GOVERNMENT OF WESTERN AUSTRALIA

Western Australian Planning Commission

March 2019

Metropolitan Region Scheme Amendment 1335/57 **(Minor Amendment)**

Bush Forever Omnibus 3 (South)

Amendment Report

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

Metropolitan Region Scheme
Amendment 1335/57
(Minor Amendment)

Bush Forever Omnibus 3
(South)

Amendment Report

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Internet: www.dplh.wa.gov.au
Email: info@dplh.wa.gov.au
Phone: (08) 655 18002
Fax: (08) 655 19001

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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.

- Consent by the Minister for Planning to call for submissions.

- 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. 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.
- 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*.

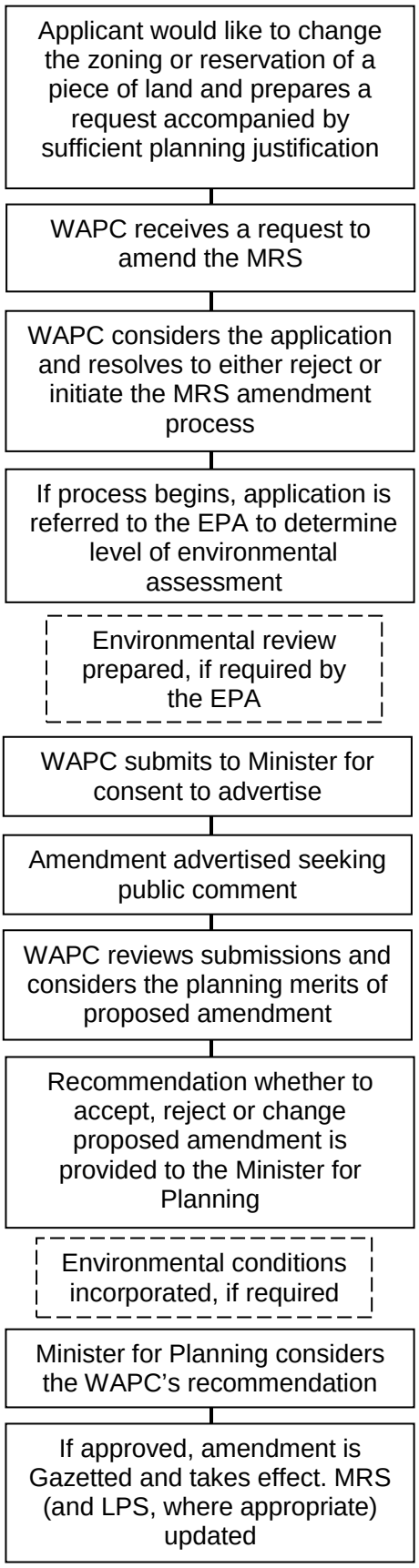
Report on submissions

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

AHA	Aboriginal Heritage Act
EPA	Environmental Protection Authority
MRS	Metropolitan Region Scheme
SWALSC	South West Aboriginal Land and Sea Council
WAPC	Western Australian Planning Commission

Amendment Report

Metropolitan Region Scheme Amendment 1335/57

Bush Forever Omnibus 3 (South)

1 Purpose

The purpose of the amendment is to amend various Bush Forever boundaries in the Perth Metropolitan Region Scheme (MRS) in relation to rationalisations of zones and reservations to match cadastral boundaries and generally to ensure the MRS is kept up-to-date as the statutory regional plan for Perth. Amendments are proposed to address existing anomalies, amendments to cadastre boundaries and changes in Bush Forever areas as a result of planning decisions.

The amendment contains 21 separate proposals in Cities of Armadale, Cockburn, Gosnells, Kwinana and Rockingham and the Shire of Serpentine-Jarrahdale.

2 Background

The amendment is part of a continuing program of amendments to the MRS. During this time, omnibus amendments have been utilised for progressing groups of proposals of relatively less significance in a regional context rather than progressing the proposals as individual amendments. This amendment is linked to the Central and North Bush Forever omnibus MRS amendments.

3 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.

4 Scope and content of the amendment

The draft amendment seeks to add 185.03 ha to Bush Forever and remove 457.32 ha of cleared areas. Of the area to be removed, 426.61 ha is within the Jandakot airport. This clearing has been undertaken through the jurisdiction of the Federal government. The amendment proposes the following changes to Bush Forever area boundaries, zones and reservations in the MRS.

City of Gosnells

Proposal 1

Bush Forever area 246: to amend the boundary of Bush Forever area 246 to align with the Parks and Recreation reservation on Lots 60, 201, 305, 306 and 303, Lot 64 Cliff Place and Lot 800 Astley Street, Gosnells (Fig. 1).

The abovementioned lots are all owned by the Western Australian Planning Commission (WAPC) and reserved for Parks and Recreation. As such, this amendment seeks to realign the Bush Forever boundary to the cadastre and Parks and Recreation reservation.

Proposal 2

Bush Forever area 125: to add Lot 103 Gay Street, Huntingdale to Bush Forever area 125 (Fig. 2).

Lot 103 Gay Street, Huntingdale was recently acquired by the WAPC and is already reserved Parks and Recreation. This amendment seeks to add the site to Bush Forever 125.

Proposal 3

Bush Forever area 125: to remove Bush Forever overlay from existing houses (Fig. 3).

Bush Forever area 125 is subject to a Negotiated Planning Solution. Not all the negotiations have been finalised however the areas with existing housing have been negotiated and finalised through subdivision approval (WAPC Ref: 131621, 136572 and 148355). As such, this proposal is to remove the Bush Forever layer from existing housing on privately owned Urban zoned land.

City Gosnells and City of Armadale

Proposal 4

Bush Forever area 413: to remove Bush Forever overlay from Ranford road and Southern River road, road reserves (Fig.4).

The clearing of Bush Forever within the Ranford and Southern River Roads road reserve was approved through Clearing Permits 2450, 6069/3 & 1943/1. The roads have been constructed and this proposal aligns the Bush Forever areas with the cadastre and clearing permits.

City of Armadale

Proposal 5

Bush Forever area 61: to add Lot 300 Cockram Road and the public road reserve to Bush Forever area 61 (Fig. 5).

Lot 300 Cockram Road is owned by the WAPC, and like the adjacent public road reserve, is reserved as Parks and Recreation. This amendment ensures the Parks and Recreation and Bush Forever boundaries align.

Proposal 6

Bush Forever area 62: to amend the Bush Forever boundary to follow Parks and Recreation reservation (Fig. 6)

Lot 32 Champion Drive, Seville Grove is owned by the City of Armadale and Lot 3560 Challis Road, is under a management order to the City of Armadale for conservation and passive recreation. This amendment of the Bush Forever boundary therefore seeks to reflect the Parks and Recreation boundary.

Proposal 7

Bush Forever area 344: to remove Lots 1 Gibbs Road and 428 Taylor Road, Forrestdale from Bush Forever area 344 (Fig. 7).

Lots 1 Gibbs Road and 428 Taylor Road, Forrestdale are devoid of native vegetation and have been developed since prior to 2000 therefore should be removed from Bush Forever. Lots 1 and 428 are privately owned.

Proposal 8

Bush Forever area 344: to reserve Lot 40 Armadale Road Forrestdale as Parks and Recreation (Fig. 8).

Lot 40 Armadale Road was acquired by the WAPC for conservation purposes and this amendment seeks to reserve the land as Parks and Recreation.

City of Cockburn

Proposal 9

Bush Forever area 247: to include part Lots 9909 and 9000, part Lot 980 Bellion Drive, part Lots 9908 and 15 Cockburn Road, part Lots 7 and 28 Davilak Avenue and part Lot 22 Hamilton Road, Hamilton Hill to Bush Forever area 247 (Fig. 9).

Portions of the above lots are already within Bush Forever area 247, and are reserved as Parks and Recreation. As the remaining portions of these lots are predominately mapped native vegetation, and State owned, this amendment seeks to add them to Bush Forever.

Proposal 10

Bush Forever area 346: to include all of Lot 127 Rockingham Road, Henderson into Bush Forever area 346; and remove part Zedora Turn, and Lots 48 and 500 Zedora Turn, Lot 91 Cockburn Road, Henderson from Bush Forever area 346 (Fig. 10).

Lot 127 is reserved Parks and Recreation, fully vegetated and is owned by the WAPC. As such, this amendment seeks to include it into Bush Forever area 346. Lots 48, 500 and 91 are zoned Industrial and are devoid of any vegetation, so this amendment seeks to remove them from Bush Forever. Lot 48 and 91 are privately owned and Lot 500 is in state government ownership.

Proposal 11

Bush Forever area 388: to remove the cleared portions of the Jandakot Airport from Bush Forever area 388 (Fig. 11).

The Commonwealth Government owns Jandakot Airport, and a vast amount of clearing has occurred with Commonwealth approvals. As such, this amendment seeks to remove the cleared areas.

City of Cockburn and City of Kwinana

Proposal 12

Bush Forever area 346: to remove the majority of Lot 373 Cockburn Road, Henderson from Bush Forever area 346 (Fig. 12).

Lot 373 Cockburn Road, Henderson is vested with the City of Cockburn and is nearly devoid of natural vegetation as it historically has been a caravan park. As such, this amendment seeks to remove the cleared areas from Bush Forever.

City of Kwinana

Proposal 13

Bush Forever area 347: to remove Bush Forever from Lots 48 and 49 Leslie Road Wandi (Fig.13).

This amendment seeks to remove Bush Forever from the above privately owned lots, zoned Rural water protection. Bush Forever covers a very small portion of Lots 48 and 49 and it is proposed to align the Bush Forever overlay with the adjacent Parks and Recreation, water catchment reservation.

Proposal 14

Bush Forever area 269: to add part Crown Allotments 1190 1191, 1192, 1193, 1194, 1195, 1196, 1197, 102 (2781/539), 103 and 104 (2781/541) to Bush Forever area 269. To rezone a portion of Parks and Recreation reservation on Lot 8001 to Railways, and remove a portion of Bush Forever from the Railways reservation (Fig. 14a & 14b).

There are small parcels of land between the Bush Forever area 269 and the Kwinana Freeway which are reserved Parks and Recreation, mapped native vegetation and are owned by the WAPC. This amendment seeks to modify the Bush Forever area boundary to include these lots (Fig 14a).

The Parks and Recreation reservation is encroaching on surveyed railway land on Lot 8001 on the eastern side which requires rezoning to Railways reservation, and Bush Forever area 269 encroaches on the western side of the railway. This amendment seeks to modify the boundary of Bush Forever and Parks and Recreation to the cadastre (Fig 14b).

Proposal 15

Bush Forever area 349: to remove Millar Road West, road reserve (PIN: 11795196, 11795197 & 11795198) from Bush Forever area 349, and add Lot 800 (PIN 11953956 & 11953969) and the Bush Forever potion of Leda Boulevard to Parks and Recreation reservation (Fig. 15).

Millar Road is a constructed road with no mapped native vegetation and is zoned Urban in the Metropolitan Region Scheme as such the removal from Bush Forever is proposed.

Lot 800 is owned by the WAPC and is within Bush Forever area 349. The reservation of these lots will consolidate Bush Forever area 349.

Shire of Serpentine-Jarrahdale

Proposal 16

Bush Forever area 65: to remove part Lot 95 Abernethy Road, Oakford from Bush Forever and to rezone to Rural (Fig. 16).

Lot 95 Abernethy Road, Oakford is devoid of vegetation on approximately half the block, and therefore this amendment seeks to remove this part from Bush Forever, and to rezone from Parks and Recreation to Rural. This portion of land was cleared prior to 1995 and is privately owned.

Proposal 17

Bush Forever area 71: to remove part Lot 99 South Western Highway, in accordance with MRS amendment 1082/33 Report on Submissions (Fig. 17).

As part of MRS amendment 1082/33, the private landowner requested the boundary of the Bush Forever area be amended. The WAPC determined that the area to the south of Transit Road be retained in Bush Forever (Report on Submissions (June 2010)). Currently the boundary of the Bush Forever area is on the northern boundary of Transit Road, so this amendment is to reflect the agreement with the landowner and the Report on Submissions.

Proposal 18

Bush Forever area 368: Reserve Lot 301 (Reserve 51784) as Parks and Recreation and to amend the boundary of Bush Forever area 368 to the cadastre boundary (Fig. 18).

The vast majority of Bush Forever area 368 was recently acquired by the State, and is vested with the Conservation Commission of Western Australia. As such, this amendment seeks to reserve this land to Parks and Recreation, and to rationalise the boundary to the cadastre.

Proposal 19

Bush Forever area 372: Reserve Lot 300 (Reserve R51784) as Parks and Recreation and to amend the boundary of Bush Forever area 368 to the cadastre boundary (Fig. 19).

The vast majority of Bush Forever area 372 was recently acquired by the State, and is vested with the Conservation Commission of Western Australia. As such, this amendment seeks to reserve this land to Parks and Recreation, and to rationalise the boundary to the cadastre.

City of Rockingham

Proposal 20

Bush Forever area 356: to remove Bush Forever from Lot 310 Kerosene Land, Baldivis (Fig. 20).

This amendment proposes to remove a very small portion of Bush Forever area 356 from Lot 310 which is privately owned rural land to rationalise the Bush Forever boundary to the cadastre.

Proposal 21

Bush Forever area 358: to amend the Bush Forever boundary to include all of Lot 1596 (Reserve R9458) and Lots 1530 & 1598 (Reserve 42518) Fisher Street, Rockingham into Bush Forever area 358 (Fig. 21).

Lot 1596 Fisher Street, Rockingham, is reserved Parks and Recreation and is vested in the City of Rockingham for Conservation and Public Recreation. Lots 1530 and 1598 are reserved for Parks and Recreation. As the majority of the subject site is mapped native vegetation, this amendment seeks to include the Parks and Recreation reservation into Bush Forever area 358.

5 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.

6 Substantiality

The *Planning and Development Act 2005* allows for amendments to the MRS to be processed as either "minor" or "major" 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 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 minor nature of each proposal does not constitute a substantial or regional change to the planning philosophy of the MRS.

7 Aboriginal heritage

The *Aboriginal Heritage Act 1972* (AHA) 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 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.

Nevertheless, in recognising the importance of having reliable Aboriginal information on land and the values attached to it, the WAPC / Department of Planning, Lands and Heritage has 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 have Aboriginal interest are now referred to SWALSC for comment before being released for public submission. SWALSC is the recognised Native Title Representative Body for Western Australia’s South-West region, and as such is also well placed to provide advice on Aboriginal heritage.

In this regard, this omnibus amendment has not been pre-referred to SWALSC as it was considered that it did not impact on Aboriginal Heritage issues. However, it will be referred to SWALSC during the advertising period.

8 Co-ordination of region and local scheme amendments

Section 126(3) of the *Planning and Development Act 2005* allows for the concurrent amendment of a Local Planning Scheme to a "Development" zone (or similar) where land is to be transferred to the Urban zone in the MRS.

The concurrent Local Scheme amendment of proposals which zone land Urban, under Section 126(3) of the *Planning and Development Act 2005,* will be considered by the WAPC after all submissions have been received.

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) to EPA instructions;
- public submissions sought on the proposed amendment (including environmental review if required);
- consideration of submissions;
- approval, with or without any modifications in response to submissions, or decline to approve by the Minister; and
- the amendment takes legal effect with gazettal of the Minister's approval.

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

10 Submissions on the amendment

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

The amendment will be advertised for public submissions for a period of 60 days from Tuesday 26 March 2019 to Friday 31 May 2019.

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

i) Western Australian Planning Commission, 140 William Street Perth
ii) City of Armadale
iii) City of Cockburn
iv) City of Gosnells
v) City of Kwinana
vi) City of Rockingham
vii) Shire of Serpentine-Jarrahdale
viii) State Reference Library, Northbridge.

Online submissions are encouraged via: *www.dplh.wa.gov.au/mrs-amendments.*

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

The Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 60010

or by email to:-

mrs@planning.wa.gov.au

and must be received by 5 pm Friday 31 May 2019.

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 *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 comments received from the public and government agencies, 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.

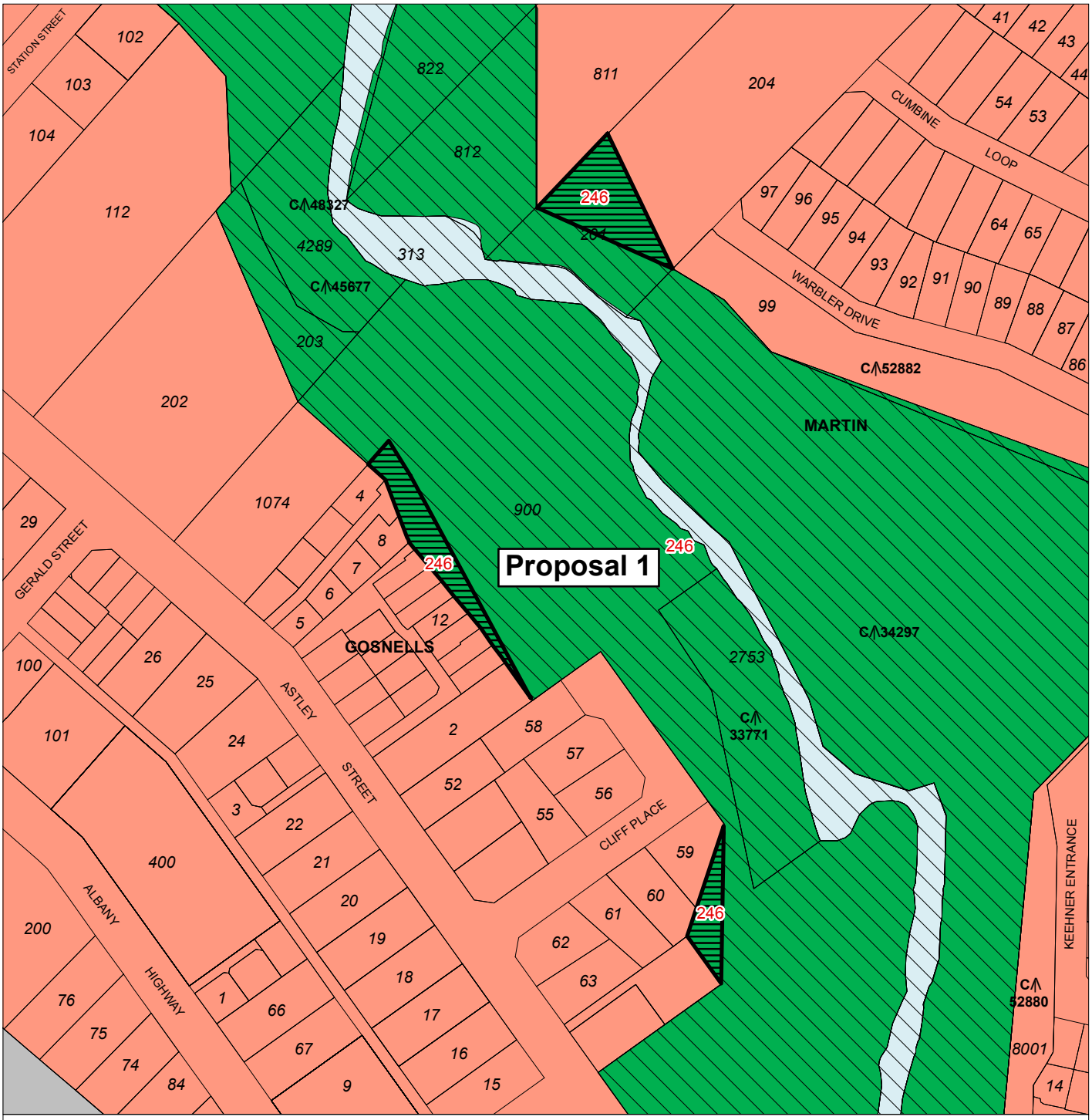
12 Final outcome

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 1335/57

Bush Forever Omnibus 3

Amending Figures
Proposals 1 - 21



Bush Forever Omnibus (South)
Proposed Minor Amendment
as advertised

25 October 2017

Proposal 1

Proposed Amendment:

Notice of Delegation

(Site No) Bush Forever area addition

Existing Region Scheme:

- Parks and recreation
- Railways
- Urban
- Waterways
- (Site No) Bush forever areas

Oracle reference no: 2880
File number: 833/02/01/0068P
Version number: 5

Western Australian Planning Commission

Date: 20/04/2018
Produced by Geospatial Research and Modelling, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 944-2017-1

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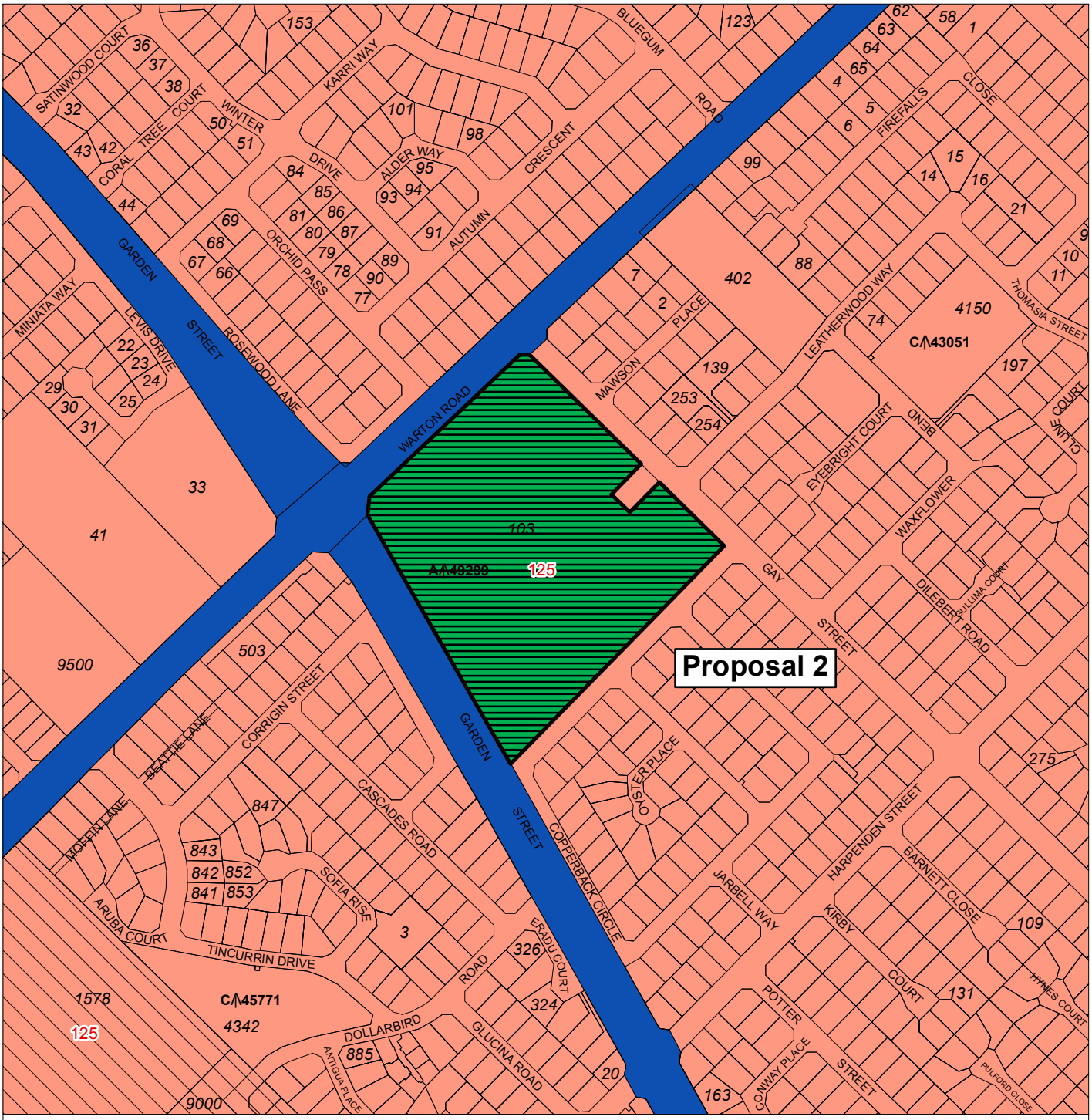

Bush Forever Omnibus (South)
Proposed Minor Amendment
as advertised

25 October 2017

Proposal 2

Proposed Amendment:

Notice of Delegation

(Site No) Bush Forever area addition

Existing Region Scheme:

- Other regional roads
- Parks and recreation
- Urban
- (Site No) Bush forever areas

Oracle reference no: 2880
File number: 833/02/01/0068P
Version number: 5

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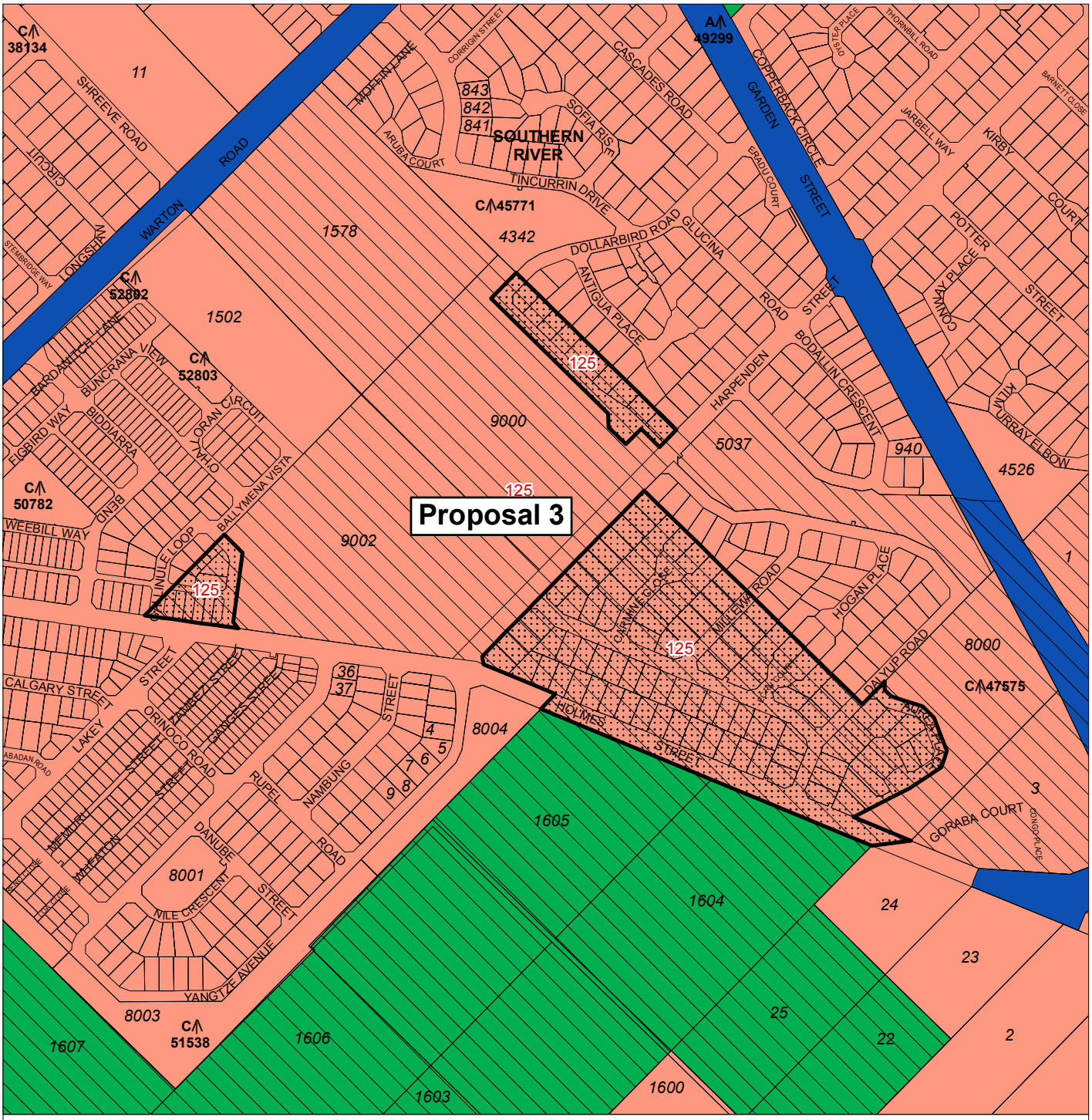

Bush Forever Omnibus (South)
Proposed Minor Amendment
as advertised

25 October 2017

Proposal 3

Proposed Amendment:

Notice of Delegation

(Site No) Bush Forever area removal

Existing Region Scheme:

- Other regional roads
- Parks and recreation
- Urban
- (Site No) Bush forever areas

Oracle reference no: 2880
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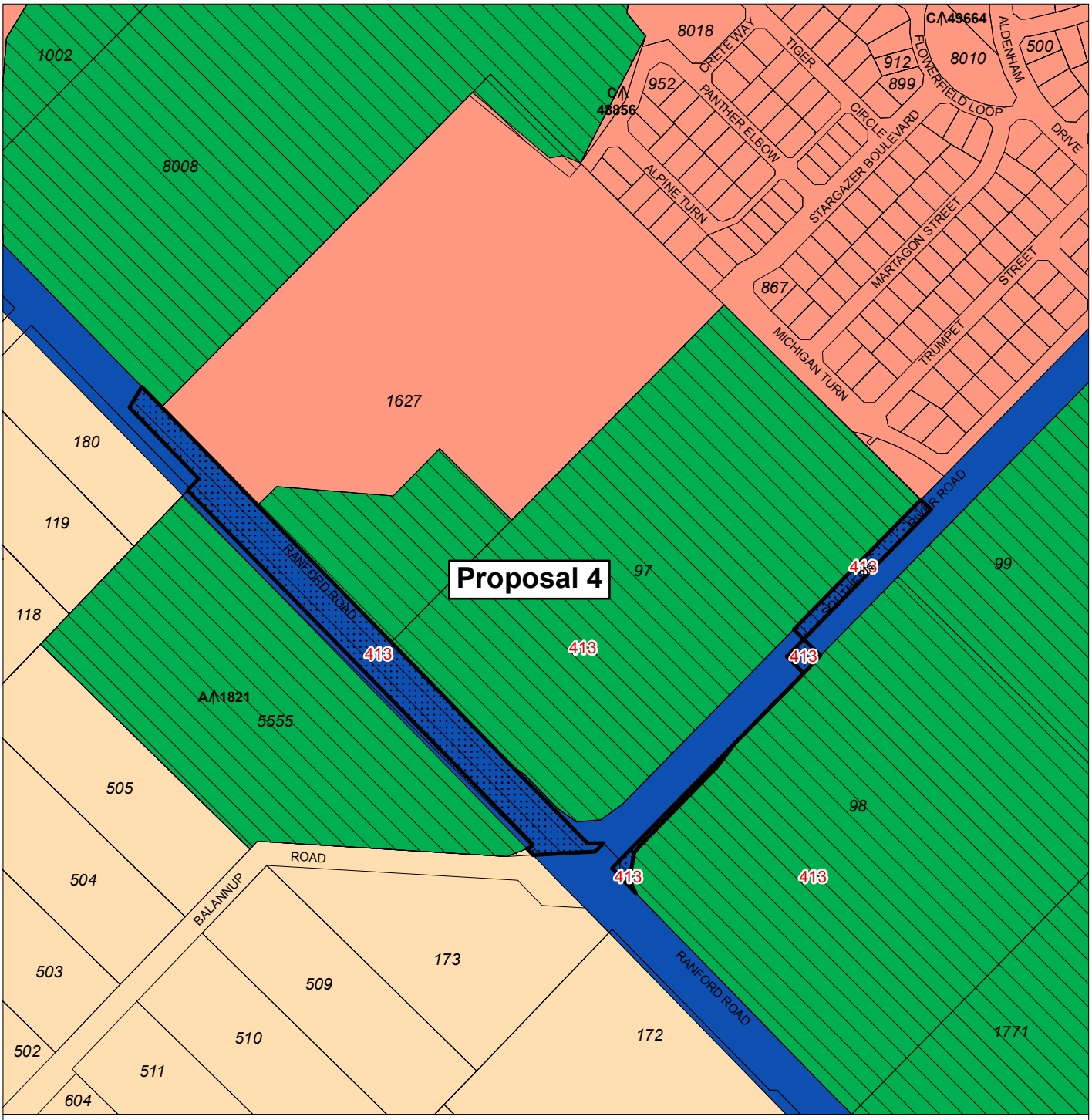

Bush Forever Omnibus (South)
Proposed Minor Amendment
as advertised

25 October 2017

Proposal 4

Proposed Amendment:

Notice of Delegation

(Site No) Bush Forever area removal

Existing Region Scheme:

- Other regional roads
- Parks and recreation
- Urban
- Urban deferred
- (Site No) Bush forever areas

Oracle reference no: 2880
File number: 833/02/01/0068P
Version number: 5

Western Australian Planning Commission

Date: 20/04/2018
Produced by Geospatial Research and Modelling, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 944-2017-1

N

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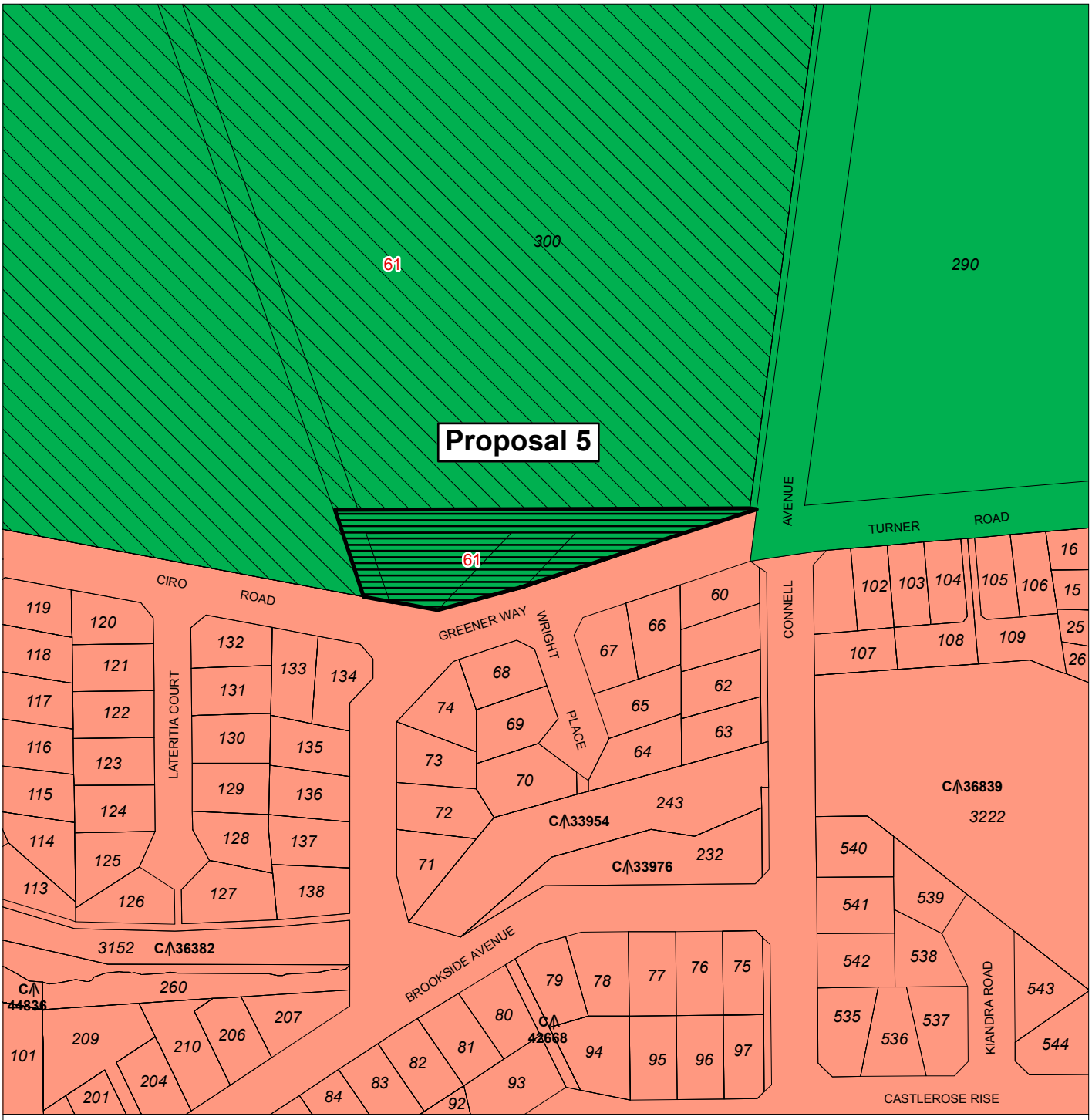

Bush Forever Omnibus (South)
Proposed Minor Amendment
as advertised

25 October 2017

Proposal 5

Proposed Amendment:

Notice of Delegation

(Site No) Bush Forever area addition

Existing Region Scheme:

Parks and recreation

Urban

(Site No) Bush forever areas

Oracle reference no: 2880
File number: 833/02/01/0068P
Version number: 5

Western Australian Planning Commission

Date: 20/04/2018
Produced by Geospatial Research and Modelling, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 944-2017-1

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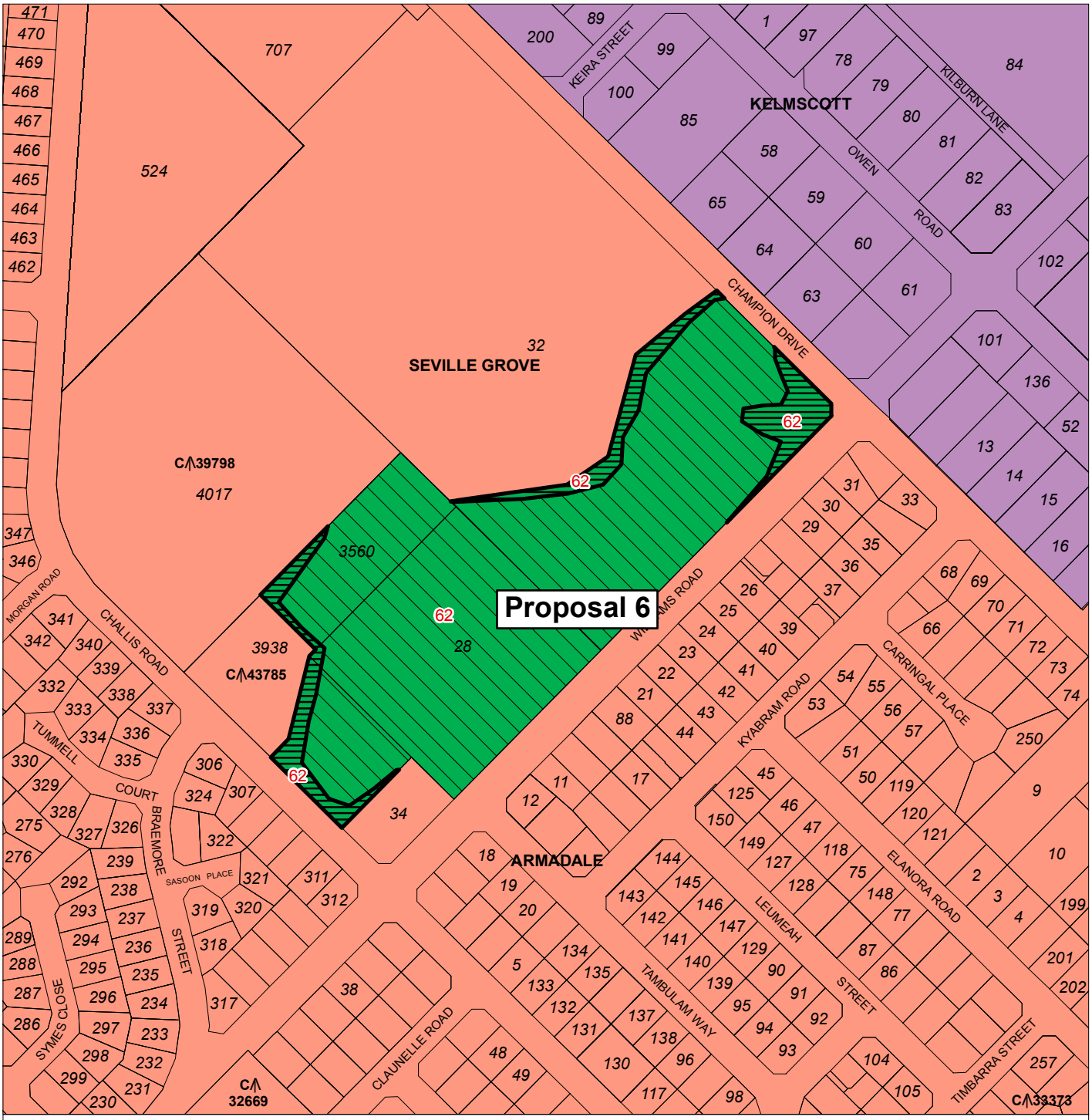
metres



Bush Forever Omnibus (South)
Proposed Minor Amendment
as advertised

25 October 2017

Proposal 6

Proposed Amendment:

Notice of Delegation

(Site No) Bush Forever area addition

Existing Region Scheme:

- Industrial
- Parks and recreation
- Urban
- (Site No) Bush forever areas

Oracle reference no: 2880
File number: 833/02/01/0068P
Version number: 5

Western Australian Planning Commission

Date: 20/04/2018
Produced by Geospatial Research and Modelling, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 944-2017-1

N

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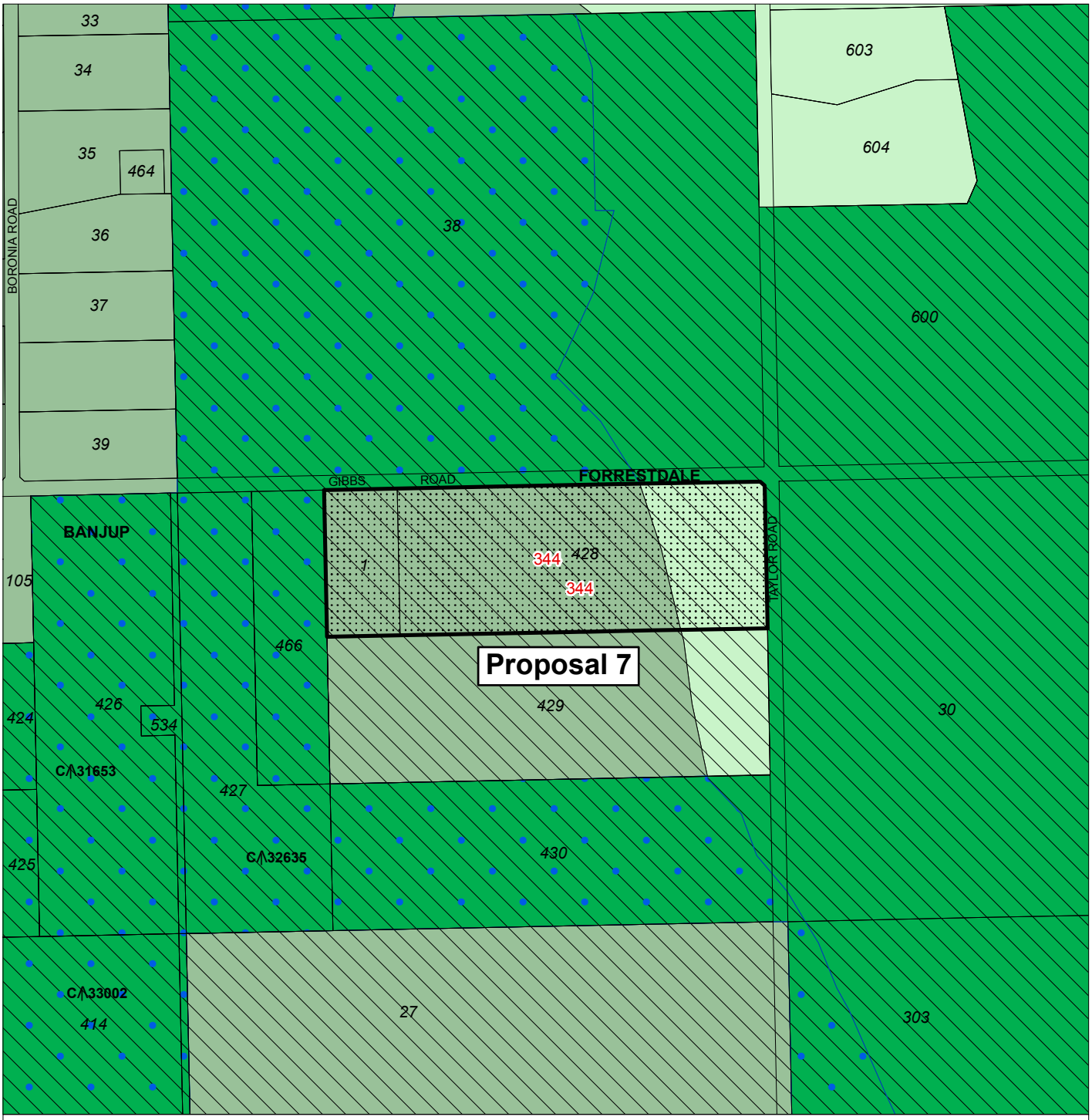
metres



Bush Forever Omnibus (South)
Proposed Minor Amendment
as advertised

25 October 2017

Proposal 7

Proposed Amendment:

Notice of Delegation

(Site No) Bush Forever area removal

Existing Region Scheme:

- Parks and recreation
- Rural
- Rural - water protection
- Water catchments
- (Site No) Bush forever areas

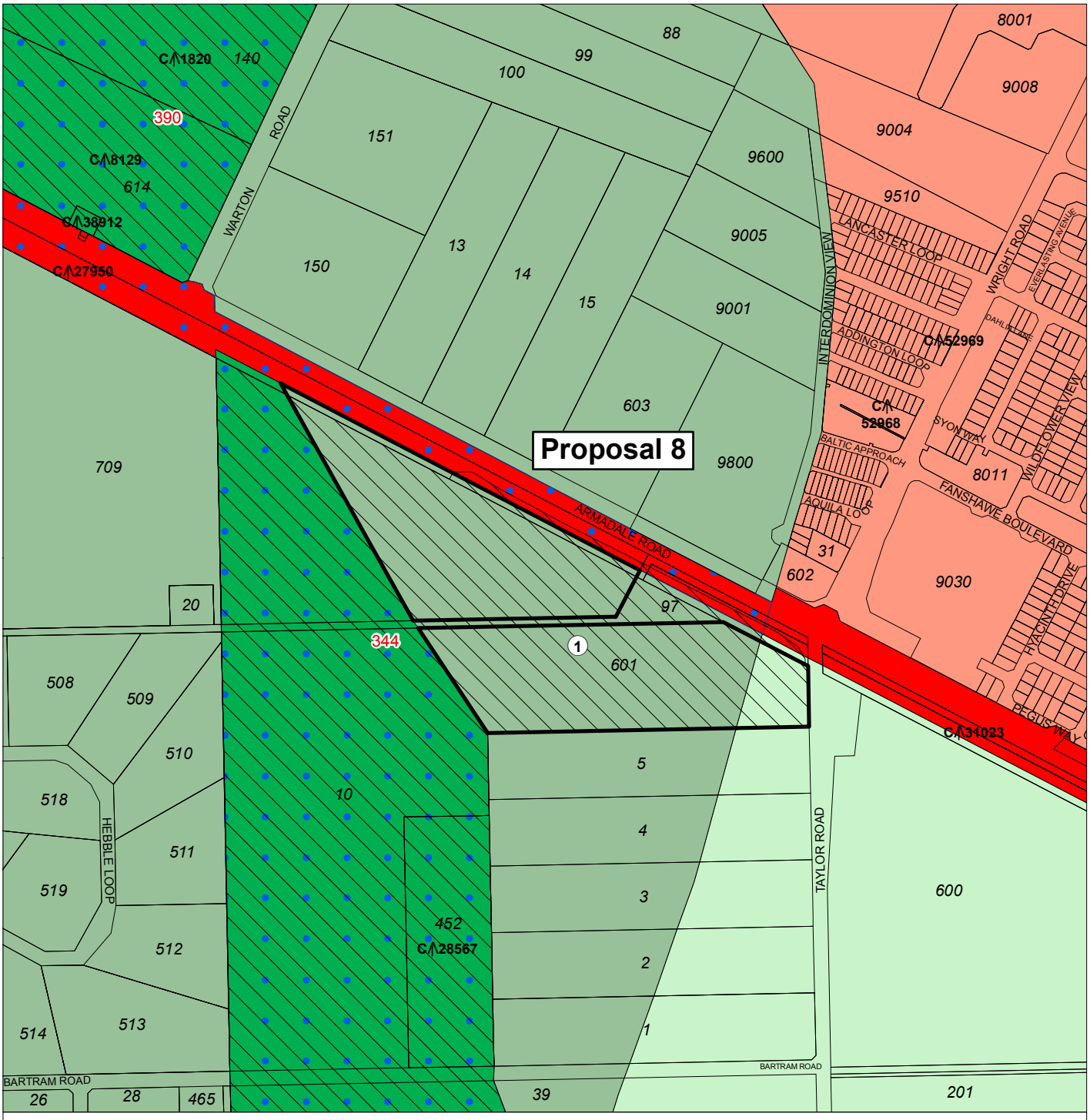
Oracle reference no: 2880
File number: 833/02/01/0068P
Version number: 5

Western Australian Planning Commission

N

0 50 100 150 200
metres

Date: 20/04/2018
Produced by Geospatial Research and Modelling, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 944-2017-1



Bush Forever Omnibus (South)
Proposed Minor Amendment
as advertised

25 October 2017

Proposal 8

Proposed Amendment:

(1) Parks and recreation reservation

Existing Region Scheme:

- Parks and recreation
- Primary regional roads
- Rural
- Rural - water protection
- Urban
- Water catchments
- (Site No) Bush forever areas

Oracle reference no: 2880
File number: 833/02/01/0068P
Version number: 5

Western Australian Planning Commission

Date: 10/12/2018
Produced by Geospatial Research and Modelling, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 944-2017-1

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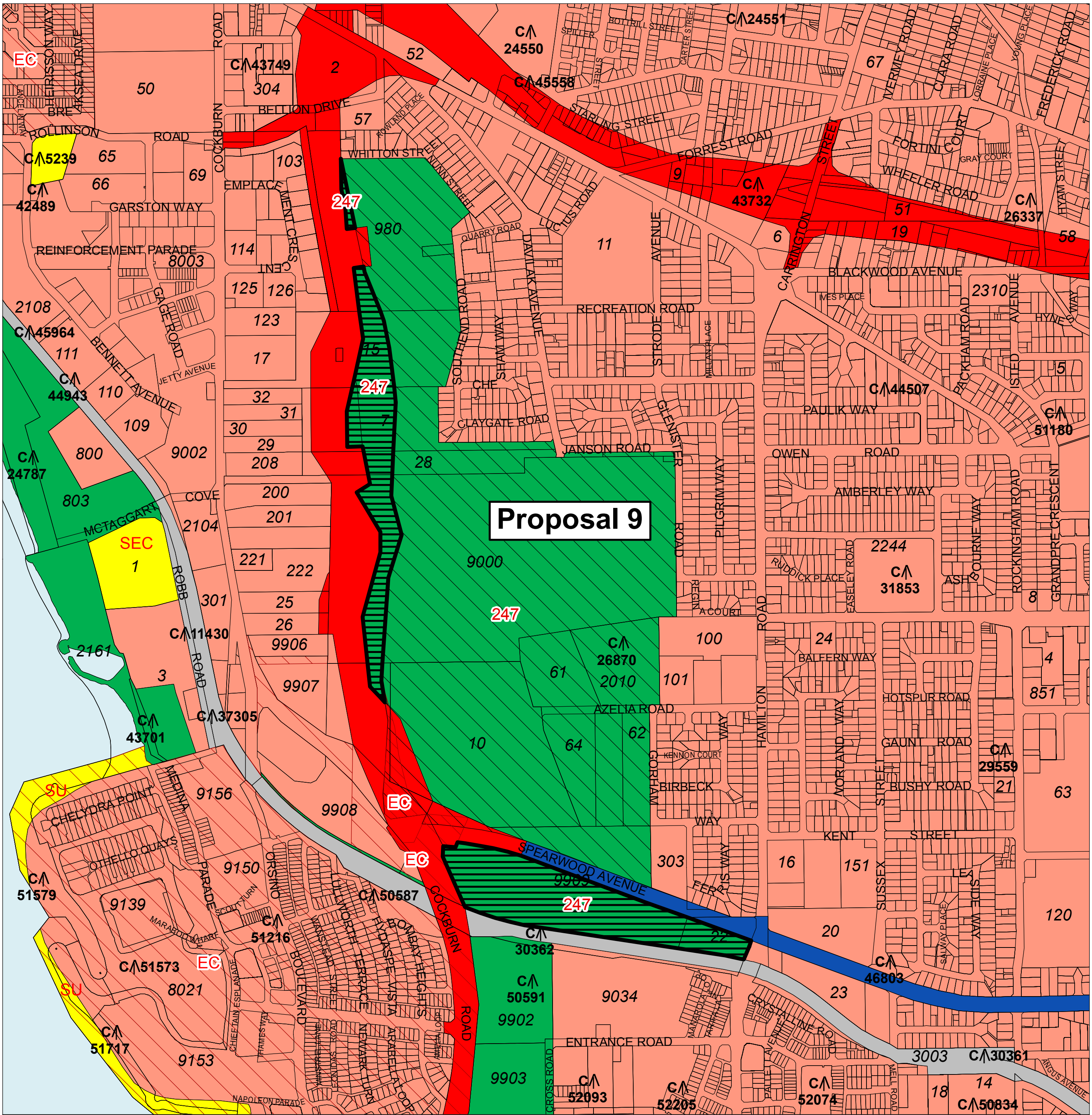


Bush Forever Omnibus (South)
Proposed Minor Amendment
as advertised

25 October 2017

Proposal 9

Proposed Amendment:

Notice of Delegation

(Site No) Bush Forever area addition

Existing Region Scheme:

- Other regional roads
- Parks and recreation
- Primary regional roads
- SU Public purposes - special uses
- SEC Public purposes - State Energy Commission
- WSD Public purposes - Water Authority of WA
- Railways
- Urban
- Waterways
- (Site No) Bush forever areas
- Environmental conditions

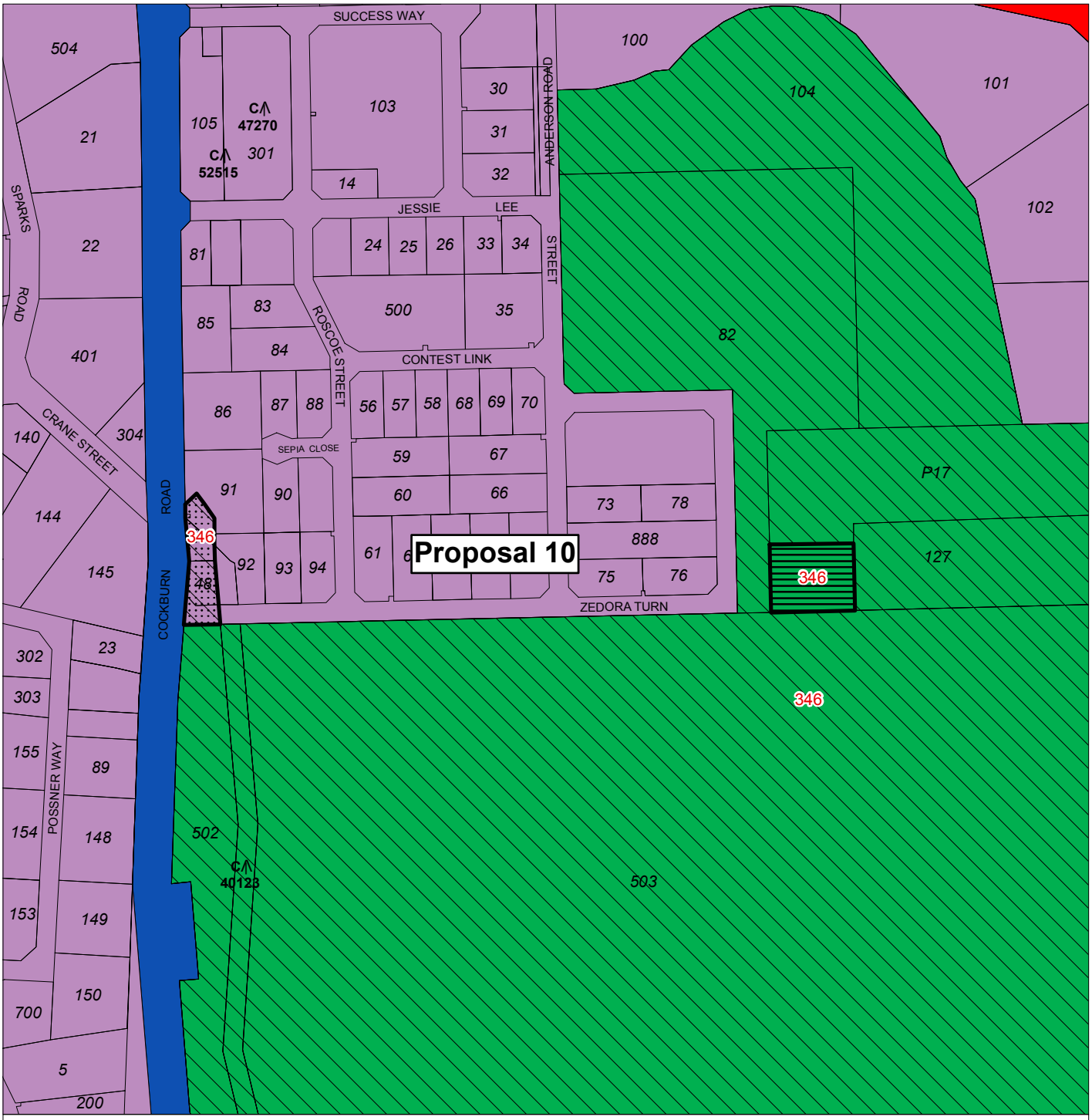
Oracle reference no: 2880
File number: 833/02/01/0068P
Version number: 5

Western Australian Planning Commission

N

0 140 280 420 560
metres

Date: 20/04/2018
Produced by Geospatial Research and Modelling, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 944-2017-1



Bush Forever Omnibus (South)
Proposed Minor Amendment
as advertised

25 Oct 2017

Proposal 10

Proposed Amendment:

Notice of Delegation

(Site No) Bush Forever area addition

(Site No) Bush Forever area removal

Existing Region Scheme:

- Industrial
- Other regional roads
- Parks and recreation
- Primary regional roads
- (Site No) Bush forever areas

Oracle reference no: 2880
File number: 833/02/01/0068P
Version number: 5

Western Australian Planning Commission

Date: 20/04/2018
Produced by Geospatial Research and Modelling, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 944-2017-1

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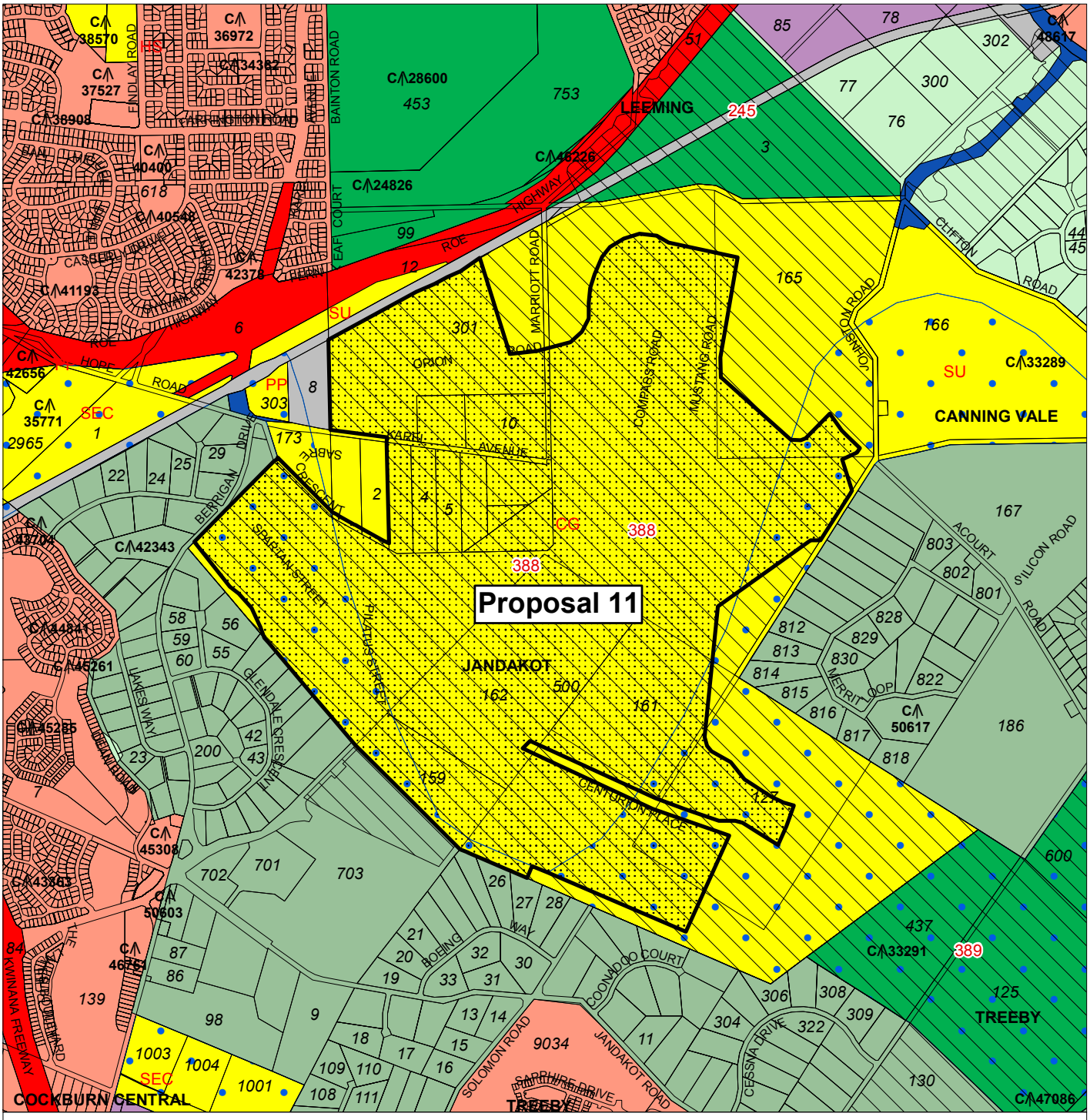
metres



Bush Forever Omnibus (South)
Proposed Minor Amendment
as advertised

25 Oct 2017

Proposal 11

Proposed Amendment:

Notice of Delegation

(Site No) Bush Forever area removal

Existing Region Scheme:

- Industrial
- Other regional roads
- Parks and recreation
- Primary regional roads
- Public purposes
- CG Public purposes - Commonwealth Government
- HS Public purposes - high school
- SU Public purposes - special uses
- SEC Public purposes - State Energy Commission
- Railways
- Rural
- Rural - water protection
- Urban
- Water catchments
- *(Site No)* Bush forever areas

Oracle reference no: 2880
File number: 833/02/01/0068P
Version number: 5

Western Australian Planning Commission

Date: 20/04/2018
Produced by Geospatial Research and Modelling, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 944-2017-1

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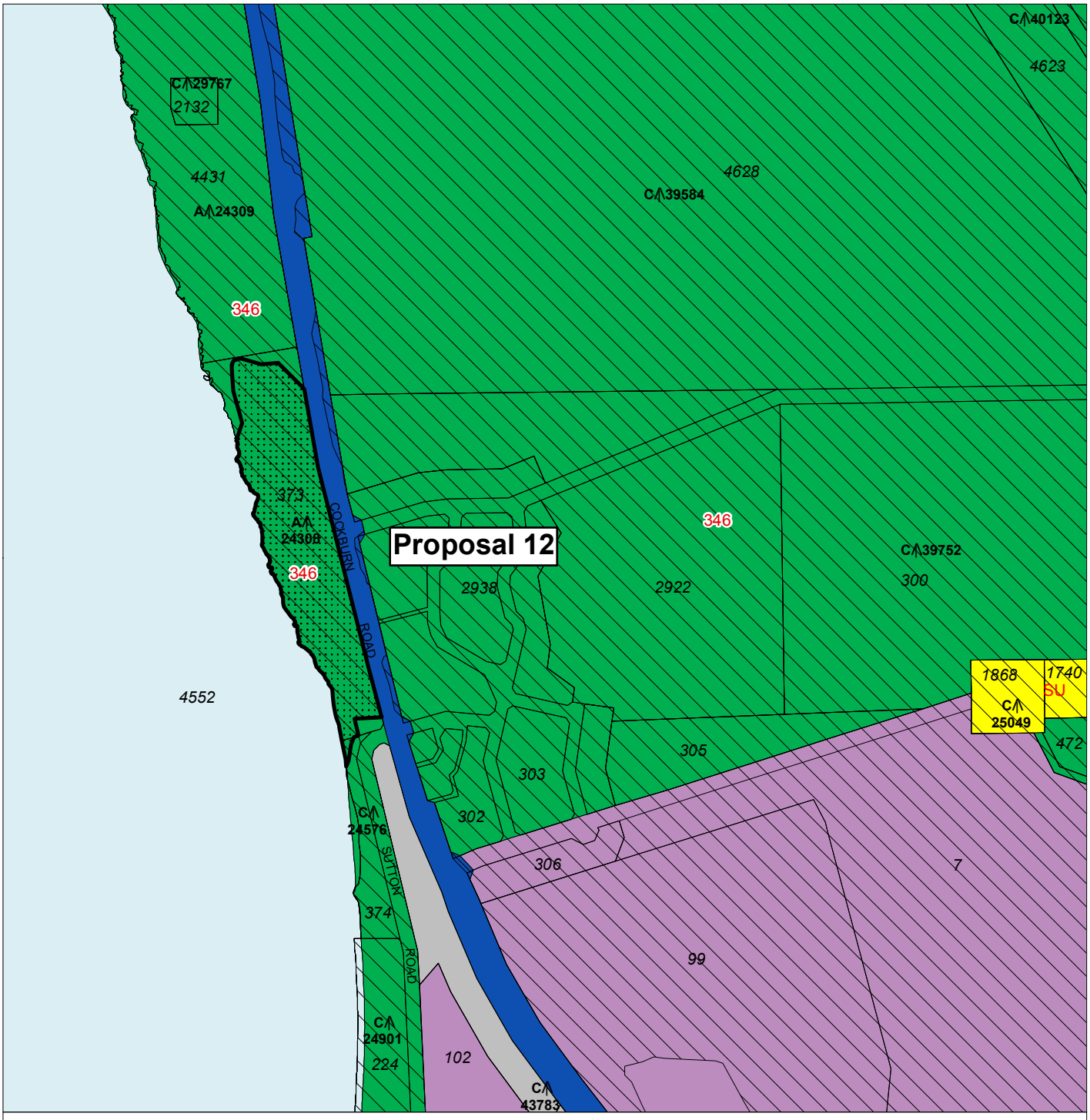

Bush Forever Omnibus (South)
Proposed Minor Amendment
as advertised

25 Oct 2017

Proposal 12

Proposed Amendment:

Notice of Delegation

(Site No) Bush Forever area removal

Existing Region Scheme:

- Industrial
- Other regional roads
- Parks and recreation
- SU Public purposes - special uses
- Railways
- Waterways
- (Site No) Bush forever areas

Oracle reference no: 2880
File number: 833/02/01/0068P
Version number: 5

Western Australian Planning Commission

Date: 20/04/2018
Produced by Geospatial Research and Modelling, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 944-2017-1

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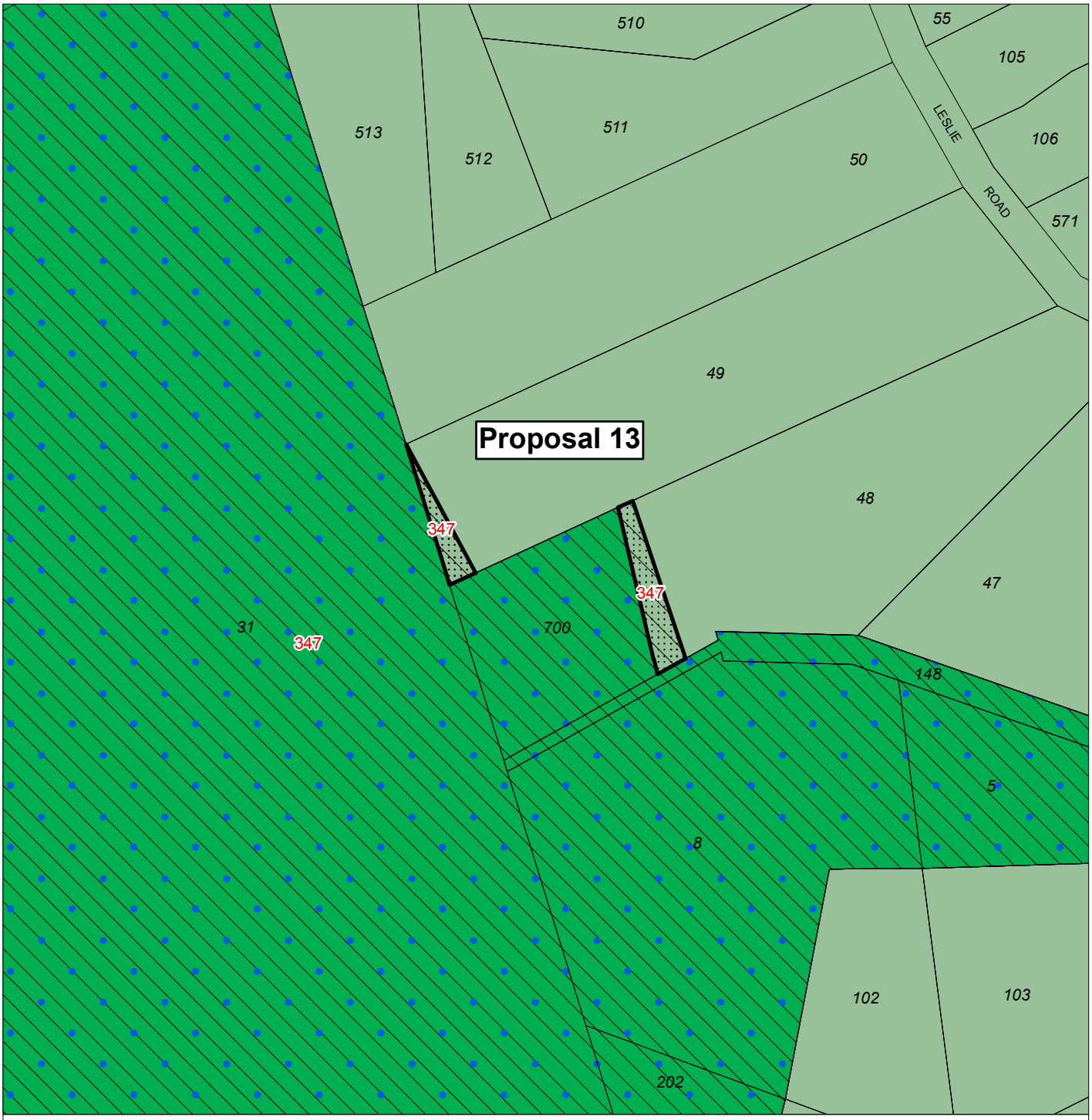
metres



Bush Forever Omnibus (South)
Proposed Minor Amendment
as advertised

25 October 2017

Proposal 13

Proposed Amendment:

Notice of Delegation

(Site No) Bush Forever area removal

Existing Region Scheme:

Parks and recreation

Rural - water protection

Water catchments

(Site No) Bush forever areas

Oracle reference no: 2880
File number: 833/02/01/0068P
Version number: 5

Western Australian Planning Commission

Date: 20/04/2018
Produced by Geospatial Research and Modelling, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 944-2017-1

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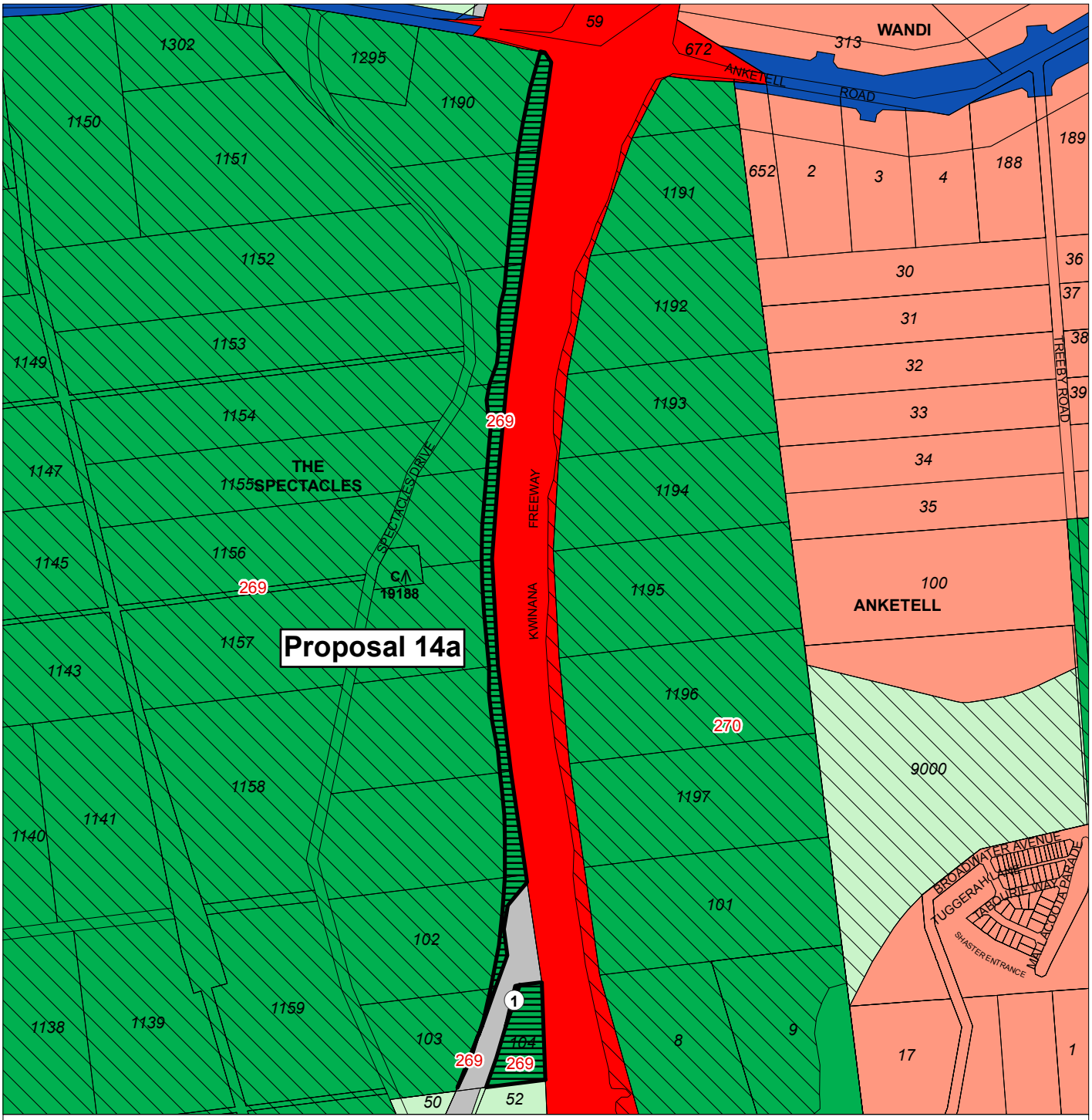

Bush Forever Omnibus (South)
Proposed Minor Amendment
as advertised

25 October 2017

Proposal 14a

Proposed Amendment:

(1) Railways reservation

Notice of Delegation

(Site No) Bush Forever area addition

(Site No) Bush Forever area removal

Existing Region Scheme:

- Other regional roads
- Parks and recreation
- Primary regional roads
- Railways
- Rural
- Urban
- (Site No) Bush forever areas

Oracle reference no: 2880
File number: 833/02/01/0068P
Version number: 5

Western Australian Planning Commission

Date: 20/04/2018
Produced by Geospatial Research and Modelling, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 944-2017-1

N

0 100 200 300 400
metres

Bush Forever Omnibus (South)
Proposed Minor Amendment
as advertised

25 October 2017

Proposal 14b

Proposed Amendment:

(1) Railways reservation

Notice of Delegation

(Site No) Bush Forever area addition

(Site No) Bush Forever area removal

Existing Region Scheme:

Parks and recreation

Primary regional roads

Railways

Rural

(Site No) Bush forever areas

Oracle reference no: 2880
File number: 833/02/01/0068P
Version number: 5

Western Australian Planning Commission

Date: 20/04/2018
Produced by Geospatial Research and Modelling, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 944-2017-1

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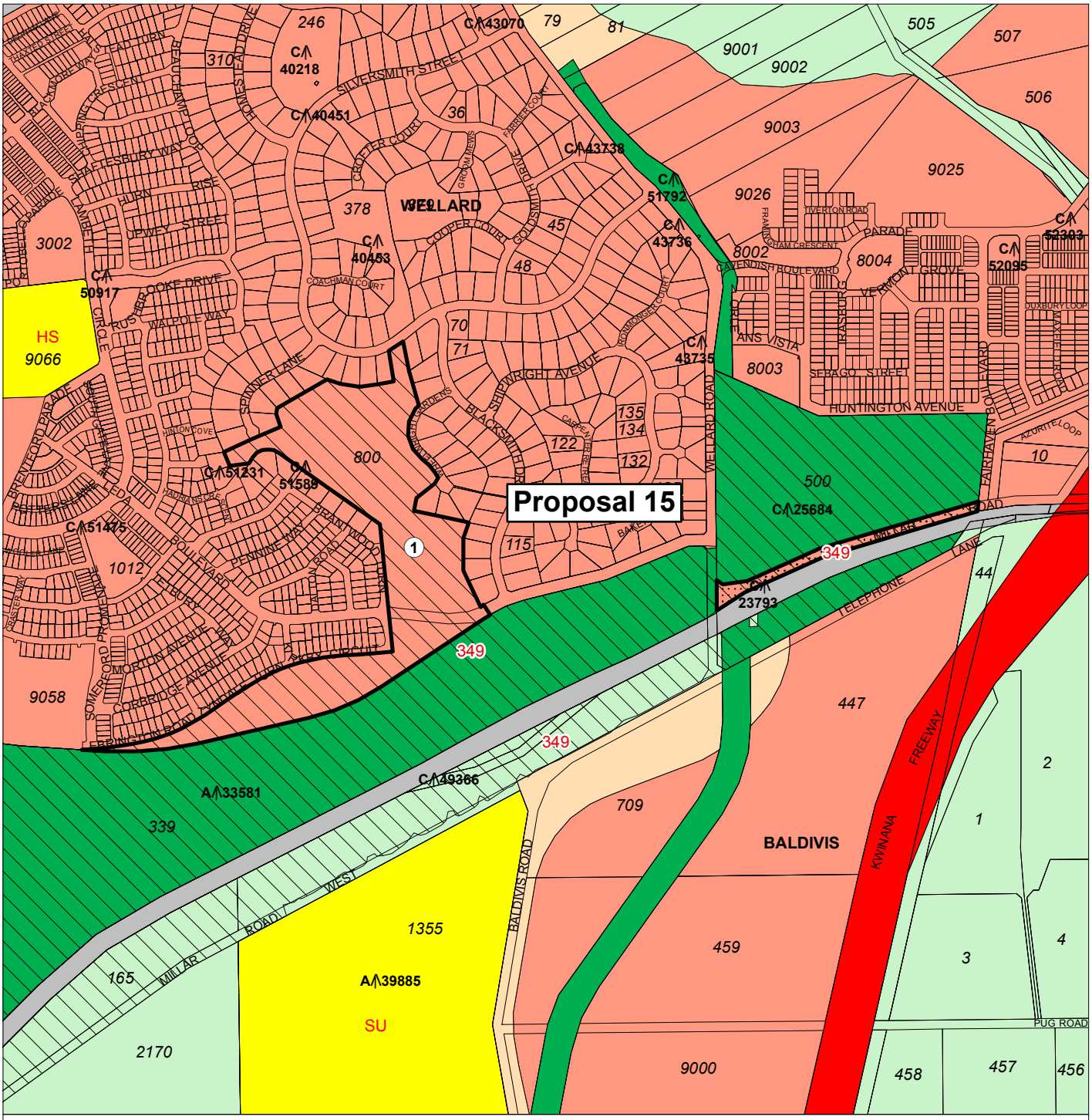

Bush Forever Omnibus (South)
Proposed Minor Amendment
as advertised

25 October 2017

Proposal 15

Proposed Amendment:

① Parks and recreation reservation

Notice of Delegation

(Site No) Bush Forever area removal

Existing Region Scheme:

- Parks and recreation
- Primary regional roads
- HS Public purposes - high school
- SU Public purposes - special uses
- Railways
- Rural
- Urban
- Urban deferred
- (Site No) Bush forever areas

Oracle reference no: 2880
File number: 833/02/01/0068P
Version number: 5

Western Australian Planning Commission

Date: 20/04/2018
Produced by Geospatial Research and Modelling, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 944-2017-1

N

0 100 200 300 400
metres

Bush Forever Omnibus (South)
Proposed Minor Amendment
as advertised

25 October 2017

Proposal 16

Proposed Amendment:

1 Rural zone

Notice of Delegation

(Site No) Bush Forever area removal

Existing Region Scheme:

Parks and recreation

Rural

(Site No) Bush forever areas

Oracle reference no: 2880
File number: 833/02/01/0068P
Version number: 5

Western Australian Planning Commission

Date: 20/04/2018
Produced by Geospatial Research and Modelling, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 944-2017-1

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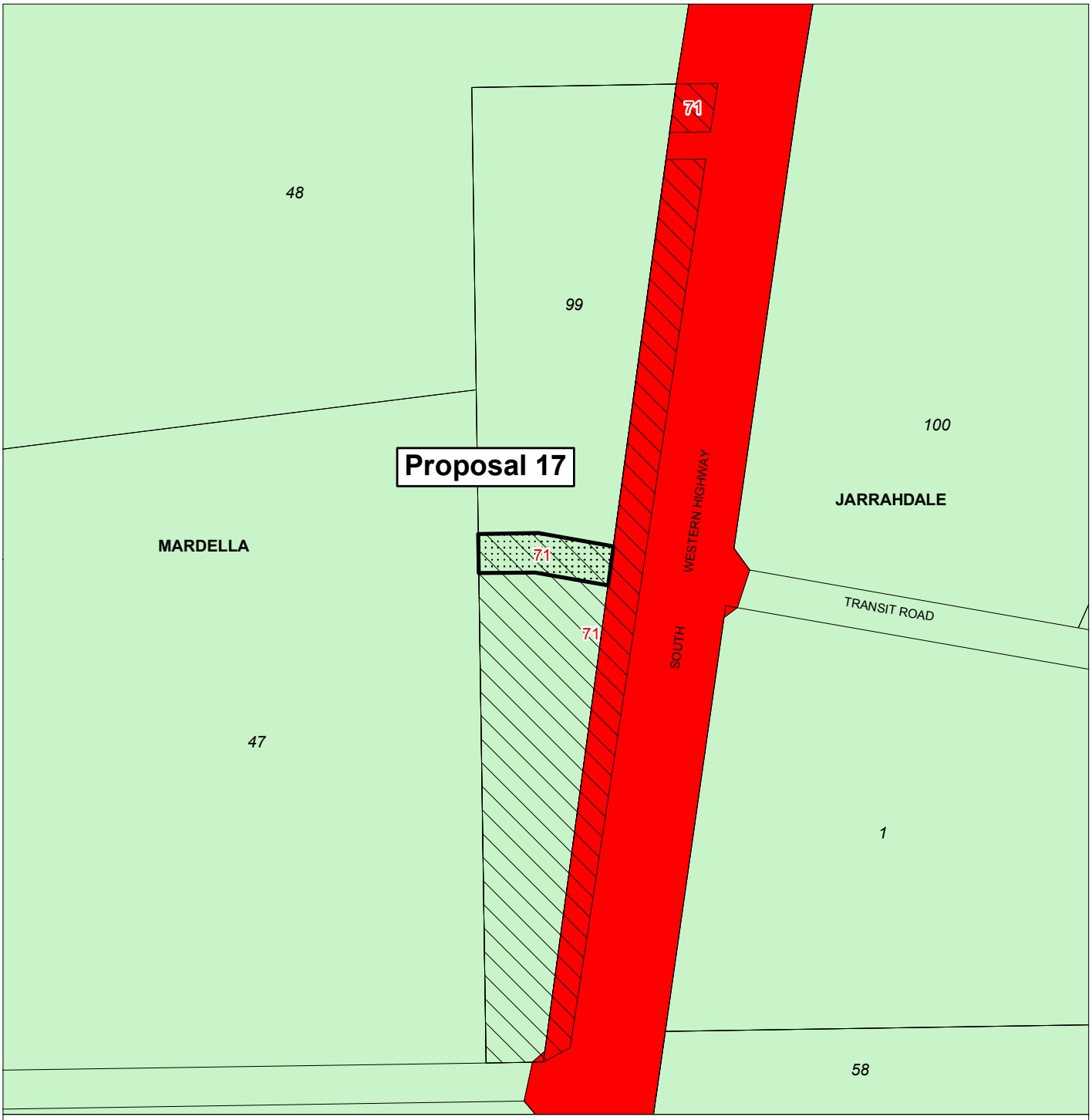
metres



Bush Forever Omnibus (South)
Proposed Minor Amendment
as advertised

25 October 2017

Proposal 17

Proposed Amendment:

Notice of Delegation

(Site No) Bush Forever area removal

Existing Region Scheme:

Primary regional roads

Rural

(Site No) Bush forever areas

Oracle reference no: 2880
File number: 833/02/01/0068P
Version number: 5

Western Australian Planning Commission

N

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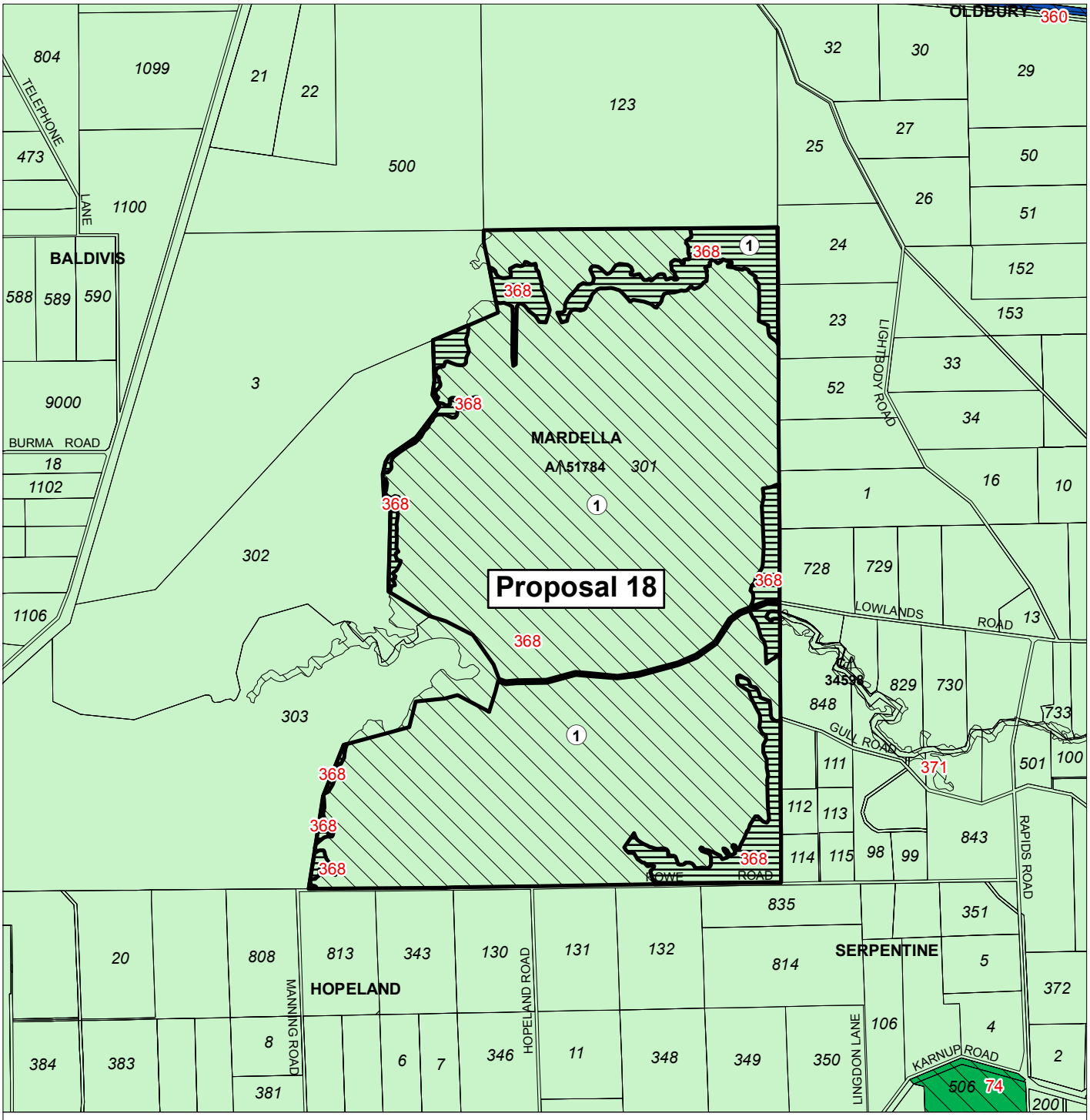
metres

Date: 20/04/2018
Produced by Geospatial Research and Modelling, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 944-2017-1



Bush Forever Omnibus (South)
Proposed Minor Amendment
as advertised

25 October 2017

Proposal 18

Proposed Amendment:

(1) Parks and recreation reservation

Notice of Delegation

(Site No) Bush Forever area addition

Existing Region Scheme:

Other regional roads

Parks and recreation

Rural

(Site No) Bush forever areas

Oracle reference no: 2880
File number: 833/02/01/0068P
Version number: 5

Western Australian Planning Commission

Date: 20/04/2018
Produced by Geospatial Research and Modelling, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 944-2017-1

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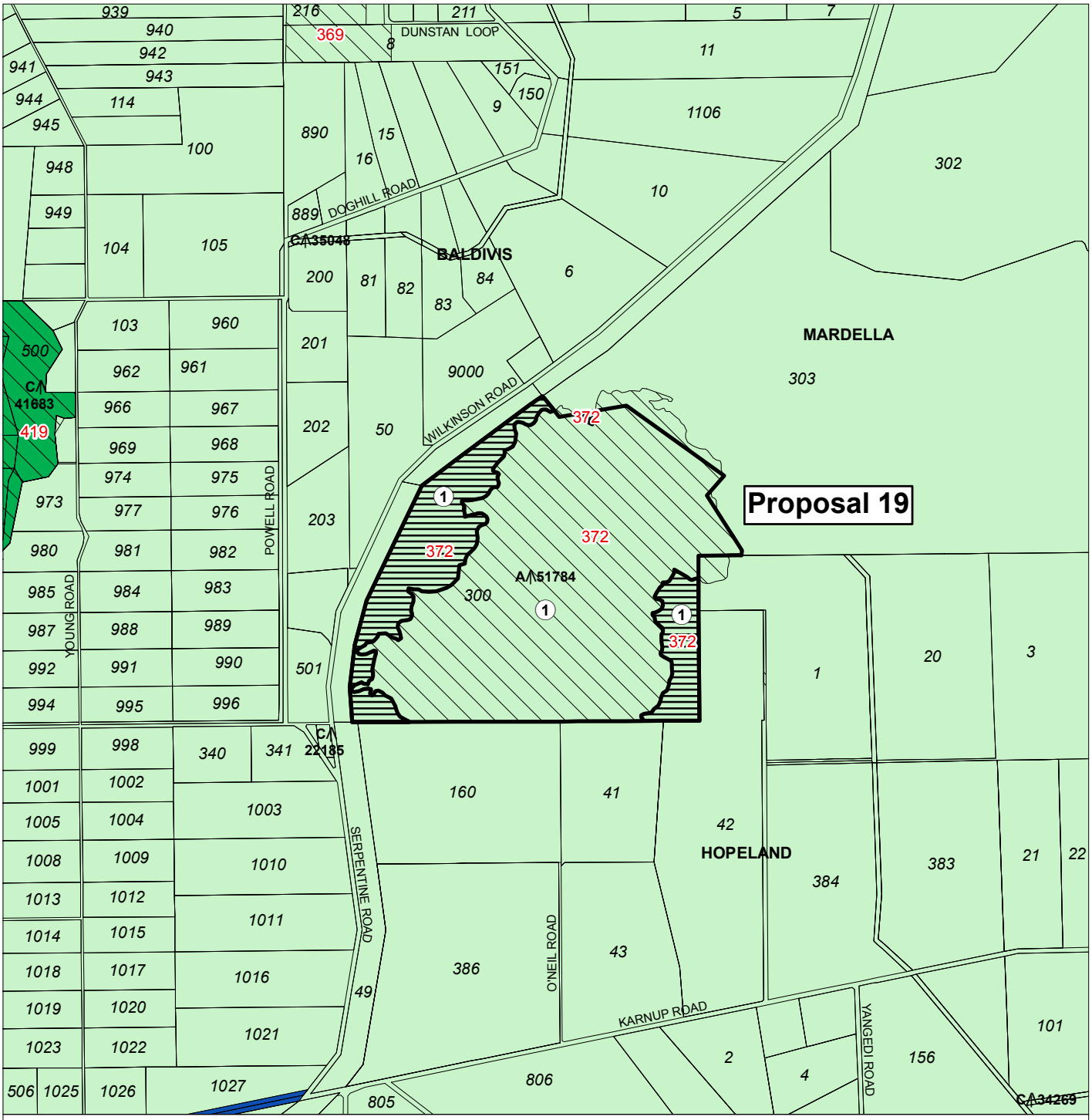

Bush Forever Omnibus (South)
Proposed Minor Amendment
as advertised

25 October 2017

Proposal 19

Proposed Amendment:

(1) Parks and recreation reservation

Notice of Delegation

(Site No) Bush Forever area addition

Existing Region Scheme:

Other regional roads

Parks and recreation

Rural

(Site No) Bush forever areas

Oracle reference no: 2880
File number: 833/02/01/0068P
Version number: 5

Western Australian Planning Commission

Date: 20/04/2018
Produced by Geospatial Research and Modelling, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 944-2017-1

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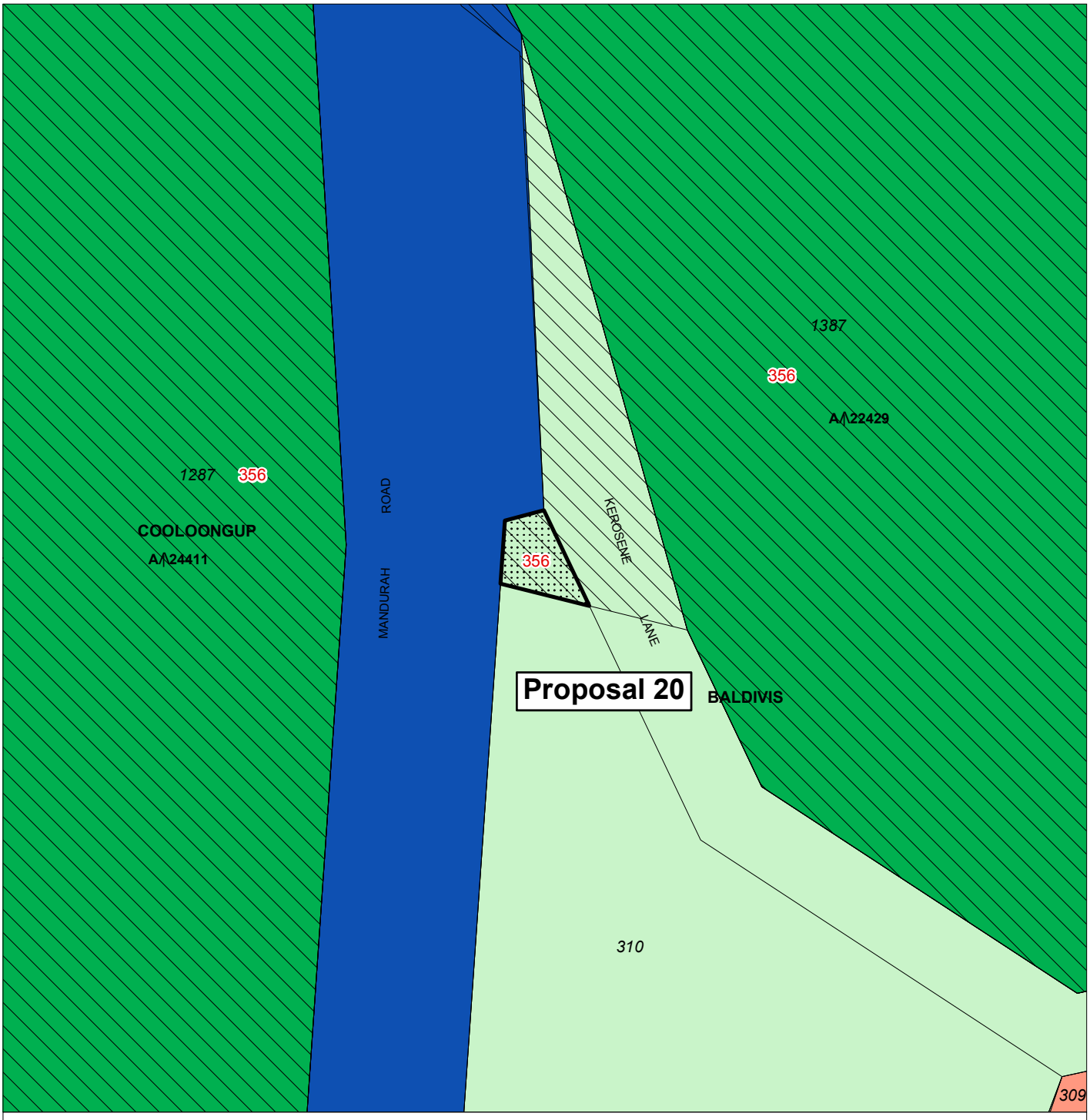


Bush Forever Omnibus (South)
Proposed Minor Amendment
as advertised

25 October 2017

Proposal 20

Proposed Amendment:

Notice of Delegation

(Site No) Bush Forever area removal

Existing Region Scheme:

- Other regional roads
- Parks and recreation
- Rural
- Urban
- (Site No) Bush forever areas

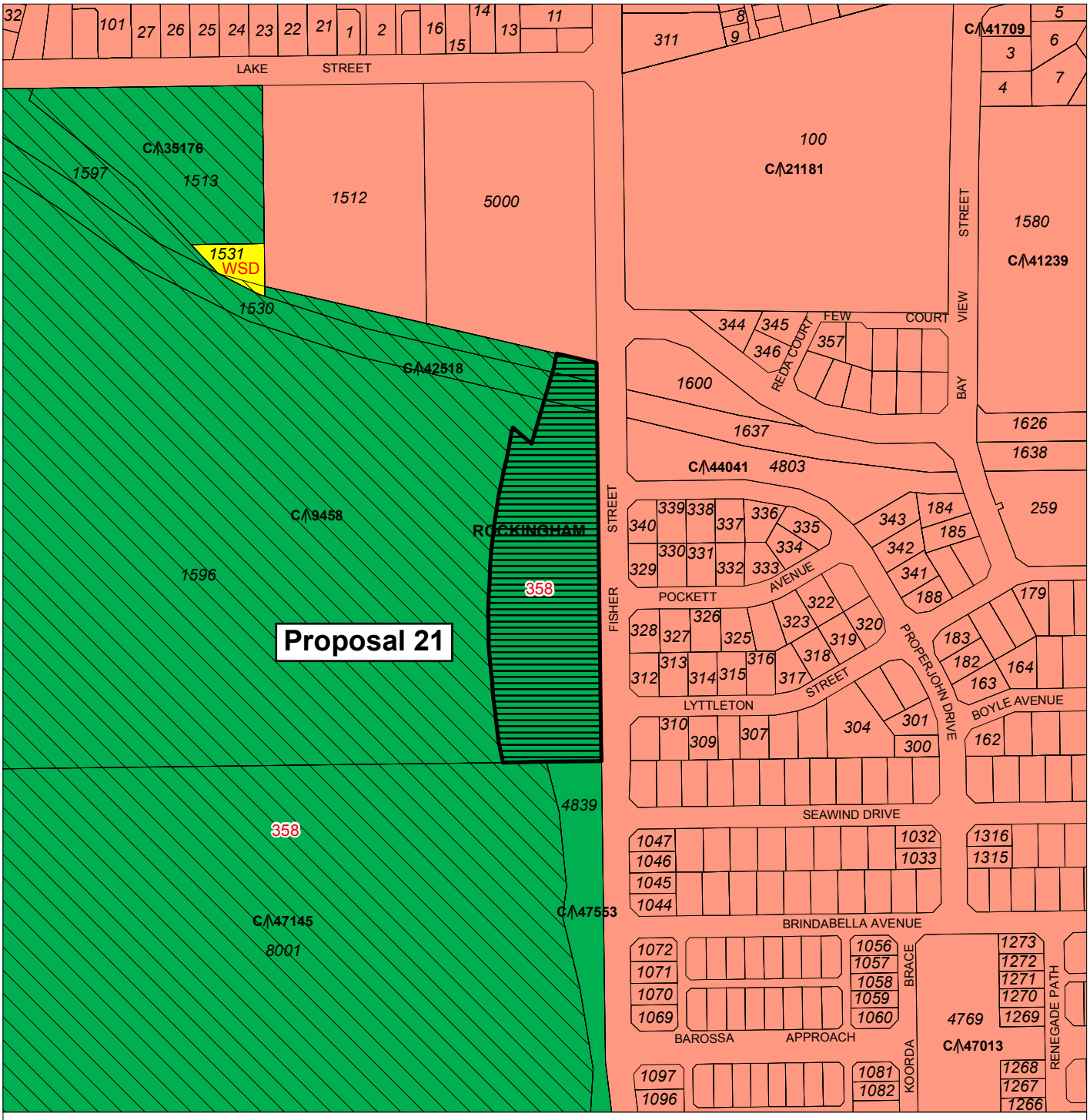
Oracle reference no: 2880
File number: 833/02/01/0068P
Version number: 5

Western Australian Planning Commission

N

0 10 20 30 40
metres

Date: 20/04/2018
Produced by Geospatial Research and Modelling, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 944-2017-1



Bush Forever Omnibus (South)
Proposed Minor Amendment
as advertised

25 October 2017

Proposal 21

Proposed Amendment:

Notice of Delegation

(Site No) Bush Forever area addition

Existing Region Scheme:

Parks and recreation

WSD Public purposes - Water Authority of WA

Urban

(Site No) Bush forever areas

Oracle reference no: 2880
File number: 833/02/01/0068P
Version number: 5

Western Australian Planning Commission

N

0 25 50 75 100
metres

Date: 20/04/2018
Produced by Geospatial Research and Modelling, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 944-2017-1

Appendix A

Notice of environmental assessment

GOVERNMENT OF WESTERN AUSTRALIA

Environmental Protection Authority

Department of Planning, Lands and Heritage
Received
Scanned 21 DEC 2017
Attachments
Scan QA
Doc No.....
File No..... RLS/0610

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

Your Ref:
Our Ref: *CMS16251*
Enquiries: *Billie-J Hughes, 6364 7600*
Email: *Billie-J.Hughes@dwer.wa.gov.au*

Dear Sir/Madam

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

SCHEME:	**Perth Metropolitan Scheme Amendment 1335-57 Bush Forever Omnibus 3 (South)**
LOCATION:	**Various Locations**
RESPONSIBLE AUTHORITY:	**Western Australian Planning Commission**
DECISION:	**Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme Amendment Not to be Assessed Under Part IV of EP Act. No Advice Given. (Not Appealable)**

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.

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.

Level 8, The Atrium, 168 St Georges Terrace, Perth, Western Australia 6000
Telephone 08 6364 7600 Facsimile 08 6145 0895 Email info.epa@dwer.wa.gov.au

Locked Bag 33, Cloisters Square WA 6850

www.epa.wa.gov.au

- There is no appeal right in respect of the EPA's decision to not assess the scheme.

Yours sincerely

Patrick Seares
Delegate of the Environmental Protection Authority
Executive Director EPA Strategic and Guidance

18 December 2017

Appendix B

List of detail plans supporting the amendment

Proposed MRS Minor Amendment 1335/57

Bush Forever Omnibus 3 (South)

as advertised

Amending Plan 1.7558

Detail Plans
1.6498, 1.6503, 1.6504, 1.6511, 1.6512, 1.6516, 1.6517, 1.6540, 1.6541, 1.6614, 1.6650, 1.6666, 1.6694, 1.6706

Amending Plan 1.7559

Detail Plans
1.6491, 1.6507, 1.6520, 1.6523, 1.6544, 1.6547, 1.6563, 1.6589, 1.6590, 1.6601, 1.6620

Amending Plan 1.7560

Detail Plans
1.6732, 1.6870, 1.6875, 1.6893, 1.6894

Amending Plan 1.7561

Detail Plans
1.6704, 1.6726, 1.6738, 1.6794, 1.6804, 1.6805, 1.6839, 1.6893, 1.6917, 1.6924

Amending Plan 1.7562

Detail Plans
1.6819

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. 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
- 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*, 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. Pleased limit the number of attachments, where possible, ensuring they are directly relevant to the proposed amendment you are commenting on.

The closing date for submissions and how to lodge them is shown on 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)

Planning and Development Act 2005

Section 57 Amendment (Minor)
Form 57

Submission

Metropolitan Region Scheme Amendment 1335/57

Bush Forever Omnibus 3 (South)

OFFICE USE ONLY

SUBMISSION NUMBER
RLS/0775

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 31 MAY 2019. Late submissions will NOT be considered.