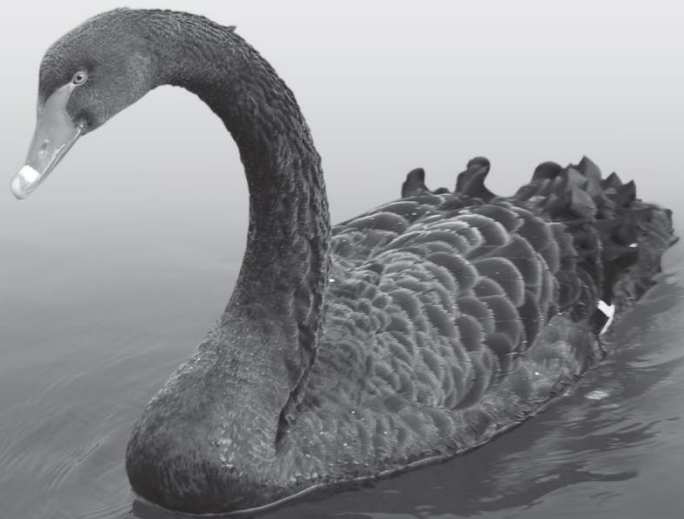


June 2020

**Metropolitan Region
Scheme Amendment
1360/57** (Minor Amendment)



**Metropolitan Redevelopment
Authority Normalisation
Armada**

Report on Submissions
Submissions

City of Armadale

**Metropolitan Region Scheme
Amendment 1360/57
(Minor Amendment)**

**Metropolitan Redevelopment Authority
Normalisation
Armada**

**Report on Submissions
Submissions**

City of Armadale



June 2020

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

Disclaimer

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MRS Amendment 1360/57 Report on Submissions
Submissions
File 833-2-22-80 Pts 1 & 2

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

Introduction to Metropolitan Region Scheme minor amendments

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

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

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

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

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

Amendment Report

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

Environmental Review Report

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

Report on Submissions

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

Submissions

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

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Schedule 2:	Summary of submissions and determinations
Schedule 3:	The amendment figures - Proposals 1 - 5 as advertised
Schedule 4:	The amendment figures - Proposals 1 - 5 as modified
Appendix 1:	List of detail plans as advertised
Appendix 2:	List of detail plans as modified

Submissions

Report on Submissions

Metropolitan Region Scheme Amendment 1360/57

Metropolitan Redevelopment Authority Normalisation Armadale

Report on Submissions

1 Introduction

At its July 2019 meeting, the Western Australian Planning Commission (WAPC) resolved to proceed with this amendment to the Metropolitan Region Scheme (MRS) in accordance with the provisions of Section 57 of the *Planning and Development Act 2005*.

The principal differences between the minor and the major MRS amendment processes are that the former includes a 60-day advertising period while the period for the latter is 90 days, the former is not required to be placed before Parliament (for 12 sitting days) while the latter is and there is not requirement for submitters to be offered hearings for minor amendments.

2 The proposed amendment

Purpose

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

The purpose of the amendment is to re-establish the various zones and reservations of the MRS for the majority of the Armadale Redevelopment Area which is under the planning control of Development WA, acting through the Metropolitan Redevelopment Authority (the Authority), pursuant to the *Metropolitan Redevelopment Authority Act 2011* (MRA Act).

The amendment will facilitate the future 'normalisation' of the land, when planning control is transferred from the Authority to the WAPC and the City of Armadale, and is principally an administrative process. The proposed zones and reservations are consistent with the existing land uses and the Authority's statutory planning framework for the land.

Proposal 1

Champion Lakes: To include part of Lots 853, 571 (Reserve 38820) and 9002 to Bush Forever site 260, reserve Lots 853, 571, 9002, 800, 4 and 500 as Parks and Recreation and rezone the remaining portions of land to Urban (Figure 1).

The land is to be rezoned to reflect the existing and future residential land uses, which are consistent with an Urban zoning under the MRS. The Parks and Recreation reserve is consistent with the existing cadastral boundaries associated with Champion Lakes.

Proposal 2

Kelmscott: To reserve portion of Lot 1091 (Reserve 22555) as Railways, reserve Albany Highway as Primary Regional Roads and rezone the remaining portions of land to Urban (Figure 2).

The land is to be rezoned to reflect the existing and future commercial, civic and residential land uses, which are consistent with an Urban zoning under the MRS. The land is to be reserved to reflect the existing rail infrastructure associated with Kelmscott Station and road reserve for Albany Highway.

Proposal 3

Champion Drive: To zone the area generally bounded by Lake Road, Champion Drive, Seville Drive, Gillam Drive and existing residential development abutting to the south-west to Urban (Figure 3).

The land is to be rezoned to reflect the existing and future residential land uses which are consistent with an Urban zoning under the MRS.

Proposal 4

Forrestdale: To include Lot 800 to Bush Forever site 342, reserve Lots 800, 2 and 4850 as Parks and Recreation, reserve Ranford Road and Lot 122 as Other Regional Roads, reserve Armadale Road as Primary Regional Roads, rezone Lots 8002 (Reserve 52444) and 8003 as Public Purposes - Water Authority of WA and rezone the remaining portions of land to Industrial (Figure 4).

The land is to be rezoned to reflect the existing and future industrial land uses, which are consistent with an Industrial zoning under the MRS. Other Regional Roads, Primary Regional Roads and Parks and Recreation reservations are consistent with the existing cadastral boundaries of each reserve.

Proposal 5

City Centre: To reserve portion of Lots 503, 504 and 1091 (Reserve 22555) as Railways and rezone the remaining portions of land to Central City Area (Figure 5).

The land is to be rezoned to reflect the existing and future commercial, civic and residential land uses which are consistent with a Central City Area zoning under the MRS. The land is to be reserved to reflect the existing rail infrastructure associated with Armadale Station.

3 Environmental Protection Authority advice

On 25 October 2019, the EPA advised that the proposed amendment should not be assessed under Part IV Division 3 of the *Environmental Protection Act 1986*. The EPA provided advice regarding the following environmental factors:

- Champion Lakes;
- Kelmscott (station and surrounds);
- Champion Drive;
- Forrestdale (Business Park); and
- City Centre (Armadale).

A copy of the notice from the EPA was included at Appendix A of the previously published *Amendment Report*.

4 Call for submissions

The amendment was advertised for public submissions from 6 December 2019 to 28 February 2020. The amendment was made available for public inspection during ordinary business hours at the:

- i) Western Australian Planning Commission, Perth;
- ii) offices of Development WA;
- iii) offices of the City of Armadale; and
- iv) State Reference Library, Northbridge.

During the public inspection period, notice of the amendment was published in *The West Australian* and relevant local newspapers circulating in the locality of the amendment.

5 Submissions

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

One submission was of support, 12 were of non-objection / comment and two objections were received.

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

6 Main issues raised in submissions

6.1 City of Armadale (Proposal 4)

- (a) All of Lot 4853 Allen Road, Forrestdale being reserved as Parks and Recreation.

Lot 2 Keane Road and portion of Lot 4853 Allen Road (owned by the State Government) are proposed to be reserved as Parks and Recreation as they contain a Conservation Category Wetland (CCW). The southern portion of Lot 4853 is proposed to be zoned Industrial which is inappropriate as all of Lot 4853 contains a CCW.

Lot 2 Keane Road and Lot 4853 Allen Road are being considered to be transferred to the WAPC. The City supports this transfer and recommends the reserve be vested with Department of Biodiversity, Conservation and Attractions (DBCA). The City recommends that a Parks and Recreation reserve be applied to the lots as part of any future planning for the area due to the likelihood of Threatened Ecological Communities and the CCW.

The proposed Parks and Recreation reservation should be extended to all of Lot 4853. A Parks and Recreation reserve over all of Lots 2 and 4853 ensures protection of the CCW, is consistent with the proposed reservation of CCW's in other redevelopment areas and Council's 24 June 2019 decision.

Lot 4853 has not been included in Amendment No. 107 as it was expected to be reserved as Parks and Recreation in the MRS. The proposed Industrial zoning may result in portion of the lot not being zoned under Town Planning Scheme No. 4, though Development WA may apply an "Industrial Development" zone at normalisation.

WAPC Response: The WAPC has modified Proposal 4 to reserve the remainder of Lot 4853 Allen Road as Parks and Recreation in the MRS.

- (b) The area of Lot 9500 Armadale Road, Forrestdale identified as CCW (and its buffer) being reserved Parks and Recreation.

A CCW also extends across a portion of Lot 9500 Armadale Road which is proposed to be zoned Industrial. Lot 9500 is privately owned and was excluded from Amendment No. 107 due to environmental complexities and was to be resolved at the MRS amendment stage.

A significant portion of Lot 9500 is a CCW with the remainder cleared. There are four TEC's as potentially occurring in the vegetated portion of the lot and priority fauna has been observed. The lot is mapped as an Environmentally Sensitive Area and the majority of existing vegetation is mapped as a Potential Vegetated Natural Area in the City's Biodiversity Strategy.

The City does not support the Industrial zoning of Lot 9500 and recommends the portion of the lot mapped as a CCW (and its buffer) be reserved as Parks and Recreation. The remaining cleared areas should be zoned Industrial. The reservation of the CCW portion of the lot will consolidate the protection of the entire CCW and the creation of a larger more sustainable conservation area. It is also consistent with Council's 24 June 2019 decision to support normalisation.

Development WA's Forrestdale Project Area Design Guidelines identify Lot 9500 as requiring further environmental assessment and endorsement from the DBCA prior to development as part of a Local Development Plan (LDP). A LDP is not an appropriate mechanism to resolve environmental issues as it provides site and development standards for buildings, structures and works, detail vehicle access arrangements and specify exemptions from development approval. A LDP does not have the ability to resolve environmental issues.

WAPC Response: It is acknowledged that part of Lot 9500 Armadale Road contains a CCW, however further detailed environmental studies are required as part of the subsequent structure planning to confirm the extent of land with environmental significance. This is consistent with the existing planning framework which requires the preparation of a structure plan/LDP prior to any development being supported on-site.

To ensure consistency with the existing framework, the Industrial reserve is to be maintained under the MRS and the transferred planning framework. It is proposed that a future amendment to the City of Armadale Local Planning Scheme (LPS) will identify an "Industrial Development" zone over the subject site, post normalisation. The "Industrial Development" zone requires a structure plan/LDP be prepared and approved prior to development being considered.

In addition to the above, the identification of the symbol 'EC' is recommended to be applied to the LPS to indicate that environmental conditions apply to the land. These environmental conditions will be imbedded into the LPS through the future amendment process and will reinforce the requirements for a structure plan/LDP to be prepared for the subject site.

Submission noted.

7 Modifications

The amendment has been modified as follows:

Proposal 4: This proposal has been modified by reserving the remainder of Lot 4853 Allen Road as Parks and Recreation, as this supports the protection of the existing CCW. No change to Lot 9500 has been made as further investigation is required to confirm the extent of the CCW.

The modified amendment does not require readvertising as it does not change the intent of the advertised amendment, reflects existing land uses and does not include new areas.

8 Determinations

The responses to all submissions are detailed in Schedule 2 "Summary of submissions and determinations". It is recommended that the amendment be adopted for finalisation with the above modifications.

9 Co-ordination of region and local scheme amendments

Under section 126(3) of the *Planning and Development Act 2005*, the WAPC has the option of concurrently rezoning land that is being zoned Urban under the MRS, to a "Development" zone (or similar) in the corresponding LPS. However, a concurrent LPS amendment is not being undertaken for this amendment.

Section 58 of the MRA Act allows a LPS to be prepared or amended in accordance with the *Planning and Development Act 2005* in preparation of the redevelopment scheme ceasing to apply when the subject land is removed from a redevelopment area by amendment of the MRA Regulations. The amended LPS comes into operation when the redevelopment scheme ceases to apply.

Alternatively, section 35(1) of the MRA Act enables regulations to be made for transitional purposes in respect of land and development on that land if the land is removed from the redevelopment area. Section 35(2) of the MRA Act enables transitional regulations to be made to save rights existing when the land is removed from the redevelopment area, enabling the transfer of the applicable planning framework for a transitional period post normalisation.

The Authority, in consultation with the City and the Department of Planning, Lands and Heritage will determine the most appropriate mechanism to support the normalisation of defined projects/precincts and ensure the LPS reflects the MRS, as required.

10 Conclusion and recommendation

This report summarises the background to minor amendment 1360/57 and examines the various submissions made on it.

The WAPC, after considering the submissions, is satisfied that the amendment as shown generally on amendment figures - Proposals 1 - 5 in Schedule 4 (as modified) and in detail on the MRS amendment Plan listed in Appendix 2 (as modified) should be approved and finalised.

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

11 Ministers decision

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

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

MRS amendment 1360/57 is now finalised as modified and shown on WAPC Amending Plan 1.7917/1 (and in more detail in the detail plans listed at Appendix 2), and has effect in the Metropolitan Region Scheme from the date of notice in the *Government Gazette* on 12 June 2020.

Schedule 1

Alphabetical listing of submissions

Alphabetical Listing of Submissions

MRS Amendment 1360/57

Metropolitan Redevelopment Authority Normalisation Armadale

Submission Number	Name
9	APA Group
10	Armadale, City of
6	ATCO Gas
12	Communities, Department of
14	Dampier Bunbury Pipeline
5	Education, Department of
2	Fargo, Stephen
13	Jobs, Tourism, Science & Innovation, Department of
8	Main Roads Western Australia
11	Primary Industries and Regional Development, Department of
7	Roberts Day on behalf of Amity Holdings Pty Ltd
1	Transport, Department of
3	Water Corporation
4	Western Power
Late Submission	Name
15	Fire and Emergency Services, Department of

Schedule 2

Summary of submissions and determinations

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

Submission: 1, 3, 4, 5, 8, 9, 11, 13, 14, 15 (Late)

Submitted by: Department of Transport, Water Corporation, Western Power, Department of Education, Main Roads WA, APA Group, Department of Primary Industries and Regional Development, Department of Jobs, Tourism, Science and Innovation, Dampier Bunbury Pipeline, Department of Fire and Emergency Services

Summary of Submission: COMMENT

The above State Government agencies and infrastructure providers raise no objections, no comment or provide general comments on the amendment.

Planning Comment: Comments noted.

Determination: Submissions noted.

Submission: 2

Submitted by: Stephen Fargo (nearby resident)

Summary of Submission: OBJECTION

The submitter does not support the amendment.

Planning Comment: Comment noted.

Determination: Submission dismissed.

Submission: 6

Submitted by: ATCO Gas

Summary of Submission: OBJECTION

ATCO Gas owns and operates various gas mains within Proposals 4 and 5. ATCO objects to these proposals subject to an easement being registered against the affected lots for the existing ATCO infrastructure.

Proposal 4: ATCO has high pressure gas mains within the Ranford and Armadale Road reserves and within the Dampier to Bunbury Natural Gas Pipeline. The change to Industrial zoning may require risk assessments to be undertaken by developers to ensure any change in land use does not affect ATCO high pressure pipelines. All costs associated with the risk assessments (and additional protection) are the responsibility of the proponent.

Proposal 5: An easement is required for existing high-pressure gas within the proposed Railway reservation and abutting Lot 502.

Planning Comment: The intent of the amendment is administrative in nature and has been prepared to reflect the existing adopted and approved Development WA planning framework.

Development WA has advised that any costs associated with upgrades to gas services will be undertaken at the cost of the landowner/s and will be managed through future detailed planning stages. This includes the identification and reservation of easements through future detailed planning processes.

Determination: Submission noted.

Submission: 7

Submitted by: RobertsDay (on behalf of Amity Holdings Pty Ltd)

Summary of Submission: SUPPORT

The submitter supports the proposed amendment.

Planning Comment: Support noted

Determination: Submission noted.

Submission: 10

Submitted by: City of Armadale

Summary of Submission: COMMENT

The City of Armadale advises as follows:

Proposal 4

All of Lot 4853 Allen Road, Forrestdale being reserved as Parks and Recreation

Lot 2 Keane Road and a portion of Lot 4853 Allen Road (owned by the State Government) are proposed to be reserved as Parks and Recreation as the lots contain a CCW. The southern portion of Lot 4853 is proposed to be zoned Industrial which is inappropriate as all of Lot 4853 contains a CCW.

Lot 2 Keane Road and Lot 4853 Allen Road are being considered to be transferred to the WAPC. The City has responded in support of this transfer and recommended the reserve be vested with Department of Biodiversity, Conservation and Attractions (DBCA). The City recommends that a Parks and Recreation reserve be applied to both lots as part of any future planning for the area due to the likelihood of TEC and the CCW.

The proposed Parks and Recreation reservation should be extended to all of Lot 4853. A Parks and Recreation reserve over all of Lots 2 and 4853 ensures protection of the CCW, is consistent with the proposed reservation of CCW's in other Redevelopment Areas and Council's 24 June 2019 decision.

Lot 4853 has not been included in Amendment No. 107 to normalise the subject in the City's Town Planning Scheme (TPS) it was expected to be reserved as Parks and Recreation in the MRS. The proposed Industrial zoning may result in portion of the lot not being zoned under TPS No. 4, though Development WA may apply an "Industrial Development" zone to this land at normalisation.

The area of Lot 9500 Armadale Road, identified as CCW (and its buffer) being reserved Parks and Recreation

The CCW also extends across a portion of Lot 9500 Armadale Road which is proposed to be zoned Industrial. Lot 9500 is privately owned and was excluded from Amendment No. 107 due to environmental complexities and was to be resolved at the MRS amendment stage.

A significant portion of Lot 9500 is a CCW with the remainder cleared. There are four TEC's as potentially occurring in the vegetated portion of the lot and priority fauna has also been observed. The lot is mapped as an Environmentally Sensitive Area and the majority of existing vegetation is mapped as a Potential Vegetated Natural Area in the City's Biodiversity Strategy.

The City does not support the Industrial zoning of Lot 9500 and recommends the portion of the lot mapped as a CCW (and its buffer) be reserved as Parks and Recreation. The remaining cleared areas should be zoned Industrial. The reservation of the CCW portion of the site will consolidate protection of the entire CCW, and create a larger more sustainable conservation area. It is also consistent with Council's 24 June 2019 decision to support normalisation subject to *"finalisation of a Metropolitan Region Scheme amendment reintroducing the Forrestdale Business Park East Precinct to the Metropolitan Region Scheme, with appropriate protection of wetlands."*

Development WA Forrestdale Project Area Design Guidelines identify Lot 9500 as requiring further environmental assessment and endorsement from the DBCA prior to development as part of a Local Development Plan (LDP). A LDP is not an appropriate mechanism to resolve environmental issues as the purpose of an LDP is to set site and development standards for buildings, structures and works, detail vehicle access arrangements and specify exemptions from development approval. A LDP does not have the ability to resolve environmental issues.

Planning Comment: Refer to *"Part 6 – Main Issues Raised in Submissions"* section for a response to these matters.

Determination: Submission partly upheld/partly dismissed.

Submission: 12

Submitted by: Department of Communities

Summary of Submission: COMMENT

The Department of Communities (DoC) has assets across the Armadale Redevelopment Area, particularly in Kelmscott and Champion Lakes, however the zones and reservations are consistent with existing land uses and with the existing statutory planning framework and therefore the amendment is supported.

The DoC is concerned regarding the potential loss of provisions within the Armadale Redevelopment Area, particularly the loss of the affordable and diverse housing and adaptable housing planning policies which ensure a diversity of housing stock within the Armadale Redevelopment Area. The DoC would like to advocate that such policy provisions are reflected in the City of Armadale planning framework following normalisation.

The amendment is proposed to take place in stages over a number of years as Development WA works with the local government to transfer planning control and other powers for substantially complete precincts. It would be useful if the DoC could be informed of the planned staging of this amendment as and when it is known.

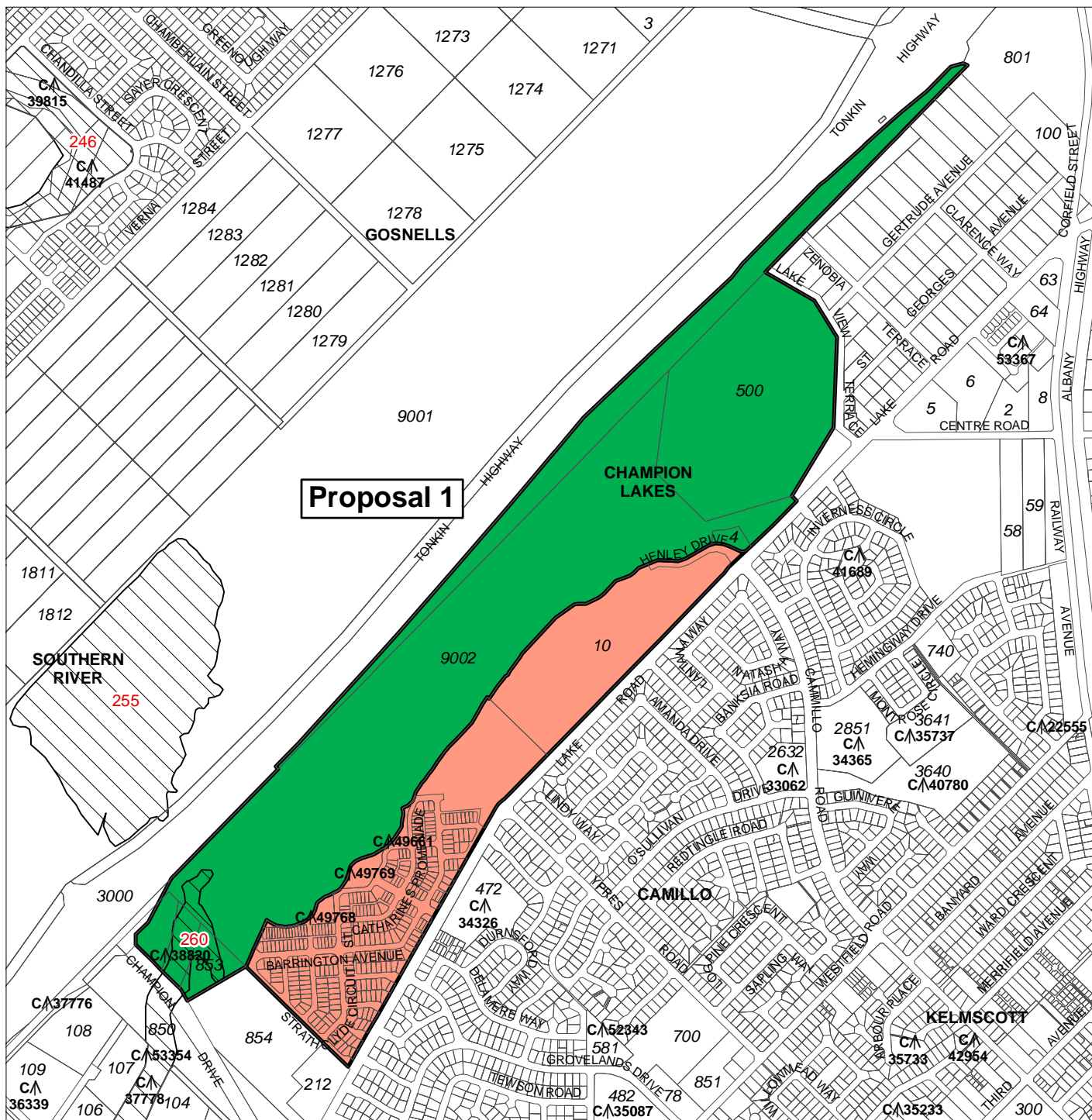
Planning Comment: Development WA notes that the DoC has been advised of normalisation as it relates to projects for handover by June 2020. In addition, the DoC will be advised when the remaining projects are to be normalised.

The comments relating to planning policy does not relate to the MRS Amendment process and can be considered as part of the wider normalisation process.

Determination: Submission noted.

Schedule 3

Amendment figures - Proposals 1 - 5
as advertised



MRA Normalisation, Armadale Proposed minor amendment as advertised

21 August 2019

Proposal 1

Proposed Amendment:

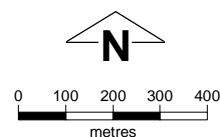
- Parks and recreation reservation
- Urban zone

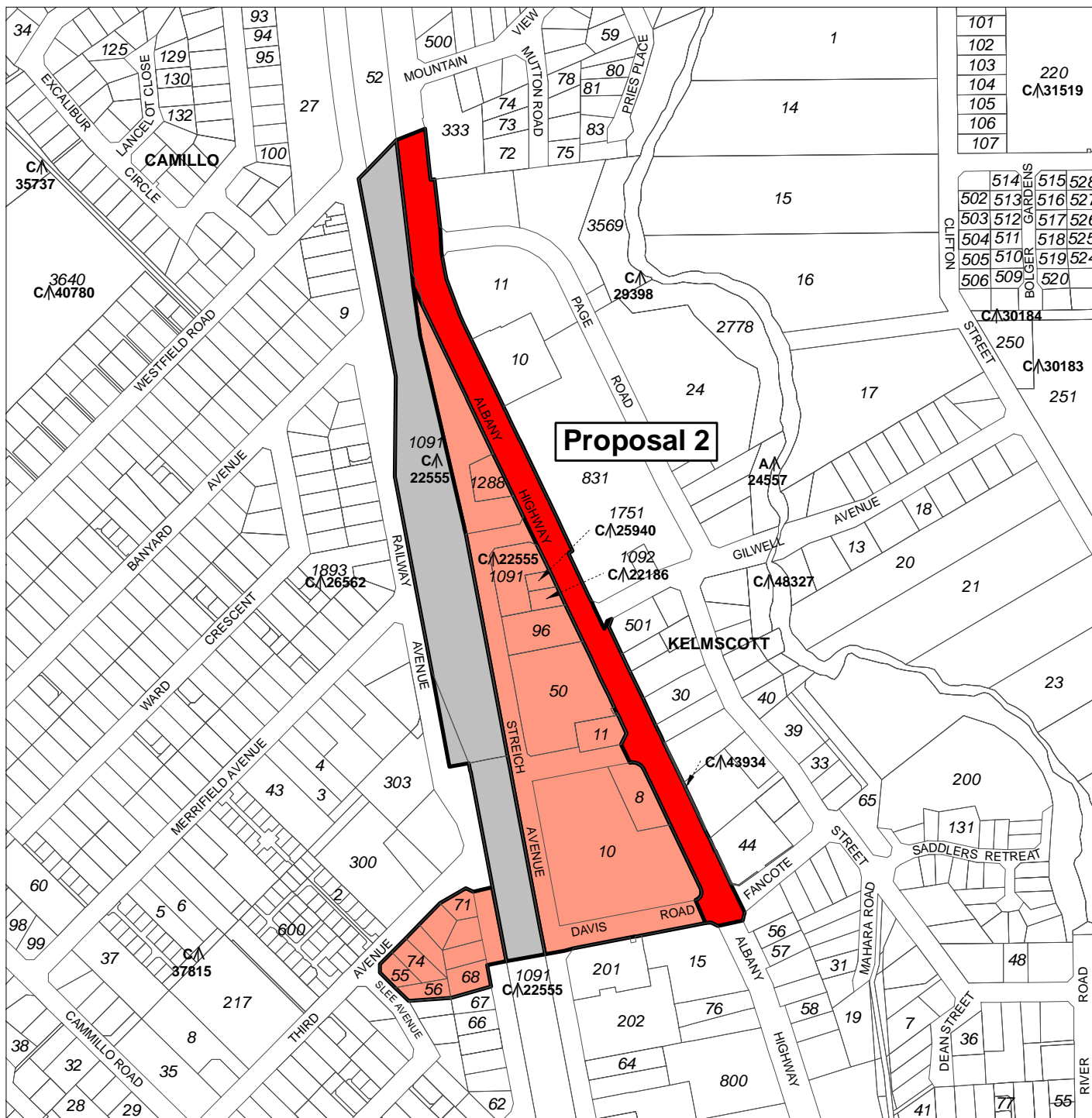
(Site No) Bush forever areas

Oracle reference no: 2993
File number: 833/02/22/0080
Version number: 5



Date: 26/08/2019
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
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MRA Normalisation, Armadale Proposed minor amendment as advertised

21 August 2019

Proposal 2

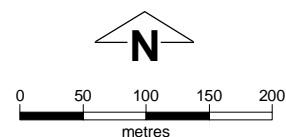
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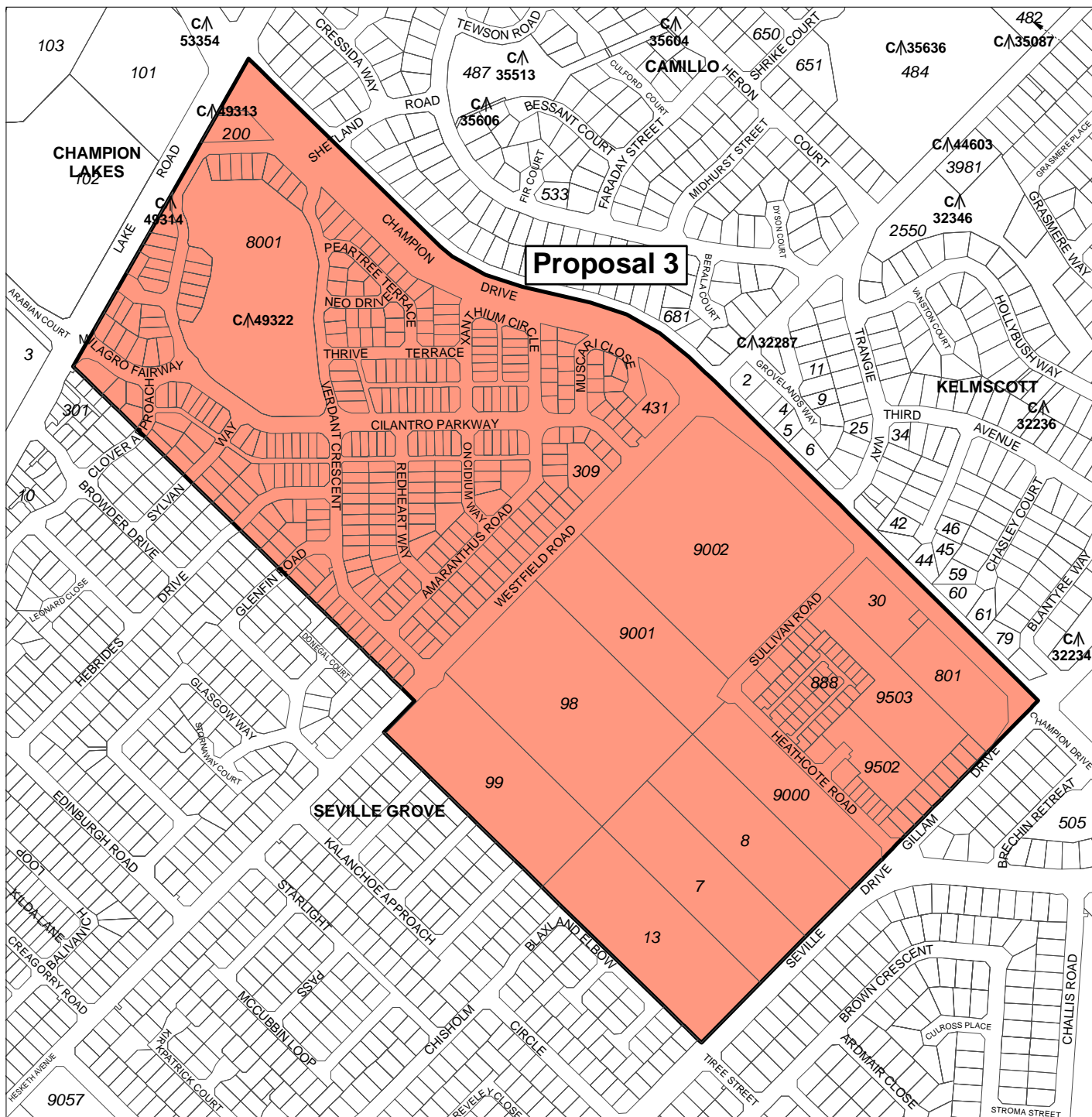
- Primary regional roads reservation
- Railways reservation
- Urban zone

Oracle reference no: 2993
File number: 833/02/22/0080
Version number: 5



Date: 26/08/2019
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 1096-2018-1





MRA Normalisation, Armadale Proposed minor amendment as advertised

21 August 2019

Proposal 3

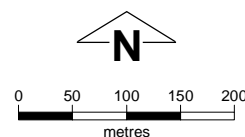
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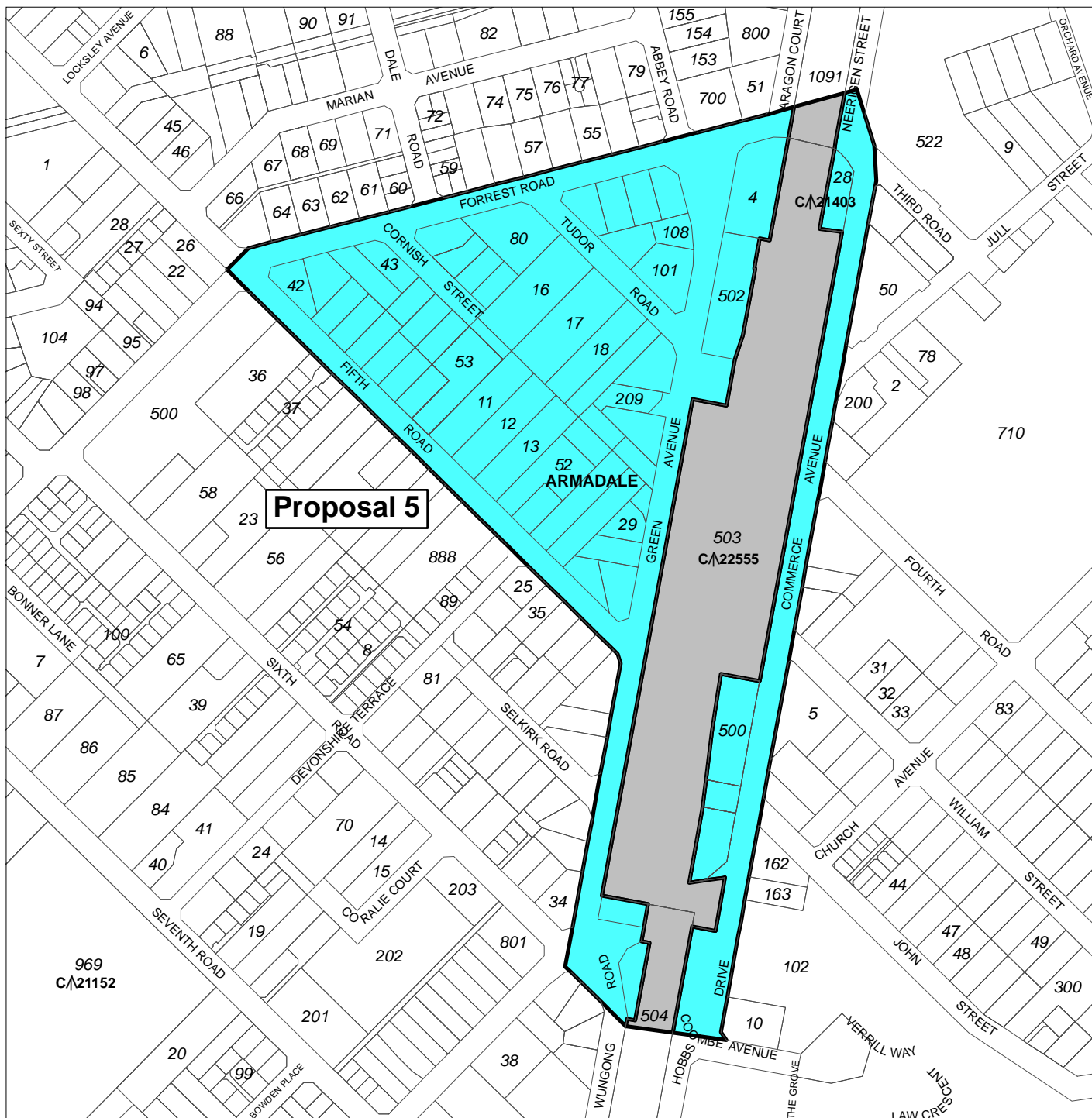
 Urban zone

Oracle reference no: 2993
File number: 833/02/22/0080
Version number: 5



Date: 26/08/2019
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
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MRA Normalisation, Armadale Proposed minor amendment as advertised

21 August 2019

Proposal 5

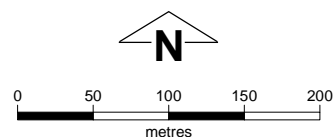
Proposed Amendment:

- Central city area zone
- Railways reservation

Oracle reference no: 2993
File number: 833/02/22/0080
Version number: 5

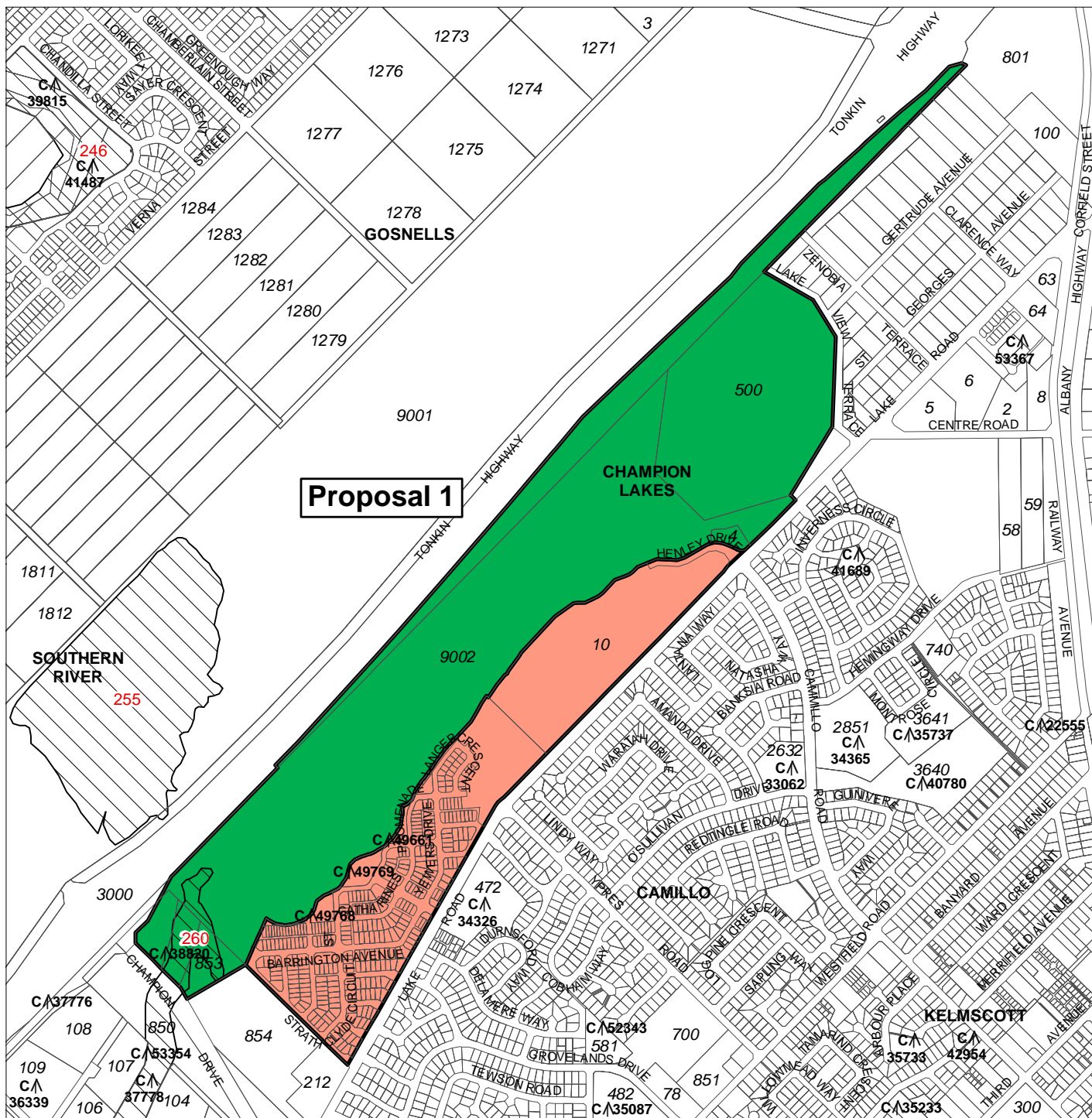


Date: 26/08/2019
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Schedule 4

Amendment figures - Proposals 1 - 5
as modified



MRA Normalisation, Armadale Proposed minor amendment as modified

6 May 2020

Proposal 1

Proposed Amendment:

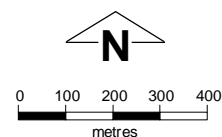
- Parks and recreation reservation
- Urban zone

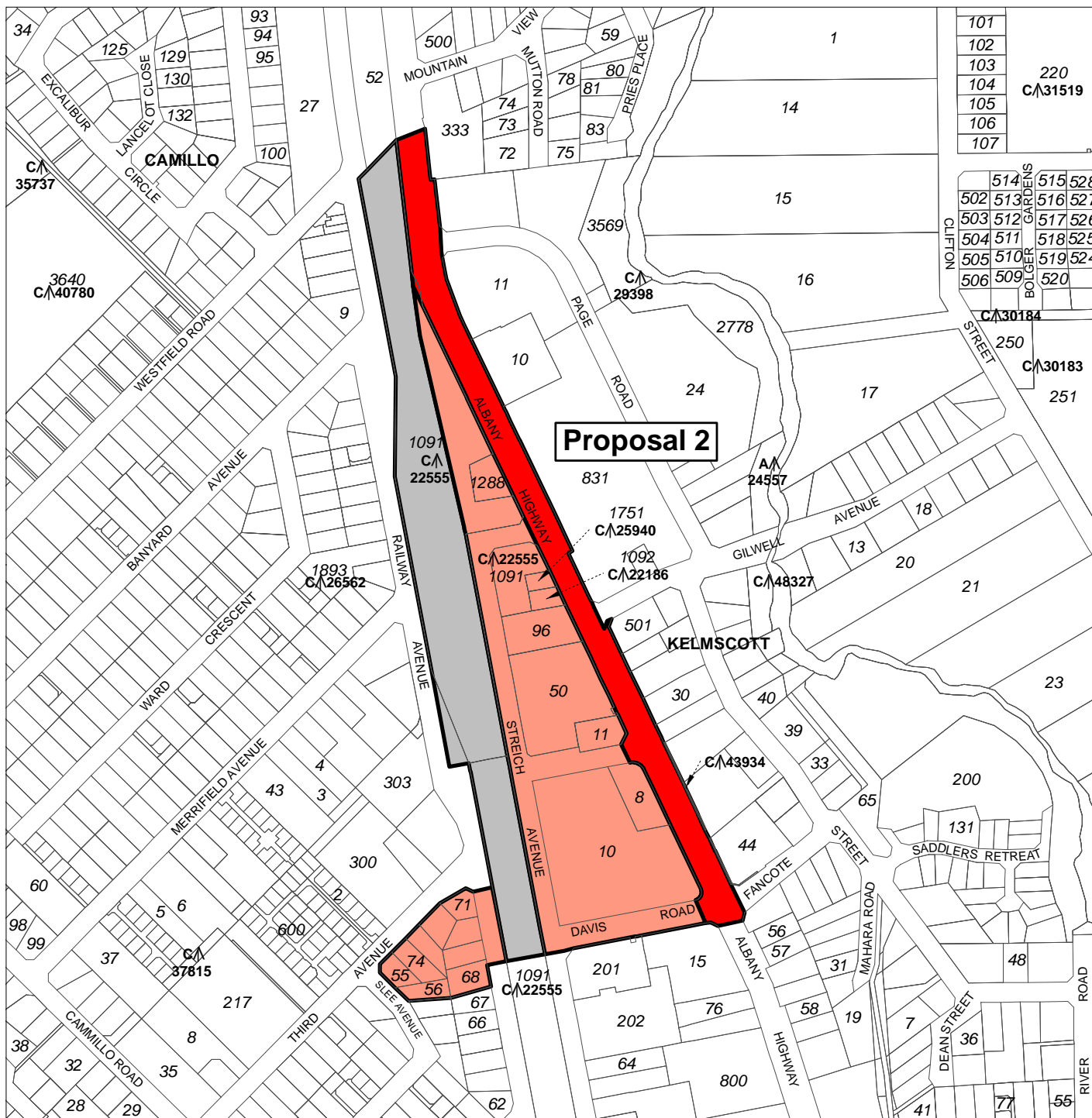
(Site No) Bush forever areas

Oracle reference no: 2993
File number: 833/02/22/0080
Version number: 6



Date: 14/04/2020
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
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MRA Normalisation, Armadale Proposed minor amendment as modified

6 May 2020

Proposal 2

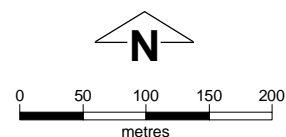
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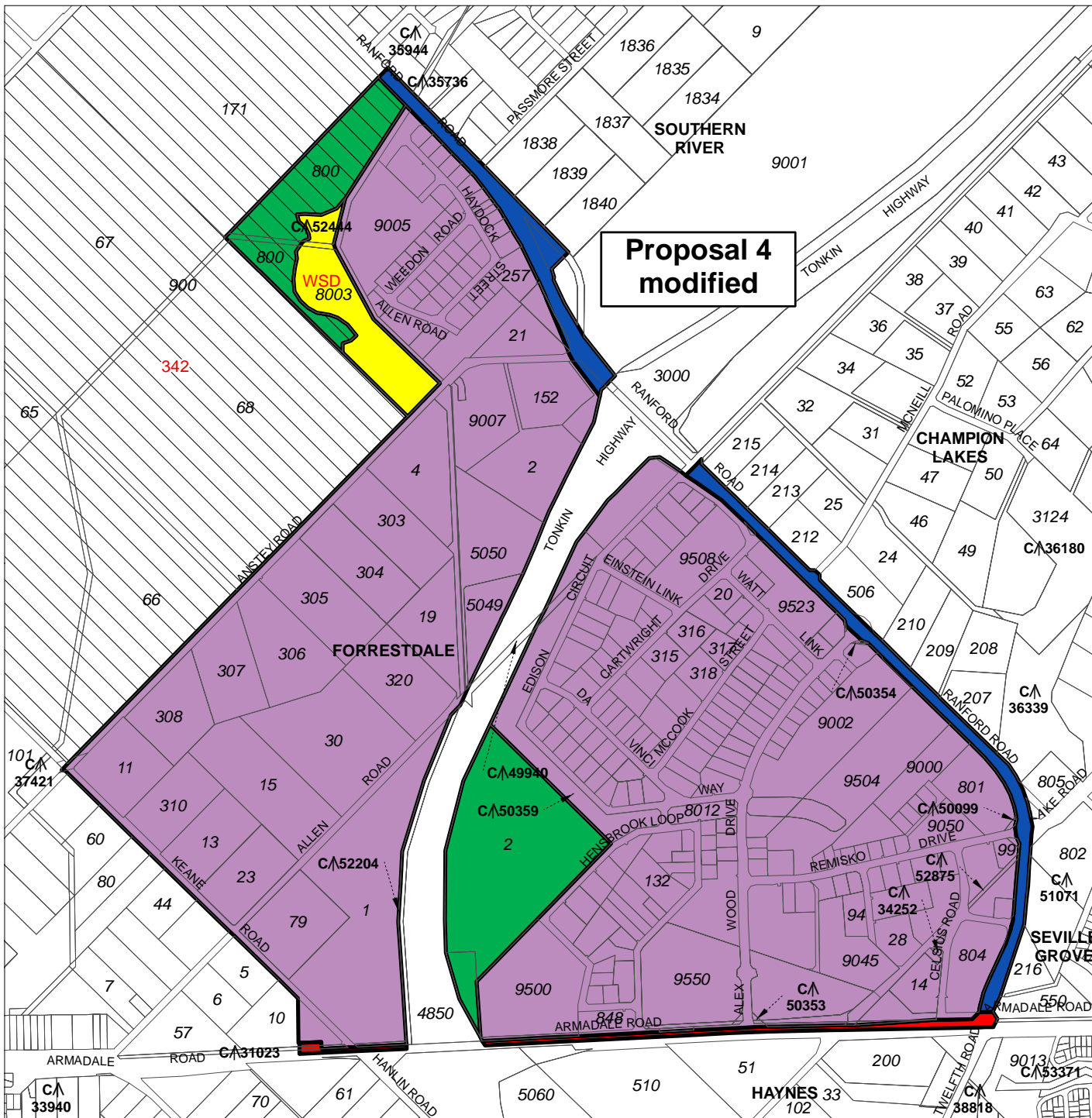
- Primary regional roads reservation
- Railways reservation
- Urban zone

Oracle reference no: 2993
File number: 833/02/22/0080
Version number: 6



Date: 14/04/2020
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 1096-2018-1





MRA Normalisation, Armadale Proposed minor amendment as modified

6 May 2020

Proposal 4

Proposed Amendment:

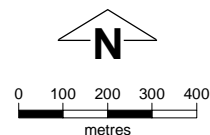
- Industrial zone
- Other regional roads reservation
- Parks and recreation reservation
- Primary regional roads reservation
- WSD** Public purposes reservation - Water Authority of WA

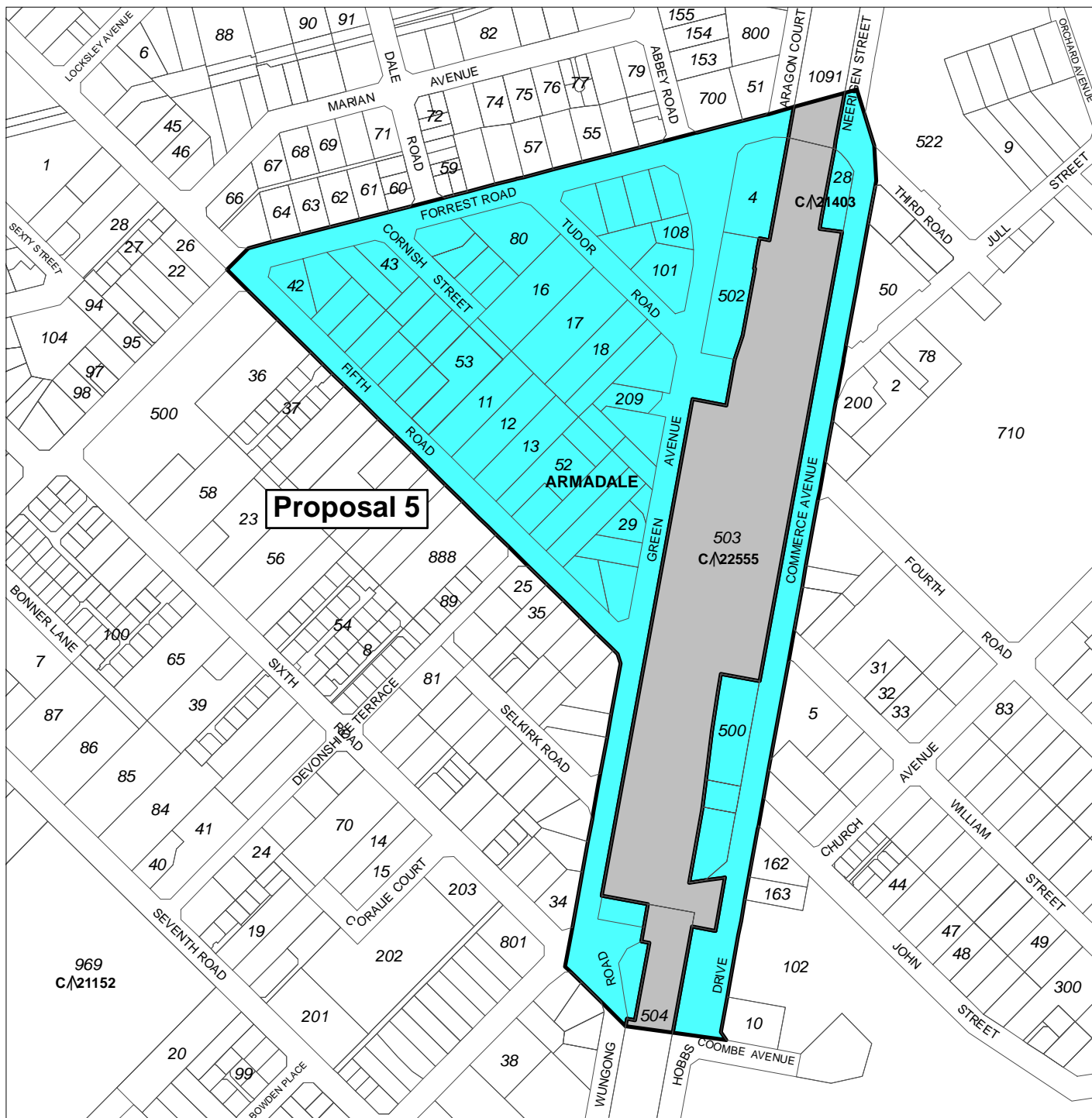
(Site No) Bush forever areas

Oracle reference no: 2993
File number: 833/02/22/0080
Version number: 6



Date: 20/03/2020
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Base information supplied by Western Australian Land Information Authority SLIP 1096-2018-1





MRA Normalisation, Armadale Proposed minor amendment as modified

6 May 2020

Proposal 5

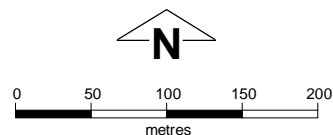
Proposed Amendment:

- Central city area zone
- Railways reservation

Oracle reference no: 2993
File number: 833/02/22/0080
Version number: 6



Date: 14/04/2020
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 1096-2018-1



Appendix 1

List of detail plans as advertised

**Metropolitan Redevelopment Authority Normalisation
Armada**

Proposed Minor Amendment

Amendment 1360/57

as advertised

Amending Plan 1.7917

Detail Plans

1.6522, 1.6523, 1.6546, 1.6547, 1.6563, 1.6565, 1.6566, 1.6587, 1.6588, 1.6589, 1.6603,
1.6604, 1.6625

Appendix 2

List of detail plans as modified

**Metropolitan Redevelopment Authority Normalisation
Armada**

Proposed Minor Amendment

Amendment 1360/57

as modified

Amending Plan 1.7917/1

Detail Plans

1.6522, 1.6523, 1.6546, 1.6547, 1.6563, 1.6565, 1.6566, 1.6587, 1.6588, 1.6589, 1.6603,
1.6604, 1.6625

Submissions

Anthony Muscara

From: Nugraha, Yohan [<mailto:Yohan.Nugraha@transport.wa.gov.au>]

Sent: Wednesday, 11 December 2019 3:37 PM

To: Anthony Muscara <Anthony.Muscara@dplh.wa.gov.au>

Subject: Metropolitan Region Scheme Proposed Amendment 1356/57 & 1360/57 Metropolitan Redevelopment Authority Normalisation Central Perth And Subiaco & Armadale

Your ref : 833-2-1-73 Pt2 (RLS/0854/1)
833-2-22-80 Pt2 (RLS/0855/1)
Our ref : DT/15/05120

Dear Anthony

METROPOLITAN REGION SCHEME PROPOSED AMENDMENT 1356/57 & 1360/57 METROPOLITAN REDEVELOPMENT AUTHORITY NORMALISATION CENTRAL PERTH AND SUBIACO & ARMADALE

I refer to your letter dated 6 December 2019 regarding a request for comment for the abovementioned amendment.

The Department of Transport (DoT) has no comment to provide for the above.

Thank you for the opportunity to comment on the proposal.

Regards,

Yohan Nugraha

Transport Designer / Planner | Urban Mobility | Department of Transport

Level 8, 140 William Street, Perth WA 6000

Tel: (08) 65516103 | Fax: 65516947

Email: Yohan.Nugraha@transport.wa.gov.au | Web: www.transport.wa.gov.au



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Department of Planning,
Lands and Heritage

Received
11 December 2019

File: RLS/0855

Submitted to **MRS minor amendment 1360/57 - Normalisation of Armadale Redevelopment Areas**
Submitted on **2019-12-10 01:46:36**

Introduction

1 What is your first name?

First name:

2 What is your surname?

surname:

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

Yes

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Oppose

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

Submission:

It sux

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File upload:

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File upload:

No file was uploaded

Department of Planning,
Lands and Heritage

Received
10 December 2019

File: RLS/0855

Your Ref: 833-2-1-73 Pt2 (RLS/0854/1); 833-2-22-80 Pt2 (RLS/0855/1)
Our Ref: 57176429 (MRS364802)
Enquiries: Brett Coombes
Direct Tel: 9420 3165
Fax: 9420 3193

Submission
3

17 December 2019

Secretary
Western Australian Planning Commission
LOCKED BAG 2506
PERTH WA 6001

Attention: Anthony Muscara

**MRS Amendments 1356/57 & 1360/57
Metropolitan Redevelopment Authority Normalisation
Central Perth and Subiaco & Armadale**

Thank you for your letter of 6 December 2019 inviting comments on the above amendments.

The Water Corporation has no objections to the proposed normalization of zonings covering the former MRA and ARA areas.

If you have any queries or require further clarification on any of the above comments, please contact me on Tel. 98420-3165.



Brett Coombes
Senior Urban Planner
Development Services

Department of Planning,
Lands and Heritage

Received

17 December 2019

File: RLS/0855

Our Reference: 51178124

Your Reference: 833-2-1-73 Pt (RLS/0854/1)
833-2-22-80 Pt 2 (RLS/0855/1)

17-Dec-2019

Western Australia Planning Commission

Dear Sir / Madam

Metropolitan Region Scheme Proposed Amendment 1356/57 & 1360/57 Metropolitan Redevelopment Authority Normalisation Central Perth and Subiaco & Armadale

The structure plan, future subdivision and development processes must protect the transmission line corridor and associated assets from encroachment, mitigating public safety and network reliability risks and ensuring there is no impediment to routine and emergency land access to the network.

1. Prior to subdivision, Western Power will need to review, assess and provide prior written consent to any proposals below or within the registered easement, in accordance with the easement conditions, including:
 - Landscaping plans (including mature heights and location of species);
 - Ground level changes;
 - Permanent structures;
 - Drainage plans;
 - Conservation controls.
2. In respect to condition 1, the proponent must submit detailed design plans for the any development or change in land use proposed within the electricity infrastructure corridor to allow determination of its suitability in respect to public safety, routine and emergency land access and future network plans. Regarding public safety assessment, the requirements of the detailed study are summarised below and a required to form part of the servicing strategy:
 - Soil Resistivity Report outlining on-site measurement of the soil resistivity, using the Wenner method.
 - An Earth Potential Rise study to determine touch, step and transfer potentials, including documentation of all calculations.

Department of Planning,
Lands and Heritage

**Received
17 December 2019**

File: RLS/0855



363 Wellington Street Perth 6000
GPO Box L921 Perth WA 6842
e enquiry@westernpower.com.au
westernpower.com.au



† 13 10 87
f (08) 9225 2660
TTY 1800 13 13 51
TIS 13 14 50

Electricity Networks Corporation
ABN: 18 540 492 861

- A Low Frequency Induction study to investigate the effects of induced voltages from the power line for step, touch and transfer potentials, during both construction and operation of the site.
- An Electrostatic Induction study to investigate the potential of hazardous charging of metallic objects in the vicinity of the line, such as fences, gates and other services.
- An Electromagnetic Field Study to determine the impacts of Electric and Magnetic Fields as per ARPANSA guidelines.

The studies should identify any mitigation required and be submitted to Western Power for review, record-keeping and to confirm the appropriateness of the proposal prior to subdivision. Please be advised that Western Power can provide data to assist in the preparation of the report, which will attract a fee. Costs will be estimated and funds must be received prior to assessment commencing. Generally, assessments will take between three to five weeks, from receipt of funds.

3. Western Power requires the following additional provisions to be included on the Structure Plan for consideration at the subdivision and development stages:
 - Provision of Section 70A Notifications on all proposed lots adjoining the existing Western Power registered easement prior to subdivision clearance advising prospective purchasers that they are in close proximity to power infrastructure which will be maintained, upgraded and expanded on a regular basis.
 - All development shall be designed and constructed to protect Western Power infrastructure and interests from potential land use conflict.
 - No development (including fill, fencing, storage or parking) will be permitted within Western Power registered easements without the prior written approval of Western Power or the relevant power line operator.

Note: The above advice should not be construed as Western Power's support or otherwise of the land use or development proposed in the existing electricity corridors and associated registered easements. Further detailed studies will be required to determine the suitability of subdivision and development within the easement corridors.

Kind Regards

Jamie Champion

Customer Service



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



Dear Ms Fagan

**Proposed MRS Amendment – Metropolitan Redevelopment Authority Normalisation
Central Perth, Subiaco and Armadale Redevelopment Areas**

I refer to your letter dated 6 December 2019 providing the Department of Education (Department) the opportunity to comment on the proposed normalisation of the Metropolitan Redevelopment Authority (MRA) Redevelopment Areas.

The Department notes that there are several existing/future public school sites within the MRA Redevelopment Areas which have been approved via structure plans and that the number and location of these public school sites are based on, in part, the anticipated student enrolment demand for the particular locality.

Accordingly, the Department has no objection to the proposed transfer of planning authority of the MRA Redevelopment Areas to the Western Australian Planning Commission (WAPC) and relevant local government authority subject to the following:

- future local government planning framework being consistent with the existing MRA framework including, but not limited to, the land use zoning, residential density, dwelling yield and location and number of public school sites; and
- future reservation of public secondary school and land use zones in the Metropolitan Region Scheme to reflect the existing MRA framework.

It is worth noting that any changes to the zoning, residential density coding and dwelling lot numbers which may result in an increase to the student yield in the MRA Redevelopment Areas will impact on the provision of public school sites as per the WAPC Development Control Policy 2.4 – School Sites.

Should you have any questions in relation to the above, please do not hesitate to contact Mr Ikmal Ahmad Principal Consultant – Land Planning on (08) 9264 4435 or email ikmal.ahmad@education.wa.edu.au.

Yours sincerely,

Matt Turnbull
Manager Land and Property
Asset Planning and Services

18 December 2019

Submitted to **MRS minor amendment 1360/57 - Normalisation of Armadale Redevelopment Areas**
Submitted on **2020-01-06 14:13:17**

Introduction

1 What is your first name?

First name:

Fiona

2 What is your surname?

surname:

Snellin

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

No

4 What is your email address?

Email:

fiona.snellin@atco.com

5 What is your address?

address:

81 Prinsep Road Jandakot WA 6164

6 Contact phone number:

phone number:

61635000

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

Oppose

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

Submission:

ATCO Gas Australia Pty Ltd (ATCO) owns and operates various gas mains (including HIGH PRESSURE) within the areas of the proposed Amendment (Proposals 4 and 5).

ATCO objects to the proposed Amendment (Proposal 4-5) subject to an Easement being provided and registered against the affected Lots for the existing ATCO infrastructure that is currently located within the area of the proposal.

File upload:

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Department of Planning, Lands and Heritage
Received 6 January 2020
File: RLS/0855

Proposal	Property ID (as shown on Maps)	Suburb	Shire	Comment
1	Pt of Lots 853, 571 (Reserve 38820) and 9002, Lots 853, 571, 9002, 800, 4 and 500 and the remaining ptn.	Champion Lakes	City of Armadale	No objection
2	Pt of Lot 1091 (Reserve 22555) Albany Hwy and remaining ptn.	Kelmscott	City of Armadale	No objection
3	Area bounded by Lake Rd, Champion Dve, Seville Dve, Gillam Dve and existing residential development abutting to the southwest.	Champion Drive	City of Armadale	No objection
4	Lot 800, Lots 800, 2 and pt of 4850, Ranford Rd, Lot 122, Armadale Rd, Lots 8002 (Reserve 52444) and 8003.		City of Armadale	ATCO High Pressure Gas Mains within Ranford Rd and Armadale Rd road reserve and also within the DBNGP Corridor. The change to Industrial zoning may require Risk Assessments to be conducted by developers to ensure change in landuse does not affect the ATCO Safety Case for the HP Pipelines. All costs associated with the Risk Assessments and additional protection are the responsibility of the proponent.
5	Ptn of Lots 503, 504 and 1091 (Reserve 22555) and remaining ptn.		City of Armadale	Easement Required for existing HP Gas within Rail Reserve and also within Lot 502.

Section 57 Amendment (Minor)

Form 57

Submission

Metropolitan Region Scheme Amendment 1360/57

Metropolitan Redevelopment Authority Normalisation
Armadale

OFFICE USE ONLY

Submission

7

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 will be published as part of the consultation process. Do you wish to have your contact details 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)

"REPORT ATTACHED"

turn over to complete your submission

Department of Planning,
Lands and Heritage

Received

21 January 2020

File: RLS/0855

[illegible]

- 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.

Signature

Date 22/1/20

Contacts: Tel - (08) 6551 8002 Fax - (08) 6551 9001 Email - mrs@dplh.wa.gov.au Website - <http://www.dplh.wa.gov.au/mrs-amendments>

OUR REF: QDH MAN

YOUR REF: 833-2-22-80 Pt 1

22nd January 2020

Secretary

Western Australian Planning Commission

140 William Street

PERTH WA 6000

RobertsDay
planning.design.place

ATTENTION: Ms Sam Fagan

Dear Sam,

**PROPOSED MRS AMENDMENT 1360/37
SUBMISSION ON BEHALF OF AMITY HOLDINGS PTY. LTD.
9 EDISON CCT, FORRESTDAL**

We refer to the recent advice to Amity Holdings in relation to the proposed MRS amendment to the abovementioned land.

The land is located within the Forrestdale Business Park and is an existing serviced and subdivided vacant lot with hard stand area. It is currently zoned General Industrial and is being retained for potential future development.

We confirm the primary purpose of the amendment is to remove the current planning role of Development WA (formerly MRA) and return planning jurisdiction, including subdivision and development powers, back to the WAPC and the City of Armadale. In this regard the amendment is essential "administrative" and does not affect the underlying development potential or use of the land.

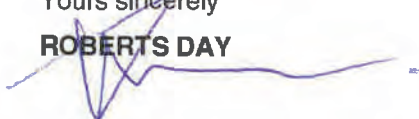
Given the wider estate is well established and the primary purpose of Development WA's involvement in coordinating development of the Business Park has been fulfilled, Amity Holdings confirms **SUPPORT** for the proposed Amendment.

Should you have any queries please do not hesitate to contact .
on 9213 7316.

or the undersigned

Yours sincerely

ROBERTS DAY

A handwritten signature in blue ink, appearing to read 'Roberts Day', is written over the printed name.

PARTNER

Cc:

Amity Holdings Pty. Ltd.



Enquiries: Maryanne Thornely on (08) 9323 4078
Our Ref: 19/1802 (D20#67355)
Your Ref: 833-2-22-80 Pt 2, 833-2-22-80 Pt 2

23 January 2020

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

Email: mrs@dplh.wa.gov.au

Dear Sir/Madam

**RE: Metropolitan Region Scheme Proposed Amendment 1356/57 &
1360/57 Metropolitan Redevelopment Authority Normalisation Central
Perth and Subiaco & Armadale**

Main Roads has reviewed the information received on 13 December 2019. It is advised, Main Roads has no comments to offer regarding the proposed normalisation of the precincts nominated in the Central Perth, Subiaco and Armadale Redevelopment Areas.

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

Yours Sincerely

Gary Manning
A/ Director Road Planning & Development

Department of Planning,
Lands and Heritage

Received
24 January 2020

File: RLS/0855



29th January 2020

Submission
9

APA Reference: 444682
Your Reference: RLS/0854/1 & RLS/0855/1

Western Australian Planning Commission
Gordon Stephenson House
140 William Street
PERTH WA 6000



EMAIL OUT: mrs@dplh.wa.gov.au

Dear Sir / Madam

RE: Metropolitan Region Scheme Proposed Amendment – Central Perth and Subiaco & Armadale
Application Ref: 833-2-1-73 Pt 2 (RLS/0854/1) and 833-2-22-80 Pt 2 (RLS/0855/1)

Thank you for your referral request received on 16th December 2019 in relation to the proposed Metropolitan Region Scheme Amendment at Central Perth and Subiaco & Armadale.

APA Group (APA) is Australia's largest natural gas infrastructure business and has direct management and operational control over its assets and investments. APA's gas transmission pipelines span across Australia, delivering approximately half of the nation's gas usage. APA owns and operates over 15,000km's of high pressure gas transmission pipelines across Australia. APA is the Pipeline Licensee for the Perth Gas Lateral which runs along the East Parade.

APA's Role

As a Licensee under the Petroleum Pipelines Act 1969 (WA), APA is required to operate high pressure gas transmission pipelines (HPGTP) in a manner that minimises adverse environmental impacts and protects the public and property from health and safety risks. Once a HPGTP is in place, APA is required to constantly monitor both the pipeline easement and also a broader area within which we are required to consider land use changes and development and to assess what such changes means to the risk profile of the HPGTP.

APA has a number of responsibilities and duties to perform under a complex framework of legislation, standards and controls across Federal, State and Local Government landscapes. In particular, our HPGTPs are required to be operated in accordance with Australian Standard 2885 (Pipelines – Gas and Liquid Petroleum) (AS2885). In discharging our regulatory responsibilities, APA needs to continuously review what is happening around its assets, what land use changes are occurring and what development is taking place to ensure it remains in a position to comply with applicable operational and safety standards and legislation whilst meeting its commercial obligations and imperatives.

Proposal

The overall proposal for Central Perth and Subiaco & Armadale involves 2 amendments known as 1356/57 & 1360/57.

Amendment MRS 1360/57 is not located within the measurement length of any APA transmission pipelines and as such APA has no objection or comments to make on the amendment.

Amendment MRS 1356/57 is located within close proximity to the Perth Gas Lateral Pipeline with a few sites directly abutting the pipeline. The Perth Gas Lateral Pipeline was abandoned on the 8th of February 2019. Document No. PERB-RB-A-0001 provides a detailed summary of the abandonment. A large section of the pipe was handed over to PTA whilst the rest was filled with cement.

Given the points outlined above, APA does not object nor provide any comments on the proposed Metropolitan Region Scheme Amendment.

For any further enquiries in relation to this correspondence, please contact myself on (+61) 436 616 145 or APA's Infrastructure, Planning & Protection team by email at PlanningWA@apa.com.au

Yours faithfully,

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke extending to the right.

Zijad Bajrektarevic
Urban Planner & Projects Approval
Infrastructure Planning & Protection
APA Group

Your Ref: 833-2-1-73 Pt 2 (RLS/0854/1); 833-2-22-80 Pt 2 (RLS/0855/1)
Our Ref: PLU/MRS/1-02; (D7/1/20)
Enquiries: Colin Connor
CM Ref: CD/333720/20

CITY OF **Armadale**

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

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

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

ABN: 798 6326 9538

31 January 2020

Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001

Attention: Anthony Muscara

Dear Sir,

Department of Planning, Lands and Heritage Received	
Scanned	05 FEB 2020
Attachments	<input type="checkbox"/>
Scan QA	<input type="checkbox"/>
Doc No.	<input type="checkbox"/>
File No.	RLS/0855

S-RA064

MRS MINOR AMENDMENT 1360/57 – NORMALISATION OF ARMADALE REVELOPMENT AREAS

I refer to the above MRS Amendment and advise that Council at its meeting of 28 January 2020 resolved to support the MRS Amendment subject to the following modifications to the Forrestdale Business Park East (FBPE) normalisation proposal.

- i) The entirety of Lot 4853 Allen Road, Forrestdale being reserved for "Parks and Recreation"; and

Rationale (Council Report Extract)

Lot 2 Keane Road and a portion of Lot 4853 Allen Road (owned in freehold by the State Government) are proposed to be reserved as Parks and Recreation as the lots contain a Conservation Category Wetland (CCW) (refer to attachments for plan of CCW). The southern portion of Lot 4853 Allen Road is proposed to be zoned Industrial. This Industrial zoning is inappropriate as the entirety of Lot 4853 is identified as CCW. Lot 2 Keane Road and Lot 4853 Allen Road are currently being considered to be transferred to the WAPC and the City has responded in support of this transfer, and recommended the reserve be vested with Department of Biodiversity, Conservation and Attractions to manage. The City has also recommended a Parks and Recreation reserve be applied to both lots in their entirety as part of any future planning for the area due to the likelihood of Threatened Ecological Communities across the site and the presence of the CCW. Therefore, the Parks and Recreation reservation over these lots proposed by the MRS Amendment should be extended to include all of Lot 4853 rather than a portion of this lot being zoned Industrial. A Parks and Recreation reserve over the entirety of Lots 2 and 4853 ensures protection of the CCW, and is consistent with the proposed reservation of CCWs in other Redevelopment Areas as well as Council's 24 June 2019 decision that the MRS Amendment is to appropriately protect wetlands.

Lot 4853 has not been included in the City's initiated Amendment No.107 to normalise FBPE, as a Parks and Recreation reserve under the MRS to reserve this lot was expected and considered appropriate. An Industrial zoning over a portion of the lot may result in this portion not being zoned under TPS No.4 when Amendment No.107 is finalised, though DevelopmentWA may apply an Industrial Development zone to this land at normalisation. Thus, the proposed Industrial zoning over a portion of Lot 4853 Allen Road is not supported and it is recommended that this portion of land be reserved for Parks and Recreation in order to be consistent with the City's Amendment No.107. The reservations and zoning of the rest of FBPE is supported by the City.

- ii) The Area of Lot 9500 Armadale Road identified as Conservation Category Wetland and its buffer being reserved "Parks and Recreation".

Rationale (Council Report Extract)

The CCW also expands across a portion of Lot 9500 Armadale Road, which the MRS Amendment proposes to zone Industrial. Lot 9500 Armadale Road is privately owned land and was excluded from Amendment No.107 due to the environmental complexities at this lot and that the MRS Amendment should resolve the future planning for the land. A significant portion (approximately half) of Lot 9500 Armadale Road is mapped as CCW with the remainder of the lot having been cleared. There are 4 Threatened Ecological Communities mapped as potentially occurring in the vegetated portion of the lot, and a priority fauna species (Quenda) has been observed in the vegetated portion of the lot. The lot is mapped as an Environmentally Sensitive Area and the majority of existing vegetation is mapped as a potential vegetated natural area in the City's biodiversity strategy. On this basis, the City does not support the Industrial zoning of Lot 9500 Armadale Road, but instead recommends the portion of the lot mapped as CCW (which corresponds with the vegetated portion of the site) and its buffers be reserved as Parks and Recreation, with the remaining cleared areas zoned as Industrial. The reservation of the CCW portion of the site will consolidate protection of the entire CCW, which stretches over three lots, and create a larger more sustainable conservation area. It is also consistent with Council's 24 June 2019 decision to support normalisation subject to "*finalisation of a Metropolitan Region Scheme amendment reintroducing the Forrestdale Business Park East Precinct to the Metropolitan Region Scheme, with appropriate protection of wetlands.*"

The DevelopmentWA Forrestdale Project Area Design Guidelines identify Lot 9500 as requiring further environmental assessment and endorsement from the Department of Biodiversity, Conservation and Attractions prior to development, but proposes this environmental assessment be undertaken through a Local Development Plan (LDP). An LDP is not an appropriate mechanism to resolve environmental issues at the site as the purpose of an LDP under the Planning and Development (Local Planning Schemes) Regulations 2015 is to set out site and development standards for buildings, structures and works, detail vehicle access arrangements and specify exemptions from development approval. An LDP does not have the ability to resolve environmental issues. Therefore, in support of the above recommendation to reserve Lot 9500 noting the environmental assets at this lot, rather than deferring environmental considerations to the LDP stage, which is inappropriate, the CCW and buffer at Lot 9500 should be reserved for Parks and Recreation under the MRS.

Therefore, while the majority of the proposed Industrial zoning and Parks and Recreation reservation in FBPE as proposed by the MRS Amendment is supported, the Industrial zoning of the entirety of Lot 9500 Armadale Road is not supported. It is recommended that the MRS Amendment be modified to include a Parks and Recreation reserve over the CCW within Lot 9500 Armadale Road.

A copy of the Council report on the MRS amendment detailing the Council consideration of all the normalisation proposals is attached.

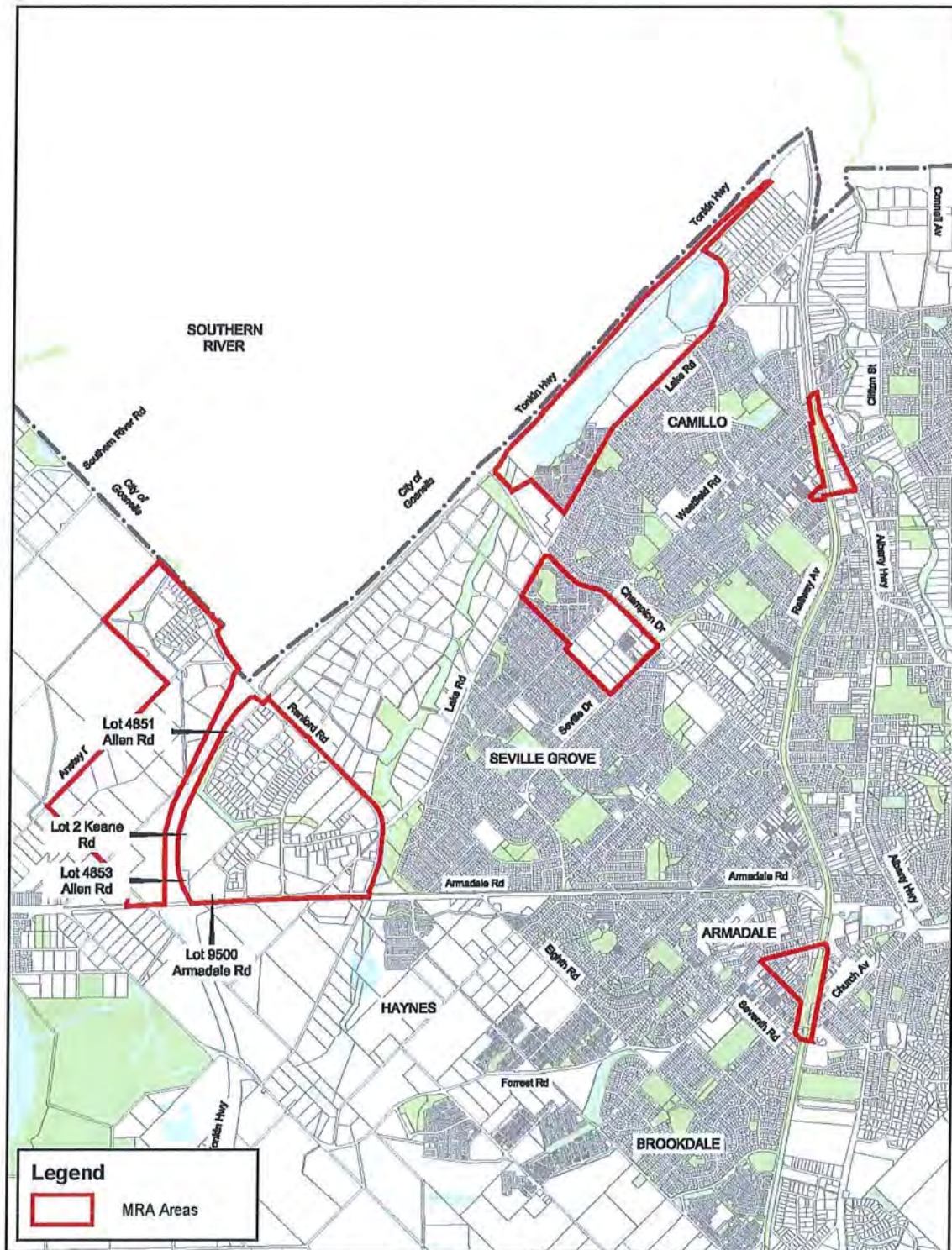
If you have any enquiries or require further information on this matter, please contact Colin Connor on 9394 5245 or by email: CConnor@armadale.wa.gov.au.

Yours sincerely,

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

J ROBINSON
MANAGER STRATEGIC PLANNING
DEVELOPMENT SERVICES

Enc: Council report 28 January 2020
Cc DevelopmentWA



Location Plan
MRA areas within the City of Armadale

500 0 500 1000m SCALE 1 : 50000

DATE 19 November 2019 - REVISION 1001
p:\s\local\town_planning_schemes\town_planning_schemes_no\tschema_amendments\tspe4_amendment\tspe4_amendment_no_107\amendment_107.dwg

Based on information provided by and with the permission of the
Western Australian Land Information Authority (LIDAR) data.
Aerial photography supplied by LandScan, WA Government.



4.3 - METROPOLITAN REGION SCHEME AMENDMENT - NORMALISATION OF DEVELOPMENTWA AREAS

WARD : ALL except Hills
FILE No. : M/498/19
DATE : 6 January 2020
REF : TvdL
RESPONSIBLE MANAGER : A/EDDS

In Brief:

- DevelopmentWA (previously MRA) have lodged an MRS Amendment with the WAPC to reintroduce the Armadale Redevelopment Areas into the MRS in order to facilitate future normalisation of these areas.
- The WAPC is formally advertising the MRS Amendment proposal and is requesting comment from the City.
- The MRS Amendment is required before normalisation can occur which includes amending the City's Town Planning Scheme No.4 to reintroduce the Redevelopment Areas into the Scheme.
- Recommend that Council advise the WAPC that it supports the proposed MRS Amendment with modification.

Tabled Items

Nil.

Decision Type

- ☒ **Legislative** The decision relates to adopting/changing local laws, town planning schemes, and City policies.
- ☐ **Executive** The decision relates to the direction setting and oversight role of Council.
- ☐ **Quasi-judicial** The decision directly affects a person's rights or interests and requires Councillors at the time of making the decision to adhere to the principles of natural justice.

Officer Interest Declaration

Nil.

Strategic Implications

- Strategy 2.5.1 - Implement and administer the City's Town Planning Scheme and Local Planning Strategy to deliver quality development outcomes.
- Strategy 3.2.2 - Broadly promote Armadale as a place of business and investment.



Legislation Implications

Metropolitan Redevelopment Authority Act 2011
Metropolitan Redevelopment Authority Regulations 2011
Metropolitan Redevelopment Authority's Armadale Redevelopment Scheme 2
Planning and Development Act 2005
Planning and Development (Local Planning Schemes) Regulations 2015
Metropolitan Region Scheme
City of Armadale Town Planning Scheme No.4

Council Policy/Local Law Implications

Nil.

Budget/Financial Implications

The normalisation of several DevelopmentWA Redevelopment Areas, creates a requirement for additional resources, a portion of which have already been funded and put in place.

Consultation

Consultation has been undertaken with the following departments:

- DevelopmentWA (MRA).
- Department of Planning Lands and Heritage.
- Department of Water and Environment Regulation.
- Department of Biodiversity, Conservation and Attractions.

BACKGROUND

The proposed Metropolitan Region Scheme (MRS) Amendment relates to the following Armadale Redevelopment Areas currently under the jurisdiction of DevelopmentWA:

- Champion Drive;
- Forrestdale Business Park East (FBPE) and West (FBPW);
- West of Rail and Railway Station;
- Kelmscott; and
- Champion Lakes.

The Wungong Redevelopment Area (Hilbert, Haynes and Wungong) is not included as part of the MRS Amendment. Subdivision and development is only partially commenced in some of the Redevelopment Areas, with vacant land remaining.

Champion Lakes and Champion Drive consist of and propose primarily residential development, with Champion Lakes also including recreation opportunities via the lakes reserve and Regatta Centre. FBPE and FBPW consist of and propose industrial development, and West of Rail, Railway Station and Kelmscott precincts consist of and propose a mix of commercial, retail and residential development.

Normalisation

Council has previously considered and supported the normalisation of various Armadale Redevelopment Areas as detailed below.

Champion Drive Precinct:

At its meeting on 25 March 2019, Council resolved to support the normalisation of the Champion Drive Precinct subject to several conditions. In relation to the MRS Amendment, Council resolved to *“request the WAPC to initiate an MRS Amendment to rezone the whole Precinct to the Urban zone”*. Council then initiated Scheme Amendment No.105 to normalise the Champion Drive Precinct at its meeting on 15 April 2019. The local scheme zones and reserves proposed by Amendment No.105 are consistent with the MRS Urban zone.

Forrestdale Business Park East:

At its meeting on 24 June 2019, Council resolved to support the normalisation of FBPE subject to several conditions. In relation to the MRS Amendment, Council resolved to support normalisation subject to *“finalisation of a Metropolitan Region Scheme amendment reintroducing the Forrestdale Business Park East Precinct to the Metropolitan Region Scheme, with appropriate protection of wetlands.”* Council then initiated Scheme Amendment No.107 to normalise FBPE at its meeting on 23 September 2019. The local scheme zones and reserves proposed by Amendment No.107 are consistent with the MRS Industrial zone, except for at Lot 4853 Allen Road which was excluded from Amendment No.107 as it was expected this lot would be reserved for Parks and Recreation under the MRS due to environmental assets on this lot. However, the MRS Amendment has proposed a portion of this lot as Industrial. This City does not support this proposed zoning as further discussed in the Analysis section of this report.

West of Rail and Railway Station Precincts - Armadale:

At its meeting on 23 September 2019, Council resolved to support the normalisation of the West of Rail and Railway Station Precincts subject to several conditions. In relation to the MRS Amendment, Council resolved to support normalisation subject to *“finalisation of a Metropolitan Region Scheme amendment reintroducing the West of Rail and Railway Station Precincts to the Metropolitan Region Scheme.”* Council then initiated Scheme Amendment No.108 to normalise West of Rail and Railway Station Precincts at the same 23 September 2019 meeting. The local scheme zones proposed by Amendment No.108 are consistent with the MRS City Centre Area zone.

Planning Background

The MRS does not apply to DevelopmentWA Redevelopment Areas, and was rescinded in the Armadale Redevelopment Areas in the early 2000s. In order to facilitate normalisation, an amendment to the MRS is required to reintroduce the Armadale Redevelopment Areas back into the MRS. Finalisation of the Amendment is a prerequisite to any normalisation of those precincts, and for any local scheme amendment to include those precincts back into TPS No.4 to be finalised.

The reintroduction of the MRS does not automatically normalise the Redevelopment Areas, but rather, DevelopmentWA is required to amend the *MRA Regulations 2011* to remove these areas from Schedule 1 before normalisation takes effect. Therefore, the timeframes for normalisation of the various Redevelopment Areas is able to be staggered following approval of the MRS Amendment rather than all Redevelopment Areas being required to be normalised at the same time. Below is a summary of the proposed normalisation dates for each Redevelopment Area and whether the City has initiated a TPS No.4 Amendment for these areas as yet.

Redevelopment Area	Normalisation Target Date	TPS No.4 Amendment Initiated by Council
Champion Drive	1 July 2020	Yes
FBPE	1 July 2020	Yes
West of Rail	1 July 2020	Yes
Railway Station	1 July 2020	Yes
Kelmscott	6 months after completion of Denny Avenue Level Crossing Removal project (project completion expected in 2021)	No
Champion Lakes	Subject to further planning of this area including a structure plan	No
FBPW	No immediate plans for normalisation	No

Normalisation of the Wungong Redevelopment Area is also proposed by DevelopmentWA, but as Wungong is not included in the proposed MRS Amendment, it is not discussed in detail in this report. DevelopmentWA have advised that normalisation of Wungong is to be delayed due to various environmental complexities that would have delayed the MRS Amendment process and require resolution before normalisation can occur. A separate MRS Amendment prepared by DevelopmentWA for the Western Australian Planning Commission's (WAPC) consideration will be required to normalise Wungong.

DETAILS OF PROPOSAL

DevelopmentWA, in consultation with the WAPC, are progressing a minor MRS Amendment proposal, which proposes to reintroduce most of their Armadale Redevelopment Areas into the MRS, excluding Wungong.

The Amendment was lodged with the WAPC on 19 July 2019 and is currently being advertised by the WAPC to the City and various other government agencies, with submissions closing on the 28 February 2020. Council is requested to consider the proposed MRS Amendment in the context of this report, and lodge a submission on the proposal to the WAPC. The proposed MRS mapping is attached.

Following a response to the WAPC's request for comment on the MRS Amendment, the WAPC will be required to consider the submissions and make any changes to the MRS Amendment it deems necessary before providing a report to the Minister for Transport and Planning with a recommendation. The City will be engaging with the Department of Planning Lands and Heritage/WAPC throughout this process.

The MRS Amendment attempts to align as closely as possible to DevelopmentWA's planning framework and development on the ground, by applying relevant zones and reserves for these Redevelopment Areas. In some Armadale Redevelopment Areas, this means reverting back to the same MRS zoning that applied to the Redevelopment Area prior to DevelopmentWA involvement. However, for others DevelopmentWA involvement has progressed urban and industrial development to a degree that the previous MRS zoning (ie. Rural zone) would no longer be appropriate.

The following provides details on the MRS Amendment as it relates to each of the Armadale Redevelopment Areas subject to the Amendment.

Precinct	Proposed Zone and/or Reserve
Champion Drive	<ul style="list-style-type: none"> Urban
Champion Lakes	<ul style="list-style-type: none"> Urban over existing and proposed residential/commercial areas; Parks and Recreation over lakes and surrounding reserves and vegetation.
FBPE	<ul style="list-style-type: none"> Industrial; Parks and Recreation over Lot 2 Keane Road and a portion of Lot 4853 Allen Road.
FBPW	<ul style="list-style-type: none"> Industrial; Parks and Recreation reserve over Bush Forever Site 342; Public Purposes – Water Authority of WA reservation over Lot 8003 Haydock Street.
West of Rail – Armadale	<ul style="list-style-type: none"> Central City Area
Railway Station	<ul style="list-style-type: none"> Central City Area; Railways reservation over the railway line, Armadale train station and some parking areas.
Kelmscott	<ul style="list-style-type: none"> Urban; Railways reservation over the railway line, Kelmscott train station and some parking areas.

ANALYSIS

Champion Drive

Previous MRS

The MRS that existed prior to DevelopmentWA involvement included a Public Purposes – High School reservation in the north of the Champion Drive Redevelopment Area and a Public Purposes – Technical School reservation over the majority of the area south of Westfield Road. The rest of the area was zoned Urban.

These previous reservations are outdated and superseded by development that has occurred in place of these previously reserved areas, particularly residential development. DevelopmentWA have advised that correspondence with the State Government has confirmed that a Technical School will not be delivered in the Champion Drive Redevelopment Area.

Technical School

The proposed MRS Amendment does not include a TAFE (Technical School) reservation even though this was previously shown on the Champion Drive Structure Plan. The Technical School (with an equestrian focus) that was expected to operate in the Champion Drive Redevelopment Area will not be delivered and the Structure Plan has also expired, having been approved more than 10 years ago. Therefore, there is no obligation for the MRS Amendment to reflect this Technical School in order to remain consistent with DevelopmentWA's planning framework. A TAFE should be located more appropriately in the Armadale City Centre and the City is liaising with TAFE regarding a preferred site.

The above is consistent with Council's decision on 25 March 2019 to initiate Amendment No.105 to introduce the Champion Drive area back into the City's TPS No.4. The Amendment No.105 does not include a Technical School reservation but instead zones this land Urban Development.

Proposed MRS Amendment

The proposed Urban zoning of the Champion Drive Precinct is appropriate as it is consistent with Amendment No.105, residential development that is complete north of Westfield Road and progressing south of Westfield Road and Council's 25 March 2019 decision to support normalisation subject to the initiation of an MRS Amendment to rezone the Precinct to Urban zone. The Urban zoning also allows for a future TPS No.4 Urban Development zoning for remaining undeveloped land that requires a structure plan.

Following initiation of Amendment No.105 and referral to the Environmental Protection Authority (EPA), the EPA required the City to prepare a fauna habitat survey, specifically to identify black cockatoo habitat and inform any areas of vegetation within Champion Drive worthy of protection. Following preparation of the fauna habitat survey, further information was required by DWER on behalf of the EPA in the form of a regional context analysis of black cockatoo habitat. DWER also asked the City to consider the inclusion of additional measures in Amendment No.105 to protect significant habitat areas, the implication being that the originally proposed area to be protected under the initiated Amendment No.105 (Lot 13 Seville Drive) would need to be expanded. The City provided that further information and drafted additional scheme provisions to protect significant habitat areas. On this basis the EPA granted its consent to advertise Amendment No.105. Due to the EPA's requirement that these additional areas be protected, the landowners may consider requesting the WAPC to reserve those areas as Parks and Recreation under the MRS Amendment.

This process with the EPA has resulted in significant delays to the progression of Amendment No.105, but the City is endeavouring to finalise this Amendment prior to or at the same time as the proposed MRS Amendment is finalised and additional vegetation is planned to be protected.

The Urban zoning of Champion Drive as proposed by the MRS Amendment is supported.

Champion Lakes

Previous MRS

The previous MRS in place prior to DevelopmentWA involvement reserved the entire Champion Lakes Redevelopment Area as Parks and Recreation. Since then, the DevelopmentWA planning framework has identified land adjacent to the Champion Lakes Regatta Centre as being suitable for urban development and residential development has occurred and is continuing to occur in this area.

Proposed MRS Amendment

It is appropriate for the urban development within Champion Lakes Redevelopment Area to be zoned Urban under the MRS, as well as land earmarked for further residential and retail and commercial development. The remaining land, including the Regatta Centre, the lakes and surrounding open space and vegetation reserves, is suitably proposed as Parks and Recreation reserve.

This is in accordance with the Armadale Redevelopment Scheme No.2 which identifies the land proposed as Urban as the 'Champion Lakes Gateway' Precinct and 'Champion Lakes Residential' Precinct which are to be developed for neighbourhood centre, retail and commercial uses and residential development. A Structure Plan is currently being prepared and processed for the northern portion of the proposed Urban area. As a result of this planning being in progress, DevelopmentWA have advised that normalisation of Champion Lakes is to be delayed. The Urban zoning and Parks and Recreation reservation of Champion Lakes as proposed by the MRS Amendment is supported.

Forrestdale Business Park East (FBPE)

Previous MRS

The MRS prior to DevelopmentWA involvement identified FBPE as Industrial with no Parks and Recreation reserves.

Proposed MRS Amendment

The majority of the FBPE Redevelopment Area is proposed to be zoned Industrial under the MRS, consistent with the MRS zoning prior to DevelopmentWA involvement, existing and proposed development in this area, and further planning and development of the area under DevelopmentWA's planning control. This includes DevelopmentWA's FBPE Structure Plan which has since expired.

Lot 2 Keane Road and Lot 4853 Allen Road

Lot 2 Keane Road and a portion of Lot 4853 Allen Road (owned in freehold by the State Government) are proposed to be reserved as Parks and Recreation as the lots contain a Conservation Category Wetland (CCW) (refer to attachments for plan of CCW). The southern portion of Lot 4853 Allen Road is proposed to be zoned Industrial. This Industrial zoning is inappropriate as the entirety of Lot 4853 is identified as CCW. Lot 2 Keane Road and Lot 4853 Allen Road are currently being considered to be transferred to the WAPC and

the City has responded in support of this transfer, and recommended the reserve be vested with Department of Biodiversity, Conservation and Attractions to manage. The City has also recommended a Parks and Recreation reserve be applied to both lots in their entirety as part of any future planning for the area due to the likelihood of Threatened Ecological Communities across the site and the presence of the CCW. Therefore, the Parks and Recreation reservation over these lots proposed by the MRS Amendment should be extended to include all of Lot 4853 rather than a portion of this lot being zoned Industrial. A Parks and Recreation reserve over the entirety of Lots 2 and 4853 ensures protection of the CCW, and is consistent with the proposed reservation of CCWs in other Redevelopment Areas as well as Council's 24 June 2019 decision that the MRS Amendment is to appropriately protect wetlands.

Lot 4853 has not been included in the City's initiated Amendment No.107 to normalise FBPE, as a Parks and Recreation reserve under the MRS to reserve this lot was expected and considered appropriate. An Industrial zoning over a portion of the lot may result in this portion not being zoned under TPS No.4 when Amendment No.107 is finalised, though DevelopmentWA may apply an Industrial Development zone to this land at normalisation.

Thus, the proposed Industrial zoning over a portion of Lot 4853 Allen Road is not supported and it is recommended that this portion of land be reserved for Parks and Recreation in order to be consistent with the City's Amendment No.107. The reservations and zoning of the rest of FBPE is supported by the City.

Lot 9500 Armadale Road

The CCW also expands across a portion of Lot 9500 Armadale Road, which the MRS Amendment proposes to zone Industrial. Lot 9500 Armadale Road is privately owned land and was excluded from Amendment No.107 due to the environmental complexities at this lot and that the MRS Amendment should resolve the future planning for the land. A significant portion (approximately half) of Lot 9500 Armadale Road is mapped as CCW with the remainder of the lot having been cleared. There are 4 Threatened Ecological Communities mapped as potentially occurring in the vegetated portion of the lot, and a priority fauna species (Quenda) has been observed in the vegetated portion of the lot. The lot is mapped as an Environmentally Sensitive Area and the majority of existing vegetation is mapped as a potential vegetated natural area in the City's biodiversity strategy. On this basis, the City does not support the Industrial zoning of Lot 9500 Armadale Road, but instead recommends the portion of the lot mapped as CCW (which corresponds with the vegetated portion of the site) and its buffers be reserved as Parks and Recreation, with the remaining cleared areas zoned as Industrial. The reservation of the CCW portion of the site will consolidate protection of the entire CCW, which stretches over three lots, and create a larger more sustainable conservation area. It is also consistent with Council's 24 June 2019 decision to support normalisation subject to "*finalisation of a Metropolitan Region Scheme amendment reintroducing the Forrestdale Business Park East Precinct to the Metropolitan Region Scheme, with appropriate protection of wetlands.*"

The DevelopmentWA Forrestdale Project Area Design Guidelines identify Lot 9500 as requiring further environmental assessment and endorsement from the Department of Biodiversity, Conservation and Attractions prior to development, but proposes this environmental assessment be undertaken through a Local Development Plan (LDP). An LDP is not an appropriate mechanism to resolve environmental issues at the site as the purpose of an LDP under the *Planning and Development (Local Planning Schemes) Regulations 2015* is

to set out site and development standards for buildings, structures and works, detail vehicle access arrangements and specify exemptions from development approval. An LDP does not have the ability to resolve environmental issues. Therefore, in support of the above recommendation to reserve Lot 9500 noting the environmental assets at this lot, rather than deferring environmental considerations to the LDP stage, which is inappropriate, the CCW and buffer at Lot 9500 should be reserved for Parks and Recreation under the MRS.

Therefore, while the majority of the proposed Industrial zoning and Parks and Recreation reservation in FBPE as proposed by the MRS Amendment is supported, the Industrial zoning of the entirety of Lot 9500 Armadale Road is not supported. It is recommended that the MRS Amendment be modified to include a Parks and Recreation reserve over the CCW within Lot 9500 Armadale Road.

Forrestdale Business Park West

Previous MRS

The MRS prior to DevelopmentWA involvement identified the very northern portion of FBPW as Industrial, with the majority of FBPW being zoned Rural.

Following DevelopmentWA involvement, planning significantly progressed in the FBPW area, with all previously identified Rural land within FBPW being earmarked as Industrial under the Scheme 2 'Precinct Statements of Intent' and under the FBPW Structure Plan. The Bush Forever site was not previously identified on MRS mapping and the land was zoned Industrial.

Proposed MRS Amendment

The majority of the FBPW Redevelopment Area is proposed to be zoned Industrial under the MRS, consistent with existing and proposed development in this area, and the DevelopmentWA planning framework and structure plan that apply to this area.

A small portion of land in the north-western corner of FBPW is proposed to be reserved as Parks and Recreation under the MRS as the area contains Bush Forever site 342. This is consistent with the reservation of all Bush Forever under the MRS and reflective of the reservation of this site under Scheme 2 and the FBPW Structure Plan, which the City has been seeking for some time.

Lot 8003 Haydock Street is proposed to be reserved as Public Purposes – Water Authority of WA. As a result of planning and development within the FBPW area, particularly the FBPW Structure Plan, much of Lot 8003 Haydock Street was designated as being required to accommodate drainage for the Forrestdale main drain and the WAPC has approved subdivision 149429 which sets aside the lot for this purpose. Thus, the proposed Public Purposes – Water Authority of WA reservation over Lot 8003 Haydock Street is supported by the City.

The Industrial zoning and Parks and Recreation and Public Purposes reservations in FBPW as proposed by the MRS Amendment are supported.

West of Rail

Previous MRS

The previous MRS, prior to DevelopmentWA involvement, zoned the West of Rail Redevelopment Area as Central City Area.

Proposed MRS Amendment

The West of Rail Redevelopment Area is proposed to be zoned Central City Area under the MRS, consistent with this previous MRS zoning, as well as the MRS zoning of land adjacent to the east and west of the Redevelopment Area. Under the Armadale Redevelopment Scheme No.2 and the West of Rail Structure Plan, the area is intended to be developed as part of, and have a strong connection with, the Armadale City Centre, promoting Mixed Use and Transit Oriented Development. Thus, a Central City Area zoning is appropriate to facilitate this and consistent with the intention for this area under the Armadale Redevelopment Scheme No.2 and the West of Rail Structure Plan.

The MRS Amendment is also consistent with Council's 23 September 2019 decision to support normalisation of the West of Rail Precinct subject to the finalisation of an MRS Amendment to reintroduce the Precinct into the MRS.

Armadale City Centre Structure Plan

The proposed City Centre Area zoning is also consistent with the City's intentions for this area as detailed in the Armadale City Centre (ACC) Structure Plan. The ACC Structure Plan includes West of Rail within its boundary, though identifies the area as currently being under the jurisdiction of DevelopmentWA. The intention is to make clear that West of Rail is to be part of the Armadale City Centre and "to demonstrate unity between the Armadale Redevelopment Scheme area and City of Armadale administered land" by providing an indicative concept that "demonstrates the intended built form throughout both areas". Thus, it is clear that a City Centre Area zoning is appropriate for the West of Rail Redevelopment Area in order to strengthen the relationship with the rest of the city centre which is also zoned City Centre Area.

The City Centre Area zoning of West of Rail as proposed by the MRS Amendment is supported.

Railway Station – Armadale

Previous MRS

The previous MRS, prior to DevelopmentWA involvement, zoned the majority of the Railway Station Redevelopment Area as Central City Area with a small portion of land in the south-east of the area zoned as Urban. The railway line and station were reserved as Railways under the MRS.

Proposed MRS Amendment

The Railway Station area consists of the railway line, Armadale train station, adjacent parking areas and several lots flanking the railway corridor. The railway line, train station and some parking are proposed to be reserved as Railways under the MRS. The remaining land flanking either side of the Railways reservation is proposed to be zoned Central City Area.

The proposed MRS Amendment is generally consistent with the previous zoning and reservation of the Railway Station precinct, and consistent with Council's 23 September 2019 decision to support normalisation subject to the finalisation of an MRS Amendment to reintroduce the Precinct into the MRS. The Central City Area zoning is consistent with the same zoning that applies to land to the east and west of the Railway Station area and the intention for this area to form part of the Armadale City Centre and transit oriented development precinct.

The small area of land previously zoned Urban under the MRS is now proposed to also be zoned City Centre Area. This is appropriate given the location of this land directly adjacent to the Armadale train station and other City Centre Area zoned land.

The Railway reservation is also considered appropriate and consistent with the MRS reservation of railway corridors throughout the metropolitan region and already exists to the north and south of the Redevelopment Area.

Therefore, the City Centre Area zoning and Railways reservation as proposed by the MRS Amendment are supported.

Kelmscott

Previous MRS

The Kelmscott Redevelopment Area was previously zoned Urban under the MRS prior to DevelopmentWA involvement, with the railway corridor reserved as Railways.

Proposed MRS Amendment

The Kelmscott Redevelopment Area is proposed to be zoned Urban under the MRS, consistent with the residential and commercial development that has occurred in this area. The DevelopmentWA planning framework has not modified the intention for this area to be developed for urban purposes, with the Kelmscott Town Centre Design Guidelines providing for residential, retail and commercial development within this area.

The railway corridor within the Kelmscott area is proposed to be reserved as Railways under the MRS consistent with the Railways reservation that applies to the corridor both north and south of Kelmscott area and throughout the metropolitan region.

Therefore, the Urban zone and Railways reservation as proposed by the MRS Amendment are supported.

OPTIONS

Council could:

1. Advise the WAPC that the MRS Amendment is not supported.
2. Advise the WAPC that the MRS Amendment is supported, with or without to modifications.

CONCLUSION

The proposed MRS Amendment is the first step in facilitating normalisation of DevelopmentWA areas within the City of Armadale and thus is required in order to implement Council's decisions on 25 March 2019 (D19/3/19), 24 June 2019 (D36/6/19) and 23 September 2019 (D54/9/19) to support normalisation of Champion Drive, FBPE and West of Rail respectively, and other Redevelopment Areas in the future. The normalisation of DevelopmentWA Redevelopment Areas will see the City reassume planning control over the area and provides the opportunity to update the planning framework governing this precinct.

The City has scrutinised the proposed MRS Amendment mapping and subject to the reservation of the entirety of Lot 4853 Allen Road and the CCW and its buffers on Lot 9500 Armadale Road being reserved for Parks and Recreation, has not identified any other areas of concern that would prevent the City from supporting the MRS Amendment.

Given the above, Option 2 is recommended.

ATTACHMENTS

1. 1 Champion Drive - Normalisation of DevelopmentWA Areas
2. 2 Champion Lakes - Normalisation of DevelopmentWA Areas
3. 3 Forrestdale Business Park East and West - Normalisation of DevelopmentWA Areas
4. 4 West of Rail and Railway Station - Normalisation of DevelopmentWA Areas
5. 5 Kelmscott - Normalisation of DevelopmentWA Areas
6. 6 Conservation Category Wetland - Lot 2 Keane Rd, Lot 4853 Allen Rd & Lot 9500 Armadale Road

RECOMMEND

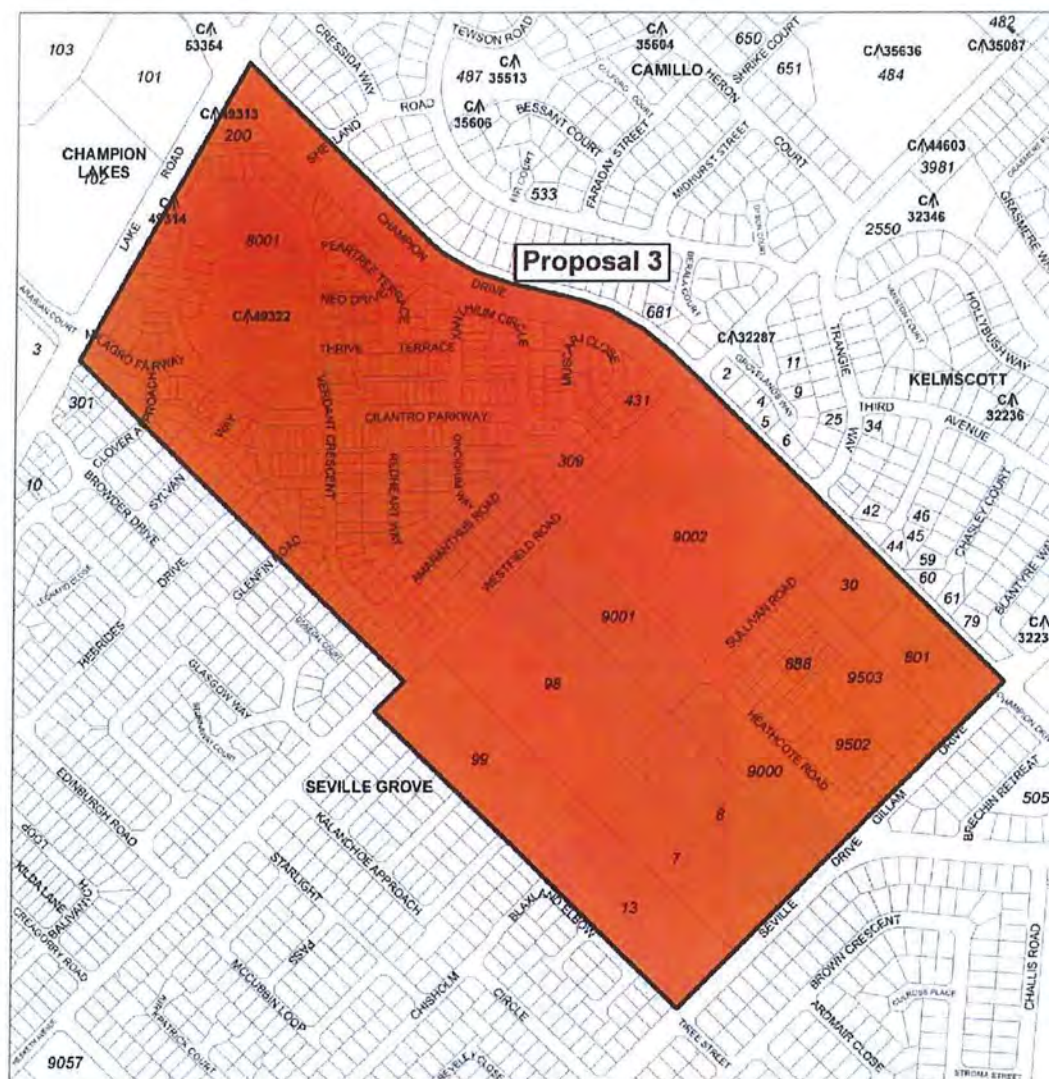
D7/1/20

That Council:

1. Lodge a submission on MRS Amendment No.1360/57 supporting the MRS Amendment subject to the following modifications:
 - a) The entirety of Lot 4853 Allen Road, Forrestdale being reserved for Parks and Recreation; and
 - b) The area of Lot 9500 Armadale Road identified as Conservation Category Wetland and its buffers being reserved for Parks and Recreation.
2. Send a copy of the above letter to DevelopmentWA for their information.

Moved Cr R Butterfield
MOTION CARRIED

(7/0)



**MRA Normalisation, Armadale
Proposed minor amendment
as advertised**

21 August 2019

Proposal 3

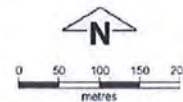
Proposed Amendment:

 Urban zone

Oracle reference no. 2993
File number. 833/02/22/0080
Version number: 5



Date: 30/08/2019
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 1036 2018-1



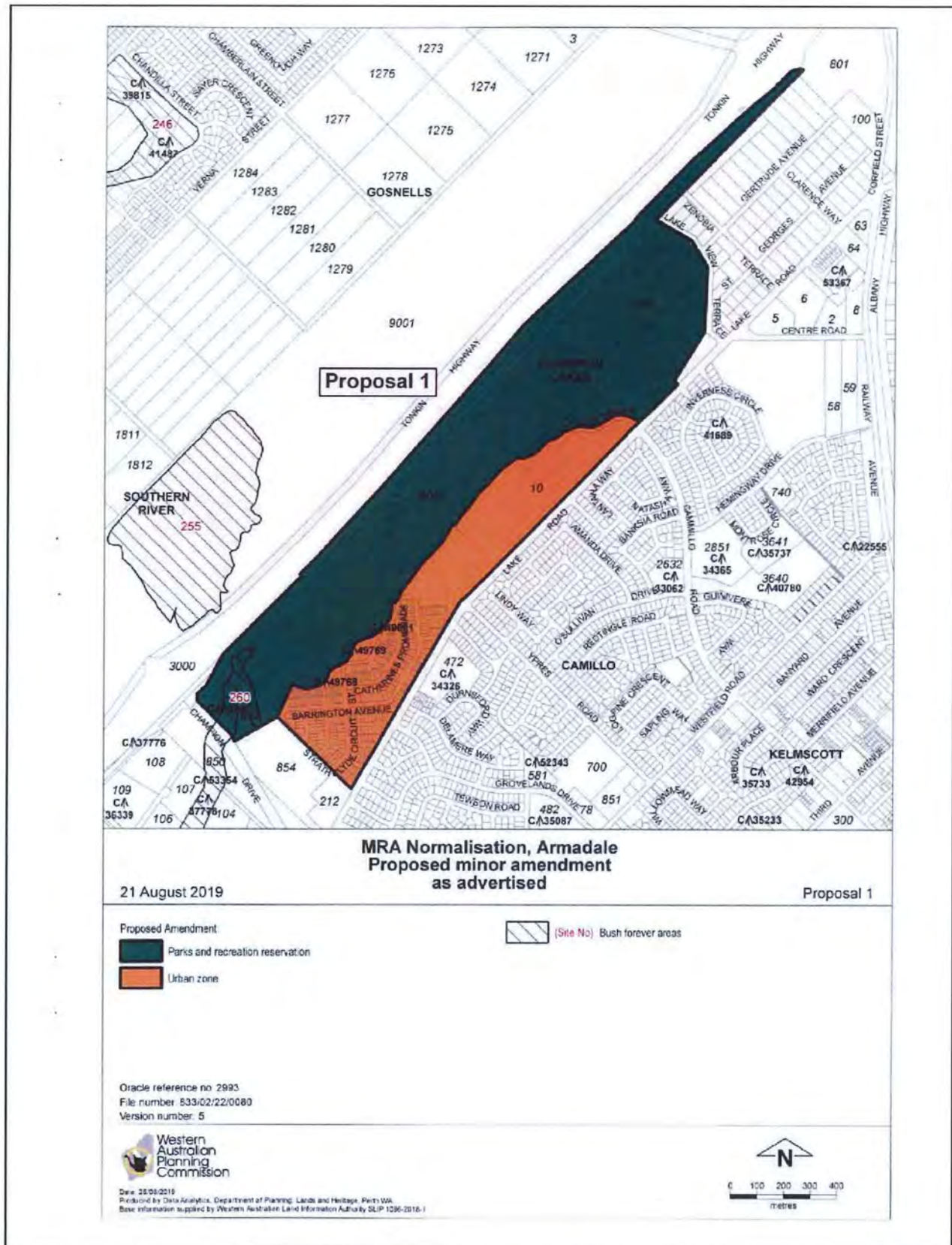
CHAMPION DRIVE



NOT TO SCALE

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CHAMPION LAKES

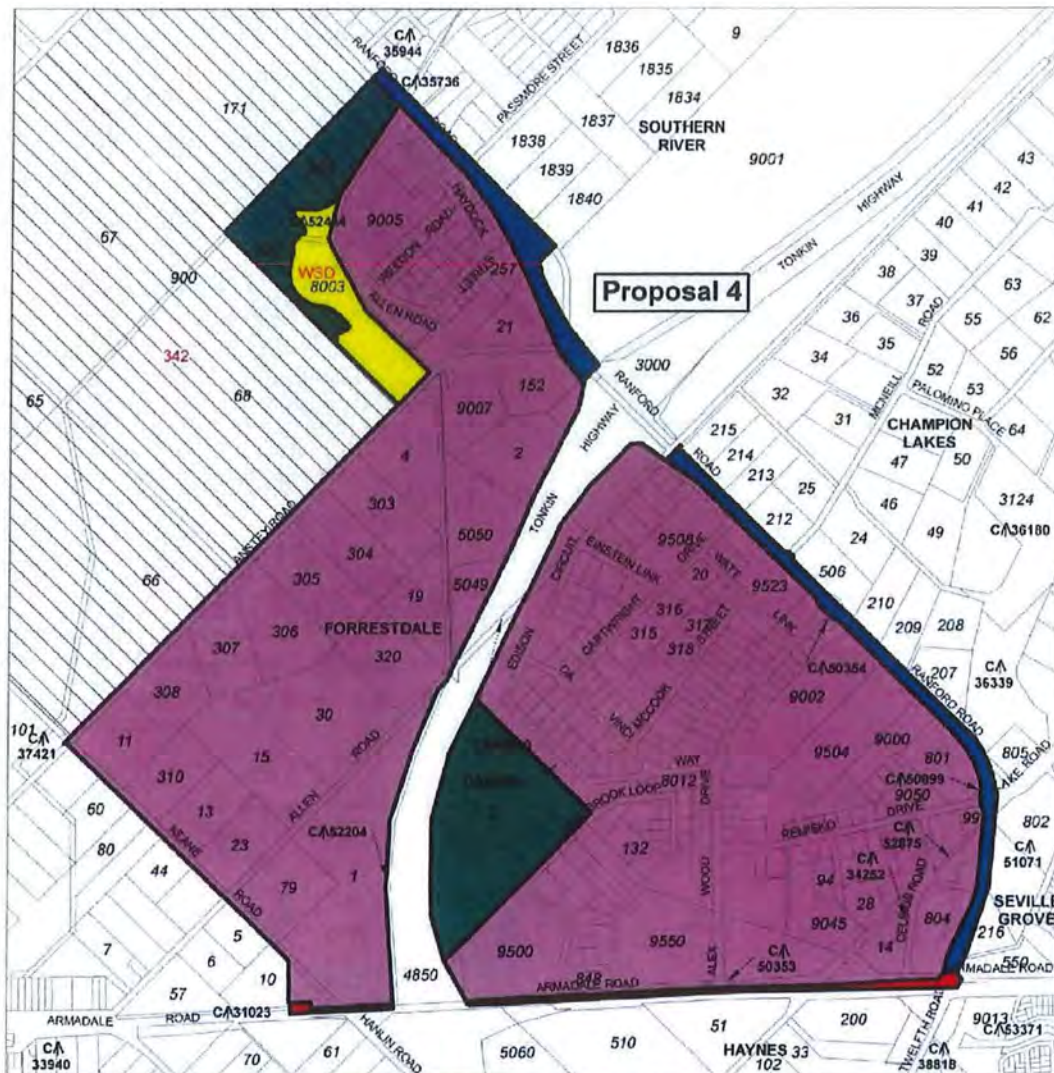


NOT TO SCALE

DATE 7 January 2020 - REVISION 2001
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Western Australian Planning Commission, Perth WA, 2020.
Aerial photographs supplied by the Landgate, Perth WA, 2019.





**MRA Normalisation, Armadale
Proposed minor amendment
as advertised**

21 August 2019

Proposal 4

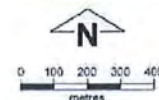
- Proposed Amendment**
- Industrial zone
 - Other regional roads reservation
 - Parks and recreation reservation
 - Primary regional roads reservation
 - WSD Public purposes reservation - Water Authority of WA

(Site No) Bush forever areas

Oracle reference no: 2993
File number: 833/02/22/0080
Version number: 5



Date: 26/06/2019
Produced by Delta Analytics, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 1396-2018-1



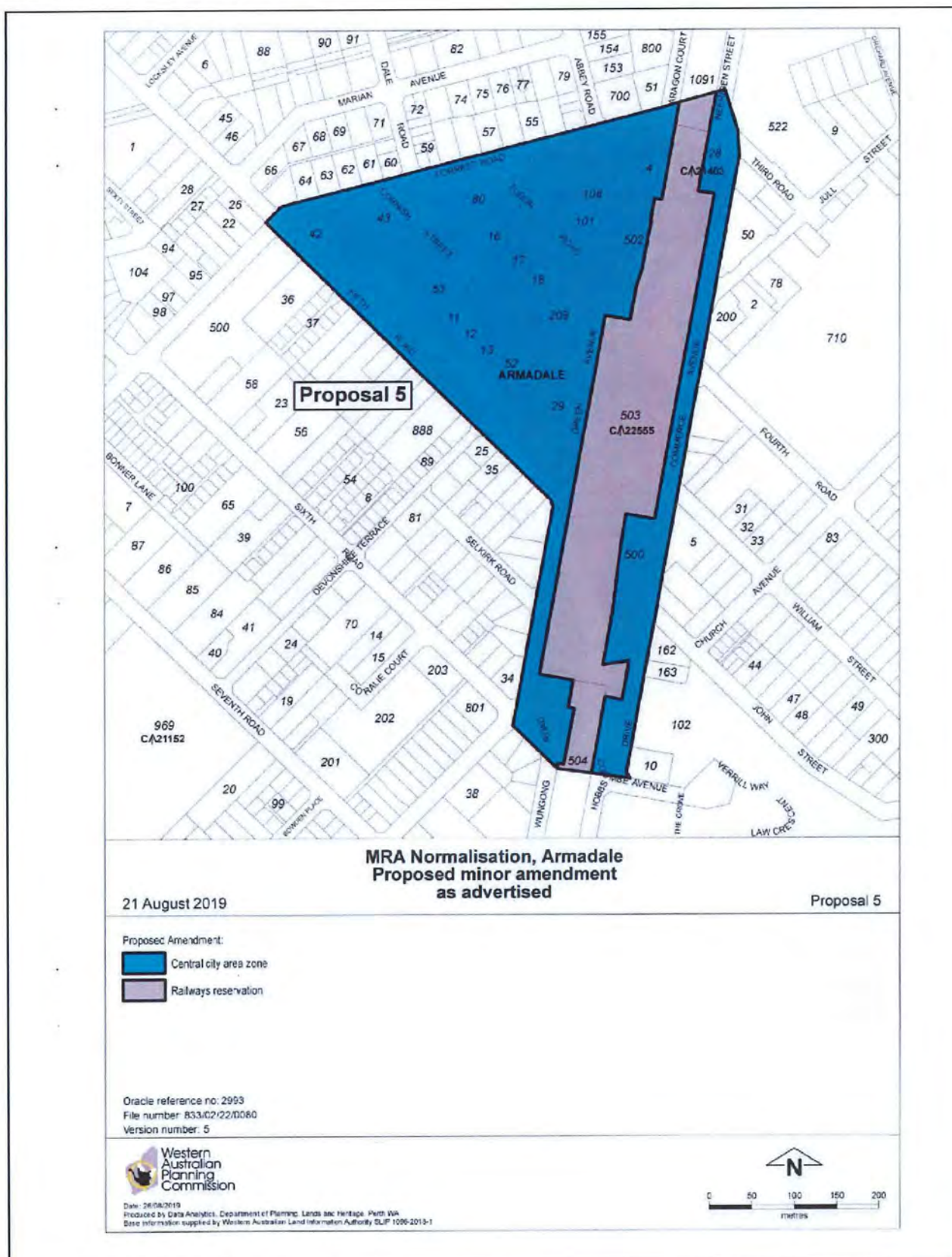
**FORRESTDALE BUSINESS PARK
EAST AND WEST**

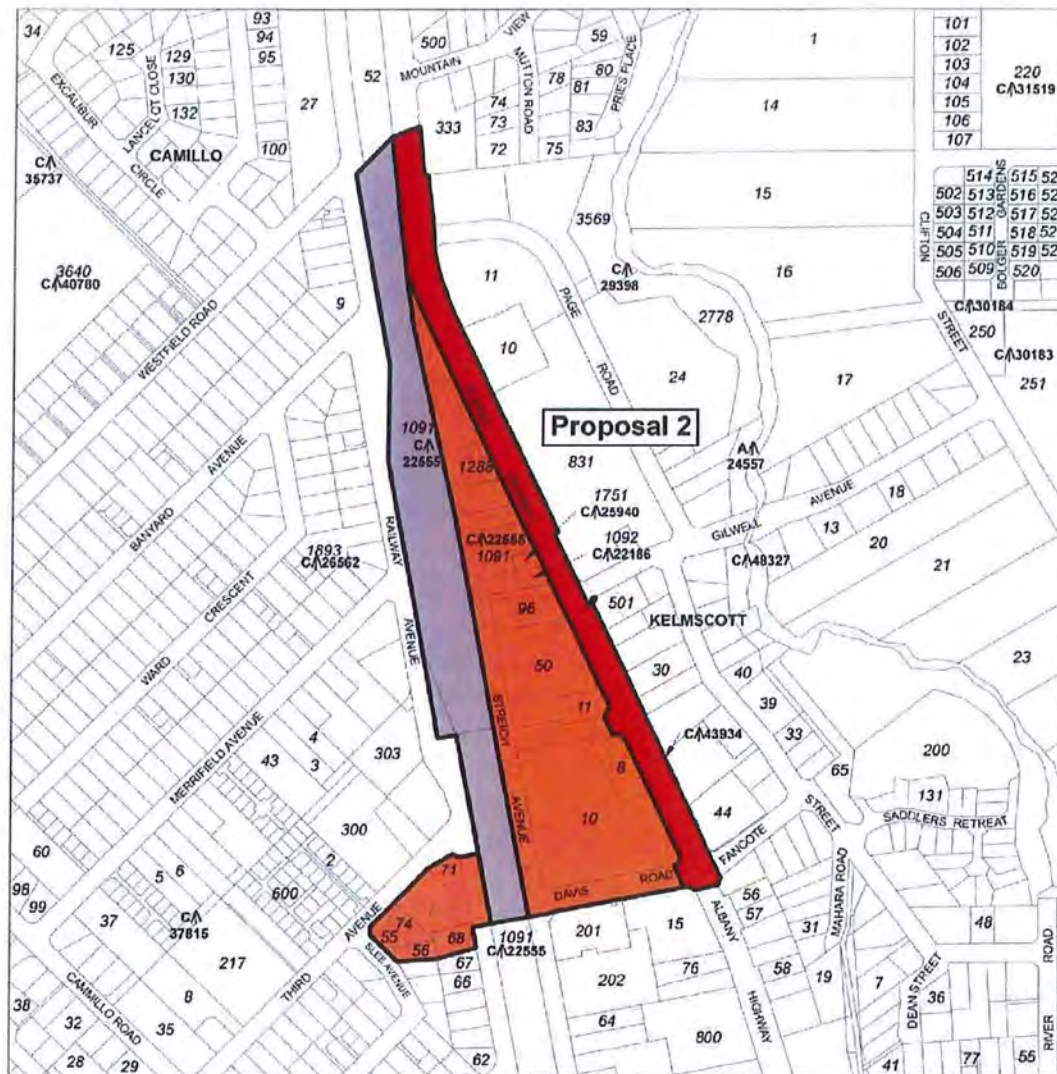


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Analytics. All photographs supplied by Landgate. Photographs by Google.







**MRA Normalisation, Armadale
Proposed minor amendment
as advertised**

21 August 2019

Proposal 2

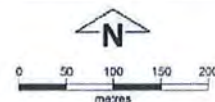
Proposed Amendment:

- Primary regional roads reservation
- Railways reservation
- Urban zone

Oracle reference no. 2993
File number: 833/02/22/0080
Version number: 5



Date: 26/08/2019
Prepared by: Data Analysis, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by: Western Australian Land Information Authority (LIDAR) 1099-2018-1



KELMSCOTT



NOT TO SCALE





Conservation Category Wetland

Lot 2 Keane Rd, Lot 4853 Allen Rd and Lot 9500 Armadale Rd



DATE 18 November 2018 - REVISION 1801
proposed town planning schemes town planning scheme no 4 scheme amendments to 4 amendments to 4 amendment no 107 amendment no 107.dwg

Based on information provided by and with the permission of the Western Australian Land Information Authority, based on Landgate 2018. Aerial photography supplied by Landgate. Drawings by Google.



Department of
**Primary Industries and
Regional Development**

**Submission
11**

Your reference: 833-2-1-73 Pt 2
(RLS/0854/1)
833-2-22-80 Pt 2 (RLS/0855/1)
Our reference: LUP 743
Enquiries: Heather Percy
(9780 6262)

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

Date: 10 February 2020

Dear Ms Fagan

**Metropolitan Region Scheme proposed Amendment 1356/57 & 1360/57
Metropolitan Redevelopment Authority Normalisation
Central Perth and Subiaco and Armadale**

Thank you for inviting the Department of Primary Industries and Regional Development (DPIRD) to comment on the above amendments to the Metropolitan Region Scheme which will re-establish various zones and reserves within the amendment areas.

DPIRD does not object to the proposed amendments as the impacted land is not used for agricultural purposes and lies within an established urban area.

Yours sincerely

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

Department of Planning,
Lands and Heritage

**Received
10 February 2020**

File: RLS/0855

3 Baron-Hay Court, South Perth 6151
Locked Bag 4 Bentley Delivery Centre 6983
Telephone +61 (0)8 9368 3333 enquiries@dpird.wa.gov.au
dpird.wa.gov.au
ABN: 18 951 343 745



Enquires: Kirsty Edwards (6318 8386)

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

RE: Metropolitan Region Scheme Amendment 1360/57 (Minor Amendment) Metropolitan Redevelopment Authority Normalisation Armadale

Thank you for the opportunity to comment on the proposed Metropolitan Region Scheme Amendment 1360/57 (Minor Amendment) for Metropolitan Redevelopment Authority Normalisation Armadale.

The Department of Communities has a significant number of assets across the Armadale Redevelopment Area, particularly in Kelmscott and Champion Lakes, however the zones and reservations proposed are consistent with existing land uses and with the existing statutory planning framework and therefore the amendment to facilitate the future 'normalisation' of the land when planning control is transferred from Development WA is supported.

The Department is however concerned regarding the potential loss of provisions within the Armadale Redevelopment Area planning framework, particularly the loss of the Affordable and Diverse Housing and Adaptable Housing Planning Policies which ensure a diversity of housing stock within the Armadale Redevelopment Area. The Department would like to advocate that such policy provisions are reflected in the City of Armadale planning framework following normalisation.

It is further noted that this Amendment is proposed to take place in stages over a number of years as Development WA works with the local government to transfer planning control and other powers for substantially complete precincts. It would be useful if Department of Communities could be informed of the planned staging of this amendment as and when it is known.

If you have any queries regarding this submission, please do not hesitate to contact me at Kirsty.edwards@communities.wa.gov.au or 6318 8386.

Yours sincerely,

p.p *KEdwards*

Lauren Aitken
STRATEGIC PLANNER
DEPARTMENT OF COMMUNITIES

Department of Planning,
Lands and Heritage

Received
18 February 2020

File: RLS/0855



Your ref: 833-2-1-73 Pt 2 (RLS/0854/1)
833-2-22-80 Pt 2 (RLS/0855/1)
Our ref: J0820/201701
Enquiries: Georgia Gillies - Georgia.GILLIES@jtsi.wa.gov.au
Phone: (08) 6277 2874

Ms Sam Fagan
Secretary
Western Australian Planning Commission
140 William Street
PERTH WA 6000

Attention: Anthony Muscara

Dear Ms Fagan

Thank you for providing the Department of Jobs, Tourism, Science and Innovation with the opportunity to comment on Metropolitan Region Scheme Proposed Amendment 1356/57 and 1360/57, Metropolitan Redevelopment Authority Normalisation, Central Perth and Subiaco, and Armadale.

The Department has reviewed the proposed amendment and has no comment to make.

Yours sincerely

Marzia Zamir
A/EXECUTIVE DIRECTOR
INFRASTRUCTURE, PLANNING AND ECONOMIC DEVELOPMENT

26 February 2020

Department of Planning,
Lands and Heritage

Received
28 February 2020

File: RLS/0855



Your Ref: 833-2-1-73 Pt 2 (RLS/0854/1)
833-2-22-80 Pt 2 (RLS/0855/1)
Our Ref: LM: Planning Feb 2020
Contact: Neil Parry
Telephone: 08 9223 4944

ABN 78 081 609 289
Level 6, 12-14 The Esplanade
Perth WA 6000
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PO Box Z5267
Perth St Georges Tce WA 6831
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Facsimile: +61 8 9223 4301

27 February 2020

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

Attention: Anthony Muscara

Dear Ms Fagan

**METROPOLITAN REGION SCHEME AMENDMENT 1356/57 & 1360/57 METROPOLITAN
REDEVELOPMENT AUTHORITY NORMALISATION CENTRAL PERTH, SUBIACO AND
ARMADALE**

Thank you for your letter dated 6 December 2019 requesting comments on the proposed amendments to the Metropolitan Region Scheme (MRS).

DBP has reviewed the attached maps detailing the proposed reservations and zones and agrees that the MRS zones match the nature of development /land use that has occurred or that is already under an approved strategic framework document.

DBP appreciate this opportunity to provide comments on the proposed amendments and should you have any further inquiries, please do not hesitate to contact me on the number above.

Yours sincerely

Neil Parry
Head of Land Management
Dampier Bunbury Pipeline

Department of Planning,
Lands and Heritage

Received
28 February 2020

File: RLS/0855

Steven Radley

From: DFES Land Use Planning [mailto:advice@dfes.wa.gov.au]
Sent: Monday, 9 March 2020 10:00 AM
To: mrs <MRS@dplh.wa.gov.au>
Cc: Facility Services <facilityservices@dfes.wa.gov.au>
Subject: 833-2-22-80 Pt 1 (RLS/0826/1) MRS - Proposed Minor Amendment 1360/57 Normalisation of Armadale Redevelopment Areas DFES Response

DFES Ref: D12855

Dear Sir/Madam

I refer to your letter dated 6 December 2019 regarding the advertising of Metropolitan Region Scheme - Proposed Minor Amendment 1360/57 Normalisation of Armadale Redevelopment Areas.

Given the proposal seeks to undertake the administrative 'normalisation process' as per your correspondence, which may not be considered an intensification of land use, the application of *State of Planning Policy 3.7 Planning in Bushfire Prone Areas* (SPP 3.7) may not be required, in this instance.

Please note that the application of SPP 3.7 is ultimately at the discretion of the decision maker. In addition this response will also be referred to the DFES Facilities Services team for information.

Should you require clarification of any of the matters raised please do not hesitate to contact me on (08) 6551 4032.

Regards

Craig Scott
Senior Land Use Planning Officer | Land Use Planning

363 Oxford St, Mount Hawthorn WA 6016
T: 08 6551 4032 | **E:** advice@dfes.wa.gov.au | **W:** dfes.wa.gov.au



FOR A SAFER STATE

Department of Planning,
Lands and Heritage

Received
9 March 2020

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