



July 2022

# Metropolitan Region Scheme Amendment **1392/57** (Minor Amendment)



## Central Districts Omnibus 6

Amendment Report

Cities of Belmont, Canning, Perth & Stirling  
and the Town of Victoria Park



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**Metropolitan Region Scheme  
Amendment 1392/57  
(minor amendment)**

**Central Districts Omnibus 6**

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**Amendment Report**

Cities of Belmont, Canning, Perth & Stirling and the  
Town of Victoria Park



July 2022

The Western Australian Planning Commission acknowledges the traditional owners and custodians of this land. We pay our respect to Elders past and present, their descendants who are with us today, and those who will follow in their footsteps.

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

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# The Metropolitan Region Scheme

## What it is and how it is amended - minor

### Planning Perth's future

Perth is currently home to more than 2 million people and this is anticipated to grow to 3.5 million by 2050.

To meet this growth, land must be identified for future housing, employment opportunities, transport, conservation and recreation.

The Metropolitan Region Scheme (MRS) provides for this by defining what land can be used for. It is also the means by which landowners can be compensated for land acquired for public purposes.

### The role of the WAPC?

The Western Australian Planning Commission (WAPC) has statewide responsibility for planning how land in metropolitan and regional areas can be used and developed. The WAPC comprises a Chair and 16 members, representing industry, government and the community.

The WAPC is a statutory authority and operates in accordance with the *Planning and Development Act 2005*. It is supported by the Department of Planning, Lands and Heritage, which provides professional and technical expertise, administrative services and corporate resources.

### What is the Metropolitan Region Scheme?

The MRS is a large town planning scheme which defines how land can be used in the Perth metropolitan area, dividing it into broad zones and reservations. The metropolitan area stretches from south of Rockingham to north of Yanchep and east of Mundaring.

The MRS uses a set of maps and a scheme text to set the planning rules and identify the various zones and reservations.

This plan has been in operation since 1963 and provides the legal basis for planning in the Perth metropolitan area.

The MRS is amended frequently as the region grows and changes.

### What is an amendment?

An amendment to the MRS changes the zoning or reservation of land to allow for a different land use.

When a rezoning or a new reservation is considered, it is classified as either a major or a minor amendment and is advertised to seek comment from landowners, the broader community and all levels of government. Under the Act, the process for proposed major and minor amendments is different.

This process allows for extensive community consultation and discussion in Parliament, prior to a final decision being made.

### How is the Metropolitan Region Scheme amended?

The WAPC is responsible for maintaining the MRS, including reviewing and initiating changes where necessary.

The amendment process is regulated by the *Planning and Development Act 2005*. The Act requires an amendment to be consistent with both the *Swan River Trust Act 1988* and the *Heritage of Western Australia Act 1990* and does not allow for an amendment to occur within the defined area of which a redevelopment scheme applies.

The amendment proposed in this report is being made under the provisions of section 57 (often referred to as a minor amendment).

The minor amendment process includes (also see the diagram on page viii):

- Request submitted and considered by the WAPC.
- WAPC determines to either progress or reject application, classifying it as either a major or minor amendment.

- If progressed, the application is referred to the Environmental Protection Authority (EPA) to set the level of environmental assessment. If the EPA requires an environmental review, this is carried out before the amendment is advertised.
- Proposed amendment is advertised for public comment. Advertisements are placed in local and statewide newspapers and the information is made available on [www.dplh.wa.gov.au/mrs-amendments](http://www.dplh.wa.gov.au/mrs-amendments). Landowners directly affected by a proposed amendment are contacted in writing. Where there is an environmental review, this is also made available for comment.
- WAPC receives public submissions over a period of 60 days.
- WAPC reviews the proposed amendment in light of both the submissions and planning advice provided by the Department of Planning, Lands and Heritage.
- WAPC provides recommendation to the Minister for Planning whether to accept, reject or modify the proposed amendment.
- Minister considers proposed amendment.
- If approved, with or without modification, the amendment becomes legally effective in the MRS with the publishing of a notice in the Government Gazette. If declined, the amendment is discarded.
- Within three months of an MRS amendment being finalised, all affected local governments must initiate an amendment to its local planning scheme to match the new zonings.

## Zones and reservations

Zones and reservations in the MRS are broad categories to define how land can be used and developed. The following descriptions are a guide only.

## Zones

Urban: areas in which a range of activities are undertaken including residential, commercial, recreational and light industry.

Urban deferred: land identified for future urban uses following the extension of urban services, the progressive development of adjacent urban areas, and resolution of any environmental and planning requirements relating to development.

The WAPC must be satisfied that these issues have been addressed before rezoning to urban.

Central city area: strategic regional centres for major retail, commercial and office facilities as well as employment, civic, business and residential uses.

Industrial and special industrial: land on which manufacturing, processing, warehousing and related activities are undertaken.

Rural: land on which a range of agricultural, extractive and conservation uses is undertaken.

Private recreation: areas of significance to the region's recreation resource, which are (or are proposed to be) managed by the private sector.

Rural - water protection: rural land over public groundwater areas where land use is controlled to avoid contamination.

## Reservations

Land reserved for community purposes. It may be reserved to protect a resource or to provide areas for infrastructure.

Parks and recreation: land of regional significance for ecological, recreation or landscape purposes.

Railways: provides for public transit routes, freight rail lines and associated facilities such as marshalling yards, maintenance depots and park n' ride stations.



Port installations: regional maritime shipping facilities.

State forests: areas of woodland located on Crown land and managed under the *Conservation and Land Management Act 1984*.

Water catchments: water sources protected for high quality public water supply. These areas have strict controls on land use to avoid pollution of the water resource.

Civic and cultural: significant civic precincts and buildings.

Waterways: permanent inland and coastal waters including many rivers and reservoirs.

Public purposes: land for public facilities such as hospitals, high schools, universities, prisons, utilities for electricity, water and treatment of wastewater, commonwealth government and other special uses.

Primary regional roads: important regionally significant roads as part of the planned road network that are currently, or proposed to be declared, under the *Main Roads Act 1930*.

Other regional roads: roads of regional significance in the planned road network for which the planning responsibilities are shared by the WAPC and local governments.

### **What if my land is rezoned?**

Landowners may find that an amendment seeks to rezone their property, for example from rural to urban or urban deferred.

If the zoning is changed, landowners do not have to change their lifestyle or the way they use the land. However, depending on the new zone, there may be opportunities to change the land use, such as seek approval to subdivide or apply to develop it in some way that suits the new zoning.

The WAPC realises that many people choose their properties because they like them as they are and may not want to change from, for example, a rural-residential lifestyle to an urban area. Others are keen to change the land use.

For these reasons, amendments to the MRS are advertised so that all affected landowners and the broader community have time to examine the proposal and provide their comment.

### **What if my land is reserved?**

Land is reserved because it will eventually be needed for a public purpose such as parks and recreation or other regional roads.

If your land is proposed to be reserved in an advertised amendment, you can continue to use and enjoy your property. Generally, reserved land can remain in private ownership until it is needed for the purpose for which it is reserved.

To protect landowners, there are procedures for acquisition or compensation by the WAPC. These are outlined in *Your Property and the planning system – region schemes*, a leaflet reproduced at the back of this report and online at <https://www.dplh.wa.gov.au/your-property-and-region-schemes>.

### **How can my views be heard?**

You can lodge a submission during the advertised period:

- online at [www.dplh.wa.gov.au/mrs-amendments](http://www.dplh.wa.gov.au/mrs-amendments).
- in writing to Western Australian Planning Commission, Level 2, 140 William Street, Perth 6000 (a submission form is included at the back of this report).

### **Publications**

Amendments made to the MRS using the provisions of section 57 will in most cases have information published under the following titles:

#### Amendment report

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

### Environmental review report

The EPA considers the environmental impact of an amendment to the MRS before it is advertised. Should the EPA require formal assessment, an environmental review is undertaken, and that information is made available for comment at the same time as the *Amendment Report*.

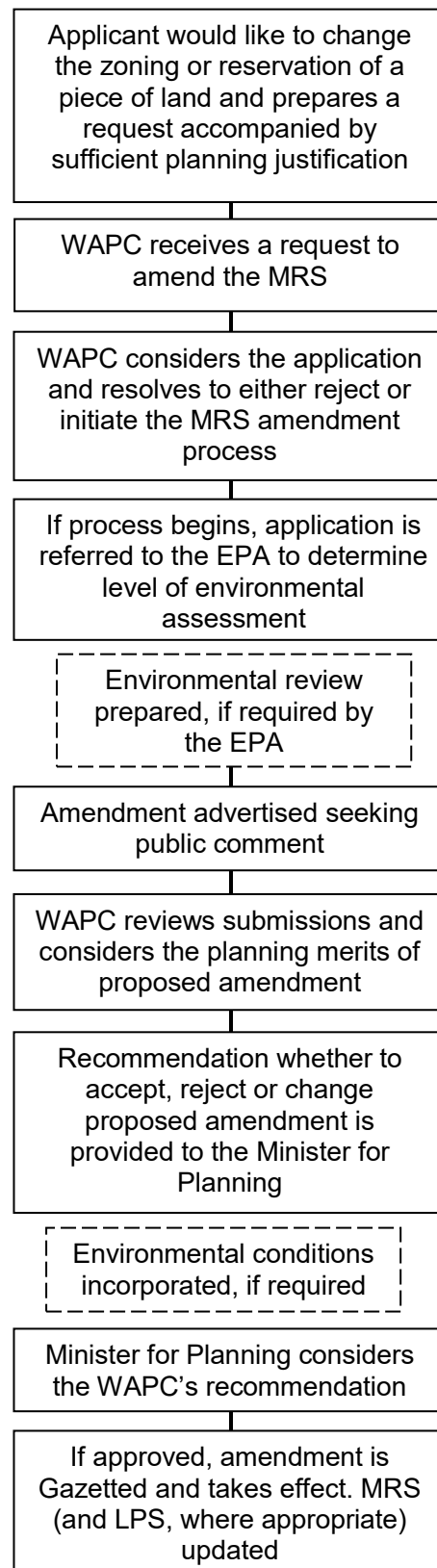
### Report on submissions

This publication documents the planning rationale, determination of submissions received, and the recommendations for final approval of the amendment made by the WAPC.

### Submissions

All written submissions received on the proposed amendment are reproduced as a public record.

A simple diagram of the amendment process.



## Abbreviations

<b>AHA</b>	Aboriginal Heritage Act
<b>DPLH</b>	Department of Planning, Lands and Heritage
<b>EPA</b>	Environmental Protection Authority
<b>LPS</b>	Local Planning Scheme
<b>MRS</b>	Metropolitan Region Scheme
<b>SWALSC</b>	South West Aboriginal Land and Sea Council
<b>WAPC</b>	Western Australian Planning Commission



# Amendment Report



# Metropolitan Region Scheme Amendment 1392/57

## Central Districts Omnibus 6

### Amendment Report

#### 1 Purpose

The purpose of the amendment is to update various zones and reservations in the Central Districts of the Perth Metropolitan Region Scheme (MRS) at the request of Government agencies and landowners, and to make the MRS consistent with the current use of land.

Proposals in the amendment include; small scale amendments to the region scheme which do not warrant consideration as individual amendments, the rationalisation of zones and reservations to match cadastral boundaries, updates to reflect infrastructure or buildings as constructed, and other general updates to ensure the MRS is kept up-to-date as the statutory plan for Perth.

The amendment contains twenty-five separate proposals in the Cities of Belmont, Canning, Perth and Stirling, and the Town of Victoria Park.

#### 2 Background

The amendment is part of a continuing program of omnibus amendments to the MRS which are utilised to progress groups of proposals of relatively less significance in a regional context rather than progressing the proposals as individual amendments.

#### 3 Scope and content of the amendment

The amendment proposes the following modifications to the MRS.

##### CITY OF STIRLING

###### **PROPOSAL 1**

**Osborne Park and Glendalough: To transfer portions of Lots 100, 802 & 805 Scarborough Beach Road, Lot 54 Pollard Street, Lots 14, 15, 22, 36 - 41 & 12886 Cayley Streets, Lot 6 Leeder Street, Lot 600 Rawlins Street, Lot 9502 Penzance Circuit and various road reserves from the Primary Regional Roads reservation to the Urban zone (Figure 1).**

To rationalise the extent of Primary Regional Roads over various lots in Osborne Park and Glendalough, to accurately reflect the area of land required for the Mitchell Freeway, Scarborough Beach Road and the bus station for the Glendalough Train Station.

##### CITY OF PERTH

###### **PROPOSAL 2**

**West Perth: To transfer road widening lots along Hay Street from the Urban zone to the Other Regional Roads reservation (Figure 2).**

To rationalise the extent of the Other Regional Roads reservation over Hay Street, consistent with the constructed extent of the road and current cadastral boundaries.

### **PROPOSAL 3**

**West Perth: To transfer portions of Lot 500 Havelock Street, Lot 1312 Parliament Place and the Harvest Terrace road reserve from the Urban zone to the Civic and Cultural reservation (Figure 3).**

Dumas House other government related buildings are located on Lot 500. The Urban zoned parts of Lots 500 and 1312 and the Harvest Terrace road reserve are to be transferred to the Civic and Cultural reserve in the MRS consistent with the current use of the site.

## **CITY OF BELMONT**

### **PROPOSAL 4**

**Redcliffe: To transfer Lots 70, 71, 352, 354 - 360 and a portion of Lot 8499 Redcliffe Road and Lots 1 - 9 & 364 Dunreath Drive from the Urban zone to the Public Purposes - Commonwealth Government reservation (Figure 4).**

To transfer 17.6 hectares of land in the north-western part of the Perth Airport site to the Public Purposes - Commonwealth Government reservation to more accurately identify the extent of the Perth Airport in the MRS.

### **PROPOSAL 5**

**Ascot and Redcliffe: To transfer a portion of Lot 793 Great Eastern Highway and portions of the Lyall Street road reserve from the Primary Regional Roads reservation to the Urban zone (Figure 5).**

To rationalise the extent of the Primary Regional Roads reservation consistent with the as constructed extent of Great Eastern Highway, cadastral boundaries and the Main Roads Western Australia land requirements for the highway.

### **PROPOSAL 6**

**Ascot and Belmont: To transfer Lots 759, 767 & 770 and a portion of Lot 757 Great Eastern Highway and portions of the Moreing Street, Epsom Avenue and Leake Street road reserves from the Urban zone to the Primary Regional Road reservation; and to transfer Lot 902 and portions of Lots 751, 888 & 903 Great Eastern Highway, a portion of Lot 250 Keymer Street and portions of the Leake and Keymer Streets road reserves from the Primary Regional Roads reservation to the Urban zone (Figure 6).**

To rationalise the extent of the Primary Regional Roads reservation consistent with the as constructed extent of Great Eastern Highway, cadastral boundaries and the Main Roads Western Australia land requirements for the highway.

### **PROPOSAL 7**

**Ascot and Belmont: To transfer Lots 731, 733, 735, 742 & 744 and a portion of Lot 741 Great Eastern Highway and portions of the Resolution Drive, Hardey Street, Carbine Street, Kalgoorlie Street and Great Eastern Highway road reserves from the Urban zone to the Primary Regional Roads reservation; and to transfer portions of Lot 800 Great Eastern Highway and the Grandstand Road reserve from the Primary Regional Roads reservation to the Urban zone (Figure 7).**

To rationalise the extent of the Primary Regional Roads reservation consistent with the as constructed extent of Great Eastern Highway, cadastral boundaries and the Main Roads Western Australia land requirements for the highway.



#### **PROPOSAL 8**

**Ascot and Belmont: To transfer Lots 230, 708, 710 & 715 and portions of Lots 643 & 804 Great Eastern Highway and portions of the Lapage Street, Belgravia Street, Stoneham Street and Great Eastern Highway road reserves from the Urban zone to the Primary Regional Roads reservation; and to transfer a portion of Lot 702 Great Eastern Highway from the Primary Regional Roads reservation to the Urban zone (Figure 8).**

To rationalise the extent of the Primary Regional Roads reservation consistent with the as constructed extent of Great Eastern Highway, cadastral boundaries and the Main Roads Western Australia land requirements for the highway.

#### **PROPOSAL 9**

**Ascot and Belmont: To transfer a portion of Lot 3275 Great Eastern Highway from the Parks and Recreation reservation to the Primary Regional Roads reservation; and to transfer portions of Lots 634 & 636 Great Eastern Highway from the Primary Regional Roads reservation to the Urban zone (Figure 9).**

To rationalise the extent of the Primary Regional Roads reservation consistent with the as constructed extent of Great Eastern Highway, cadastral boundaries and the Main Roads Western Australia land requirements for the highway.

#### **PROPOSAL 10**

**Belmont: To transfer portions of Lots 50 & 555 Great Eastern Highway from the Primary Regional Roads reservation to the Urban zone and the Parks and Recreation reservation (Figure 10).**

To rationalise the extent of the Primary Regional Roads reservation consistent with the as constructed extent of Great Eastern Highway, cadastral boundaries and the Main Roads Western Australia land requirements for the highway.

#### **PROPOSAL 11**

**Belmont: To transfer Lots 8001 & 8002 Great Eastern Highway and a portion of the Tanunda Drive road reserve from the Urban zone to the Primary Regional Roads reservation; and to transfer a portion of Lot 611 Great Eastern Highway from the Primary Regional Roads reservation to the Urban zone (Figure 11).**

To rationalise the extent of the Primary Regional Roads reservation consistent with the as constructed extent of Great Eastern Highway, cadastral boundaries and the Main Roads Western Australia land requirements for the highway.

#### **PROPOSAL 12**

**Rivervale: To transfer a portion of Lot 502 Great Eastern Highway and a portion of the Great Eastern Highway road reserve from the Urban zone to the Primary Regional Roads reservation (Figure 12).**

To rationalise the extent of the Primary Regional Roads reservation consistent with the as constructed extent of Great Eastern Highway, cadastral boundaries and the Main Roads Western Australia land requirements for the highway.

#### **PROPOSAL 13**

**Rivervale: To transfer Lots 701 & 703 and a portion of Lots 305 Great Eastern Highway and portions of the Brighton Road, Kooyong Road, Norwood Avenue, Lauterbach Way and Great Eastern Highway road reserves from the Urban zone to the Primary Regional Roads reservation (Figure 13).**

To rationalise the extent of the Primary Regional Roads reservation consistent with the as constructed extent of Great Eastern Highway, cadastral boundaries and the Main Roads Western Australia land requirements for the highway.

## **TOWN OF VICTORIA PARK**

### **PROPOSAL 14**

**Burswood and Lathlain: To transfer portions of Lots 301 & 501 Claude Street, Lot 401 Griffiths Street and portions of the Claude Street and Graham Farmer Freeway road reserves from the Primary Regional Roads reservation to the Urban zone (Figure 14).**

To rationalise the extent of the Primary Regional Roads reservation with the constructed extent of the Graham Farmer Freeway, cadastral boundaries and the extent of Main Roads Western Australia land requirements for the freeway.

## **CITY OF BELMONT**

### **PROPOSAL 15**

**Redcliffe: To transfer Lot 331 Tonkin Highway and portions of various road reserves for the Tonkin Highway from the Urban zone to the Primary Regional Roads reservation (Figure 15).**

To rationalise the extent of the Primary Regional Roads reservation consistent with cadastral boundaries and the as-constructed extent of the interchange.

### **PROPOSAL 16**

**Perth Airport: To remove portions of Lot 100 Airport Drive, Lot 1 Reid Road, Lot 2 Tarlton Crescent and Lots 2, 548 & 10488 Horrie Miller Drive from Bush Forever Site No. 386 (Figure 16).**

To rationalise the extent of Bush Forever Site No. 386 to reflect the clearing of land within the Perth Airport site which has been undertaken in accordance with the Federal Government approved *Perth Airport Master Plan 2020*.

### **PROPOSAL 17**

**Cloverdale and Kewdale: To transfer Lot 500 Burns Street and Lot 816 Fisher Street and portions of the Plant Lane, Tighe Street, Burns Street, Fisher Street and Leach Highway road reserves from the Urban zone to the Primary Regional Roads reservation; to transfer a portion of Lot 354 and Lot 355 Tonkin Highway from the Industrial zone to the Primary Regional Roads reservation (Figure 17).**

To rationalise the extent of the Primary Regional Roads reservation over Leach Highway, consistent with its as constructed extent and cadastral boundaries.

### **PROPOSAL 18**

**Cloverdale and Kewdale: To transfer Lots 9184 Belmont Avenue and portions of the Belmont Avenue, Treave Street, Burchell Way and Leach Highway road reserves from the Urban zone to the Primary Regional Roads reservation; and to transfer Lot 504 Robinson Avenue and a portion of the Robinson Avenue road reserve from the Parks and Recreation reservation to the Primary Regional Roads and Other Regional Roads reservations; and to transfer a portion of the Burchell Way road reserve from the Industrial zone to the Primary Regional Roads reservation (Figure 18).**

To rationalise the extent of the Primary Regional Roads reservation over Leach Highway, consistent with its as constructed extent and cadastral boundaries.

### **PROPOSAL 19**

**Kewdale: To transfer Lot 615 Abernethy Road from the Industrial zone to the Primary Regional Roads and Other Regional Roads reservations (Figure 19).**

To rationalise the extent of the Primary Regional Roads and Other Regional Roads reservations over Abernethy Road, consistent with existing cadastral boundaries.

#### **PROPOSAL 20**

**Kewdale: To transfer Lot 804 Miles Road, a portion of Lot 806 Belmont Avenue and a portion of the Miles Road reserve from the Industrial zone to the Primary Regional Roads reservation (Figure 20).**

To rationalise the extent of the Primary Regional Roads reservation over Leach Highway, consistent with its as constructed extent and cadastral boundaries.

#### **PROPOSAL 21**

**Kewdale: To transfer Lot 800 Leach Highway from the Urban zone to the Primary Regional Road reservation (Figure 21).**

To rationalise the extent of the Primary Regional Roads reservation over Leach Highway, consistent with its as constructed extent and cadastral boundaries.

#### **PROPOSAL 22**

**Kewdale: To transfer portions of Lots 70 & 71 Ballantyne Road from the Primary Regional Roads reservation to the Industrial zone (Figure 22).**

To rationalise the extent of the Primary Regional Roads reservation over Lots 70 and 71 Ballantyne Road, consistent with cadastral boundaries.

### **CITY OF CANNING**

#### **PROPOSAL 23**

**Welshpool: To transfer Lots 825 & 827 Division Road and a portion of the Division Road reserve from the Industrial zone to the Primary Regional Roads reservation (Figure 23).**

To rationalise the extent of the Primary Regional Road reservation over the Orrong and Division Roads intersection, consistent with the as constructed extent of the intersection and with cadastral boundaries.

#### **PROPOSAL 24**

**Welshpool: To transfer Lot 3006 Furnace Road and portions of the Furnace and Kurnall Roads road reserves from the Primary Regional Road reservation to the Industrial zone (Figure 24).**

To rationalise the extent of the Primary Regional Roads reservation over the intersection of Furnace and Kurnall Roads consistent with Main Roads Western Australia land requirements for Orrong Road.

#### **PROPOSAL 25**

**Wilson: To transfer a portion of Lot 102 Castledare Road from the Parks and Recreation reservation to the Urban zone (Figure 25).**

Approximately 645 square metres of Lot 102 is to be rezoned to the Urban zone in order to round out the extent of the Urban zone in this locality, and to facilitate the development of the site for residential purposes.

## **4 Aboriginal Heritage**

The *Aboriginal Heritage Act 1972* (AHA) is administered by the Department of Planning, Lands and Heritage and provides for the protection and preservation of Aboriginal heritage and culture throughout Western Australia, including places and objects that are of significance to Aboriginal people. Aboriginal sites and materials are protected whether or not they have been previously recorded or reported.

The process of rezoning or reservation of land in a region scheme is not in itself directly affected by the AHA. Proposed changes to land-use at the MRS amendment stage are broad by nature and do not physically interfere with the land. Consideration of any protection that may be required is addressed more specifically at later stages of the planning process, typically being a local planning scheme amendment and when preparing a local structure plan.

Proponents of proposals are advised to familiarise themselves with the *Aboriginal Heritage Due Diligence Guidelines* (the Guidelines). These have been developed to assist proponents to identify any risks to Aboriginal heritage and to mitigate risk where heritage sites may be present. The Guidelines are available electronically at: [https://www.wa.gov.au/system/files/2021-05/AH-Due-diligence-guidelines\\_0.pdf](https://www.wa.gov.au/system/files/2021-05/AH-Due-diligence-guidelines_0.pdf).

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

The amendment was not referred to SWALSC as part of preliminary investigations as it was not expected to impact on Aboriginal heritage values. However, the amendment has been referred to SWALSC during the formal advertising period.

## **5 Coordination of local and region scheme amendments**

Under Section 126(3) of the *Planning and Development Act 2005*, the local governments have the option of recommending to the WAPC to concurrently rezone land Urban under the MRS to a "Development" zone (or similar) in their Local Planning Schemes. In accordance with standard practice, the WAPC will consider the concurrent amendment of relevant proposals at the final determination stage.

## **6 Substantiality**

The *Planning and Development Act 2005* allows for amendments to the MRS to be processed as either major or minor amendments depending on whether they are considered to constitute a substantial alteration to the MRS. *Development Control Policy 1.9 - Amendment to Region Schemes* sets out the criteria for deciding whether the major or minor process should be followed.

The criteria outlined in Development Control Policy 1.9 relate to a variety of matters, not all of which relate to every amendment. In this regard, the amendment is proposed to be processed as a minor amendment as the extent and nature of each proposal individually and taken as a whole within the omnibus does not constitute a substantial or regionally significant change to the planning philosophy of the MRS.

## **7 Sustainability appraisal**

Due to the small scale of the proposals in this amendment, many have no significant sustainability impacts. Where proposals do have environmental, economic, social or other sustainability issues, these are discussed in the sections on each individual proposal.

## **8 Environmental Protection Authority advice**

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

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

## **9 The amendment process**

The procedures for amending the MRS are prescribed by the *Planning and Development Act 2005*. The amendment proposed in this report is being made under the provisions of section 57 of that Act.

In essence, the procedure for an amendment not constituting a substantial alteration to the MRS (often referred to as a minor amendment) involves:

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

An explanation of this process can also be found in the front of this report, entitled *The Metropolitan Region Scheme, what it is and how it is amended*.

## **10 Submissions on the amendment**

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

The amendment is being advertised for public submissions for a period of 60 days from Friday 1 July 2022 to Friday 2 September 2022.

Copies of the amendments are available for public inspection at the:

- i) Western Australian Planning Commission, 140 William Street, Perth
- ii) City of Belmont
- iii) City of Canning
- iv) City of Perth
- v) City of Stirling
- vi) Town of Victoria Park
- vii) Main Roads WA, Don Aitken Building, Waterloo Crescent, East Perth
- viii) State Reference Library, Perth Cultural Centre, 25 Francis Street, Northbridge.

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

Written submissions commenting on the amendments should be sent to:-

The Secretary  
Western Australian Planning Commission  
140 William Street  
PERTH WA 6000

or by email to:-

[RegionPlanningSchemes@dplh.wa.gov.au](mailto:RegionPlanningSchemes@dplh.wa.gov.au)

**and must be received by 5 pm Friday 2 September 2022.**

All submissions received by the WAPC will be acknowledged.

For your convenience a submission form (form 57) is contained in this report (appendix E). Additional copies of the form are available from the display locations and the Department of Planning, Lands and Heritage website <https://www.dplh.wa.gov.au/mrs-amendments>.

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

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

## **11 Modifications to the amendment**

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

## **12 Final outcome**

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

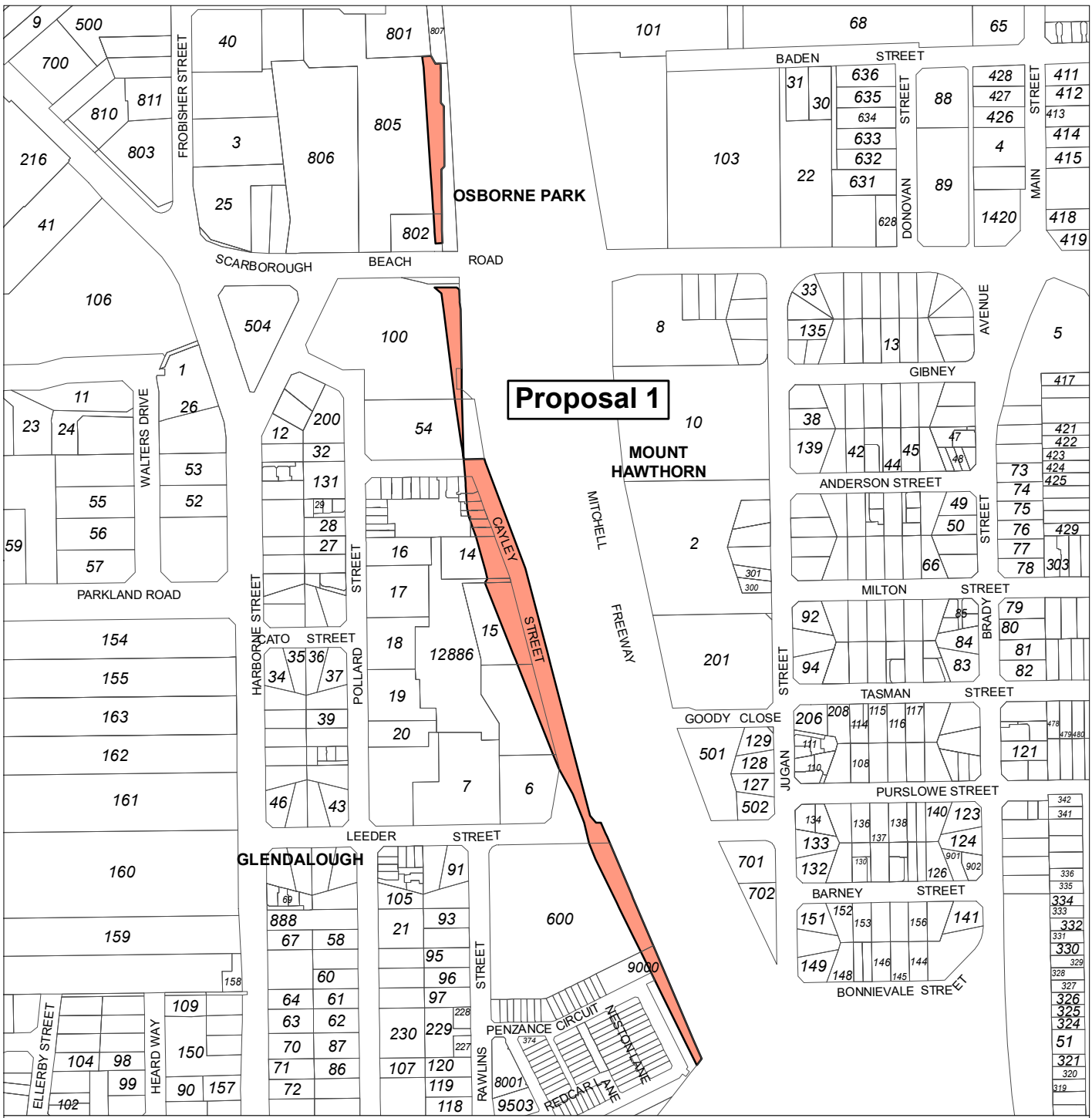
**MRS Amendment 1392/57**

**Central Districts Omnibus 6**

**Amending Figures  
Proposals 1 - 25**







**Central Districts Omnibus No. 6  
Proposed minor amendment  
as advertised**

24 November 2021

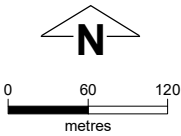
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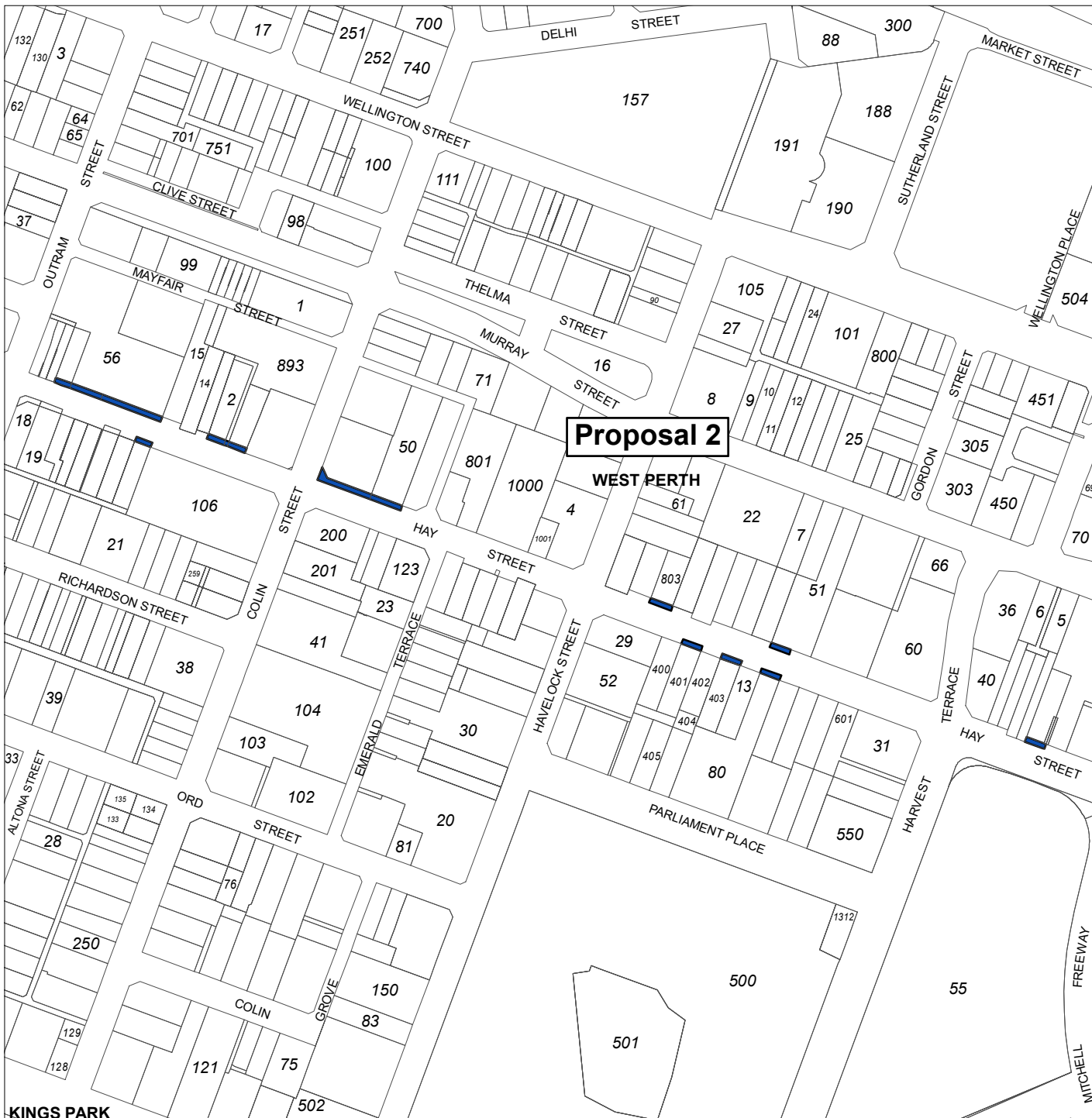
Proposed Amendment:  
 Urban zone

Oracle reference no: 3387  
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Date: 24/02/2022  
 Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA  
 Base information supplied by Western Australian Land Information Authority SLIP 1180-2020-1





**Proposal 2**

**WEST PERTH**

**KINGS PARK**

**Central Districts Omnibus No. 6  
Proposed minor amendment  
as advertised**

24 November 2021

Proposal 2

Proposed Amendment:

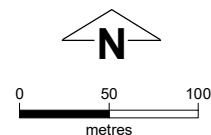
 Other Regional Roads reservation

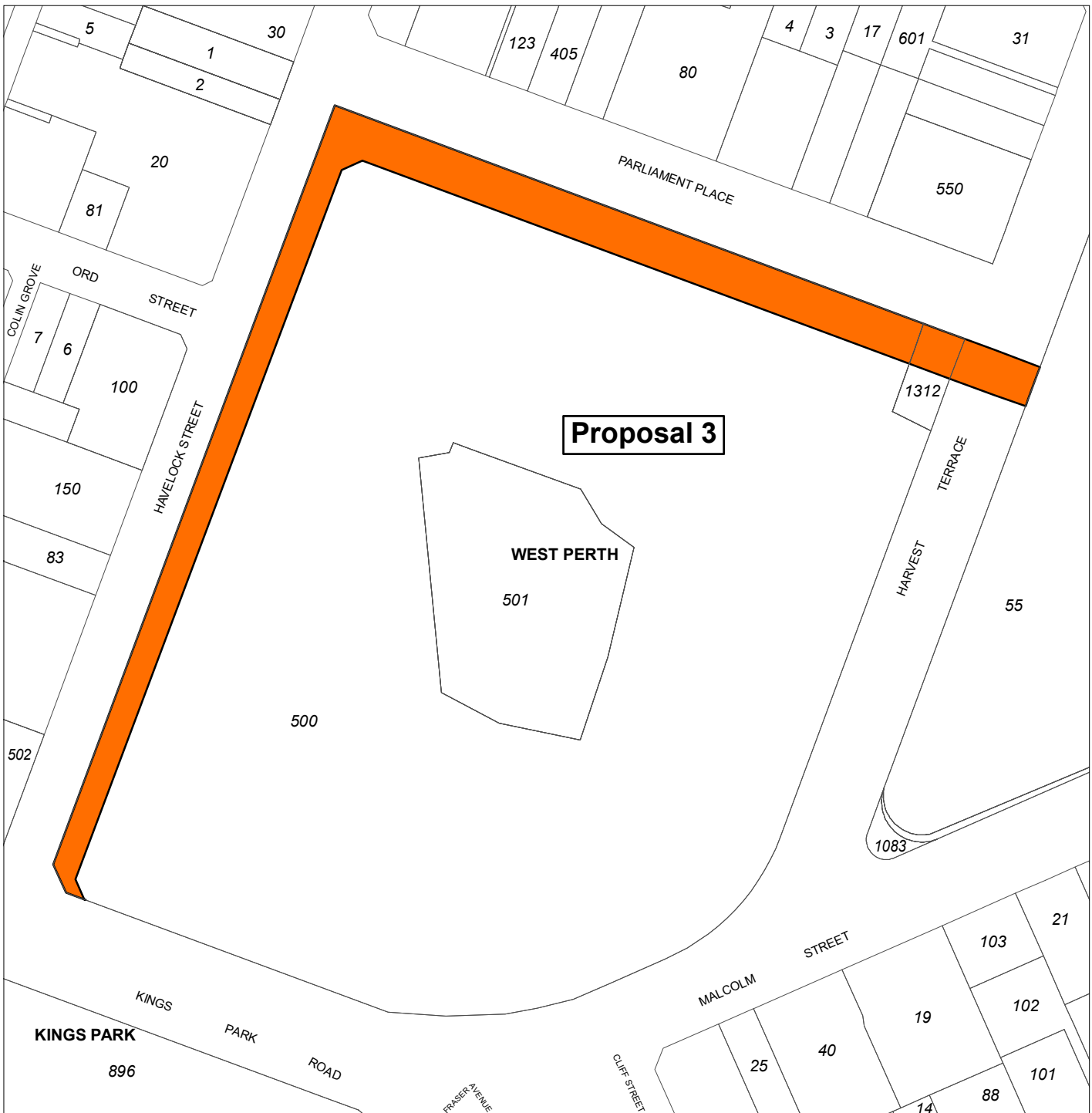
Oracle reference no: 3387

Version number: 6



Date: 24/02/2022  
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA  
Base information supplied by Western Australian Land Information Authority SLIP 1180-2020-1






**Proposal 3**

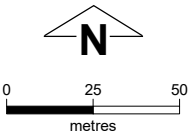
**Central Districts Omnibus No. 6  
Proposed minor amendment  
as advertised**

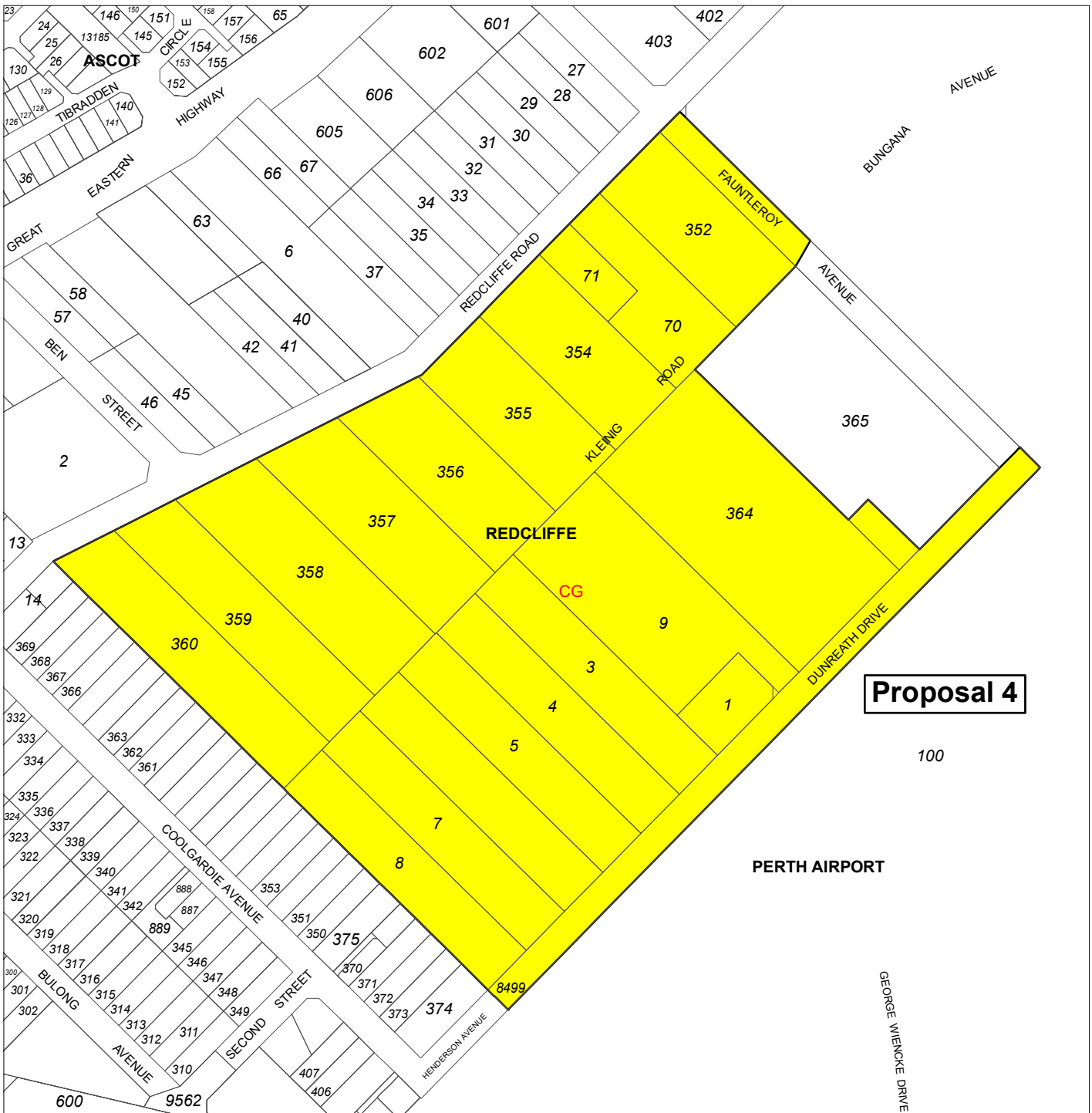
24 November 2021

Proposal 3

Proposed Amendment:  
 Civic and Cultural reservation

Oracle reference no: 3387  
Version number: 6






**Proposal 4**

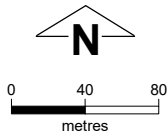
**Central Districts Omnibus No. 6  
Proposed minor amendment  
as advertised**

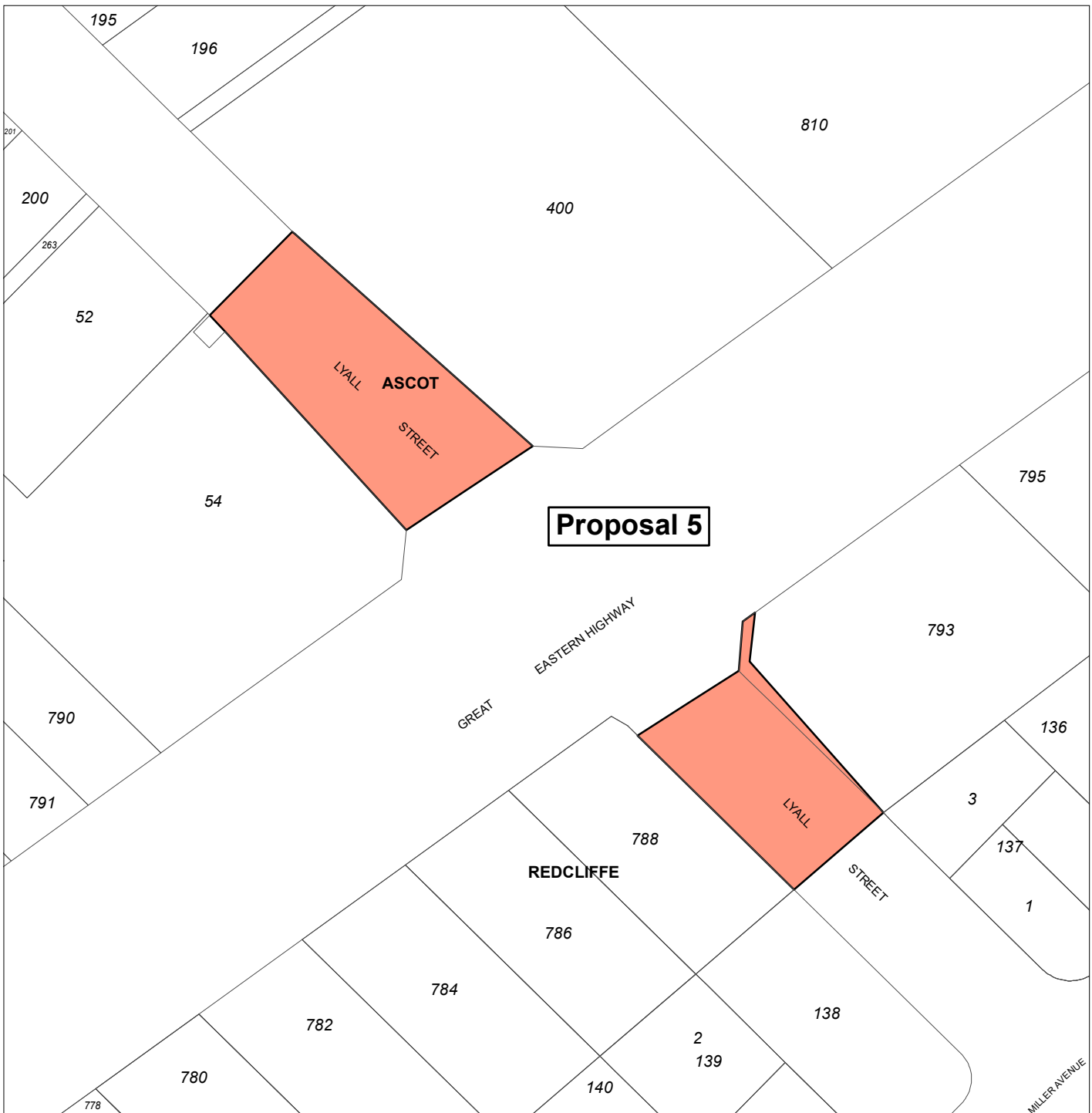
24 November 2021

Proposal 4

Proposed Amendment:  
 **CG** Public Purposes reservation - Commonwealth Government

Oracle reference no: 3387  
 Version number: 6






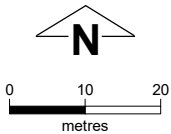
**Central Districts Omnibus No. 6  
Proposed minor amendment  
as advertised**

24 November 2021

Proposal 5

Proposed Amendment:  
 Urban zone

Oracle reference no: 3387  
 Version number: 6







**Central Districts Omnibus No. 6  
Proposed minor amendment  
as advertised**

24 November 2021

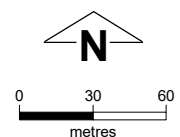
Proposal 6

Proposed Amendment:

-  Primary Regional Roads reservation
-  Urban zone

Oracle reference no: 3387

Version number: 6





**Proposal 7**

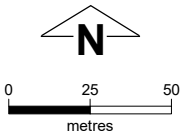
**Central Districts Omnibus No. 6  
Proposed minor amendment  
as advertised**

24 November 2021

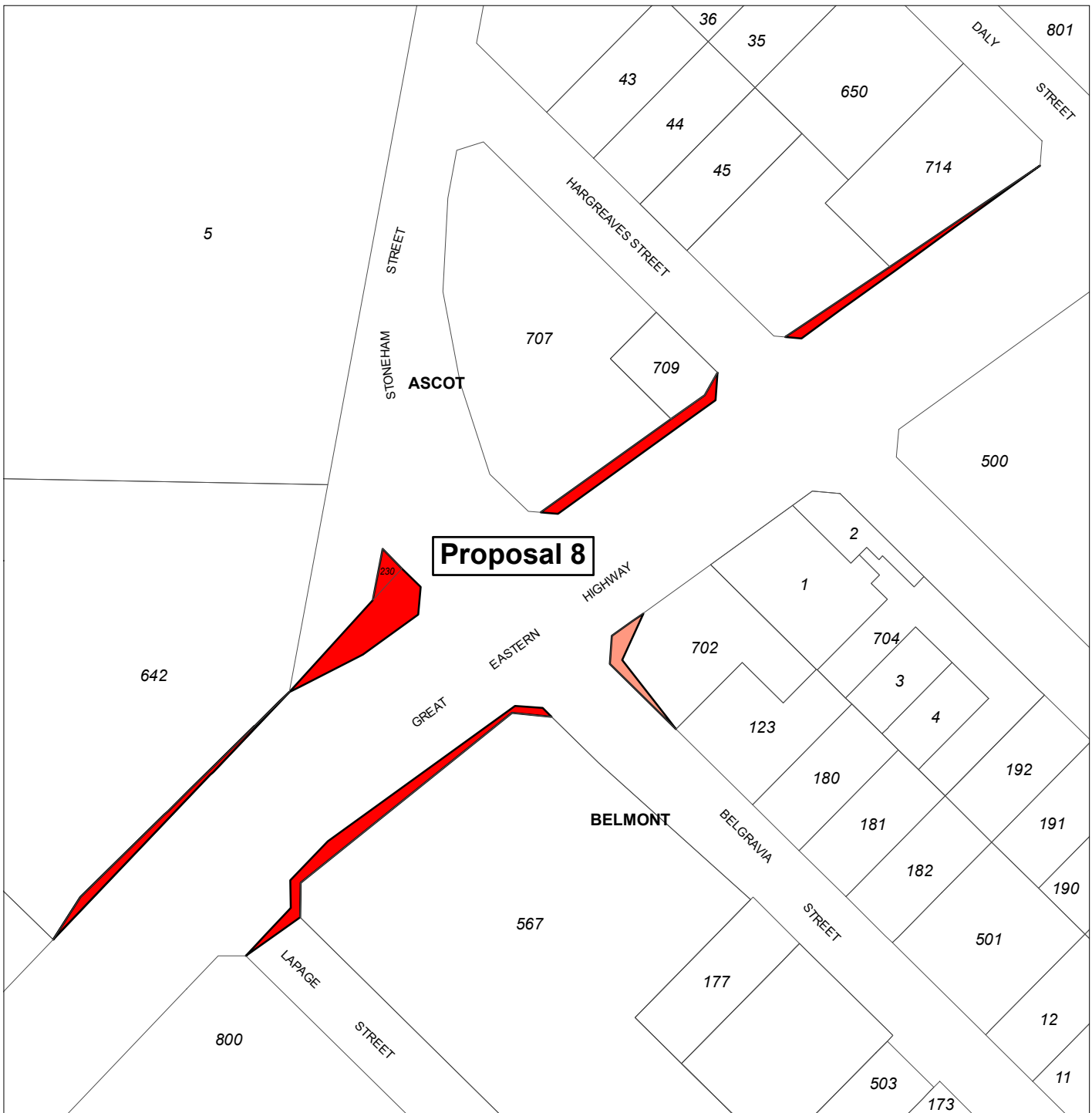
Proposal 7

- Proposed Amendment:
- Primary Regional Roads reservation
  - Urban zone

Oracle reference no: 3387  
Version number: 6









**Central Districts Omnibus No. 6  
Proposed minor amendment  
as advertised**

24 November 2021

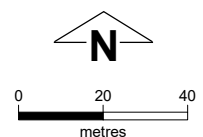
Proposal 8

Proposed Amendment:

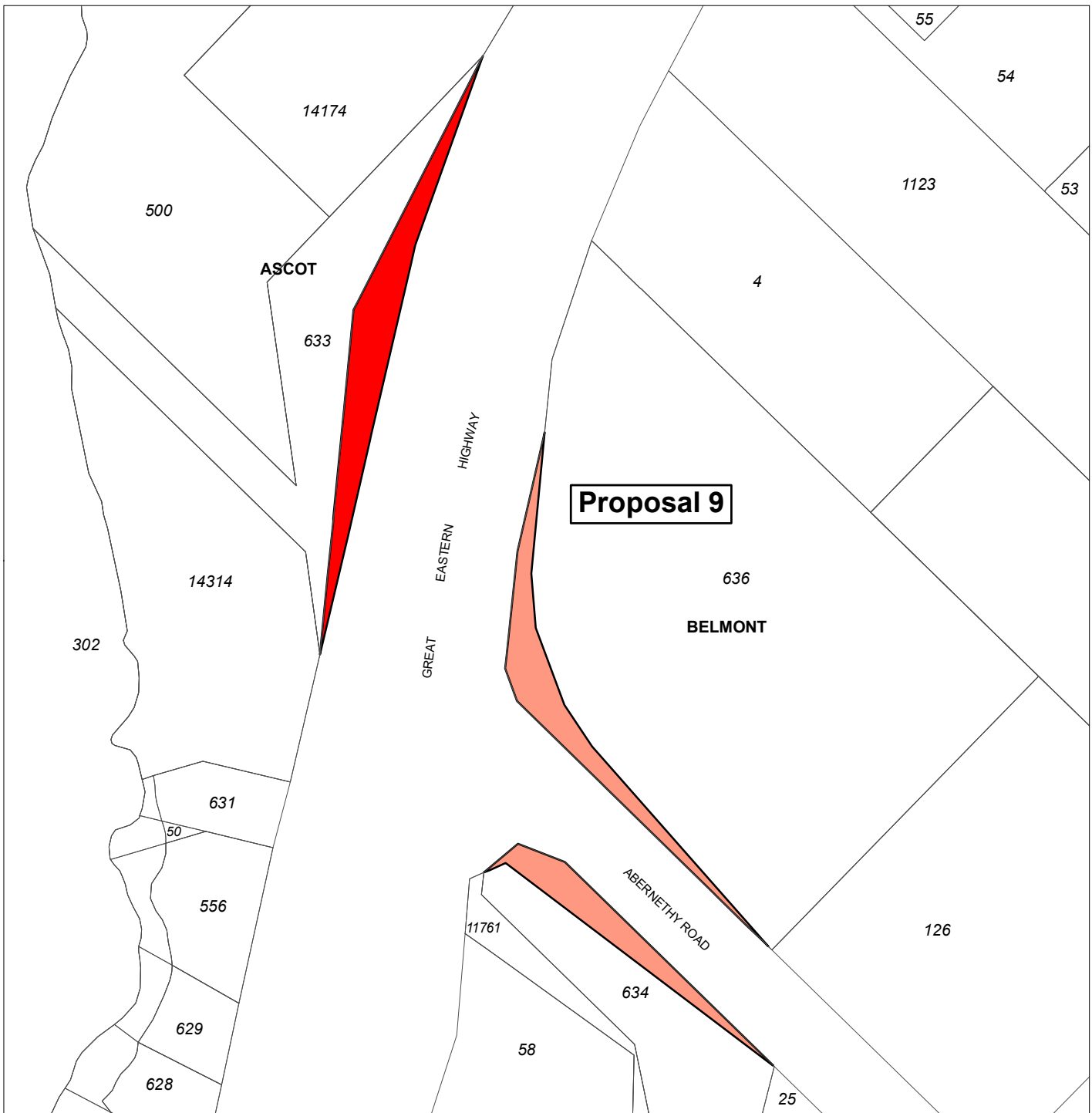
-  Primary Regional Roads reservation
-  Urban zone

Oracle reference no: 3387

Version number: 6









**Central Districts Omnibus No. 6  
Proposed minor amendment  
as advertised**

24 November 2021

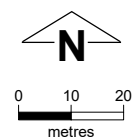
Proposal 9

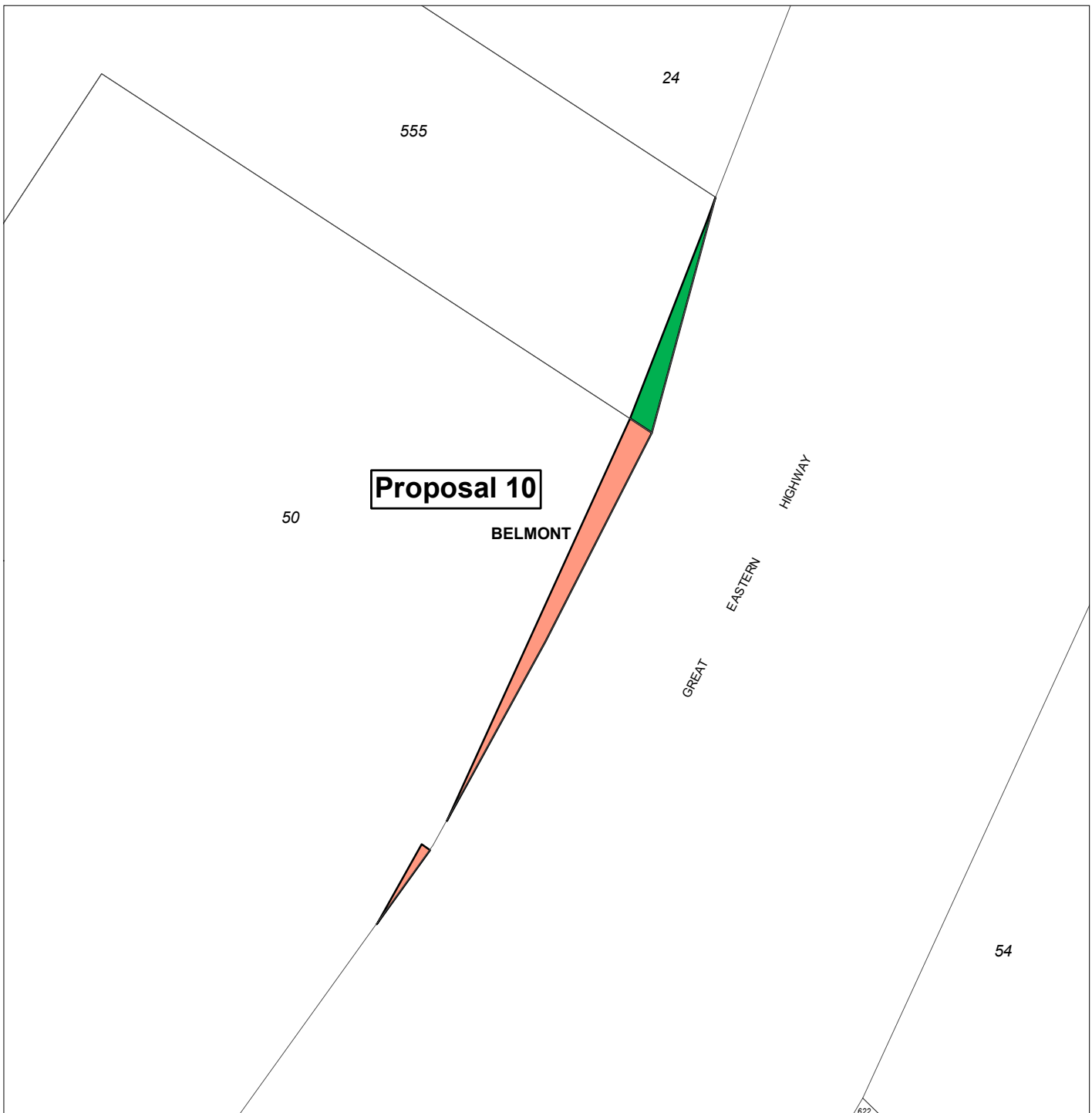
Proposed Amendment:

-  Primary Regional Roads reservation
-  Urban zone

Oracle reference no: 3387

Version number: 6







**Central Districts Omnibus No. 6  
Proposed minor amendment  
as advertised**

24 November 2021

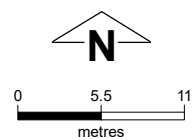
Proposal 10

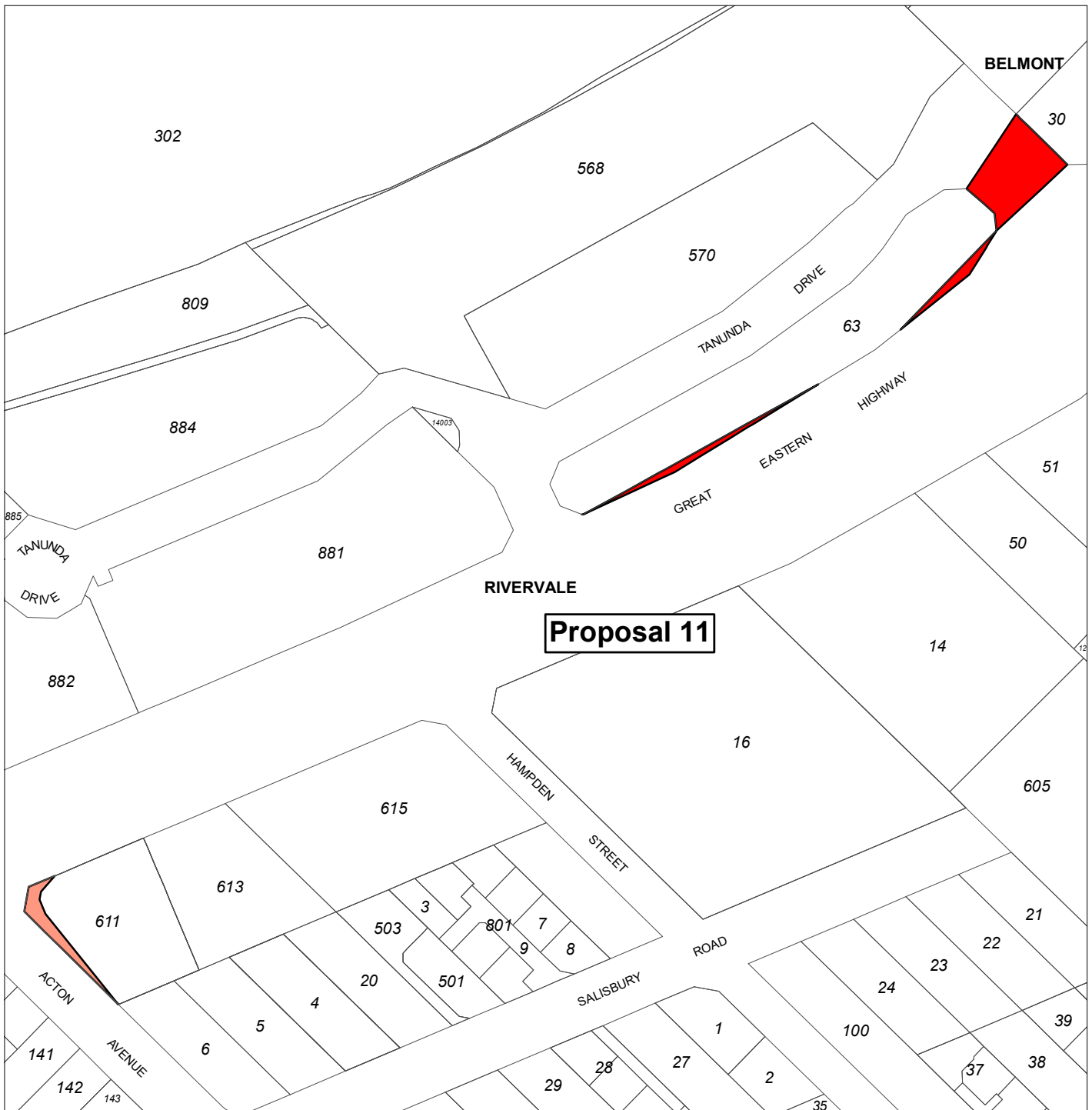
Proposed Amendment:

-  Parks and Recreation reservation
-  Urban zone

Oracle reference no: 3387

Version number: 6







**Central Districts Omnibus No. 6  
Proposed minor amendment  
as advertised**

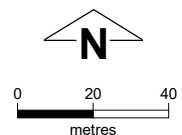
24 November 2021

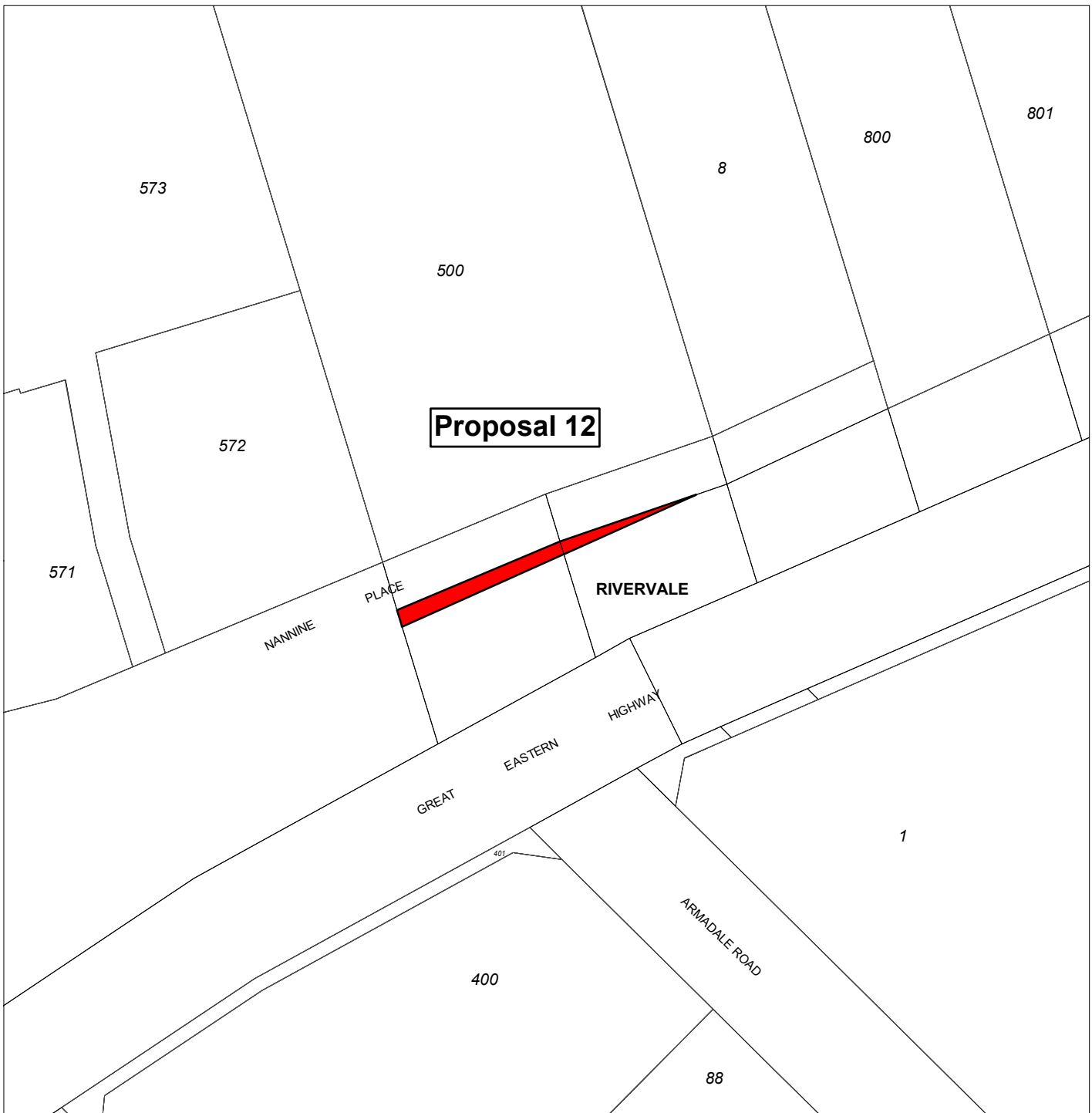
Proposal 11

Proposed Amendment:

-  Primary Regional Roads reservation
-  Urban zone

Oracle reference no: 3387  
Version number: 6






**Central Districts Omnibus No. 6  
Proposed minor amendment  
as advertised**

24 November 2021

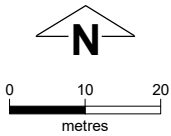
Proposal 12

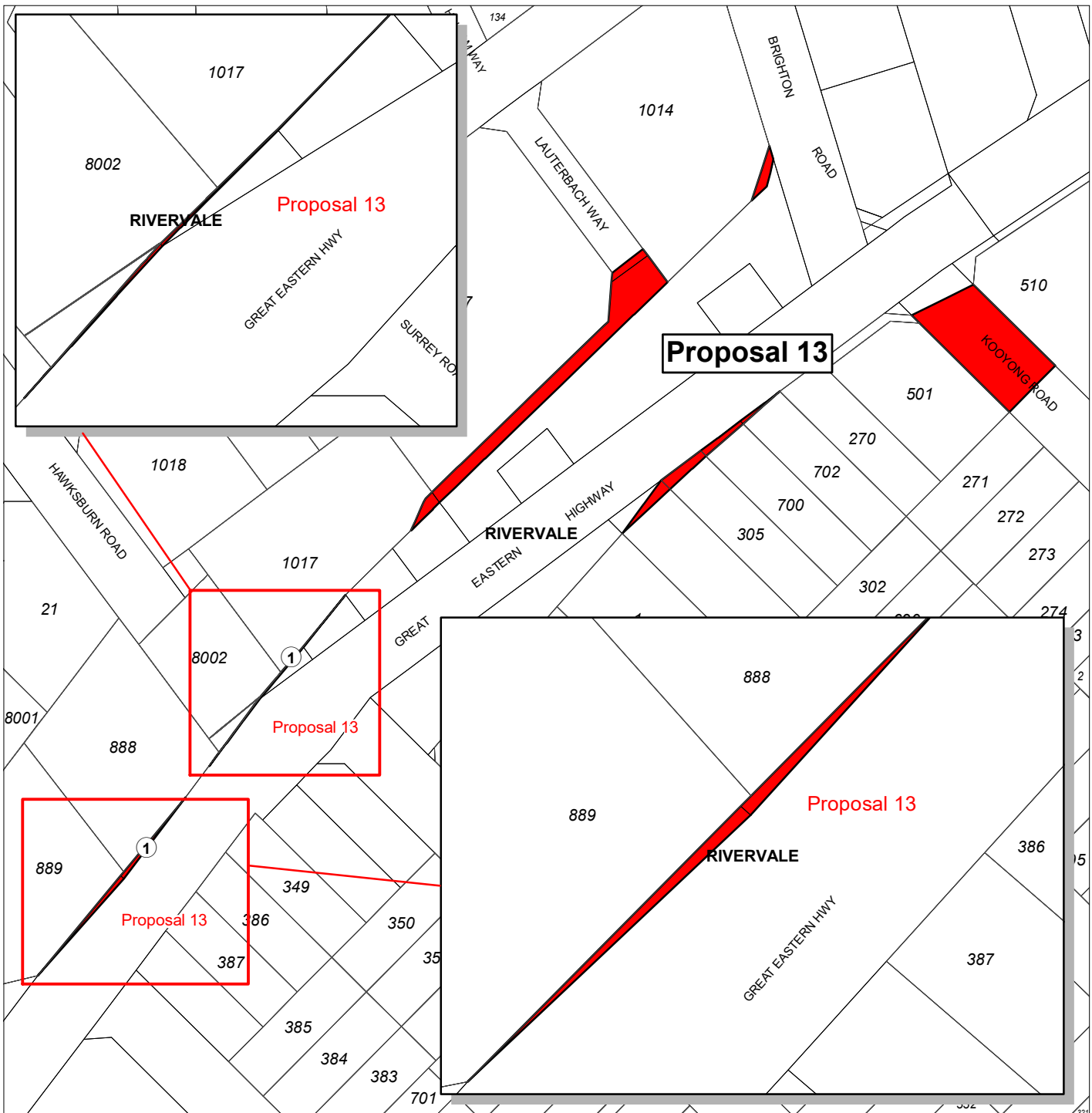
Proposed Amendment:  
 Primary Regional Roads reservation

Oracle reference no: 3387  
 Version number: 6



Date: 24/02/2022  
 Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA  
 Base information supplied by Western Australian Land Information Authority SLIP 1180-2020-1






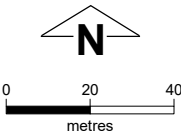
**Central Districts Omnibus No. 6  
Proposed minor amendment  
as advertised**

24 November 2021

Proposal 13

Proposed Amendment:  
 Primary Regional Roads reservation

Oracle reference no: 3387  
Version number: 6





**Central Districts Omnibus No. 6  
Proposed minor amendment  
as advertised**

24 November 2021

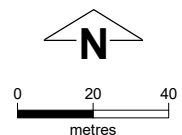
Proposal 14

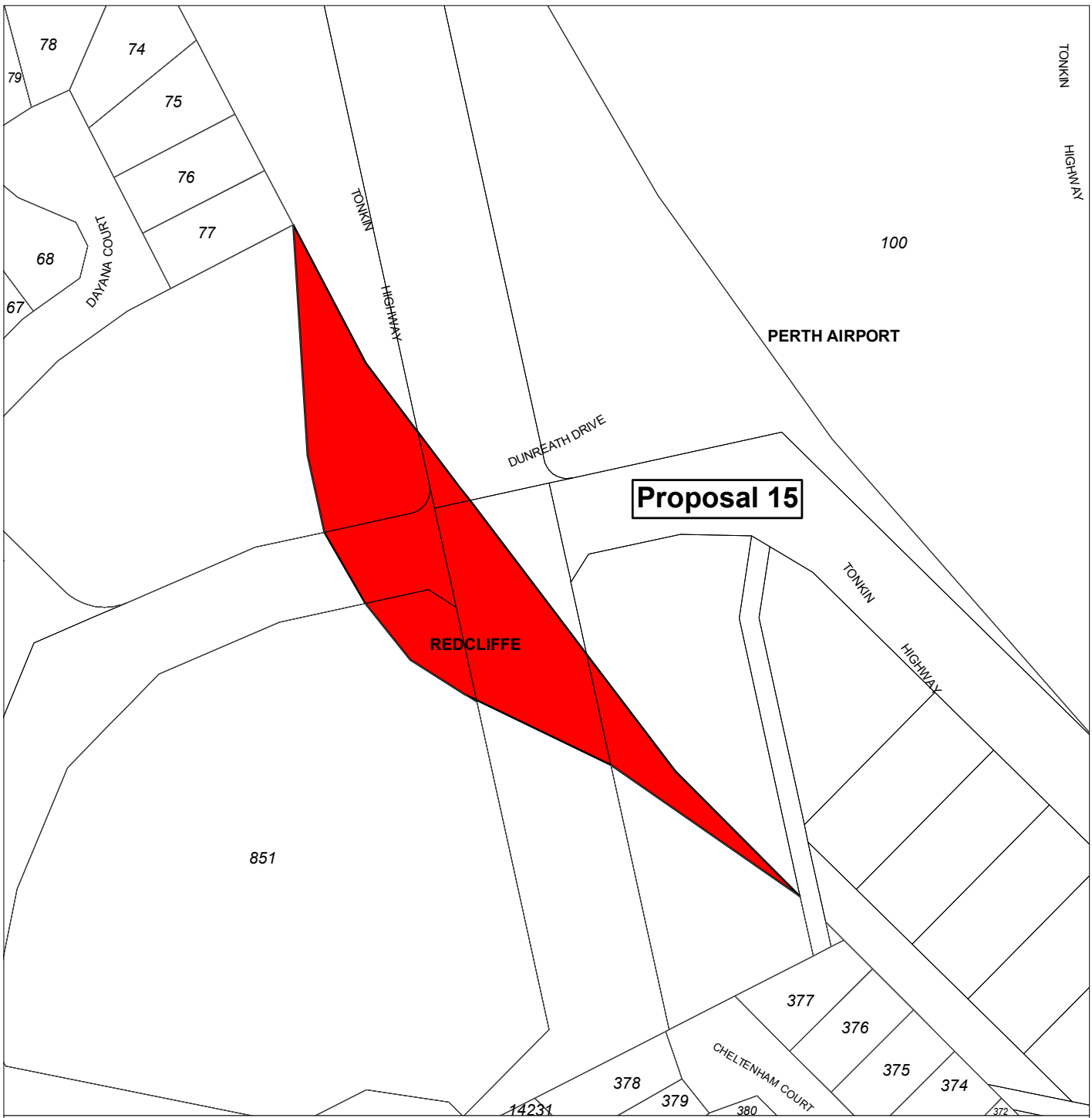
Proposed Amendment:

 Urban zone

Oracle reference no: 3387

Version number: 6






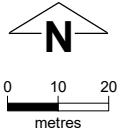
**Central Districts Omnibus No. 6  
Proposed minor amendment  
as advertised**

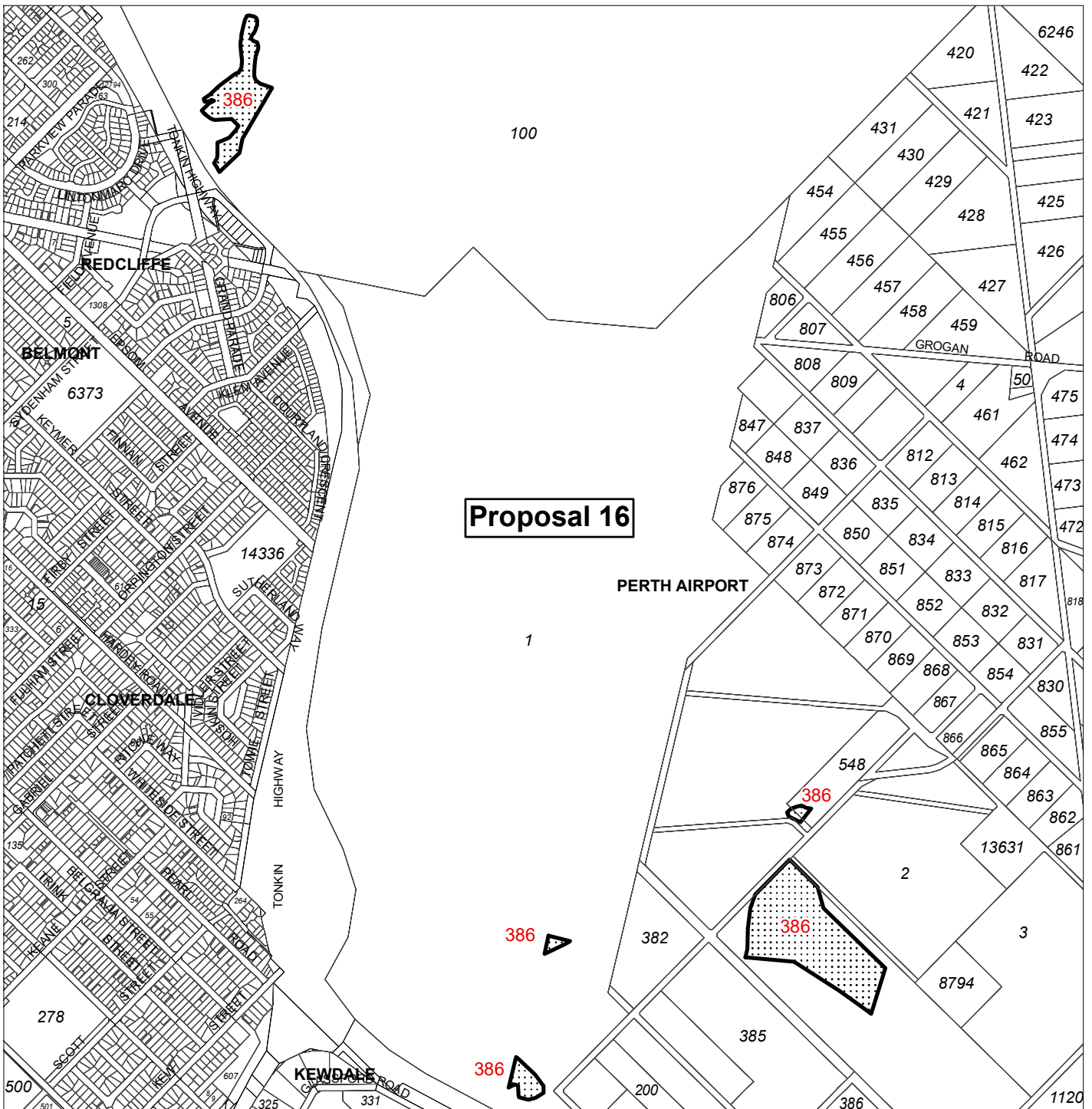
24 November 2021

Proposal 15

Proposed Amendment:  
 Primary Regional Roads reservation

Oracle reference no: 3387  
 Version number: 6






**Central Districts Omnibus No. 6  
Proposed minor amendment  
as advertised**

24 November 2021

Proposal 16

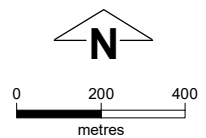
Proposed Amendment:

Notice of Delegation

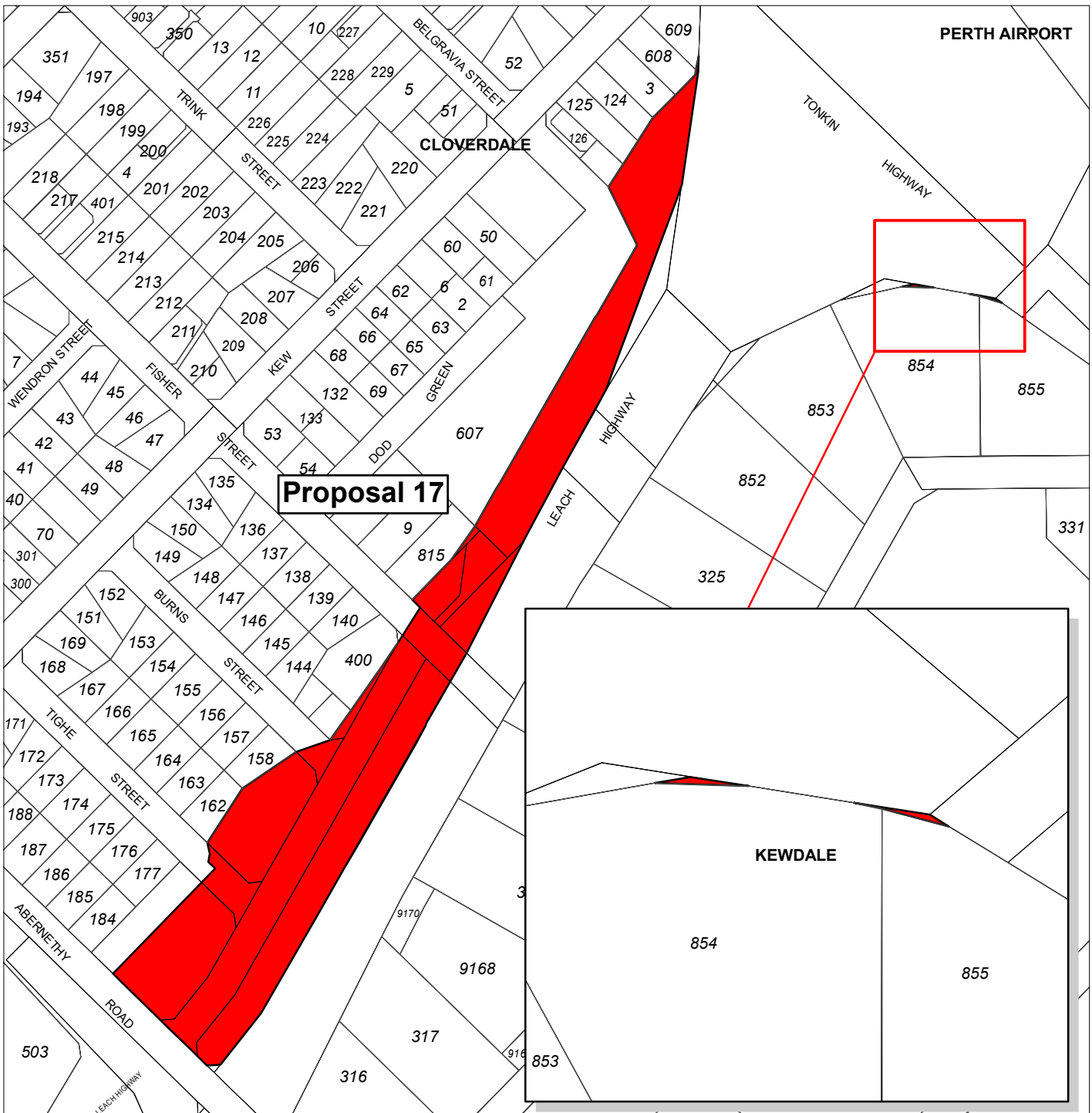
 (Site No. 386) Bush Forever area for removal

Oracle reference no: 3387

Version number: 6








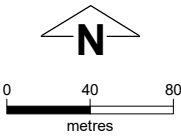
**Central Districts Omnibus No. 6  
Proposed minor amendment  
as advertised**

24 November 2021

Proposal 17

Proposed Amendment:  
 Primary Regional Roads reservation

Oracle reference no: 3387  
 Version number: 6







**Central Districts Omnibus No. 6  
Proposed minor amendment  
as advertised**

24 November 2021

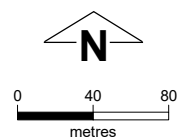
Proposal 18

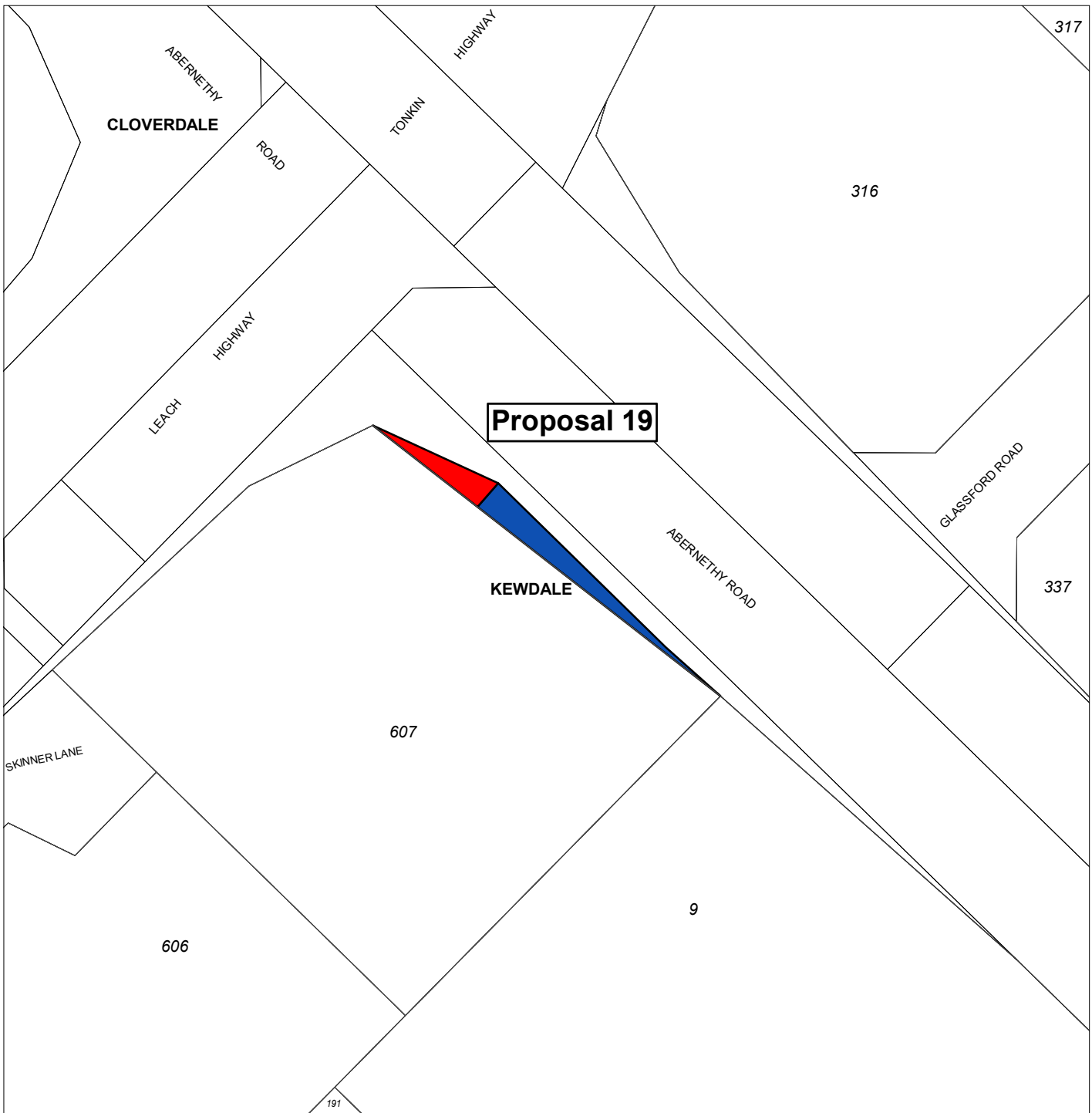
Proposed Amendment:

-  Other Regional Roads reservation
-  Primary Regional Roads reservation

Oracle reference no: 3387

Version number: 6







**Central Districts Omnibus No. 6  
Proposed minor amendment  
as advertised**

24 November 2021

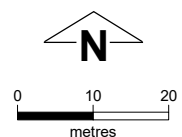
Proposal 19

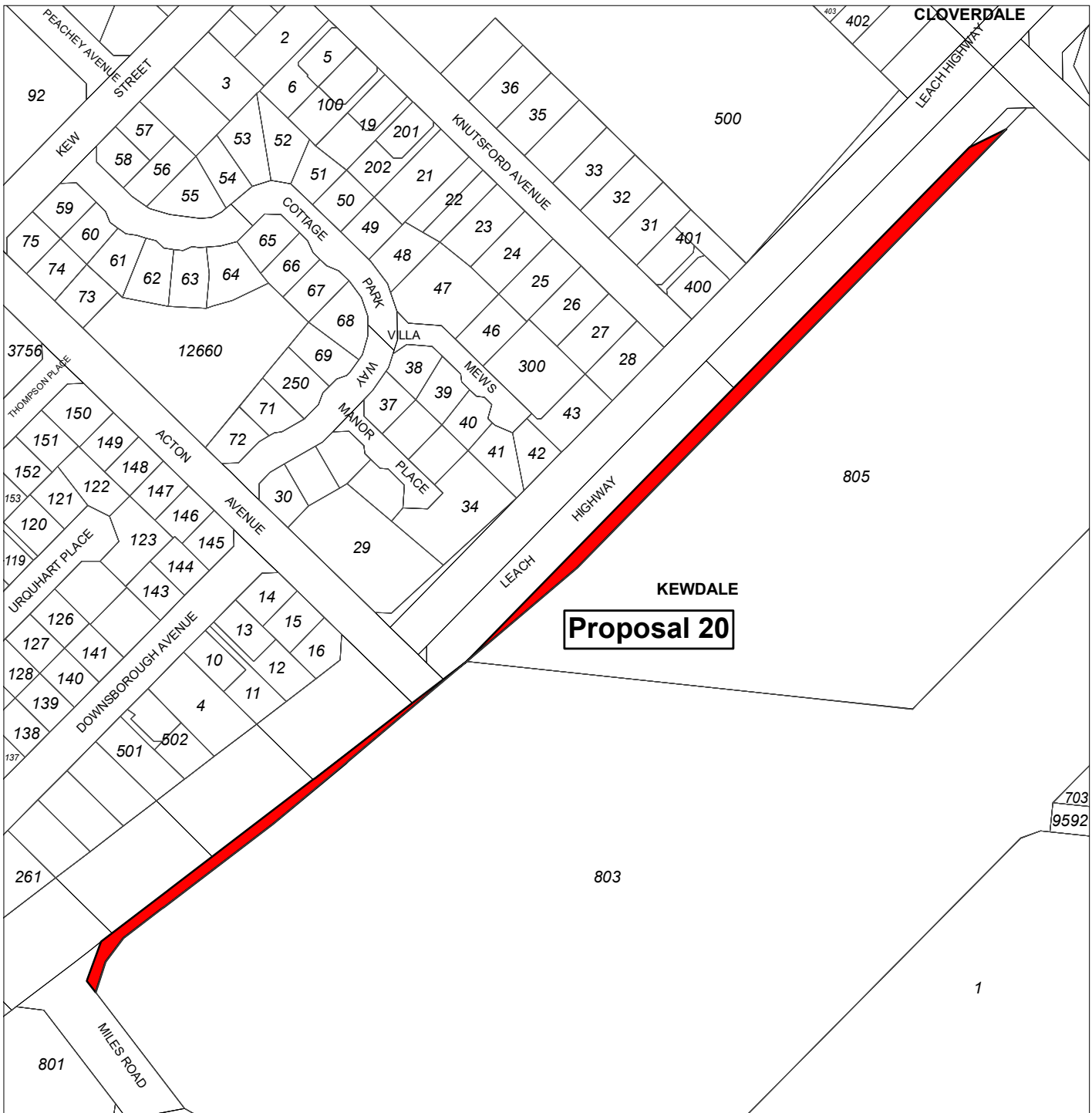
Proposed Amendment:

-  Other Regional Roads reservation
-  Primary Regional Roads reservation

Oracle reference no: 3387

Version number: 6






**Proposal 20**

**Central Districts Omnibus No. 6  
Proposed minor amendment  
as advertised**

24 November 2021

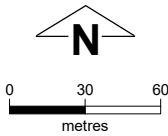
Proposal 20

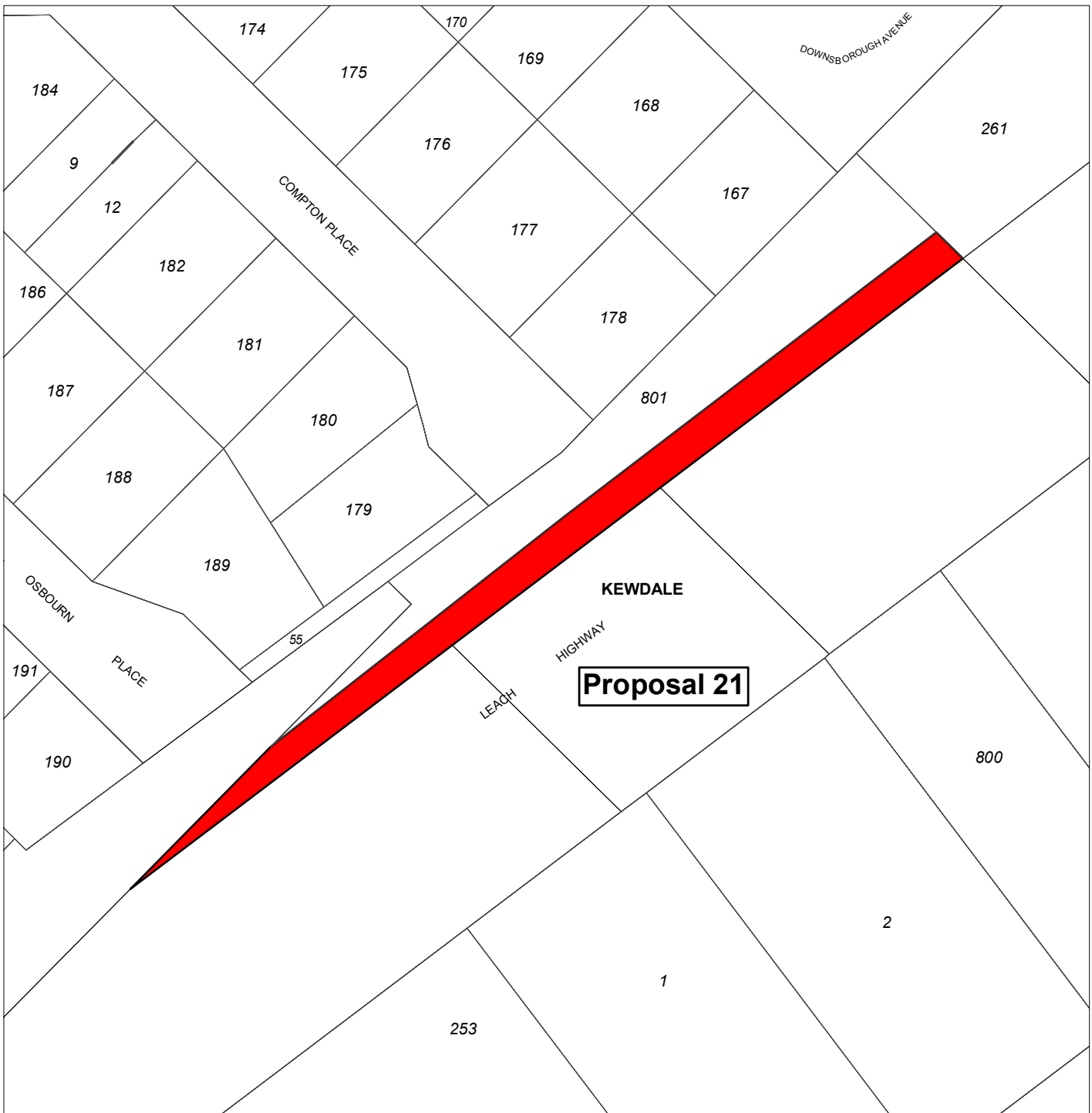
Proposed Amendment:  
 Primary Regional Roads reservation

Oracle reference no: 3387  
 Version number: 6



Date: 24/02/2022  
 Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA  
 Base information supplied by Western Australian Land Information Authority SLIP 1180-2020-1






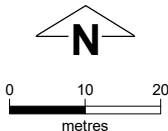
**Central Districts Omnibus No. 6  
Proposed minor amendment  
as advertised**

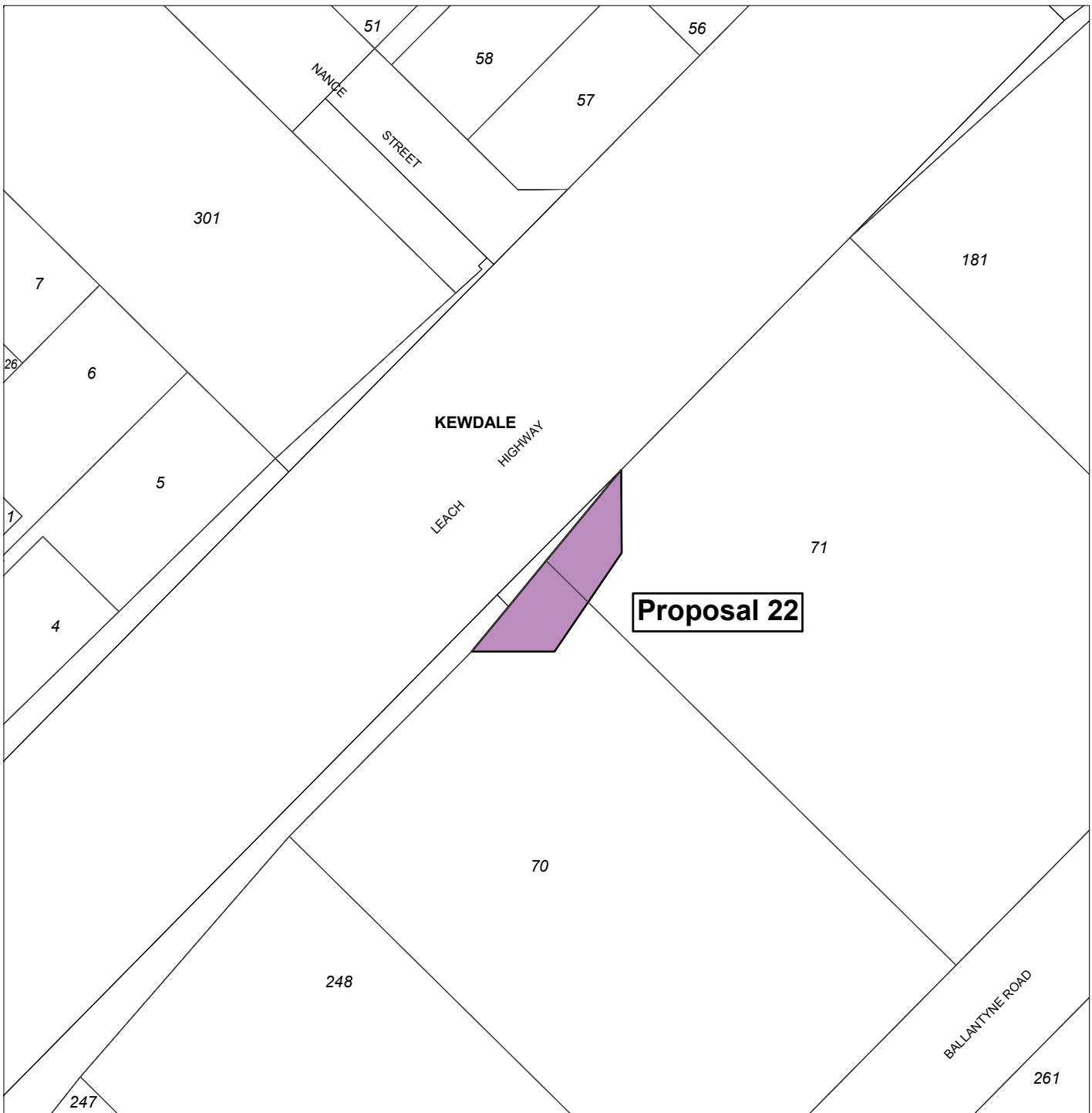
24 November 2021

Proposal 21

Proposed Amendment:  
 Primary Regional Roads reservation

Oracle reference no: 3387  
 Version number: 6





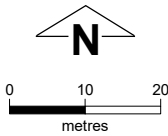
**Central Districts Omnibus No. 6  
Proposed minor amendment  
as advertised**

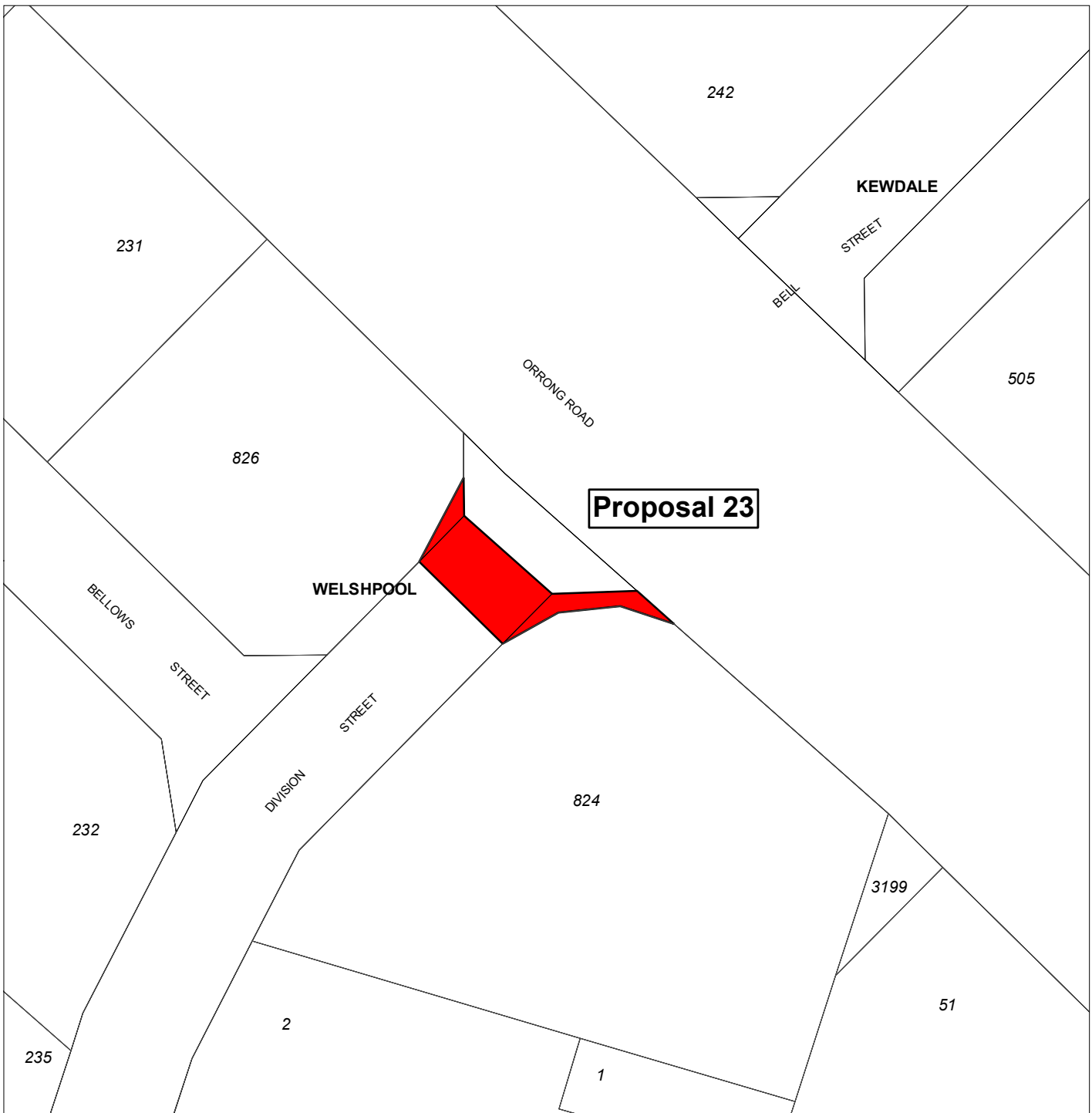
24 November 2021

Proposal 22

Proposed Amendment:  
 Industrial zone

Oracle reference no: 3387  
 Version number: 6






**Central Districts Omnibus No. 6  
Proposed minor amendment  
as advertised**

24 November 2021

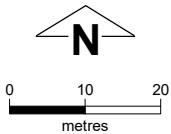
Proposal 23

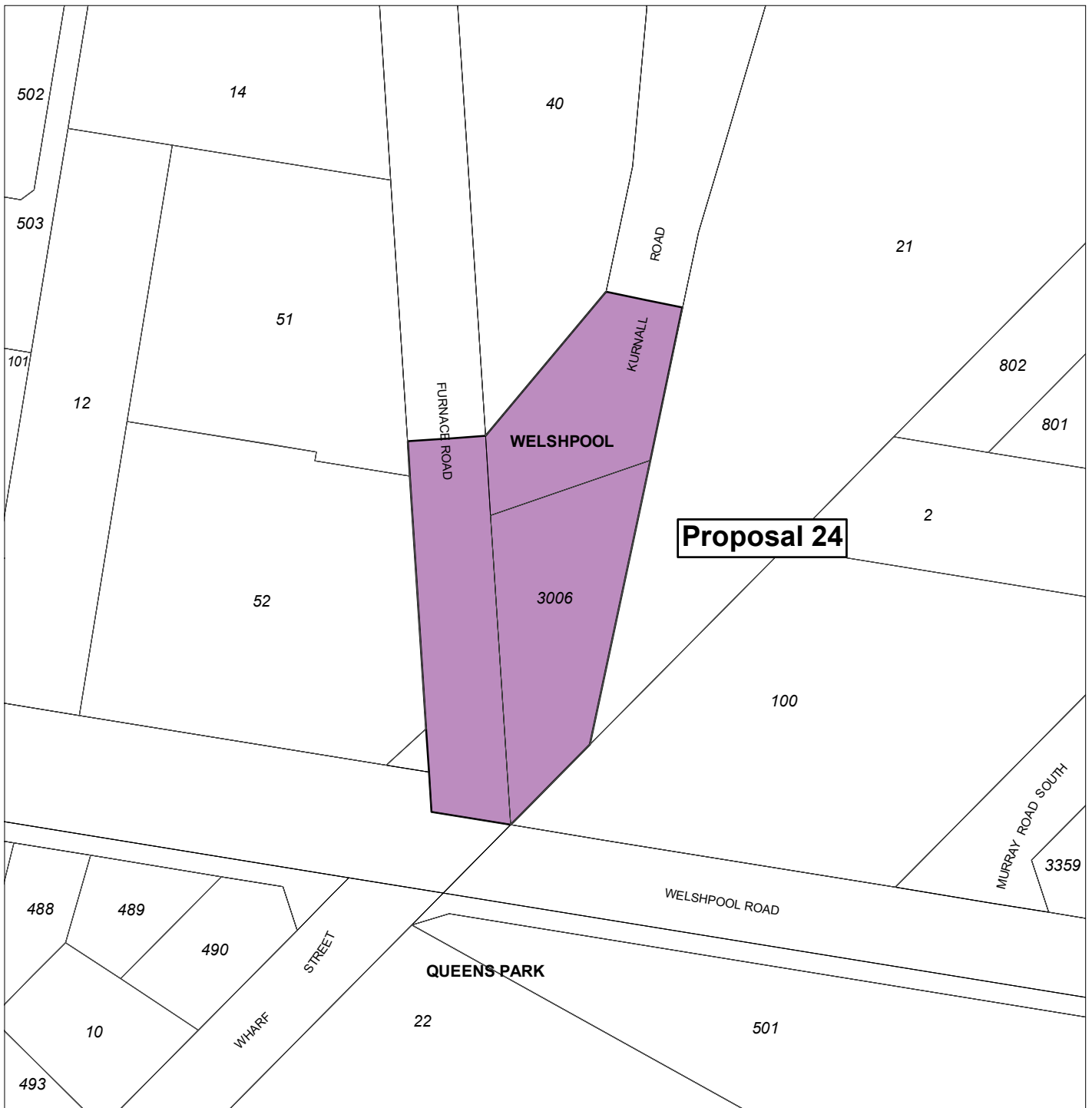
Proposed Amendment:  
 Primary Regional Roads reservation

Oracle reference no: 3387  
 Version number: 6



Date: 24/02/2022  
 Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA  
 Base information supplied by Western Australian Land Information Authority SLIP 1180-2020-1





**Central Districts Omnibus No. 6  
Proposed minor amendment  
as advertised**

24 November 2021

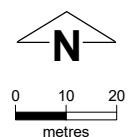
Proposal 24

Proposed Amendment:

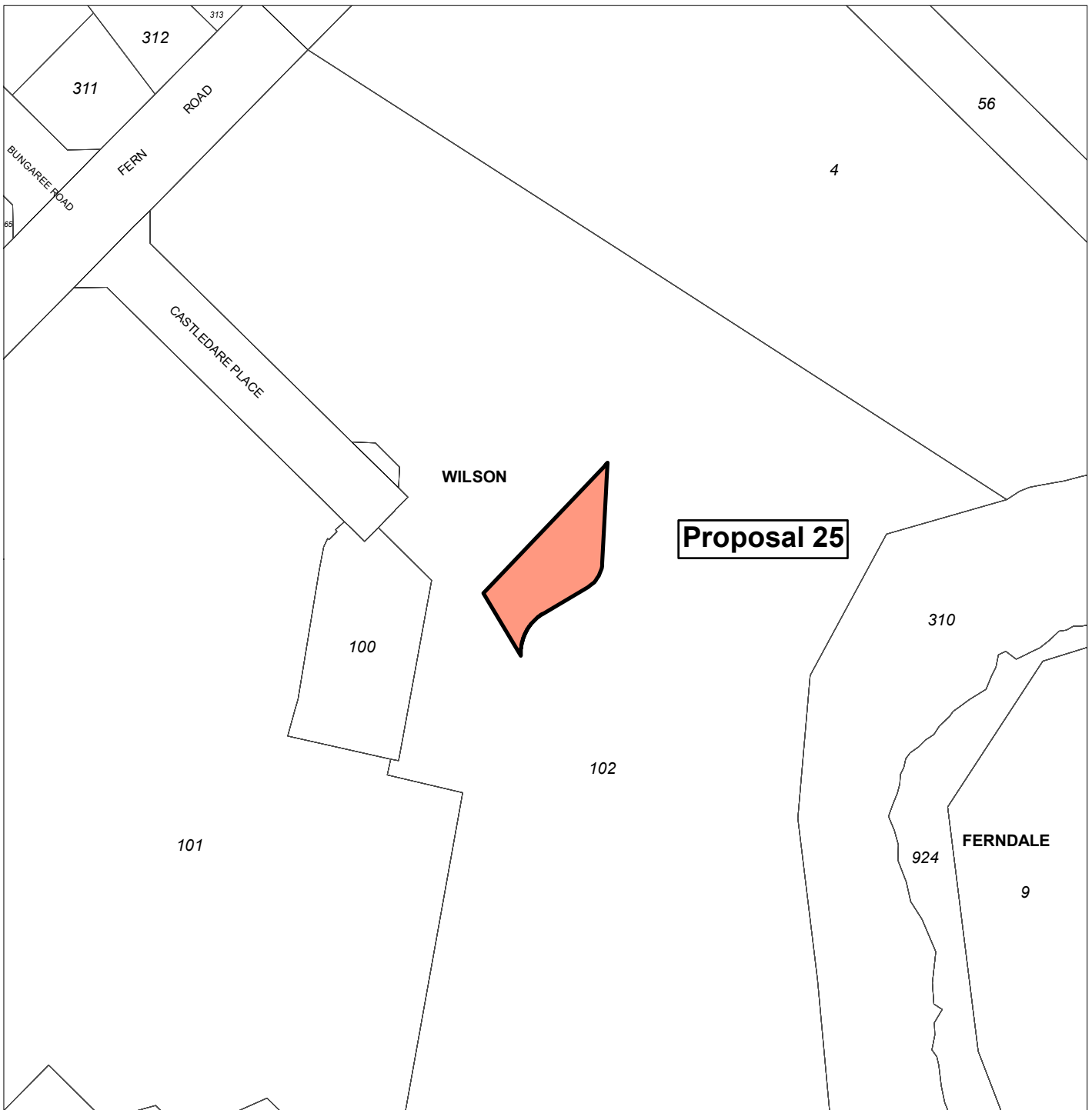
 Industrial zone

Oracle reference no: 3387

Version number: 6







**Central Districts Omnibus No. 6  
Proposed minor amendment  
as advertised**

24 November 2021

Proposal 25

Proposed Amendment:

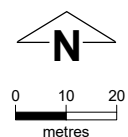


Oracle reference no: 3387

Version number: 6



Date: 24/02/2022  
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA  
Base information supplied by Western Australian Land Information Authority SLIP 1180-2020-1





## **Appendix A**

### **Notice of environmental assessment**



Ms Sam Fagan  
Chief Executive Officer  
Western Australian Planning Commission  
Locked Bag 2506  
**PERTH WA 6001**

Our Ref: CMS18177  
Enquiries: Maddison Howard, 6364 6424  
Email: [Maddison.Howard@dwer.wa.gov.au](mailto:Maddison.Howard@dwer.wa.gov.au)

Dear Ms Fagan

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

<b>SCHEME</b>	<b>Metropolitan Region Scheme Amendment 1392/57 (Central Districts Omnibus 6)</b>
<b>LOCATION</b>	<b>Cities of Belmont, Canning, Perth &amp; Stirling, Town of Victoria Park</b>
<b>RESPONSIBLE AUTHORITY</b>	<b>Western Australian Planning Commission</b>
<b>DECISION</b>	<b>Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme Amendment Not to be Assessed Under Part IV of the EP Act. No Advice Given. (Not Appealable)</b>

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

After consideration of the information provided by you, the EPA considers that the proposed scheme should not be assessed under Part IV Division 3 of the *Environmental Protection Act 1986* (EP Act) and that it is not necessary to provide any advice or recommendations. I have attached a copy of the Chair's determination of the scheme.

Please note the following:

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

A copy of the Chair's determination will be made available to the public via the EPA website.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'R Hughes', is positioned above the typed name.

**Dr Robert Hughes**  
**Delegate of the Environmental Protection Authority**  
Director  
EPA Services

5 April 2022

Encl. Chair's Determination



GOVERNMENT OF  
WESTERN AUSTRALIA

S48A Referrals

## Environmental Protection Authority

**Title:** Metropolitan Region Scheme Amendment 1392/57 (Central Districts Omnibus 6)

**Location:** Cities of Belmont, Canning, Perth & Stirling, Town of Victoria Park

**Description:** The proposed Metropolitan Region Scheme (MRS) amendment aims to rationalise and update zones and reservations at 25 locations in the Central Districts of Perth. The amendment is considered a minor amendment, as the proposals contained do not constitute a substantial or regionally significant change to the MRS.

**Ref ID:** CMS18177

**Date Received:** 21/03/2022                      **Date Sufficient Information Received:** 23/03/2022

**Responsible Authority:** Western Australian Planning Commission, Locked Bag 2506, PERTH 6000

**Contact:** Brett Pye

**Preliminary Environmental Factors:** Inland Waters

**Potential Significant Effects:** Potential impacts to the Canning River Conservation Category Wetland (CCW) from future residential development associated with Proposal No. 25.

**Management:** Potential impacts to the CCW can be managed through proposed mitigation measures and future development planning processes at the site.

**Determination:** **Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme Amendment Not to be Assessed Under Part IV of EP Act. No Advice Given. (Not Appealable)**

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

This Determination is not appealable.

Chairman's Initials:

Date: 30 March 2022





## **Appendix B**

### **List of detail plans supporting the amendment**



**Metropolitan Region Scheme  
Amendment 1392/57**

**Central Districts Omnibus 6**

**as advertised**

**Amending Plan 1.8005**

**Detail Plans**

1.6231, 1.6295

**Amending Plan 1.8006**

**Detail Plans**

1.6263, 1.6277, 1.6278, 1.6298, 1.6313

**Amending Plan 1.8007**

**Detail Plans**

1.6315, 1.6316, 1.6332, 1.6333, 1.6347, 1.6348, 1.6370, 1.6302



## **Appendix C**

### **Your property and the planning system - region schemes**



# Your property and the planning system – region schemes

## Rights to compensation in relation to reserved land

The Western Australian Planning Commission (WAPC) has statewide responsibility for planning how land in metropolitan and regional areas can be used and developed. It does this by reserving and zoning land for immediate and future development through region schemes and/or planning control areas.

### Region schemes

The WAPC administers three region schemes which classify land into zones and reservations:

- Metropolitan Region Scheme
- Peel Region Scheme
- Greater Bunbury Region Scheme.

**Zones** are large areas identified for purposes such as industry (industrial zone) and residential (urban zone).

**Reservations** are required for public purposes such as schools, railways, major roads, and parks and recreation.

### How do you amend a region scheme?

Schemes can be amended as regions grow and change. This process begins with the local government, landowner, State Government or WAPC making a request to amend a scheme. The WAPC considers the request and can either refuse or approve the initiation of an amendment.

The amendment process is lengthy and in general, takes between 12 to 24 months to complete and includes extensive consultation with landowners and the broader community. In some cases amendments are subject to assessment by the Environmental Protection Authority. Amendments can be classified as Major or Minor, in accordance with *Development Control Policy 1.9 – Amendment to Region Schemes*.

### Planning Control Area

In some instances, the WAPC will use a planning control area (PCA) to protect land required for a particular purpose from development until it may be reserved in one of the region schemes. A PCA acts in a similar manner as a region scheme but can be applied as a temporary measure to enable an amendment to be progressed. This also provides affected landowners with rights to claim compensation while a decision is made to reserve land or not. A PCA is valid for up to five years.

This means the WAPC is the decision-making authority for any development applications on land within a PCA. A person must not commence and carry out development within the PCA area without the prior approval of the WAPC. There are penalties for failure to comply with this requirement.

The same compensation and alternative purchase rules apply as with a region scheme. However, if compensation is paid and the PCA or reservation is reduced or removed in the future, the compensation is repayable in whole or part upon the subsequent sale or subdivision of the property.

### What if your land is proposed to be reserved?

The WAPC approaches landowners on land proposed to be reserved and invites them to comment through the amendment process.

The Government will ultimately acquire reserved land, but as the reservations are strategic and long-term requirements, the land can generally remain in private ownership until it is needed for the public purpose. Several options are available to the owners of reserved land:

- **Retain ownership of your property** and continue quiet enjoyment until it is needed for the public purpose. You may complete any development or subdivision approved prior to the reservation taking effect. Under non-conforming use rights, you may continue to use the property for the purpose for which it was legally being used immediately before the reservation came into effect.
- **Sell the property on the open market** to another person(s). The WAPC recognises that the reservation may make this difficult. Subject to acquisition priorities and the availability of funds, the WAPC would be willing to consider purchasing a reserved property if an owner is unable to achieve a private sale on the open market. This does affect your right to otherwise claim statutory compensation (outlined in the compensation section below).
- **Offer the property for sale** to the WAPC. Subject to acquisition priorities and the availability of funds, the WAPC would be willing to consider purchasing a reserved property. The WAPC purchases a property at its current market value, ignoring the impact of the reservation and proposed public purpose. The WAPC obtains two independent valuations to provide it with advice on the value of the property.

## Am I entitled to claim compensation?

If your land is reserved in a region scheme or subject to a PCA and **you are the owner of the land when it was first reserved or the PCA was declared**, you may be able to make a claim for compensation for injurious affection if:

1. **Private Sale** – you sell the property on the open market at a reduced price (due to the effect of the reservation or PCA);  
or
2. **Refused development** – the WAPC has either refused a development application over the property or approved it subject to conditions that are unacceptable to you.

## What is injurious affection?

Injurious affection occurs when the value of a piece of land is affected by the application of a reservation or restriction for a public purpose.

## How do I claim compensation?

### 1. Private sale

If you wish to sell your property on the open market at a reduced price (affected value), you will need to complete a *Notice of Intention to Sell* form, which is available online at [www.dplh.wa.gov.au](http://www.dplh.wa.gov.au). The Department of Planning, Lands and Heritage will establish the extent of the reservation and forward the notice to the Board of Valuers.

The Board of Valuers will determine the value of the property as if there was no reservation or PCA (unaffected value). You may wish to attend the board's meeting to present any matters you believe are relevant to the value of your property.

Following the board's decision:

- The board will advise you of the unaffected value of the property.
- You pay the board's valuation fee to the department and you will be advised of the affected value of the property (as determined by the WAPC) – the minimum price for which you can sell the property and receive the full amount of compensation (the difference between the affected and unaffected values). The valuation fee is refundable upon the sale of the property and the payment of compensation.
- You then arrange the sale of the property (either privately or through an agent) – the sale price must not be less than the affected value.

**You (and your agent) must inform prospective purchasers that you are selling the property at a reduced price and that you will be claiming compensation for injurious affection from the WAPC. You must also include a special condition in the offer and acceptance.**

- After you sell the property, you can make a claim for compensation for injurious affection through the WAPC **within six months** of the property being sold (registered at Landgate).
- After the WAPC pays compensation, the WAPC will lodge a notification on the Certificate of Title to identify that it has paid compensation, which is only payable once.
- If the property does not sell within one year of the board's valuation, you may ask the board to revalue the property. The sale process is then repeated.
- Alternatively, you may wish to ask the WAPC to purchase the property, as you have been unable to sell it privately. The WAPC will purchase the property at its then fair market value (unaffected value).

### 2. Refused development

If the WAPC refused your development application or approved it subject to unacceptable conditions, you may make a claim for compensation for injurious affection **within six months** of the WAPC's decision.

The WAPC will either pay compensation or may elect to purchase the property instead of paying compensation. If the WAPC elects to purchase the property, it obtains valuations for the fair market value (unaffected value) as at the date of the election to purchase.

## What is compulsory acquisition?

If land is required for a reservation and has not been previously acquired or compensation has been claimed, the Government may compulsorily acquire the property. The WAPC will obtain independent valuations and make an offer of compensation, in accordance with the *Land Administration Act 1997*.

## How can I view a region scheme?

- online at [www.dplh.wa.gov.au/your-property-and-region-schemes](http://www.dplh.wa.gov.au/your-property-and-region-schemes)
- office of the WAPC and the Department of Planning, Lands and Heritage Level 2, 140 William Street, Perth
- any local government office.

The WAPC operates in accordance with the *Planning and Development Act 2005* and receives administrative support from the Department of Planning, Lands and Heritage.

*This information is correct as at January 2019.*



## **Appendix D**

### **Preparing a submission**



## Preparing a submission

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

### What is a submission?

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

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

### What should I say?

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

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

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

### Before lodging your submission

The WAPC prefers to receive submissions online at [www.dplh.wa.gov.au/mrs-amendments](http://www.dplh.wa.gov.au/mrs-amendments), however, hardcopy submissions can also be accepted (form 57 – appendix E).

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

The closing date for submissions and how to lodge them is shown on form 57 and in the submissions on the amendment section of the amendment report.

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

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



## **Appendix E**

**Submission form for this amendment  
(form 57)**



Section 57 Amendment (Minor)  
Form 57

Submission

Metropolitan Region Scheme Amendment 1392/57

Central Districts Omnibus 6

OFFICE USE ONLY

SUBMISSION NUMBER
RLS/1023

To: Secretary  
Western Australian Planning Commission  
Locked Bag 2506  
PERTH WA 6001

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

Surname ..... (PLEASE PRINT CLEARLY)

Address ..... Postcode .....

Contact phone number ..... Email address .....

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

**The following proposals are the subject of my submission:**

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

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**turn over to complete your submission**

(Submission continued. Please attach additional pages if required)

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You should be aware that:

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

**To be signed by person(s) making the submission**

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

**Note: Submissions MUST be received by the advertised closing date, being close of business (5pm) on 2 SEPTEMBER 2022. Late submissions will NOT be considered.**