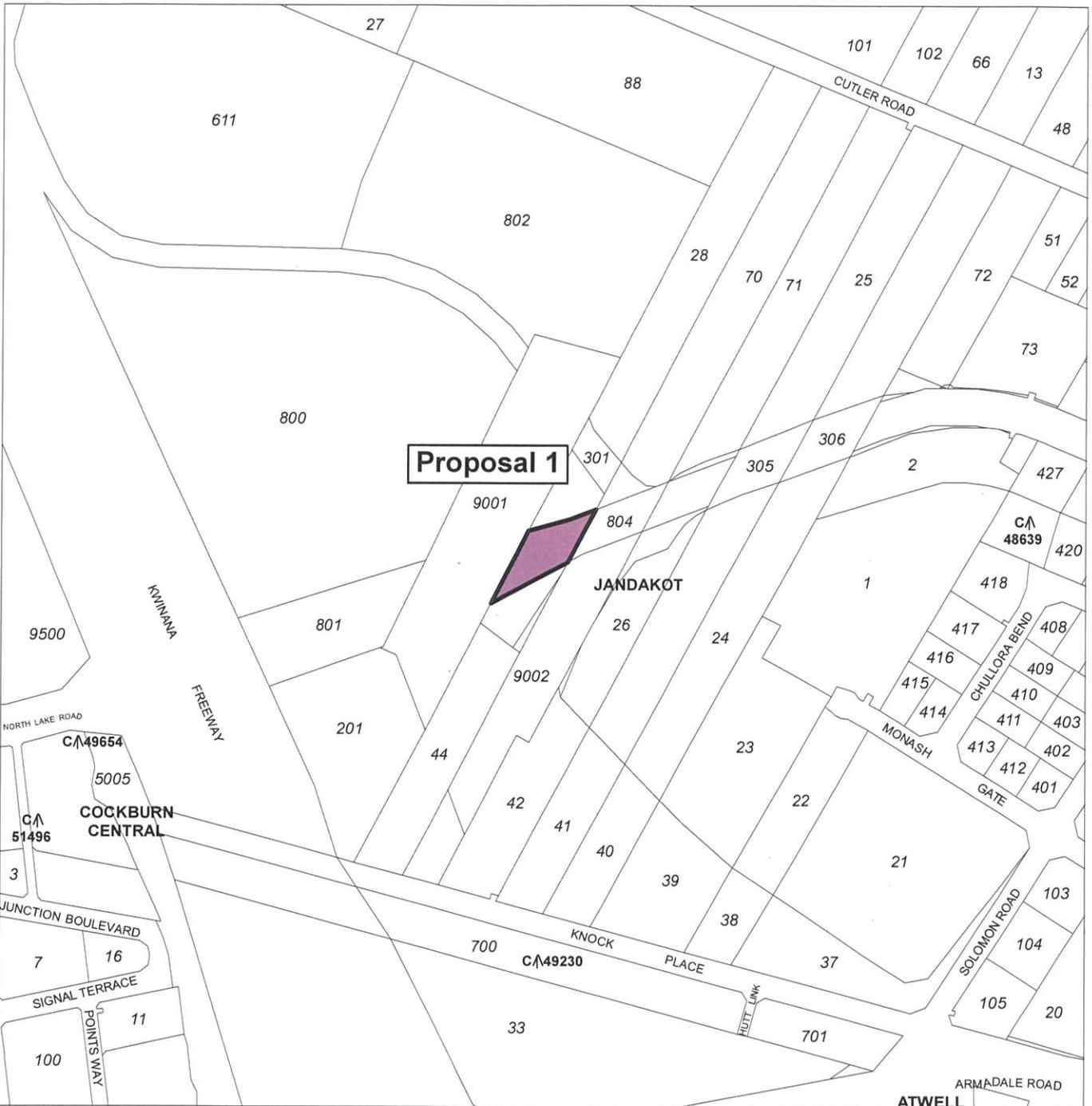
Thank you for your correspondence dated 9 September 2020 requesting Main Roads preliminary comments on the above proposal

Main Roads has now completed its assessment and has no objections or comments regarding the proposals included in the amendment document.

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

Yours Sincerely

Lindsay Broadhurst
Director Road Planning



**South East and South West Districts Omnibus Amendment No. 4
Proposed minor amendment
as advertised**

28 October 2020

Proposal 1

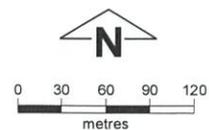
Proposed Amendment:

 Industrial zone

Oracle reference no: 3010
File number: 833/02/01/0074
Version number: 3



Date: 19/08/2020
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 1096-2018-1



SCALE 1:1000

SCANNED DATE 27/5/18

APPROVED FOR IMPLEMENTATION DATE 26/5/18

APPROVED BY K KUGANATHAN 27/5/18

INFRASTRUCTURE DELIVERY DIRECTORATE

APPROVED FOR IMPLEMENTATION DATE 26/5/18

APPROVED BY A PAROLO 26/5/18

APPROVED BY K KUGANATHAN 27/5/18

mainroads WESTERN AUSTRALIA

FINANCE AND SERVICES PROPERTY MANAGEMENT

Telephone 9323 4590 Fax 9323 4600

ARMADALE RD H23

LAND DEALINGS

ARMADALE ROAD BRIDGE TO NORTH LAKE ROAD

SHEET 9 OF 2

15.63 - 15.9 SLK

LOCAL AUTHORITY (193) CITY OF COORINA

DRAWING NUMBER 1760-129-3

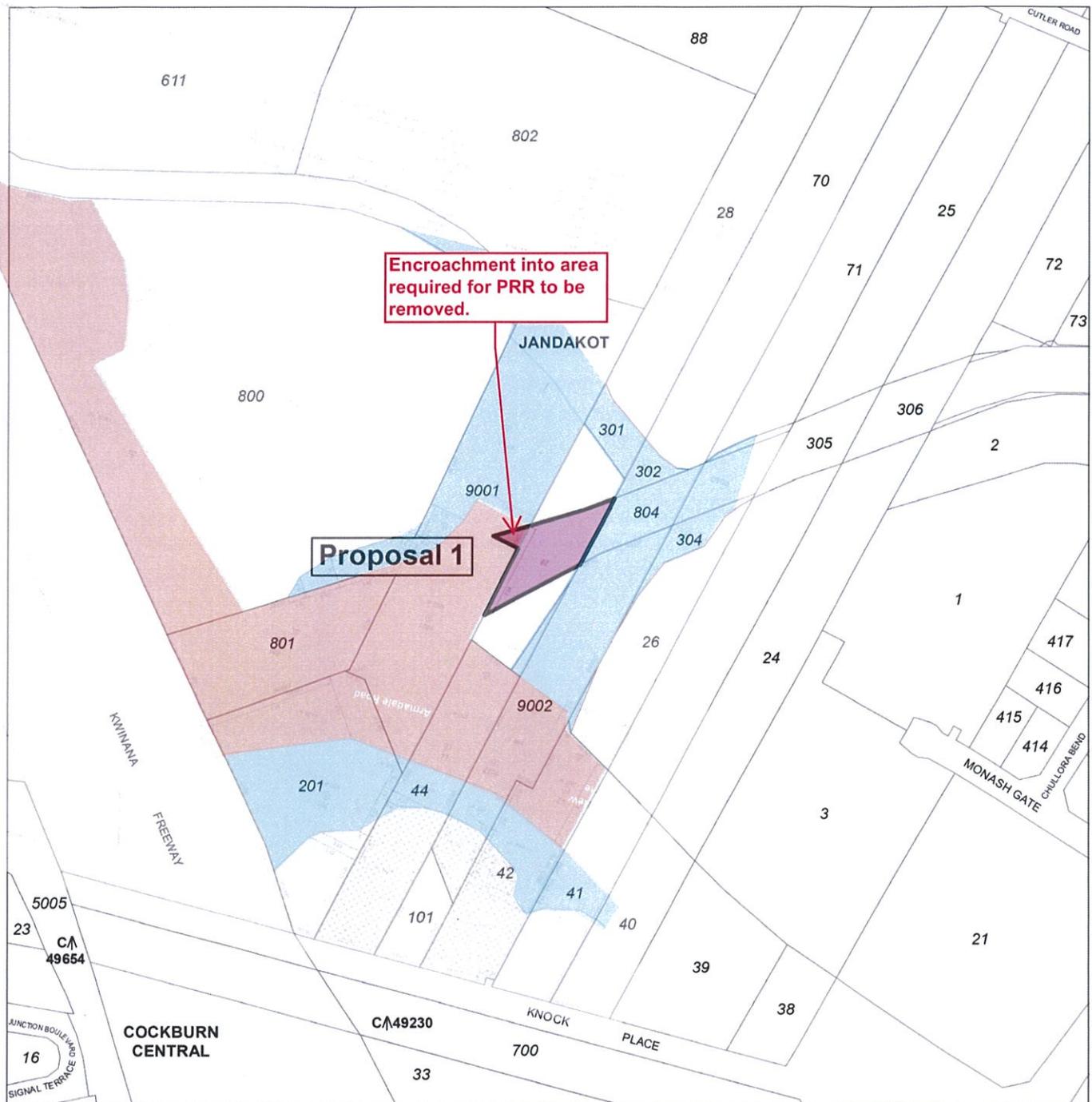
FILE NUMBER 16/1506

DATE 26/11/20

THIS DRAWING IS AN AMENDMENT OF THE APPROVED DRAWING A PAROLO 26/11/20



ITEM	DESCRIPTION	C/T	OWNERSHIP	TOTAL AREA REQUIRED	REMARKS
1	LOT 42	2846/418	MARK	8620 m ² (WHOLE)	REFER TO DRG 1760-138
2	LOT 9002	2797/650	MARK	3261 m ²	CAVEAT L791532, M023982
3	LOT 44	2964/428	MARK	9394 m ² (WHOLE)	REFER TO DRG 1760-139
4	LOT 201	2795/408	MARK	1798 m ²	CAVEAT L791532, M023982
5	LOT 201	2795/399	PUBLIC TRANSPORT AUTH OF W.A.	483 m ²	
6	LOT 801	2628/663	STATE OF W.A.	8439 m ² (WHOLE)	
7	LOT 800	2628/662	MARK	2009 m ²	EASEMENT M033088 M046371
8	LOT 9500	2617/984	MARK	3253 m ²	RESTRICTIVE COVENANT L648291 LEASE L72720
9	LOT 23	2702/988	MARK	220 m ²	



**South East and South West Districts Omnibus Amendment No. 4
Proposed minor amendment
as advertised**

9 December 2020

Proposal 1

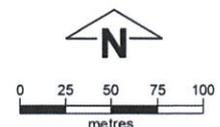
Proposed Amendment:

 Industrial zone

Oracle reference no: 3010
File number: 833/02/01/0074
Version number: 4



Date: 30/11/2020
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 1096-2018-1





Department of Biodiversity,
Conservation and Attractions



*We're working for
Western Australia.*

Your ref: 833-2-1-74 Pt1 (RLS/0976)
Our ref: PRS 45958
Enquiries: Cho Lamb
Phone: 9442 0351
Email: cho.lamb@dbca.wa.gov.au

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

Attention: Brett Pye

Dear Ms Fagan

Proposed Metropolitan Region Scheme Amendment 1380/57– South-East and South-West Districts Omnibus 4

I refer to your correspondence of 2 July 2021 requesting comments on the above proposed amendments to the Metropolitan Region Scheme (MRS). The Parks and Wildlife Service at the Department of Biodiversity, Conservation and Attractions (DBCA) provided advice on the proposed amendment in correspondence dated 9 October 2020, as follows.

Proposal 3

DBCA understands that the areas proposed for Urban zoning were previously proposed to be added to Bush Forever site 390 as part of the advertised MRS amendment (1346/57) for Lot 705 – 708 Armadale Road, Treeby, which facilitated the change in land use within from Rural Water Protection to Urban. In response to issues raised by the proponent and as outlined in the MRS 1346/57 Response on Submission report (April 2019), the Bush Forever overlay for these areas was subsequently removed from the approved MRS amendment plan.

Inclusion of these areas in the Urban zone will allow these parcels to be considered as part of the local structure planning process and allocated as public open space (POS). It is recognised that these proposed Urban areas, while consolidating boundaries and increasing the area of the Bush Forever site 390, do not contain regionally significant vegetation. The strategic and statutory planning processes for these areas should ensure that proposed POS abutting Bush Forever site 390 are designed and managed to avoid impacts to the adjacent biodiversity values and include appropriate interface treatments.

Proposal 4

The proposed amendment follows the widening of Armadale Road and proposed construction of Torwood Avenue. DBCA understands that the proposed amendment is consistent with the approved clearing permit (CPS 7992/1). No vegetation is present within the portion shown for Torwood avenue construction.

Proposal 8

The proponent should be advised that the adjoining Lot 9014, within the Rural Water Protection Zone, includes Resource Enhancement (UFI 15935). Development of this area may require the provision of a wetland buffer.

Proposal 16

The portion of Proposal 16 in Lot 60 involves the removal of approximately one hectare of vegetation from Bush Forever site 361. DBCA understands that the inclusion of this area in the Industrial zone accurately reflects the negotiated outcome agreed between the Department of Planning, Lands and Heritage and the landowner for Bush Forever site 361. This vegetation may comprise the 'Banksia woodlands of the Swan Coastal Plan threatened ecological community which is listed as Endangered under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*. It is recommended that the final Bush Forever site boundary be fenced to protect against further degradation or incursions from the development site.

DBCA has no comments on proposals, 1, 2, 5 - 7, 10 – 15.

Thank you for the opportunity to comment on this proposed amendment. Please contact Cho Lamb at Parks and Wildlife's Swan Region office on 9442 0351 or by email at cho.lamb@dbca.wa.gov.au if you have queries regarding this advice.

Yours faithfully,



Mark Cugley
A/REGIONAL MANAGER

3 September 2021



Department of
Education

Your ref: 833-2-1-74 Pt 1 (RLS/0976)
Our ref: D21/0526066
Enquiries: Matthew Cosson – 9264 4008

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

Attention: Brett Pye
Senior Planning Officer – Land Use Planning

Dear Sir / Madam

**Proposed Metropolitan Region Scheme Amendment 1380/57
South-East and South-West Districts Omnibus 4**

Thank you for your letter dated 2 July 2021 providing the Department of Education (the Department) with the opportunity to comment on the abovementioned Metropolitan Region Scheme (MRS) amendment. The Department has reviewed the information submitted in support of the amendment and is satisfied that most of the proposals are small scale administrative amendments which will have no impact on any public school sites.

The Department supports the transfer of several public high school sites from the Urban zone to Public Purposes – High School reservation, including Hammond Park Secondary College (Proposal 7), Warnbro Community High School (Proposal 9) and Ridge View Secondary College (Proposal 10).

Notwithstanding this, the Department notes that Proposal No. 15 will facilitate the delivery of additional residential development on approximately 7.75-hectares of land. The Wungong Urban Water Design Guidelines currently require larger primary school sites to make up an under provision of future sites within the Wungong locality. As such, careful planning consideration is required at future local structure planning or amendment of the endorsed Precinct 20 (J) Tonkin South Structure Plan to ensure that additional residential development would not unduly affect the student enrolment capacities of the existing and future primary schools within the area.

Subject to the above matter being given due consideration, the Department offers no in principle objections to the omnibus amendment.

Should you have any questions in relation to the above, please do not hesitate to contact Matthew Cosson, Senior Consultant – Land Planning, on (08) 9264 4008 or by email at matthew.cosson@education.wa.edu.au.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Ikmal Ahmad', written over a light blue horizontal line.

Ikmal Ahmad
Manager Land and Property

24 September 2021

