August 2018

**Metropolitan Region Scheme Amendment**

1340/57 (Minor Amendment)

South Forrestdale Business Park Stage 2

Amendment Report

City of Armadale
Metropolitan Region Scheme
Amendment 1340/57
(Minor Amendment)

South Forrestdale Business Park
Stage 2

Amendment Report

City of Armadale

August 2018
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MRS Amendment 1340/57 Amendment Report
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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 ix):

- 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.planning.wa.gov.au/public-comment. 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

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.


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 www.planning.wa.gov.au/regionschemes.

How can my views be heard?

You can lodge a submission during the advertised period:
• online at www.planning.wa.gov.au/public-comment
• 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.

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<table>
<thead>
<tr>
<th>A simple diagram of the amendment process.</th>
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<tbody>
<tr>
<td><strong>Applicant would like to change the zoning or reservation of a piece of land and prepares a request accompanied by sufficient planning justification</strong></td>
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<tr>
<td><strong>WAPC receives a request to amend the MRS</strong></td>
</tr>
<tr>
<td><strong>WAPC considers the application and resolves to either reject or initiate the MRS amendment process</strong></td>
</tr>
<tr>
<td><strong>If process begins, application is referred to the EPA to determine level of environmental assessment</strong></td>
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<td><strong>Environmental review prepared, if required by the EPA</strong></td>
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<tr>
<td><strong>WAPC submits to Minister for consent to advertise</strong></td>
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<tr>
<td><strong>Amendment advertised seeking public comment</strong></td>
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<tr>
<td><strong>WAPC reviews submissions and considers the planning merits of proposed amendment</strong></td>
</tr>
<tr>
<td><strong>Recommendation whether to accept, reject or change proposed amendment is provided to the Minister for Planning</strong></td>
</tr>
<tr>
<td><strong>Environmental conditions incorporated, if required</strong></td>
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<tr>
<td><strong>Minister for Planning considers the WAPC’s recommendation</strong></td>
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<tr>
<td><strong>If approved, amendment is Gazetted and takes effect. MRS (and LPS, where appropriate) updated</strong></td>
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<td>Abbreviation</td>
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Amendment Report
1 Purpose

The purpose of this amendment is to rezone approximately 153 hectares from the Rural zone to the Industrial zone in the Metropolitan Region Scheme (MRS) as shown on the amending figure for Proposal 1.

The amendment will facilitate further planning to enable the future development of the amendment area for industrial and related purposes, the coordination of servicing and the interface of the industrial expansion area with the adjacent environmental values.

2 Background

The amendment area is in the City of Armadale (the City) and is located approximately 25.5 kilometres south-east of the Perth Central Business District, 6.5 kilometres to the west of the Armadale City Centre and 10 kilometres from the Cockburn City Centre.

The subject land is located directly west of the Tonkin Highway and abuts Rowley Road and stage one of the South Forrestdale Business Park (which was zoned Industrial in the MRS in 2014 and is currently undeveloped) to the south, Bush Forever area 345 - Forrestdale Lake and adjacent bushland to the north and west. Land on the southern side of Rowley Road in the Shire of Serpentine-Jarrahdale has been developed for rural residential purposes.

The amendment area is predominately cleared for rural land uses, and contains scattered remnant vegetation, farming related buildings and infrastructure. It is characterised by a high groundwater table and the majority of the area is currently classified as multiple use wetland. The adjacent Bush Forever area 345 contains conservation category wetlands and Forrestdale Lake, a Ramsar Wetland recognised as having international significance.

Land use and development within the amendment area is generally controlled by the City of Armadale Town Planning Scheme No. 4, under which it is currently zoned Rural Living.

3 Scope and content of the amendment

The amendment proposes to rezone various properties, being portions of Lots 5, 7, 9 and 5066 Oxley Road, and portions of Lots 10 and 12 Rowley Road, Forrestdale as shown on the amending figure for Proposal 1.

The total area of the land the subject of the rezoning is approximately 153 hectares.

4 Discussion

Strategic Context

Draft Perth and Peel@3.5 Million and Draft South Metropolitan Peel Sub-Regional Planning Framework
The draft *Perth and Peel@3.5 Million* document provides strategic guidance to government agencies and local governments on land use, land supply, land development, environmental protection, infrastructure investment and the delivery of physical and community/social infrastructure for the Perth and Peel regions. It makes the case for change from a business-as-usual perspective to a more considered, connected and consolidated urban form. It links the four draft frameworks for each sub-region (North-West, North-East, Central and South Metropolitan Peel) and encourages the consideration of new urban growth opportunities.

The draft *South Metropolitan Peel Sub-Regional Planning Framework* forms part of the draft *Perth and Peel@3.5 Million* strategic suite of planning documents. Future areas for urban and industrial development have been determined in conjunction with the State Government’s Strategic Assessment of the Perth and Peel Regions, in order to avoid and protect areas which have significant environmental value.

The draft Framework identifies the amendment area as *Industrial Expansion* and the amendment therefore contributes to the implementation of the draft Frameworks’ recommendations.

Land to north and west of the amendment area, including portions of Lots 7 and 9 Oxley Road, and portions of Lots 10 and 12 Rowley Road, is identified as *Open Space* in the draft Framework. It is the Western Australian Planning Commission’s (WAPC) expectation that this designation will be reflected in the future structure planning of the amendment area, which is expected to include these areas and address the values they contain.

**Statutory Context**

**State Planning Policy 2.8 - Bushland Policy for the Perth Metropolitan Region**

*State Planning Policy 2.8 - Bushland Policy for the Perth Metropolitan Region* (SPP 2.8) aims to provide a policy and implementation framework that will ensure bushland protection and management issues are addressed and integrated with broader land use planning and decision-making.

The amendment area is adjacent to Bush Forever area 345, which contains conservation category wetlands and Forrestdale Lake, a Ramsar Wetland recognised as having international significance. Whilst the amendment area does not directly impact on Bush Forever area 345 or the values it contains, the WAPC will not support the clearing of Bush Forever adjacent to the amendment area, including the Oxley Road road reserve. It is the WAPC’s expectation that appropriate buffers and transition areas between industrial development, Bush Forever area 345 and the wetlands it contains will be provided at subsequent stages of the planning process.

It is noted that the portion of Bush Forever area 345 located on Lot 12 Rowley Road currently within the Rural zone is within the *Rural Lands* implementation category of SPP 2.8 which identifies the land for private conservation and not future purchase by the WAPC. There are no current plans for this portion of Bush Forever area 345 to be purchased by the WAPC or reserved for Parks and Recreation under the MRS.

**Rowley Road Reservation**

Rowley Road, which abuts the amendment area to the South, has been identified as a future Primary Freight Route in *State Planning Policy 5.4 - Road and Rail Transport Noise and Freight Considerations in Land Use Planning* and is an important link to the planned Outer Harbour Intermodal Terminal and Latitude 32 area.
The amendment area has omitted the land identified as being required for the future Rowley Road reservation.

Environment

The former Office of the Environmental Protection Authority, now the Department of Water and Environment Regulation (DWER), raises no objections to the initiation of the proposed amendment.

It is noted that the remnant vegetation within the amendment area is identified as Beemulah Complex, which currently only has 6.91% of its original extent remaining, and that further consultation and investigations will therefore be required at subsequent stages of the planning process.

Urban Water Management

The DWER advises that the District Water Management Strategy (DWMS) submitted with the proposed amendment is satisfactory to support the initiation and advertising of the amendment.

The DWMS is to be approved prior to the WAPC’s consideration of a final recommendation on the amendment.

Water Corporation

Water - The Water Corporation advises that there is presently no water infrastructure within or in close proximity to the amendment area. If required, the amendment area could be supplied with water off the Water Corporation Armadale-Kelmscott scheme to the east, subject to the extension of a suitable sized water main off the large distribution main which runs along Armadale Road.

All waters mains extensions required to service the amendment area will need to be designed, constructed and commissioned at the developers cost.

Sewerage - The Water Corporation advises that there is presently no sewer infrastructure within or in close proximity to the amendment area. The developers will need to prepare a suitable sewerage catchment plan and a proposal for a temporary wastewater pumping station to service the amendment area in consultation with the Water Corporation.

Any temporary pump stations, pressure mains and related works required to service the amendment area will need to be constructed and commissioned at the developers cost.

Department of Health

The Department of Health notes that the amendment area is low lying and subject to water logging and surface inundation in winter, and is considered unable to comply with the minimum separation of 500 mm between the winter water table and natural ground surface required by Government Sewerage Policy - Perth Metropolitan Region.

Given this, sewer and water connections are required to be provided to future development within the amendment area. This requirement is expected to be reflected and addressed at subsequent stages of the planning process.
5 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 at 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 State's Cultural Heritage Due Diligence Guidelines (the Guidelines). These have been developed to assist proponents identify any risks to Aboriginal heritage and to mitigate risk where heritage sites may be present. The Guidelines are available electronically at https://www.daa.wa.gov.au/globalassets/pdf-files/ddg.

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 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.

This amendment was not referred to SWALSC as it was not expected to impact on Aboriginal heritage values. However, the amendment will be referred to SWALSC during the public advertising period.

6 Coordination of local and region scheme amendments

Under section 126(3) of the Planning and Development Act 2005 the WAPC has the option of requiring the concurrent rezoning of land that is being zoned Urban under the MRS to a Development zone (or similar) in the applicable Local Planning Scheme. As the amendment area is proposed to be zoned Industrial, Section 126(3) is not applicable.

7 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 or not. 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.

This amendment is recommended to be processed as a 'minor' amendment for the following reasons:
• The size and scale of the proposed amendment is not considered regionally significant. It does not reflect a regional change to the planning strategy or philosophy for the metropolitan region.

• The subject land has been identified in the draft South Metropolitan Peel Sub-Regional Planning Framework (which was advertised for public comment) for urban expansion purposes.

• The transfer of the amendment land to the Industrial zone will result in the majority of land within the South Forrestdale locality identified for that purpose being appropriately zoned under the MRS, which will facilitate the coordination of future planning and extension of services to support the future development of the area.

• The City of Armadale and relevant State Government agencies agree to the initiation of the amendment (subject to resolution of various issues prior to its finalisation and at subsequent stages of the planning process).

8 Sustainability appraisal

The proposed amendment will allow further detailed planning to facilitate the future servicing, planning and development of the South Forrestdale Business Park, consistent with the lands identification for Industrial Expansion purposes in the WAPC’s draft South Metropolitan Peel Sub-Regional Planning Framework, which addresses the sustainability of proposed industrial development in general.

9 Environmental Protection Authority advice

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

The EPA has advised that the proposed amendment does not require formal assessment under Part IV of the Environmental Protection Act 1986. However, it has provided advice on the key environmental factors for the amendment. A copy of the notice from the EPA is included at appendix A.

10 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.

11 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 7 August 2018 to Friday 12 October 2018.

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) Shire of Serpentine-Jarrahdale; and
iv) State Reference Library, Northbridge.


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

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

and must be received by 5 pm Friday 12 October 2018.

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 PlanningWA website www.planning.wa.gov.au/public-comment.

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.

12 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.

13 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 receive a copy of this document when the amendment is Gazetted to give it legal effect.
MRS Amendment 1340/57

South Forrestdale Business Park Stage 2

Amending Figure
Proposal 1
South Forrestdale Business Park - Stage 2
Proposed minor amendment as advertised

28 March 2018

Oracle reference no: 2955
File number: 833/02/22/0076
Version number: 1
Appendix A

Notice of environmental assessment
Dear Sir/Madam

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

SCHEME: Metropolitan Region Scheme Amendment 1340-57
LOCATION: City of Armadale - South Forrestdale Business Park Stage 2
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. Advice Given. (Not Appealable)

Thank you for referring the above proposed 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) but nevertheless provides the attached advice and 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.
• There is no appeal right in respect of the EPA’s decision to not assess the scheme.

A copy of this letter and the attached advice and recommendations will be made available to the public via the EPA website.

Yours sincerely

Anthony Sutton
Delegate of the Environmental Protection Authority
Executive Director
EPA Services

9 July 2018

Encl. Scheme Advice and Recommendations
Summary

The Western Australian Planning Commission (WAPC) has initiated Metropolitan Region Scheme (MRS) Amendment 1340-57 to rezone approximately 153 hectares from the 'Rural' zone to the 'Industrial' zone in Forrestfield.

The Environmental Protection Authority (EPA) has considered the scheme in accordance with the requirements of the Environmental Protection Act 1986 (EP Act). The EPA considers that the scheme amendment, as set out, is unlikely to have a significant effect on the environment and does not warrant formal assessment under Part IV of the EP Act. The EPA has based its decision on the documentation provided by the WAPC. Having considered this matter the following advice is provided.

1. Environmental Factors

The EPA has identified the following preliminary environmental factors relevant to this scheme:

a) Flora and Vegetation,
b) Terrestrial Fauna; and
c) Inland Waters.

2. Advice and Recommendations regarding Environmental Factors

The amendment area is located adjacent to Bush Forever (BF) Site 345 which contains Forrestdale Lake, which is a Conservation Category Wetland (CCW) and Ramsar Wetland, and two additional CCW areas. The EPA notes that the land located outside the northern and western boundaries of the amendment area is to remain in the 'Rural' zone under the MRS. This area is designated as 'Open Space' in the South Metropolitan Peel Sub-Regional Planning Framework and the EPA expects that this designation means the land will not be developed for Rural or Industrial purposes but will provide a buffer between future industrial development and the adjacent sensitive environmental values.

The EPA notes that a future local scheme amendment will transfer the amendment area and the 'Rural' zone of the MRS, to a zone which requires the preparation of a structure plan. The EPA expects that a future local scheme amendment will include text provisions to address the requirements for the appropriate buffer between the industrial development and adjacent conservation areas. This text should specifically address retention management, revegetation, access, road layout, fire management and drainage to ensure no negative impacts to
Forrestdale Lake and CCWs. The EPA also recommends that any road construction should occur within the proposed Industrial zoned land, and not within the buffer area. This would include the unconstructed portion of Oxley Road.

The EPA also recommends the proposed Industrial zone be modified to provide for appropriate buffers to the CCW areas.

**Recommendation**

The EPA concludes that the amendment can be managed to meet the EPA's environmental objectives through the preparation of future local planning scheme provisions and structure plans to manage and protect key environmental values.

The EPA recommends that the future City of Armadale local scheme amendment will need to contain specific mechanisms and provisions to adequately secure, protect and manage the environmental values within the amendment area. The EPA recommends that the Department of Planning, Lands and Heritage and the Department of Biodiversity, Conservation and Attractions liaise with the City of Armadale to develop appropriate mechanisms which can be included in the local scheme amendment to ensure no negative impacts to BF 345, Forrestdale Lake and adjacent wetlands.
Appendix B

List of detail plans supporting the amendment
South Forrestdale Business Park Stage 2

Proposed Minor Amendment

Amendment 1340/57

as advertised

3.2713

Detail Plans

1.6637, 1.6657 & 1.6658
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.planning.wa.gov.au](http://www.planning.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](https://www.legislation.wa.gov.au/). [View the full text online](https://www.legislation.wa.gov.au/).

How can I view a region scheme?
- 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](https://www.legislation.wa.gov.au/) and receives administrative support from the Department of Planning, Lands and Heritage.

This information is correct as at February 2018.
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

Please remember to complete the submission form (form 57 – appendix E). Include your name and full postal address. It is preferred that any attachments be loose rather than bound.

The closing date for submissions and where they should be lodged 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 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 1340/57

South Forrestdale Business Park Stage 2

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

Title (Mr, Mrs, Miss, Ms) .................................. First Name ....................................................
Surname .................................................................................................................................
Address ........................................................ Postcode .....................................................
Contact phone number ......................... Email address ...................................................

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

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

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turn over to complete your submission
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 ..................................