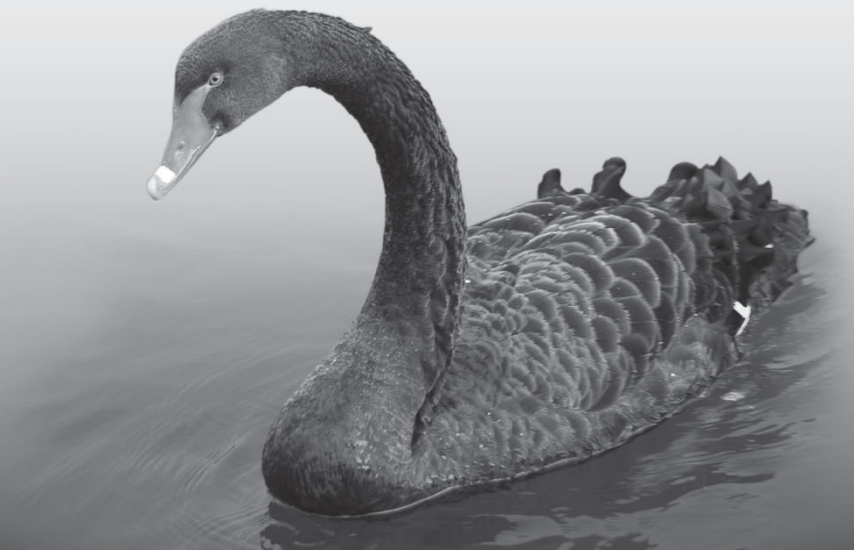


December 2019

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



**Metropolitan Redevelopment
Authority Normalisation
Armada**

Amendment Report

City of Armadale

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

**Metropolitan Redevelopment Authority
Normalisation
Armadaale**

Amendment Report

City of Armadale



December 2019

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 Amendment Report
File 833-2-22-80 Pt 1

Published December 2019

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

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The Metropolitan Region Scheme

What it is and how it is amended - minor

Planning Perth's future

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

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

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

The role of the WAPC?

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

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

What is the Metropolitan Region Scheme?

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

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

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

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

What is an amendment?

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

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

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

How is the Metropolitan Region Scheme amended?

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

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

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

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

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

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

Zones and reservations

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

Zones

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

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

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

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

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

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

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

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

Reservations

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

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

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

Port installations: regional maritime shipping facilities.

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

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

Civic and cultural: significant civic precincts and buildings.

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

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

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

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

What if my land is rezoned?

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

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

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

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

What if my land is reserved?

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

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

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

How can my views be heard?

You can lodge a submission during the advertised period:

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

Publications

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

Amendment report

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

Environmental review report

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

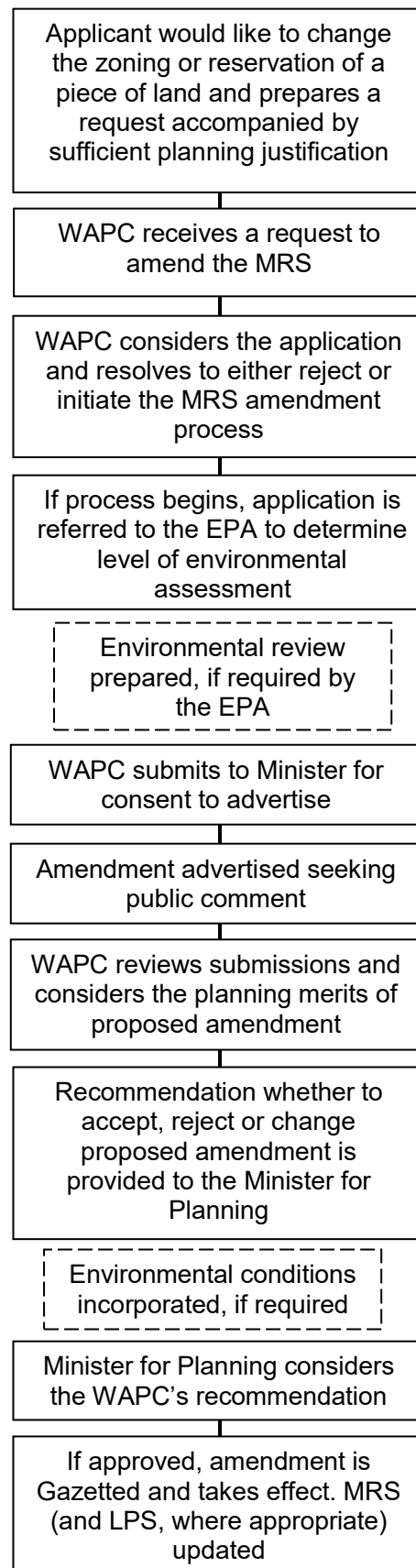
Report on submissions

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

Submissions

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

A simple diagram of the amendment process.



Abbreviations

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

Amendment Report

Metropolitan Region Scheme Amendment 1360/57

Metropolitan Redevelopment Authority Normalisation Armadale

Amendment Report

1 Purpose

The purpose of this amendment is to re-establish the various zones and reservations in the north-east district of the Metropolitan Region Scheme (MRS) to zone and reserve portions of the land currently under the planning control of Development WA (formerly the Metropolitan Redevelopment Authority), pursuant to the *Metropolitan Redevelopment Authority Act 2011* (MRA Act).

The proposal within the amendment will facilitate the future 'normalisation' of the land, when planning control is transferred from Development WA to the Western Australian Planning Commission (WAPC) and the City of Armadale, and is principally an administrative process. The proposed zones and reservations are consistent with existing land uses and Development WA's statutory planning framework for the land.

The amendment contains five proposals in the City of Armadale.

2 Background

Development WA is currently undertaking a review of its project portfolio in order to identify project areas or precincts where Development WA's objectives and functions have been substantially completed. Development WA is then preparing to return statutory planning and other functions for these areas to the WAPC, the local government or other relevant authority, through a process referred to as 'normalisation'.

The Armadale Redevelopment Area was created under legacy legislation (the *Armadale Redevelopment Act 2001*) that repealed the MRS, when the redevelopment area was created. The introduction of the abovementioned Act enabled the introduction of a redevelopment scheme and other statutory planning documents (statutory planning framework) to facilitate its redevelopment. As a result, when Development WA normalises an area and seeks to establish the normal statutory planning framework (i.e. region and local planning schemes) there is no MRS zoning to be revived/reinstated.

The MRA Act provides the process for removing land from redevelopment areas through amendment of the *Metropolitan Redevelopment Authority Regulations 2011* (MRA Regulations) as well as processes for amendment of local government planning schemes. However, the MRA Act does not provide a specific process for reinstatement or amendment to the MRS at the time of normalisation. As a result, an MRS amendment is required to be undertaken.

In the Armadale Redevelopment Area, normalisation will be completed in stages over a number of years with the MRS amendment taking effect in stages as Development WA works with the local government to transfer planning control and other powers for substantially complete precincts.

This amendment covers the majority of the Armadale Redevelopment Area but excludes the Wungong Urban Water Project Area, which will be the subject of a separate MRS amendment process.

The amendment to the MRS has been prepared in accordance with section 35 of the *Planning and Development Act 2005* (P&D Act), to re-establish appropriate zoning and reservations across the Armadale Redevelopment Area, consistent with approved development and/or the existing Development WA statutory planning framework. In accordance with section 36 of the P&D Act and section 58 of the MRA Act, the intent is that the MRS amendment is completed and progressively takes effect as redevelopment area precincts are normalised through the amendment of the MRA Regulations and local planning scheme.

Preliminary consultation occurred with key stakeholders, including the City of Armadale and Department of Water and Environmental Regulation, which resulted in refinement to zoning and reservations, while ensuring consistency with the existing statutory planning framework.

For further information on Development WA's planning documents associated with the proposed normalisation area, refer to: www.mra.wa.gov.au.

3 Scope and content of the amendment

The amendment proposes the following modifications to the MRS.

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 part Lot 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 and the Primary Regional Roads 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.

4 Aboriginal heritage

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

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

Proponents of proposals are advised to familiarise themselves with the State's *Cultural Heritage Due Diligence Guidelines* (the Guidelines). These have been developed to assist proponents identify any risks to Aboriginal heritage and to mitigate risk where heritage sites may be present. The Guidelines are available electronically at: <https://www.dplh.wa.gov.au/information-and-services/aboriginal-heritage/land-use-under-the-aha/aboriginal-heritage-surveys>.

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

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

5 Coordination of region and local scheme amendments

Under section 126(3) of the P&D Act, the WAPC has the option of concurrently rezoning land being zoned Urban under the MRS to an “Urban Development” zone or similar.

However, section 58 of the MRA Act allows a LPS to be prepared or amended in accordance with the P&D Act 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 57 of the MRA Act allows the Minister for Planning, while an approved redevelopment scheme is in effect, to publish in the Government Gazette a notice amending a LPS, so that it is consistent with the redevelopment scheme.

Development WA, in consultation with the City of Armadale 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.

6 Substantiality

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

The criteria outlined in the Development Control Policy 1.9 relate to a variety of matters, not all of which relate to every amendment. In this regard, the amendment is proposed to be processed as “minor” amendment as follows:

- In accordance with Part 5 of the MRA Act, the permissible development, land uses and reserves within each Development WA project area and precinct have already been subject to comprehensive statutory processes administered by Development WA. These statutory processes have included consideration by the Environmental Protection Authority, other State and local government authorities, landowners, the general public, the WAPC and the Minister for Planning;
- The suitability of the subject land for development and the use of land within the Armadale Redevelopment Area has already been defined by a planning scheme (Armadale Redevelopment Scheme 2) and numerous statutory planning instruments adopted under the provisions of each Scheme as relevant. In addition, the project areas within the Armadale Redevelopment Area have experienced partial redevelopment, in accordance with the permissible land uses under the Scheme; and

- The extent and nature of the proposed amendment is consistent with the existing planning framework established by Development WA, is considered to be administrative in nature and has been the subject of a public consultation process.

7 Sustainability appraisal

Due to the small scale of the proposals in this amendment, there are no significant sustainability impacts. However, Development WA administers a Green Building Development Policy in each of its redevelopment areas, which requires all new buildings and precincts to have sustainable design and construction.

8 Environmental Protection Authority advice

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

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

9 The amendment process

The procedures for amending the MRS are prescribed by the P&D Act. The amendment proposed in this report is being made under the provisions of section 57 of that Act.

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

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

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

10 Submissions on the amendment

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

The amendment will be advertised for public submissions from Friday 6 December 2019 to Friday 28 February 2020.

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

- i) Western Australian Planning Commission, 140 William Street, Perth;
- ii) Development WA, Level 3, GPO Building, Forrest Place, Perth;
- iii) City of Armadale; and
- iv) State Reference Library, Northbridge.

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

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

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

or by email to:-

mrs@dplh.wa.gov.au

and must be received by 5 pm Friday, 28 February 2020.

All submissions received by the WAPC will be acknowledged.

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

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

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

11 Modifications to the amendment

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

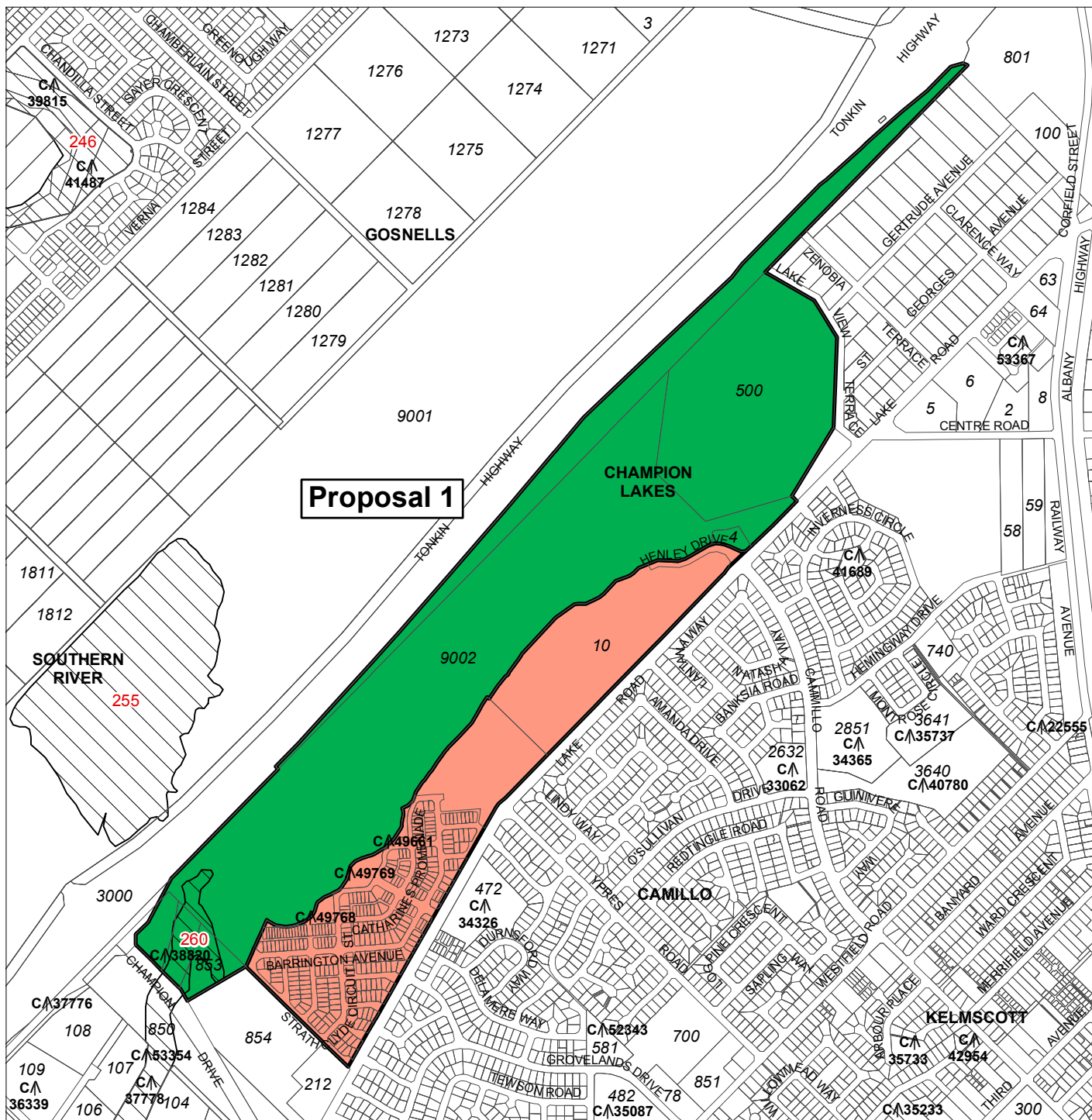
12 Final outcome

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

MRS Amendment 1355/57

**Metropolitan Redevelopment Authority Normalisation
Armada**

**Amending Figures
Proposals 1 - 5**



MRA Normalisation, Armadale Proposed minor amendment as advertised

21 August 2019

Proposal 1

Proposed Amendment:

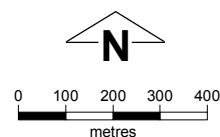
- Parks and recreation reservation
- Urban zone

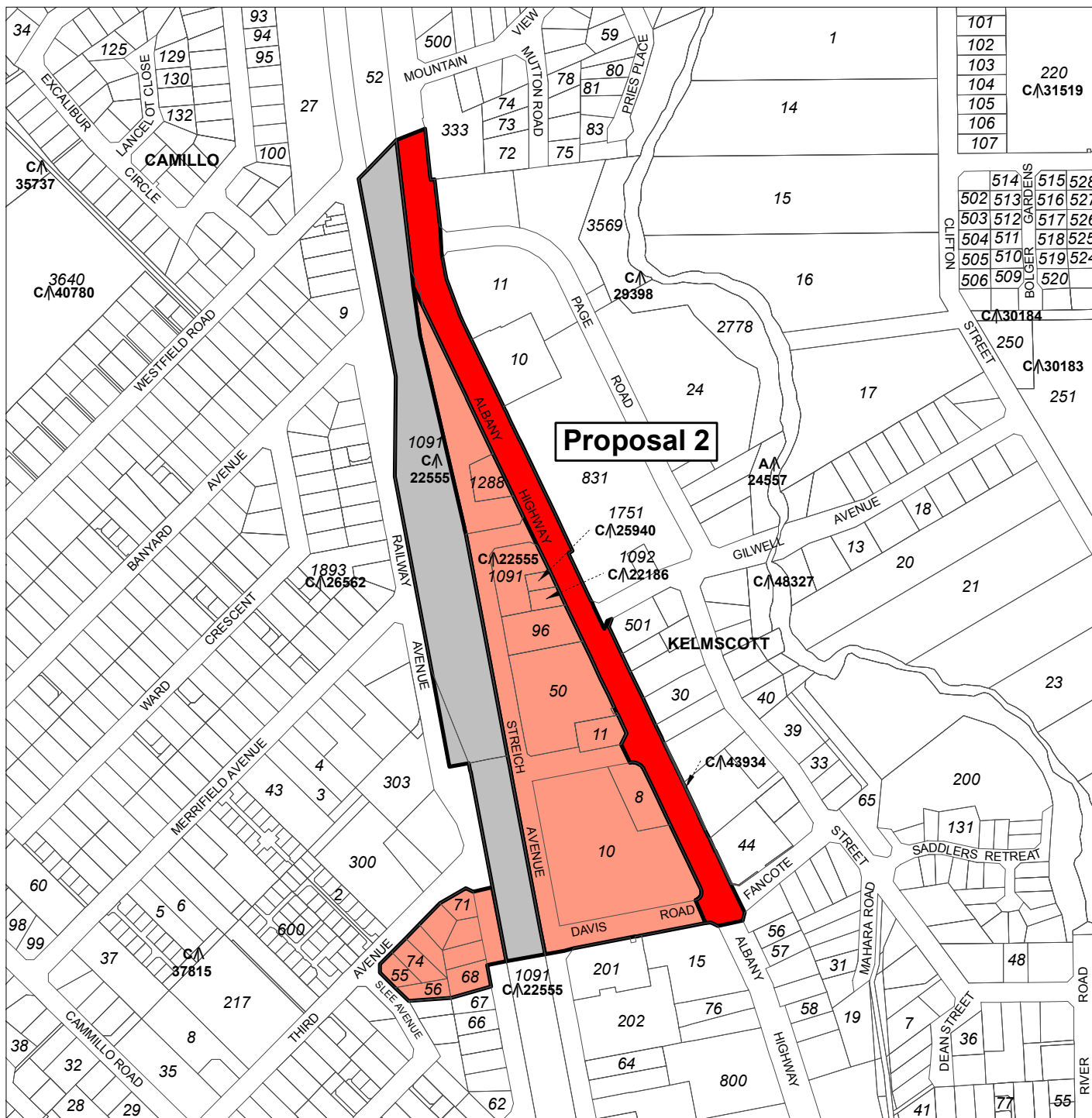
(Site No) Bush forever areas

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
Base information supplied by Western Australian Land Information Authority SLIP 1096-2018-1





21 August 2019

Proposal 2

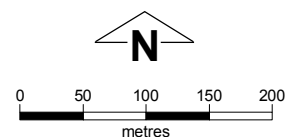
Proposed Amendment:

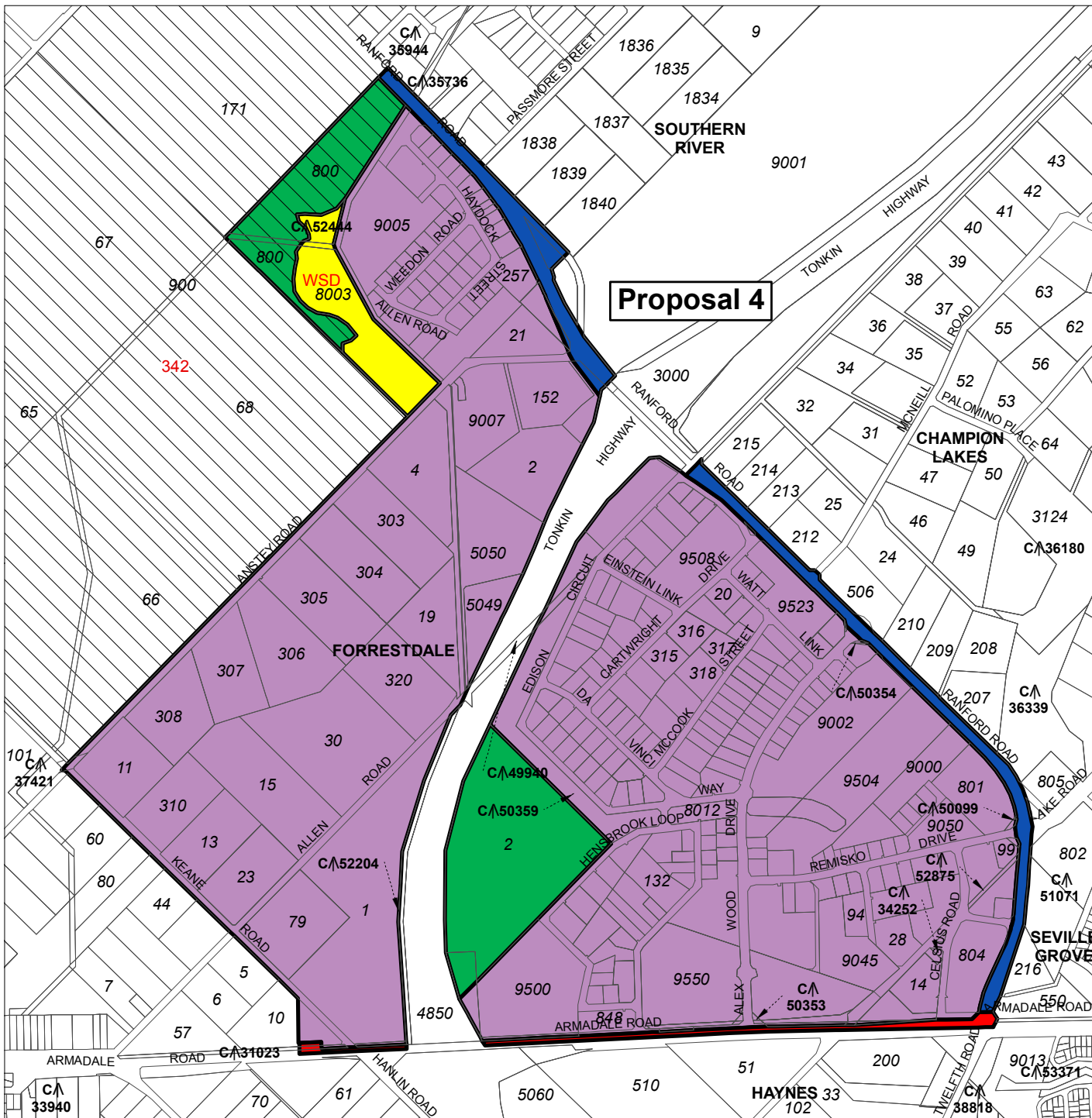
- Primary regional roads reservation
- Railways reservation
- Urban zone

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



Date: 26/08/2019
 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 4

Proposed Amendment:

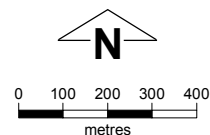
- Industrial zone
- Other regional roads reservation
- Parks and recreation reservation
- Primary regional roads reservation
- WSD Public purposes reservation - Water Authority of WA

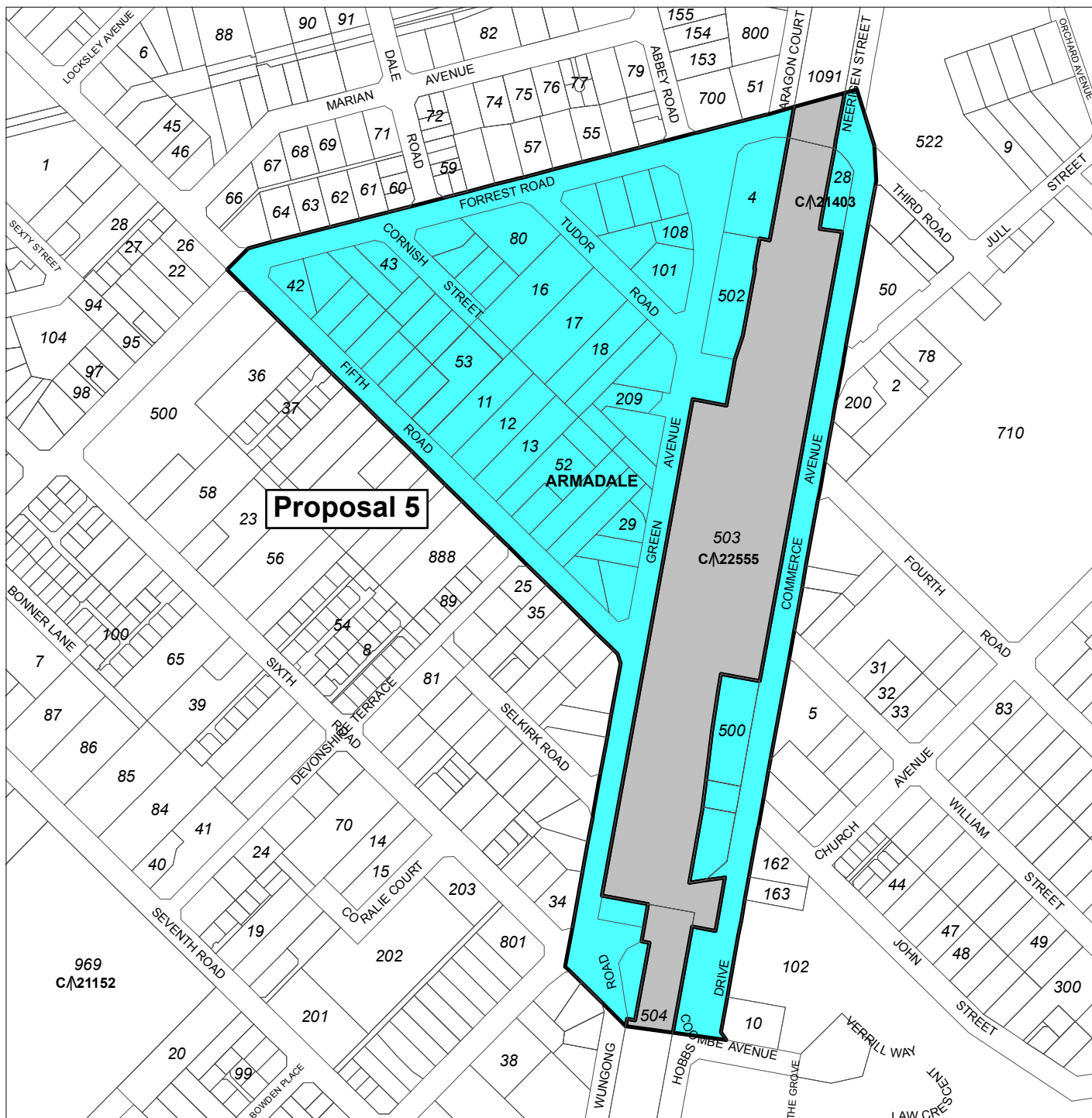
(Site No) Bush forever areas

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



Date: 26/08/2019
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 5

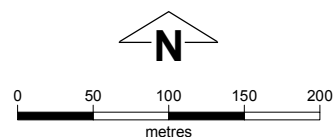
Proposed Amendment:

- Central city area zone
- Railways reservation

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



Date: 26/08/2019
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 A

Notice of environmental assessment



Environmental Protection Authority

Department of Planning, Land and Heritage Received	
Received	01 NOV 2019
Allocated	
Seen QA	
Decide	
RLS/0832	
A. Muscara	

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

Our Ref: CMS17591
Enquiries: Steve Pavey, 6364 7600
Email: Steve.Pavey@dwer.wa.gov.au

Dear Ms Fagan

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

SCHEME: Metropolitan Region Scheme Amendment 1360/57
LOCATION: Champion Lakes, Kelmscott Station and surrounds, Champion Drive, Forrestdale Business Park and City Centre Armadale
RESPONSIBLE AUTHORITY: Western Australian Planning Commission
DECISION: Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme Amendment Not to be Assessed Under Part IV of EP Act. Advice Given. (Not Appealable)

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

After consideration of the information provided by you, the EPA considers that the proposed scheme should not be assessed under Part IV Division 3 of the *Environmental Protection Act 1986* (EP Act) but nevertheless provides the attached advice and recommendations. I have also attached a copy of the Chairman's determination of the scheme.

Please note the following:

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

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

Yours sincerely



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

25 October 2019

Encl. Scheme Advice and Recommendations
Chairman's Determination

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

Metropolitan Region Scheme Amendment 1360/57

Location: Champion Lakes, Kelmscott Station and surrounds, Champion Drive, Forrestdale Business Park and City Centre Armadale

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

Determination Published: 28 October 2019

Summary

The Western Australian Planning Commission (WAPC) proposes to zone and reserve five areas of land currently under the planning control of the Armadale Redevelopment Scheme 2 (ARS2) administered by Development WA (formerly Metropolitan Redevelopment Authority). The five areas were previously removed from the Metropolitan Region Scheme (MRS) and are known as:

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

Land subject to Ministerial Statement 762 - Wungong Urban Water Redevelopment Scheme is not included in MRS amendment 1360/57.

The Environmental Protection Authority (EPA) has considered the scheme in accordance with the requirements of the *Environmental Protection Act 1986* (EP Act). The EPA considers that the scheme amendment as set out is unlikely to have a significant effect on the environment and does not warrant formal assessment under Part IV of the EP Act.

The EPA has based its decision on the scheme amendment documentation and additional information provided by the WAPC as detailed below:

- Lot 4853 in Forrestdale Business Park being reserved as Parks and Recreation; and
- The WAPC requiring a separate local planning scheme amendment to zone and reserve land in the Champion Drive Precinct.

The EPA's assessment focused on the proposed:

- Industrial zone over lots containing a Conservation Category Wetland in the Forrestdale Business Park; and
- zone of Urban over the entirety of the Champion Drive Precinct.

The proposed zoning and reservation of land at Champion Lakes, Kelmscott and City Centre is supported.

Environmental Factors

Having regard to the EPA's Statement of Environmental principles, Factors and Objectives the EPA has identified Inland Waters and Terrestrial Fauna as preliminary environmental factors relevant to this scheme.

Advice and Recommendations regarding Environmental Factors

Inland Waters

The eastern part of Forrestdale Business Park is proposed to be zoned mostly Industrial with areas reserved for Parks and Recreation, regional roads and for Water Authority uses. The zoning and reservations are generally consistent with the Armadale Redevelopment Scheme 2 (ARS 2) reflecting the existing and future land uses associated with Forrestdale Business Park.

A Conservation Category Wetland located on Lot 2 to the east of Tonkin Highway extends over the entirety of Lot 4853 and partially over Lot 9500. The WAPC has provided additional information confirming that the whole of Lot 4853 is to be reserved Parks and Recreation in the MRS.

The WAPC has advised the EPA that it intends to zone Lot 9500 Industrial due to environmental studies not yet being completed. The EPA supports the WAPC's intention to require environmental studies and structure planning in consultation with the Department of Water and Environmental Regulation and the Department of Biodiversity, Conservation and Attractions prior to any development of Lot 9500. The WAPC has advised the symbol EC (Environmental Conditions) will be applied to the local planning scheme map over Lot 9500 to ensure these studies occur.

Terrestrial Fauna

The WAPC proposes to zone the whole of the Champion Drive Precinct Urban. This is inconsistent with the ARS 2 which shows part of the land reserved as Public Purposes – Technical School. Native vegetation suitable as black cockatoo habitat has been identified on the Precinct across the undeveloped lots on the eastern side of Westfield Road, including within the area currently reserved for the technical school.

The EPA does not support a concurrent amendment of the City of Armadale local planning scheme for the Champion Drive Precinct when the MRS amendment is finalised. The EPA recommends a separate local planning scheme amendment with text provisions to protect Fauna habitat is referred to the EPA. In April 2019 the City of Armadale referred local planning scheme amendment 105 to zone the Champion Drive Precinct to Urban Development.

Recommendation

The EPA concludes the scheme can be managed to meet the EPA's environmental objectives for the above factors through separate local planning scheme amendments containing scheme provisions to further identify significant fauna habitat and inland waters, and manage and protect the above environmental values and factors.



Environmental Protection Authority

GOVERNMENT OF
WESTERN AUSTRALIA

S48A Referrals

Title: Metropolitan Region Scheme Amendment 1360/57

Location: Champion Lakes, Kelmscott Station and surrounds, Champion Drive, Forrestdale Business Park and City Centre Armadale

Description: The Western Australian Planning Commission proposes to zone and reserve land currently under the planning control of Development WA (formerly Metropolitan Redevelopment Authority). These areas were previously removed from the Metropolitan Region Scheme.

Ref ID: CMS17591

Date Received: 17/9/2019 **Date Sufficient Information Received:** 2/10/2019

Responsible Authority: Western Australian Planning Commission

Contact: Anthony Muscara

Preliminary Environmental Factors: Terrestrial Fauna, Inland Waters

Potential Significant Effects: Clearing of fauna habitat and impacts to a Conservation Category Wetland

Management: The potential impacts can be adequately managed to meet the EPA's objectives through separate local planning scheme amendments containing provisions to protect significant fauna habitat and inland waters, and regulated through other statutory processes.

Determination: Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme Amendment Not to be Assessed Under Part IV of EP Act. Advice Given. (Not Appealable)

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

This Determination is not appealable.

Chairman's Initials:

Date: 22 Oct 2019

Appendix B

List of plans supporting the amendment

**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 C

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

Your property and the planning system – region schemes

Rights to compensation in relation to reserved land

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

Region schemes

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

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

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

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

How do you amend a region scheme?

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

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

Planning Control Area

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

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

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

What if your land is proposed to be reserved?

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

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

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

Am I entitled to claim compensation?

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

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

What is injurious affection?

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

How do I claim compensation?

1. Private sale

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

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

Following the board's decision:

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

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

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

2. Refused development

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

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

What is compulsory acquisition?

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

How can I view a region scheme?

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

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

This information is correct as at January 2019.

Appendix D

Preparing a submission

Preparing a submission

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

What is a submission?

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

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

What should I say?

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

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

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

Before lodging your submission

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

The closing date for submissions and where they should be lodged is shown on form 57 and in the submissions on the amendment section of the amendment report.

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

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

Appendix E

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

This image shows a full page of white paper with horizontal dotted lines. The lines are evenly spaced and run across the width of the page, providing a guide for handwriting or typing. There are no margins, text, or other markings on the page.

- 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

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