

TOWN OF COTTESLOE



AGENDA FORUM

ATTACHMENT

**ITEM 10.1.3: METROPOLITAN REGION
SCHEME PROPOSED AMENDMENT
132057 WESTERN POWER OMNIBUS 2**

Our Ref: 833-2-1-69 Pt 1 (RLS/0670/1)
Enquiries: Mr Andrew Thomas (6551 9615)

Chief Executive Officer
Town of Cottesloe
PO Box 606
COTTESLOE WA 6911

Dear Sir/Madam

Metropolitan Region Scheme Proposed Amendment 1320/57 Western Power Omnibus 2

The Western Australian Planning Commission (WAPC) has recently initiated the above amendment to the Metropolitan Region Scheme and is seeking public comment.

The amendment proposes to transfer 29 sites owned by Western Power and containing electricity infrastructure from the Urban, Industrial and Central City Area zones to the Public Purpose reservation under the MRS. The amendment also contains a proposal relating to the transfer of a portion of a Public Purpose-SEC reserve (surplus to Western Power requirements) to the Urban zone, as detailed in the enclosed amendment report.

Notices will be published in the *Government Gazette*, *The West Australian*, and relevant local newspapers. The amending plans and other documents are on display at various locations in the metropolitan area. Documents can also be accessed on the PlanningWA website www.planning.wa.gov.au.

Your agency is invited to comment on the amendment. Please use the submission form that is printed in the back of the amendment report, so that we can match your comments to the appropriate planning issue. Submissions must be with the WAPC on or before **Friday 30 June 2017**.

If you would like more information about this amendment, please contact Mr Andrew Thomas at the Department of Planning on 6551 9615.

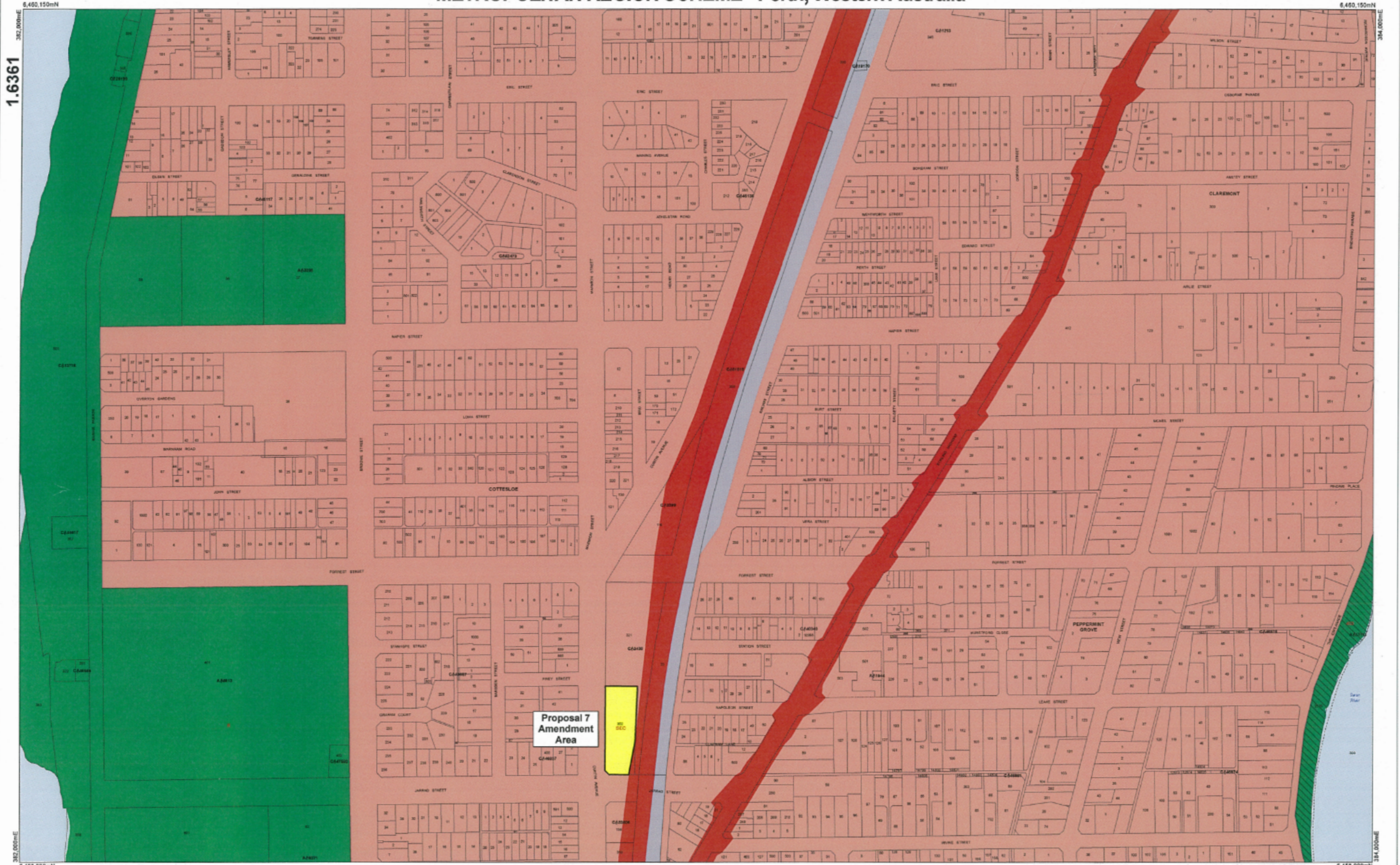
Yours faithfully



Kerrine Blenkinsop
Secretary
Western Australian Planning Commission

27 April 2017

METROPOLITAN REGION SCHEME - Perth, Western Australia



**Proposal 7
Amendment
Area**

Department of Planning
Western Australian Planning Commission

Important notes:
Environmental condition areas are not shown on these maps; refer to the MRS Tool for details of environmental conditions.
Redevelopment scheme areas are shown on these maps, although they are not within the jurisdiction of the Western Australian Planning Commission.
Refer to the relevant redevelopment authority's scheme and maps for details.
For Port Kennedy locality refer to the Port Kennedy Development Agreement Act 1992.
Technical notes:
Horizontal datum - Geocentric datum of Australia 1984
Grid base - Map Grid of Australia
Projection - Transverse Mercator, graphically projected in zone 50

Data Sources:
Cadastral data from the Western Australian Land Information Spatial Cadastre Database (SCDB) - permission no. L1 802-2010-1
Topographic features derived from StreetView Street View 2013

Production notes:
Published by the Department of Planning (Department), Gordon Stephenson House, 140 William Street, Perth, WA 6000
The scheme is not intended to indicate the land use allocation under any local government provision.
© Western Australian Planning Commission 2015. This map may not be reproduced wholly or in part without the written permission of the Department.
Website - www.planning.wa.gov.au - to access electronic copies of the MRS
Email - spatialdata@planning.wa.gov.au for digital data or for written permission.

Metropolitan Region Scheme Legend

Reserved lands	Water catchments	Public purposes - divided as follows	Urban	Rural - water protection
Parks and recreation	Civic and cultural	High school	Urban defined	Private recreation
Restricted public access	Waterways	Community centre	Central city area	Bush reserve area
Railways	Floods	University	Industrial	Redevelopment schemes
Port facilities	Priority regional roads	Commonwealth Government	Special industrial	Redeveloped/retained area
State lands	Other regional roads	State Energy Commission	Rural	
		State Authority of WA		
		Other		

Standard Truncation

Western Australian Planning Commission
This is to certify that planning no. 1.6361 was approved by resolution at a meeting held on 13 December 2016.
Minute no. WAPC / 261.11.1
Signed:
Effective: XXXX

GeoSpatial Research & Modelling Certification
Manager: T Servas
Geospatial Officer: A Power
Examined: J Ballarotta

Scale:
0 25 50 75 100 metres

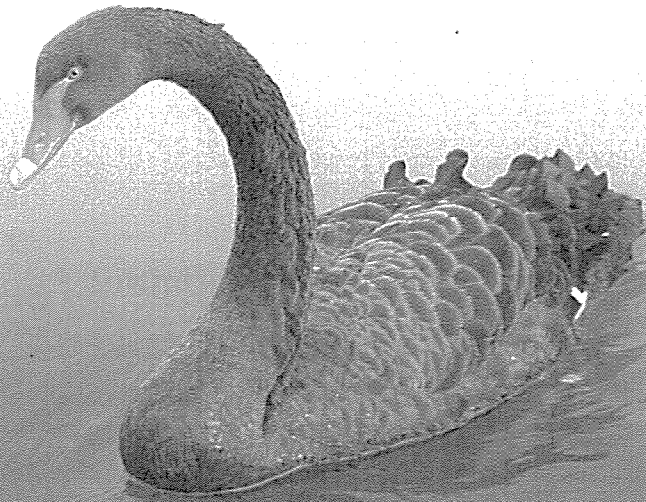
LOCATION OF DETAIL PLAN

DETAIL PLAN
No. 1.6361

File: 833020\0089
Plan: MRS Sheet 19
Ref no. 2092 version 2
Amendment No: 1320/57
Assessment: 1.1430 - 1.7430
Date:

April 2017

**Metropolitan Region
Scheme Amendment
1320/57 (Minor Amendment)**



Western Power Omnibus 2

Amendment Report

Cities of Canning, Cockburn, Fremantle, Gosnells
Joondalup, Melville, Nedlands, Rockingham
Stirling, Swan, Vincent and Wanneroo
Towns of Bassendean, Cottesloe
and Victoria Park
Shire of Kalamunda

**Metropolitan Region Scheme
Amendment 1320/57
(Minor Amendment)**

Western Power Omnibus 2

Amendment Report

**Cities of Canning, Cockburn, Fremantle, Gosnells, Joondalup, Melville,
Nedlands, Rockingham, Stirling, Swan, Vincent and Wanneroo
Towns of Bassendean, Cottesloe and Victoria Park
Shire of Kalamunda**



April 2017

Disclaimer

This document has been published by the Western Australian Planning Commission. Any representation, statement, opinion or advice expressed or implied in this publication is made in good faith and on the basis that the Government, its employees and agents are not liable for any damage or loss whatsoever which may occur as a result of action taken or not taken, as the case may be, in respect of any representation, statement, opinion or advice referred to herein. Professional advice should be obtained before applying the information contained in this document to particular circumstances.

© State of Western Australia
Internet: <http://www.wa.gov.au>

Published by the
Western Australian Planning Commission,
140 William Street,
Perth WA 6000

Locked Bag 2506
Perth WA 6001

MRS Amendment 1320/57 Amendment Report
File 833-2-1-69 Pt 1

Published April 2017

Internet: <http://www.planning.wa.gov.au>
Email: corporate@planning.wa.gov.au
Phone: (08) 6551 9000
Fax: (08) 6551 9001
National Relay Service: 13 36 77
Infoline: 1800 626 477

This document is available in alternative formats
on application to Communication Services.

Contents

The Metropolitan Region Scheme	v
Abbreviations	ix
Location plan.....	xi
1 Purpose.....	1
2 Background.....	1
3 Scope and content of the amendment.....	1
4 Aboriginal heritage	4
5 Coordination of region and local scheme amendments	4
6 Sustainability appraisal.....	4
7 Substantiality.....	4
8 Environmental Protection Authority advice	5
9 The amendment process.....	5
10 Submissions on the amendment	5
11 Modifications to the amendment.....	6
12 Final outcome.....	6
Amending Figures - Proposals 1 - 29	9
Appendix A Notice of environmental assessment	
Appendix B List of detail plans supporting the amendment	
Appendix C Your property and the Metropolitan Region Scheme	
Appendix D Preparing a submission	
Appendix E Submission form for this amendment (form 57)	

The Metropolitan Region Scheme

What it is and how it is amended

Planning Perth's future

Perth has a reputation as one of the world's cleanest and greenest cities. This is largely due to good planning. It is a city anticipated to grow. As it grows, change must be well planned and well managed.

In 2010 Perth was home to 1.7 million people. Between 2003 and 2010 Perth's population grew by an average of around 42,000 people per year. By 2026, Perth's population is projected to be around 2.3 million, making up about 74 per cent of the population of Western Australia.

Provision must be made for future housing, employment opportunities and transport needs to meet this growth. It is also necessary to set aside land for conservation and recreation.

The Metropolitan Region Scheme (MRS) provides for this change, and the means by which affected landowners can be compensated for land acquired for regional public purposes.

What is the Metropolitan Region Scheme?

The MRS is a large town planning scheme for land use in the Perth metropolitan area. This area stretches from south of Rockingham to north of Yanchep and east of Mundaring.

The MRS defines the future use of land, dividing it into broad zones and reservations. It requires local government local planning schemes to provide detailed plans for their part of the region. These schemes must be consistent with the MRS.

The MRS uses a set of maps and a scheme text. The scheme text provides planning rules for zones and reservations, which are shown on the maps in different colours and patterns.

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

To plan for changing needs, the MRS is amended frequently.

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, an amendment to the MRS is advertised to seek comment from the wider community and all levels of government.

The process allows for extensive community consultation to review the proposal before a final decision is made.

How is the Metropolitan Region Scheme amended?

The Western Australian Planning Commission (WAPC) is responsible for keeping the MRS under review and initiating changes where they are seen to be 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.

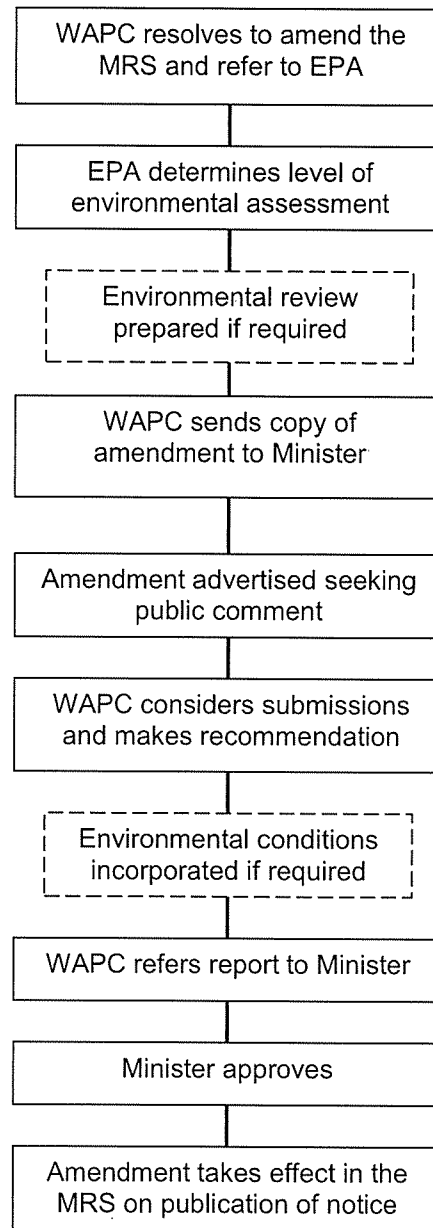
The amendment proposed in this report is being made under the provisions of section 57 (often referred to as a minor amendment).

The process of a minor amendment to the MRS includes the following steps:

- Formulation of the amendment by the WAPC.
- Referral of the proposed amendment to the Environmental Protection Authority (EPA) to set the level of environmental assessment. Where the EPA requires an environmental review, this is carried out before the amendment is advertised.

- Advertising the amendment for public inspection and inviting submissions. Advertisements are placed in local and statewide newspapers, and information is made available on the PlanningWA website. Landowners whose property is directly affected by a proposed change are contacted in writing. Where there is an environmental review, this is also made available for comment.
- WAPC receiving public submissions over a period of 60 days.
- WAPC considering written submissions and recommends whether to modify the amendment or proceed with the original proposal.
- WAPC presenting a report and recommendation to the Minister for Planning.
- Minister approving amendment, with or without modification, which becomes legally effective in the MRS with the publishing of a notice advising of the Minister's approval. Minister may also decline to approve. The approved amendment is placed on public display.

The following diagram shows the main steps.



When the MRS is amended, local planning schemes must also be amended to match the broad zonings and reservations of the MRS. Affected local governments provide more detailed planning for each area.

Within three months of a MRS amendment being finalised, an affected local government must initiate an amendment to its local planning scheme.

Zones and reservations

Zones and reservations in the MRS are broad categories. They are not precisely defined or limited, but the following descriptions are a guide.

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 are 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 is 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 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: these are the most important of the roads of regional significance in the planned road network, and are currently, or proposed to be declared under the *Main Roads Act 1930*.

Other regional roads: these are 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 use of the land or lifestyle. They can stay as they are or they may set about changing their land use. For instance, some may seek approval to subdivide their land 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 anyone else have time to examine the proposals and lodge a submission.

What if my land is reserved?

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

If your land is marked for a reservation 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. The WAPC has reservations over many areas of land, which are privately owned.

To protect landowners, there are procedures for acquisition or compensation by the WAPC. These are outlined in *Your Property and the Metropolitan Region Scheme*, a leaflet reproduced at the back of this report and available separately from the Department of Planning.

How can my views be heard?

You can lodge a written submission on the proposed amendment during the advertised period. A submission form is available at the back of this report, from the display locations for this amendment and from the PlanningWA website.

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

Abbreviations

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

Metropolitan Region Scheme Amendment 1320/57

Western Power Omnibus 2

1 Purpose

The purpose of this amendment is to reserve a number of sites owned by Western Power and containing electricity infrastructure to the appropriate classification under the Metropolitan Region Scheme (MRS): Public Purposes-SEC.

The amendment also contains a single proposal (Proposal 17) relating to the transfer of a portion of a Public Purposes-SEC reserve Western Power site, surplus to requirements, to the Urban zone.

The amendment contains 29 separate proposals in the Cities of Canning, Cockburn, Fremantle, Gosnells, Joondalup, Melville, Nedlands, Rockingham, Stirling and Swan, Shire of Kalamunda and Towns of Bassendean, Cottesloe and Victoria Park.

2 Background

Western Power owns a substantial number of properties across the metropolitan region to accommodate electricity infrastructure, including terminals and sub-stations. Western Power has approached the Western Australian Planning Commission (WAPC) with a request to review the classification of a number of these properties under the MRS and, where appropriate, reserve them for Public Purposes-SEC.

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

3 Scope and content of the amendment

The amendment proposes the following rezonings:

Town of Bassendean

Proposal 1 – Bassendean - To transfer Lot 100 Collier Road, Bassendean from the Urban zone to the Public Purposes-SEC reservation.

City of Canning

Proposal 2 – Cannington - To transfer a portion of Lot 500 Grose Avenue, Cannington from the Central City Area zone to the Public Purposes-SEC reservation.

Proposal 3 – Canning Vale - To transfer Lot 67 Vulcan Road, Canning Vale from the Industrial zone to the Public Purposes-SEC reservation.

Proposal 4 – Canning Vale - To transfer Lot 30 Modal Crescent, Canning Vale from the Industrial zone to the Public Purposes-SEC reservation.

Proposal 5 – Welshpool - To transfer Lot 14 Kurnall Road, Welshpool from the Industrial zone to the Public Purposes-SEC reservation.

City of Cockburn

Proposal 6 – Bibra Lake - To transfer Lot 301 Morse Road, Bibra Lake from the Industrial zone to the Public Purposes-SEC reservation.

Town of Cottesloe

Proposal 7 – Cottesloe - To transfer Lot 352 Curtin Avenue, Cottesloe from the Urban zone to the Public Purposes-SEC reservation.

City of Fremantle

Proposal 8 – O'Connor - To transfer Lot 122 Garling Street, O'Connor from the Industrial zone to the Public Purposes-SEC reservation.

City of Gosnells

Proposal 9 – Gosnells - To transfer Lot 803 Crandon Street, Gosnells from the Urban zone to the Public Purposes-SEC reservation.

Proposal 10 – Maddington - To transfer Lot 112 Carole Road, Maddington from the Industrial zone to the Public Purposes-SEC reservation.

Proposal 11 – Southern River - To transfer Lot 101 Southern River Road, Southern River from the Urban zone to the Public Purposes-SEC reservation.

City of Joondalup

Proposal 12 – Edgewater - To transfer Lots 9583, 12299 and 10006 Joondalup Drive, Edgewater from the Urban zone to the Public Purposes-SEC reservation.

Proposal 13 – Joondalup - To transfer Lot 2 Shenton Avenue, Joondalup from the Central City Area zone to the Public Purposes-SEC reservation.

Shire of Kalamunda

Proposal 14 – Forrestfield - To transfer Lot 13567 Dubs Close, Forrestfield from the Industrial zone to the Public Purposes-SEC reservation.

City of Melville

Proposal 15 – Booragoon - To transfer Lot 16 Kitchener Road, Booragoon from the Urban zone to the Public Purposes-SEC reservation.

Proposal 16 – Bull Creek - To transfer a portion of Lot 1773 Camm Avenue, Bull Creek from the Urban zone to the Public Purposes-SEC reservation.

Proposal 17 – Murdoch - To transfer a portion of Lot 4252 Murdoch Drive, Murdoch from the Public Purposes-SEC reservation to the Urban zone.

The southern portion of this lot (to be zoned Urban) is surplus to electricity infrastructure requirements and is proposed to be disposed of.

City of Nedlands

Proposal 18 – Shenton Park - To transfer Lots 5584 Stubbs Terrace and 10494 Lonnie Street, Shenton Park from the Urban zone to the Public Purposes-SEC reservation.

City of Rockingham

Proposal 19 – Waikiki - To transfer Lot 999 Safety Bay Road, Waikiki from the Urban zone to the Public Purposes-SEC reservation.

City of Stirling

Proposal 20 – Balcatta - To transfer Lot 103 Balcatta Road, Balcatta from the Industrial zone to the Public Purposes-SEC reservation.

Proposal 21 – Inglewood - To transfer Lot 8932 Alexander Drive, Inglewood from the Parks and Recreation reservation to the Public Purposes-SEC reservation.

Proposal 22 – Innaloo - To transfer Lot 55 Scarborough Beach Road, Innaloo from the Central City Area zone to the Public Purposes-SEC reservation.

Proposal 23 – Scarborough - To transfer Lot 3001 Manning Street, Scarborough from the Urban zone to the Public Purposes-SEC reservation.

City of Swan

Proposal 24 – Hazelmere - To transfer portions of Lot 3001 Central Avenue, Hazelmere from the Industrial zone to the Public Purposes-SEC reservation.

Proposal 25 – Midland - To transfer Lot 820 Lloyd Street, Midland from the Central City Area zone to the Public Purposes-SEC reservation.

Town of Victoria Park

Proposal 26 – East Victoria Park - To transfer Lots 832, 833, 834 and 835 Bank Street, East Victoria Park from the Urban zone to the Public Purposes-SEC reservation.

Proposal 27 – Lathlain - To transfer Lot 116 and 117 Streatley Road and Lots 1, 2, 147 and 148 Midgley Street, Lathlain from the Urban zone to the Public Purposes-SEC reservation.

City of Vincent

Proposal 28 – North Perth - To transfer Lot 101 Bourke Street, North Perth from the Urban zone to the Public Purposes-SEC reservation.

City of Wanneroo

Proposal 29 – Wangara - To transfer a portion of Lot 22 Windsor Road, Wangara from the Industrial zone to the Public Purposes-SEC reservation.

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. It is administered by the Department of Aboriginal Affairs. Aboriginal sites and materials are protected whether or not they have been previously recorded or reported.

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

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

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

5 Coordination of local and region scheme amendments

Section 126(3) of the *Planning and Development Act 2005* allows for the concurrent amendment of a Local Planning Scheme to a "Development" zone (or similar) where land is to be transferred to the Urban zone in the MRS. The WAPC will consider the concurrent amendment of Proposal 17 (proposed to be zoned Urban), after all submissions have been received.

6 Sustainability appraisal

Due to the small scale of the proposals in this grouped amendment only limited sustainability impacts result. However, environmental, economic, social or other sustainability issues which may be relevant are discussed in the section on each individual proposal.

7 Substantiality

The *Planning and Development Act 2005* allows for amendments to the MRS to be processed as either "minor" or "major" amendments depending on whether they are considered to constitute a substantial alteration to the MRS or not. *Development Control Policy 1.9 - Amendment to Region Schemes* sets out the criteria for deciding whether the "major" or "minor" process should be followed. The criteria relate to a variety of matters, not all of which relate to every amendment. In this regard, the amendment is proposed to be processed as a "minor" amendment as the extent and minor nature of each proposal does not constitute a substantial or regional change to the planning philosophy of the MRS.

8 Environmental Protection Authority advice

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

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

9 The amendment process

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

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

- formulation of the amendment by the WAPC;
- referral to the EPA for environmental assessment;
- completion of an environmental review (if required) 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 is being advertised for public submissions for a period of 60 days from Friday 28 April 2017 to Friday 30 Jun 2017.

Copies of the amendments are available for public inspection at:

- i) the Western Australian Planning Commission in Wellington Street, Perth;

- ii) the offices of the Cities of Canning, Cockburn, Fremantle, Gosnells, Joondalup, Melville, Nedlands, Rockingham, Stirling and Swan, Shire of Kalamunda and Towns of Bassendean, Cottesloe and Victoria Park.
- iii) the State Reference Library, Northbridge.

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

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

or by email to:-

mrs@planning.wa.gov.au

and must be received by 5 pm Friday 30 June 2017.

All submissions received by the WAPC will be acknowledged.

For your convenience a submission form (form 57) is contained in this report (appendix E). Additional copies of the form are available from the display locations and the PlanningWA website www.planning.wa.gov.au.

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.

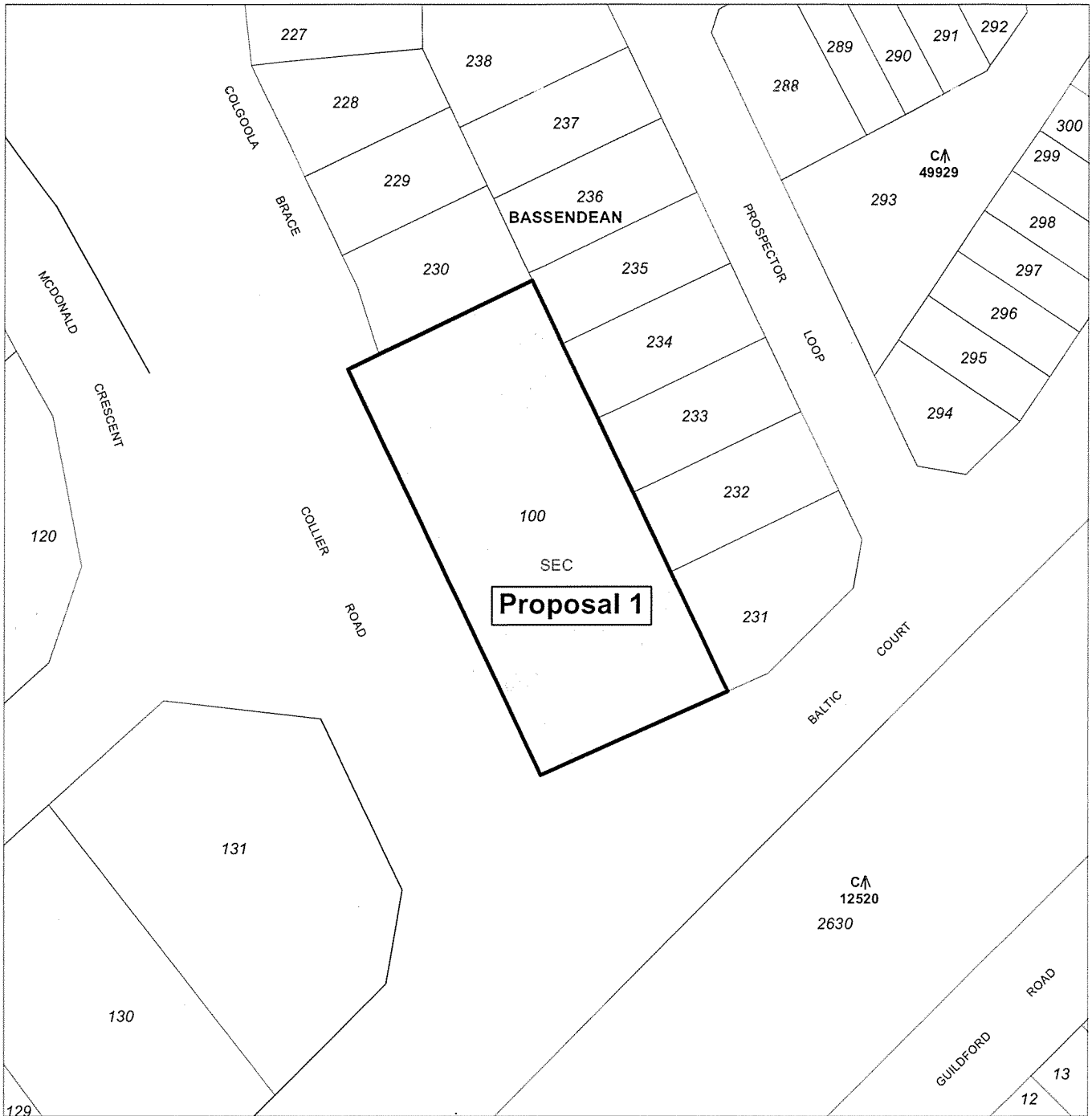
12 Final outcome

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 receive a copy of this document when the amendment is gazetted to give it legal effect.

MRS Amendment 1320/57

Western Power Omnibus 2

**Amending Figures
Proposals 1 - 29**




Western Power Omnibus No. 2
 Proposed minor amendment
 as advertised

13 December 2016

Proposal 1

Proposed Amendment:

 SEC Public purposes reservation - State Energy Commission

Oracle reference no: 2892
 File number: 833/02/01/0069P V
 Version number: 2

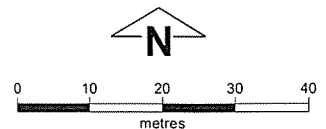


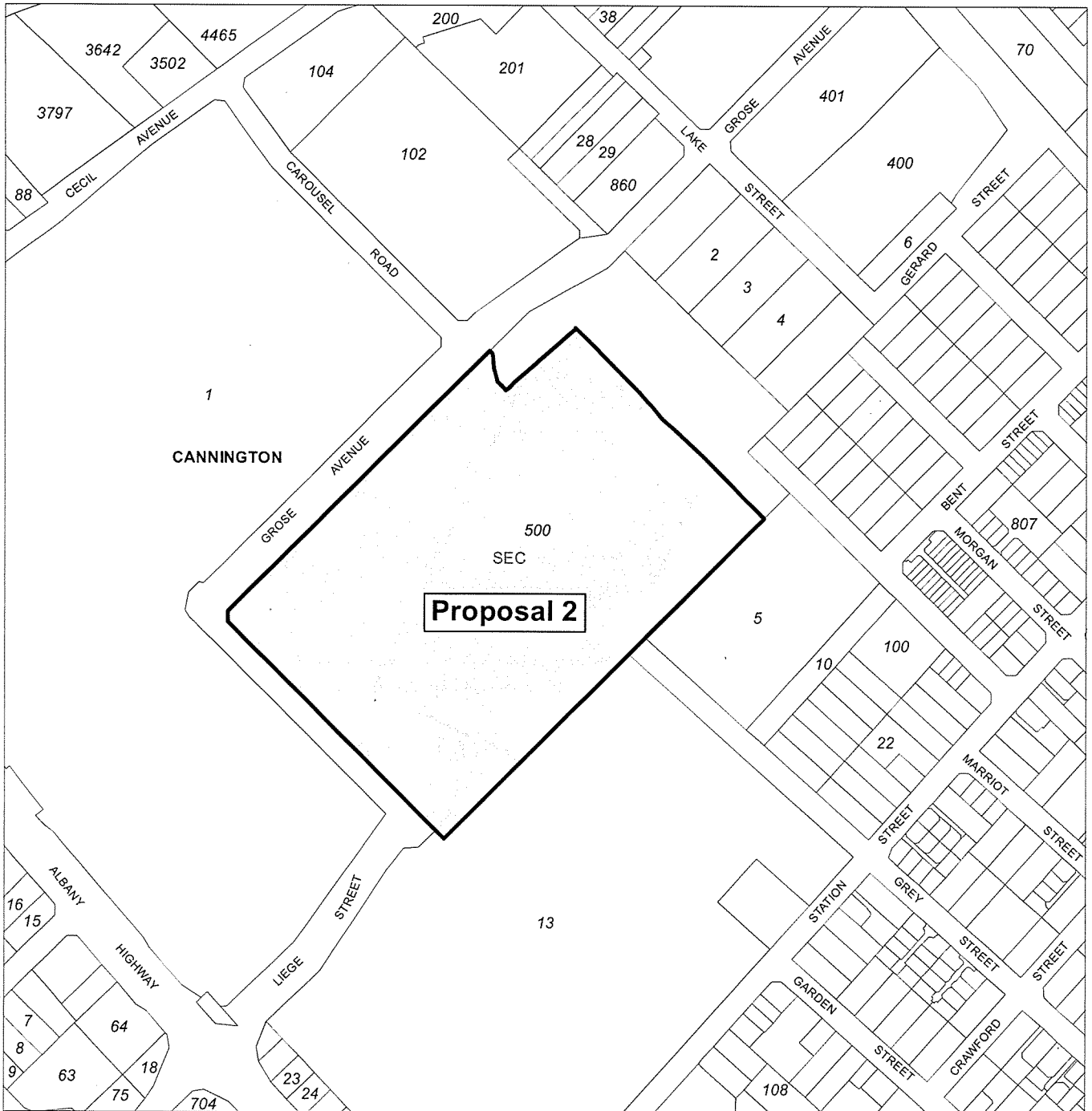
Department of
 Planning



Western
 Australian
 Planning
 Commission

Date: 15/11/2016
 Produced by GeoSpatial Research and Modelling, Department of Planning, Perth WA
 Base information supplied by Western Australian Land Information Authority LI782-2015-1






Western Power Omnibus No. 2
Proposed minor amendment
as advertised

13 December 2016

Proposal 2

Proposed Amendment:

 SEC Public purposes reservation - State Energy Commission

Oracle reference no: 2892

File number: 833/02/01/0069P V

Version number: 2

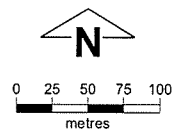


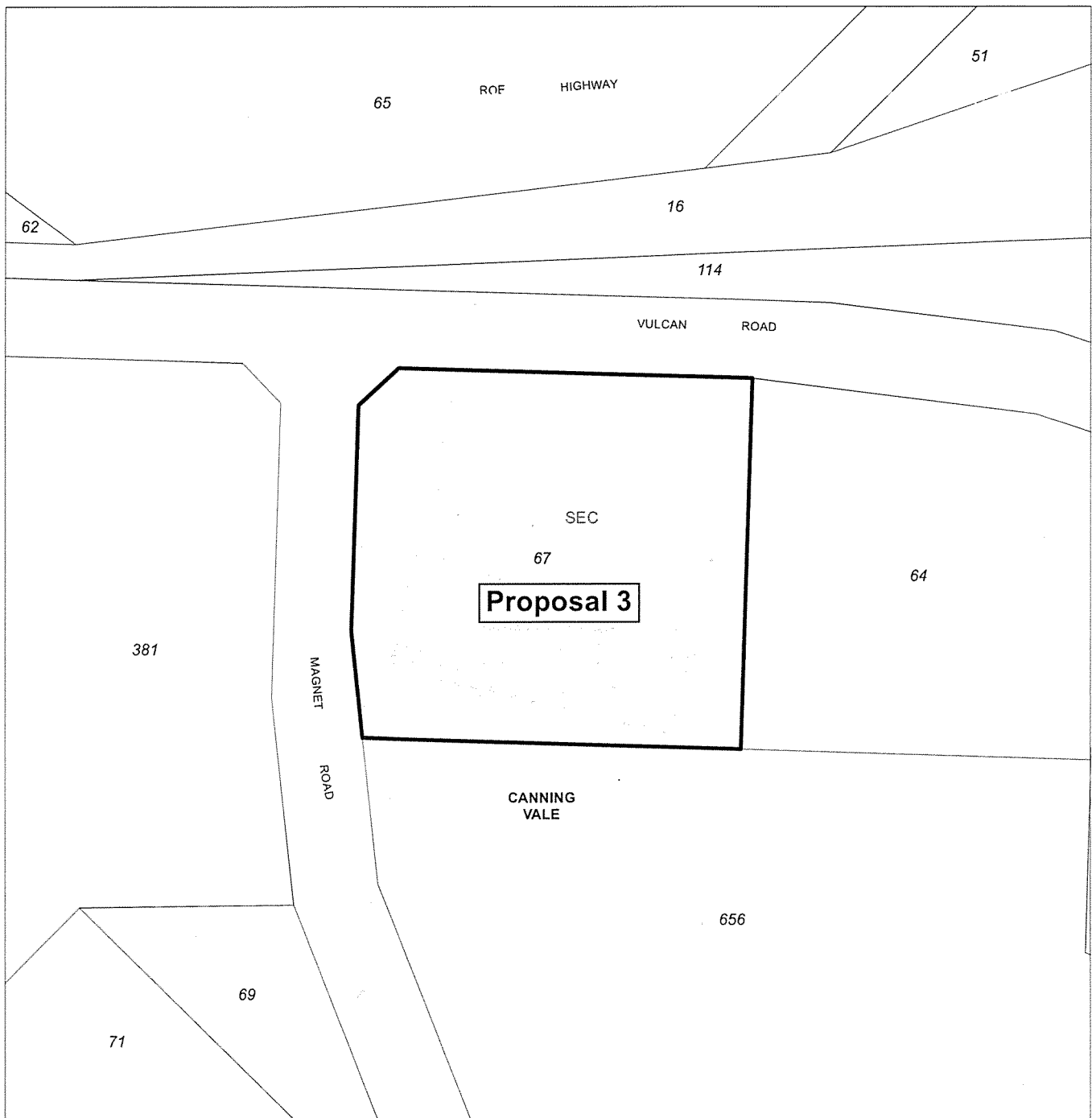
Department of
Planning



Western
Australian
Planning
Commission

Date: 15/11/2016
Produced by GeoSpatial Research and Modelling, Department of Planning, Perth WA
Base information supplied by Western Australian Land Information Authority LI 782-2015-1






Western Power Omnibus No. 2
Proposed minor amendment
as advertised

13 December 2016

Proposal 3

Proposed Amendment:

 SEC Public purposes reservation - State Energy Commission

Oracle reference no: 2892
File number: 833/02/01/0069P V
Version number: 2

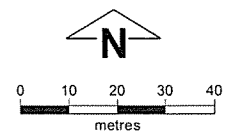


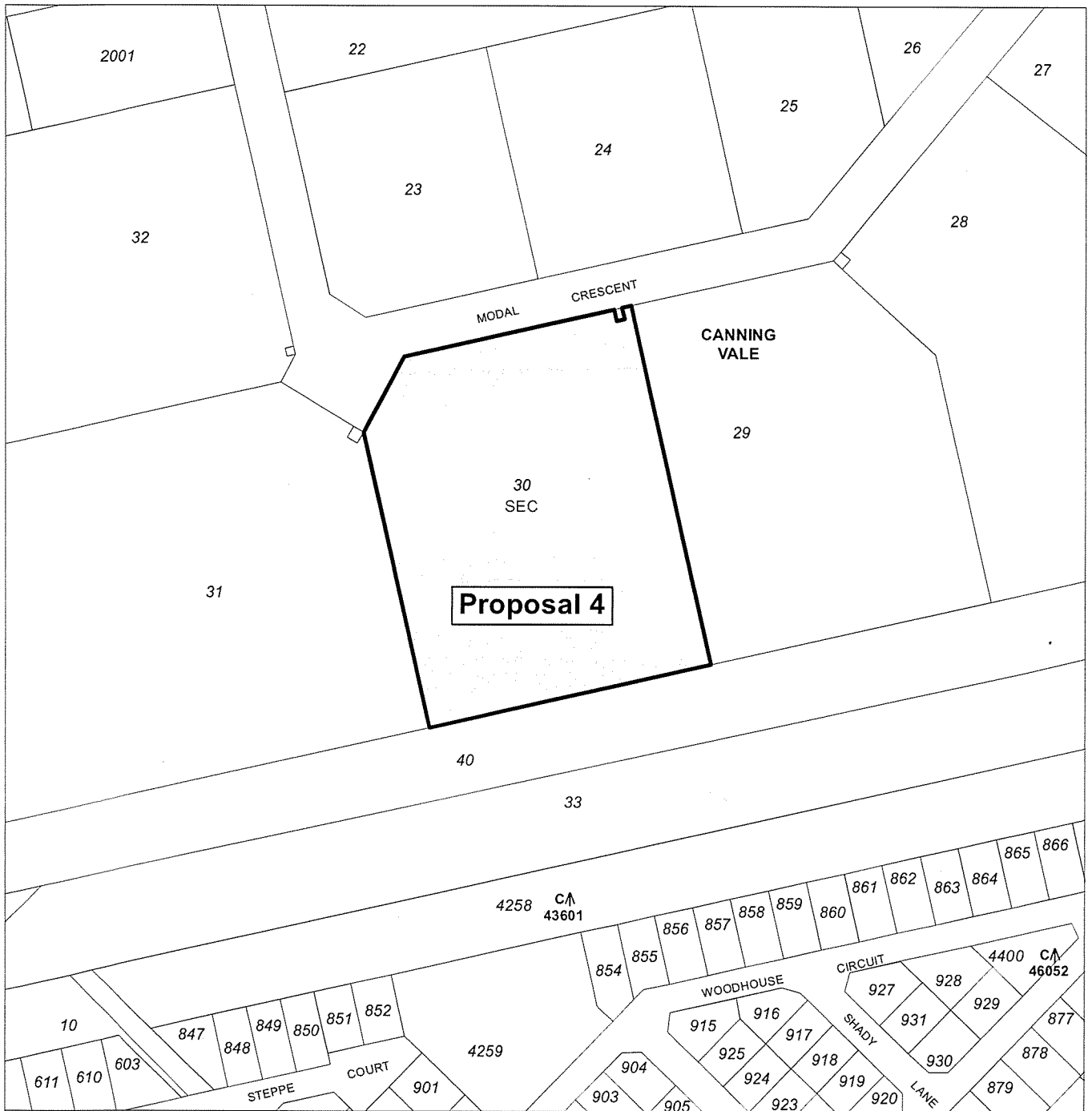
Department of
Planning



Western
Australian
Planning
Commission

Date: 15/11/2016
Produced by GeoSpatial Research and Modelling, Department of Planning, Perth WA
Base information supplied by Western Australian Land Information Authority LI 782-2015-1






Western Power Omnibus No. 2
Proposed minor amendment
as advertised

13 December 2016

Proposal 4

Proposed Amendment:

 SEC Public purposes reservation - State Energy Commission

Oracle reference no: 2892
File number: 833/02/01/0069P V
Version number: 2

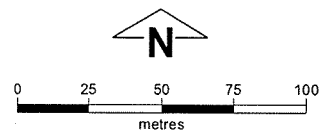


Department of
Planning



Western
Australian
Planning
Commission

Date: 15/11/2016
Produced by GeoSpatial Research and Modelling, Department of Planning, Perth WA
Base information supplied by Western Australian Land Information Authority LI 782-2015-1






Western Power Omnibus No. 2
Proposed minor amendment
as advertised

13 December 2016

Proposal 5

Proposed Amendment:

 SEC Public purposes reservation - State Energy Commission

Oracle reference no: 2892
File number: 833/02/01/0069P V
Version number: 2

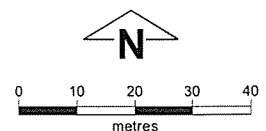


Department of
Planning



Western
Australian
Planning
Commission

Date: 15/11/2016
Produced by GeoSpatial Research and Modelling, Department of Planning, Perth WA
Base information supplied by Western Australian Land Information Authority LI 782-2015-1






Western Power Omnibus No. 2
Proposed minor amendment
as advertised

13 December 2016

Proposal 6

Proposed Amendment:

 SEC Public purposes reservation - State Energy Commission

Oracle reference no: 2892

File number: 833/02/01/0069P V

Version number: 2

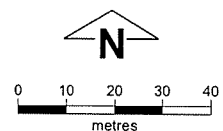


Department of
Planning



Western
Australian
Planning
Commission

Date: 15/11/2016
Produced by GeoSpatial Research and Modelling, Department of Planning, Perth WA
Base information supplied by Western Australian Land Information Authority LI 782-2015-1






**Western Power Omnibus No. 2
Proposed minor amendment
as advertised**

13 December 2016

Proposal 7

Proposed Amendment:

 SEC Public purposes reservation - State Energy Commission

Oracle reference no: 2892
File number: 833/02/01/0069P V
Version number: 2

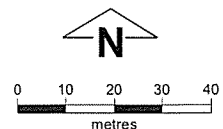


Department of
Planning



Western
Australian
Planning
Commission

Date: 15/11/2016
Produced by GeoSpatial Research and Modelling, Department of Planning, Perth WA
Base information supplied by Western Australian Land Information Authority LI 782-2015-1






Western Power Omnibus No. 2
Proposed minor amendment
as advertised

13 December 2016

Proposal 8

Proposed Amendment:

 SEC Public purposes reservation - State Energy Commission

Oracle reference no: 2892

File number: 833/02/01/0069P V

Version number: 2

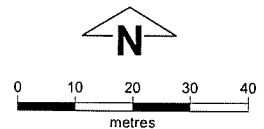


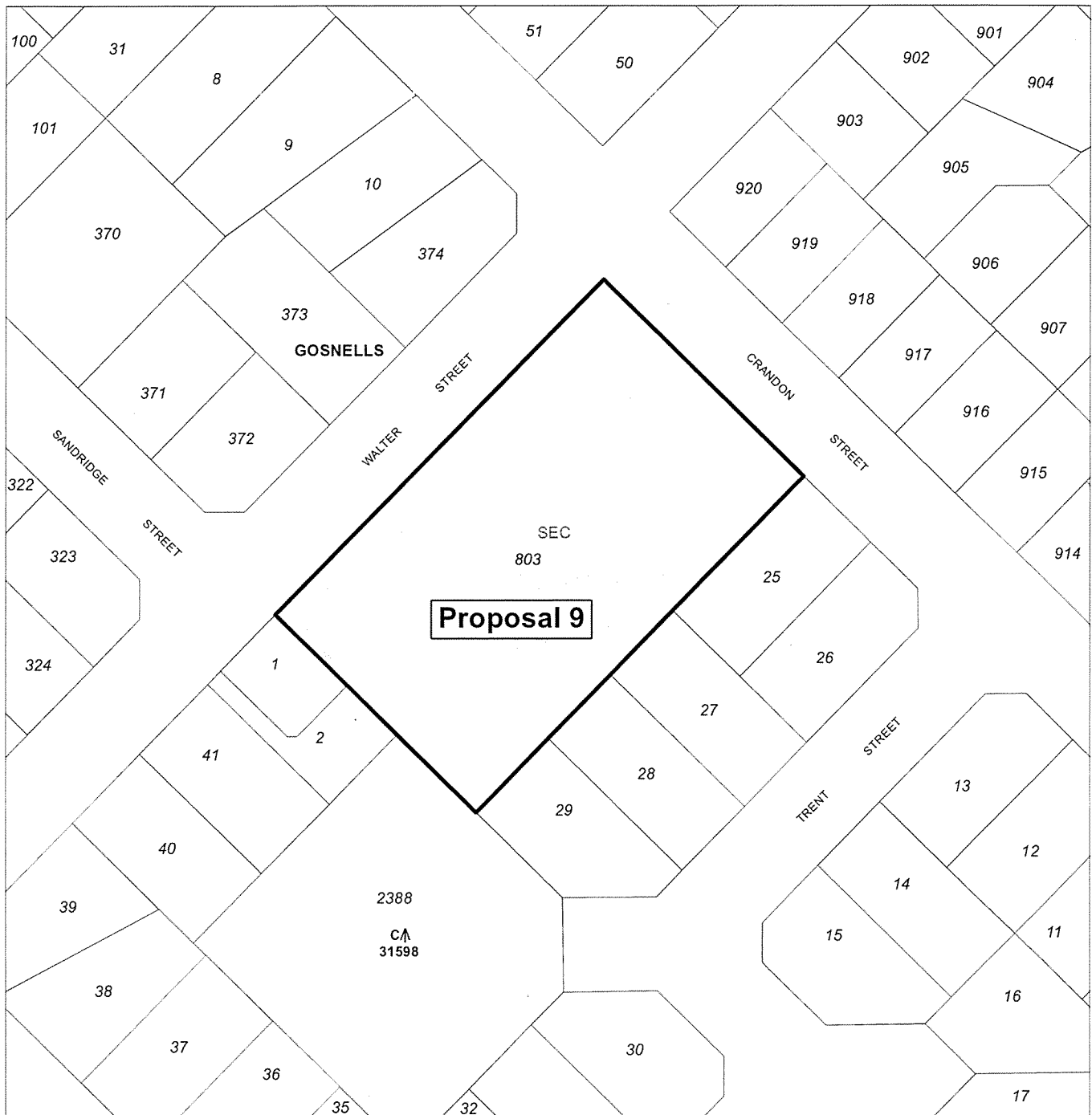
Department of
Planning



Western
Australian
Planning
Commission

Date: 15/11/2016
Produced by GeoSpatial Research and Modelling, Department of Planning, Perth WA
Base information supplied by Western Australian Land Information Authority LI 782-2015-1






Western Power Omnibus No. 2
 Proposed minor amendment
 as advertised

13 December 2016

Proposal 9

Proposed Amendment:

 SEC Public purposes reservation - State Energy Commission

Oracle reference no: 2892
 File number: 833/02/01/0069P V
 Version number: 2

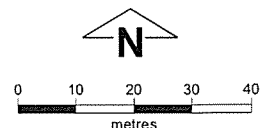


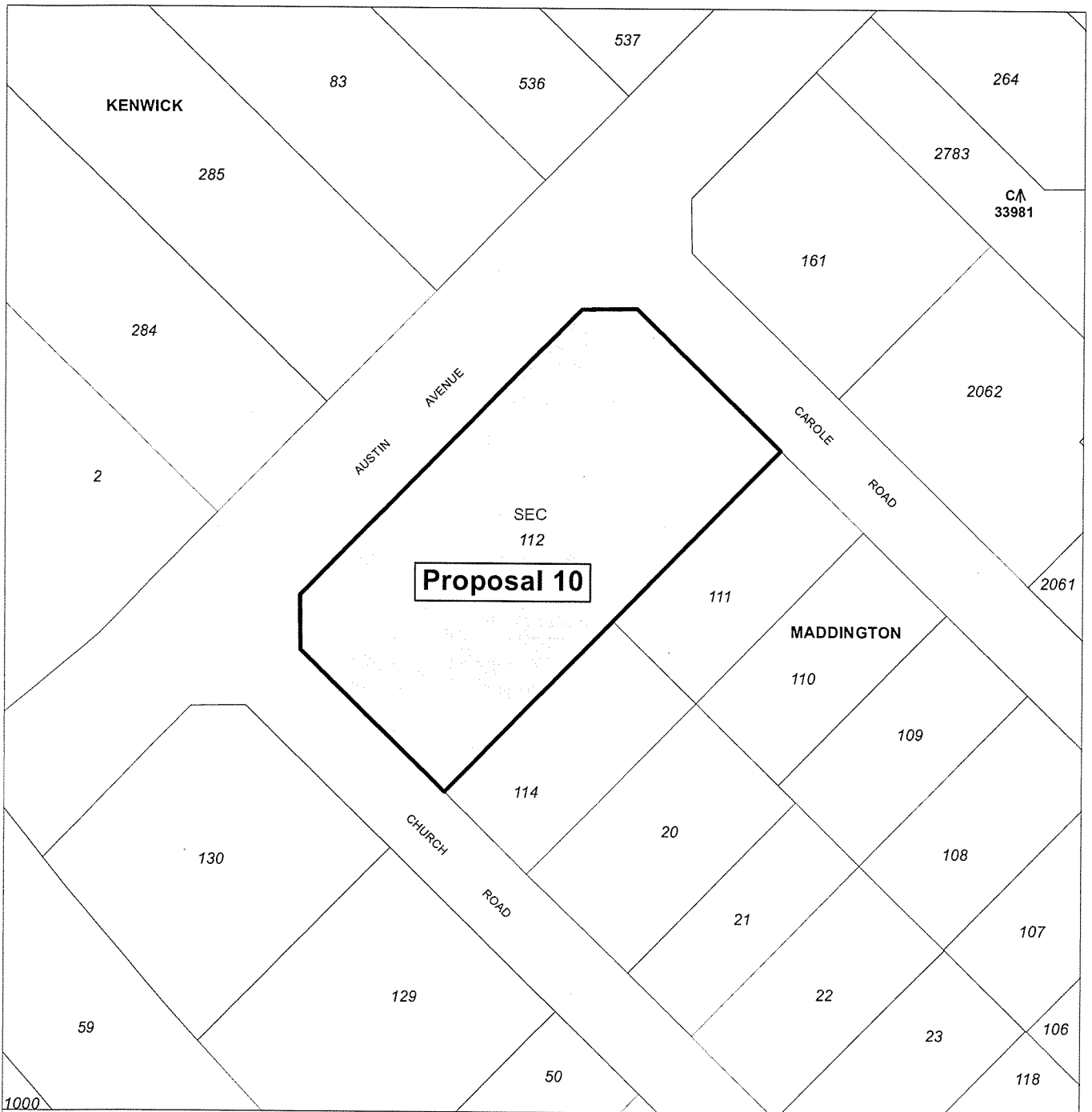
Department of
 Planning



Western
 Australian
 Planning
 Commission

Date: 15/11/2016
 Produced by GeoSpatial Research and Modelling, Department of Planning, Perth WA
 Base information supplied by Western Australian Land Information Authority LI 782-2015-1






Western Power Omnibus No. 2
Proposed minor amendment
as advertised

13 December 2016

Proposal 10

Proposed Amendment:

 SEC Public purposes reservation - State Energy Commission

Oracle reference no: 2892
File number: 833/02/01/0069P V
Version number: 2

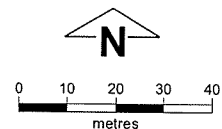


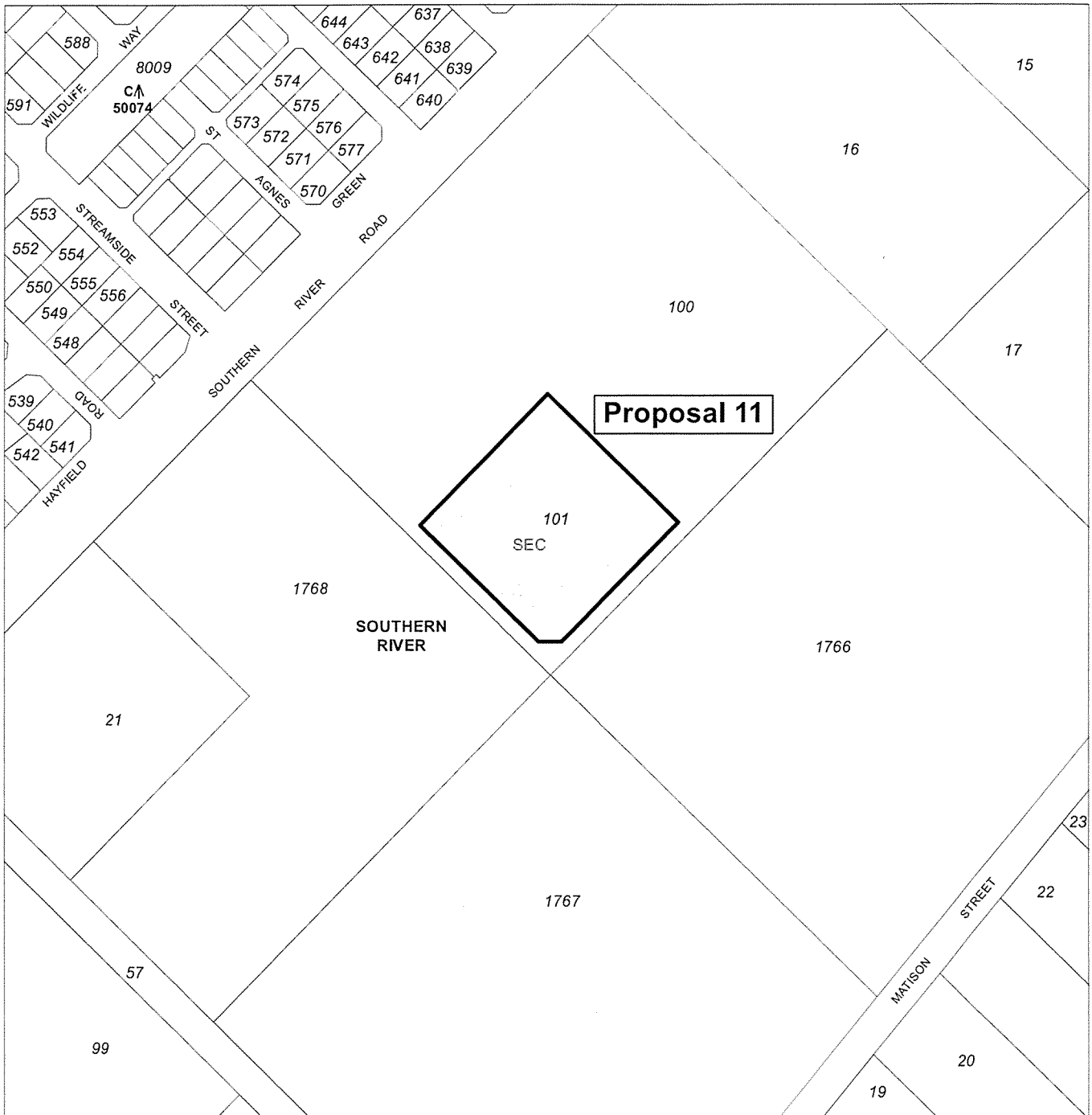
Department of
Planning



Western
Australian
Planning
Commission

Date: 15/11/2016
Produced by GeoSpatial Research and Modelling, Department of Planning, Perth WA
Base Information supplied by Western Australian Land Information Authority LI 782-2015-1






Western Power Omnibus No. 2
 Proposed minor amendment
 as advertised

13 December 2016

Proposal 11

Proposed Amendment:

 SEC Public purposes reservation - State Energy Commission

Oracle reference no: 2892
 File number: 833/02/01/0069P V
 Version number: 2

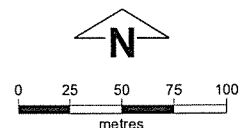


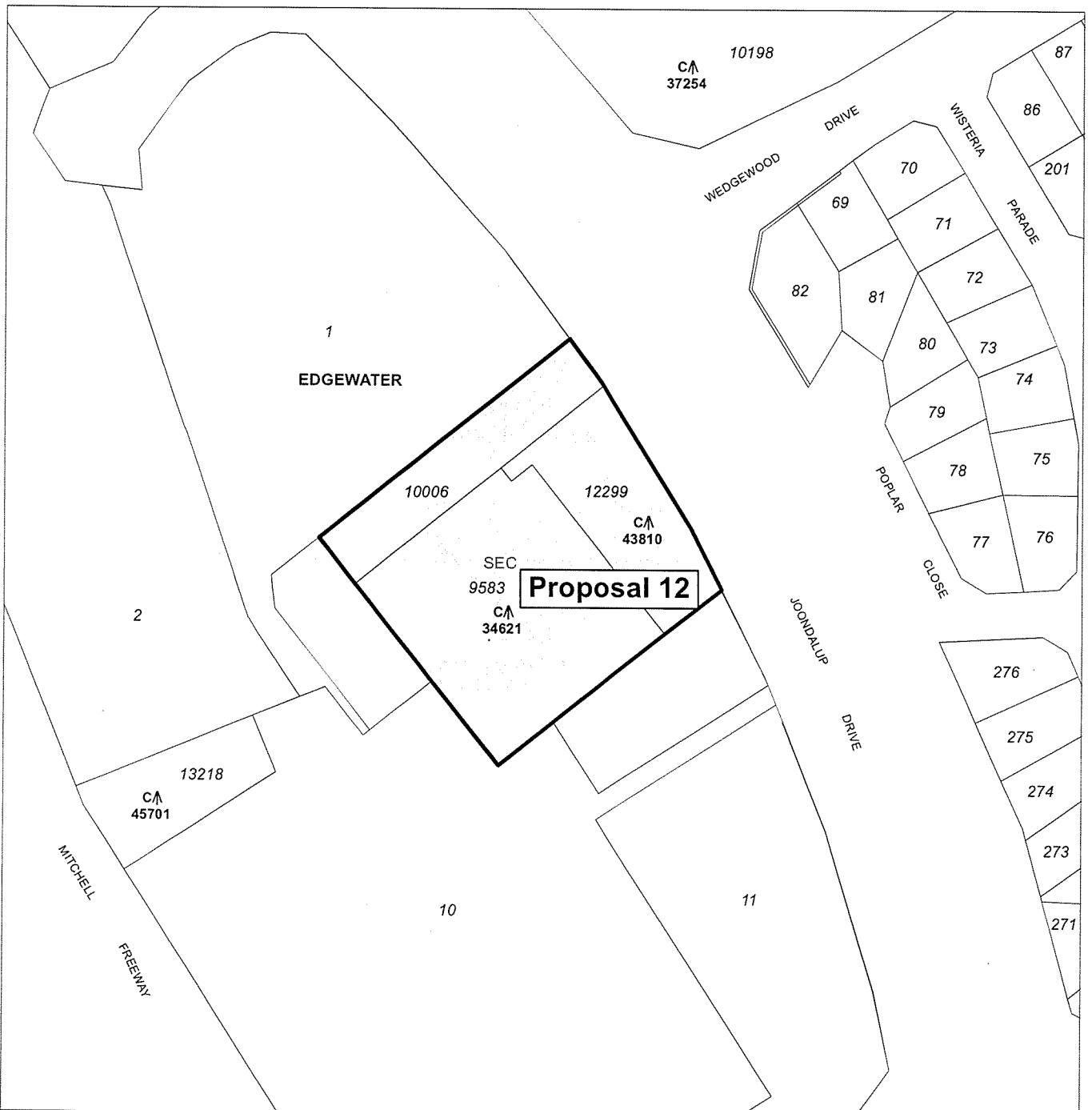
Department of
 Planning



Western
 Australian
 Planning
 Commission

Date: 15/11/2016
 Produced by GeoSpatial Research and Modelling, Department of Planning, Perth WA
 Base information supplied by Western Australian Land Information Authority LI 782-2015-1






Western Power Omnibus No. 2
Proposed minor amendment
as advertised

13 December 2016

Proposal 12

Proposed Amendment:

 SEC Public purposes reservation - State Energy Commission

Oracle reference no: 2892
File number: 833/02/01/0069P V
Version number: 2

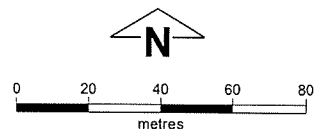


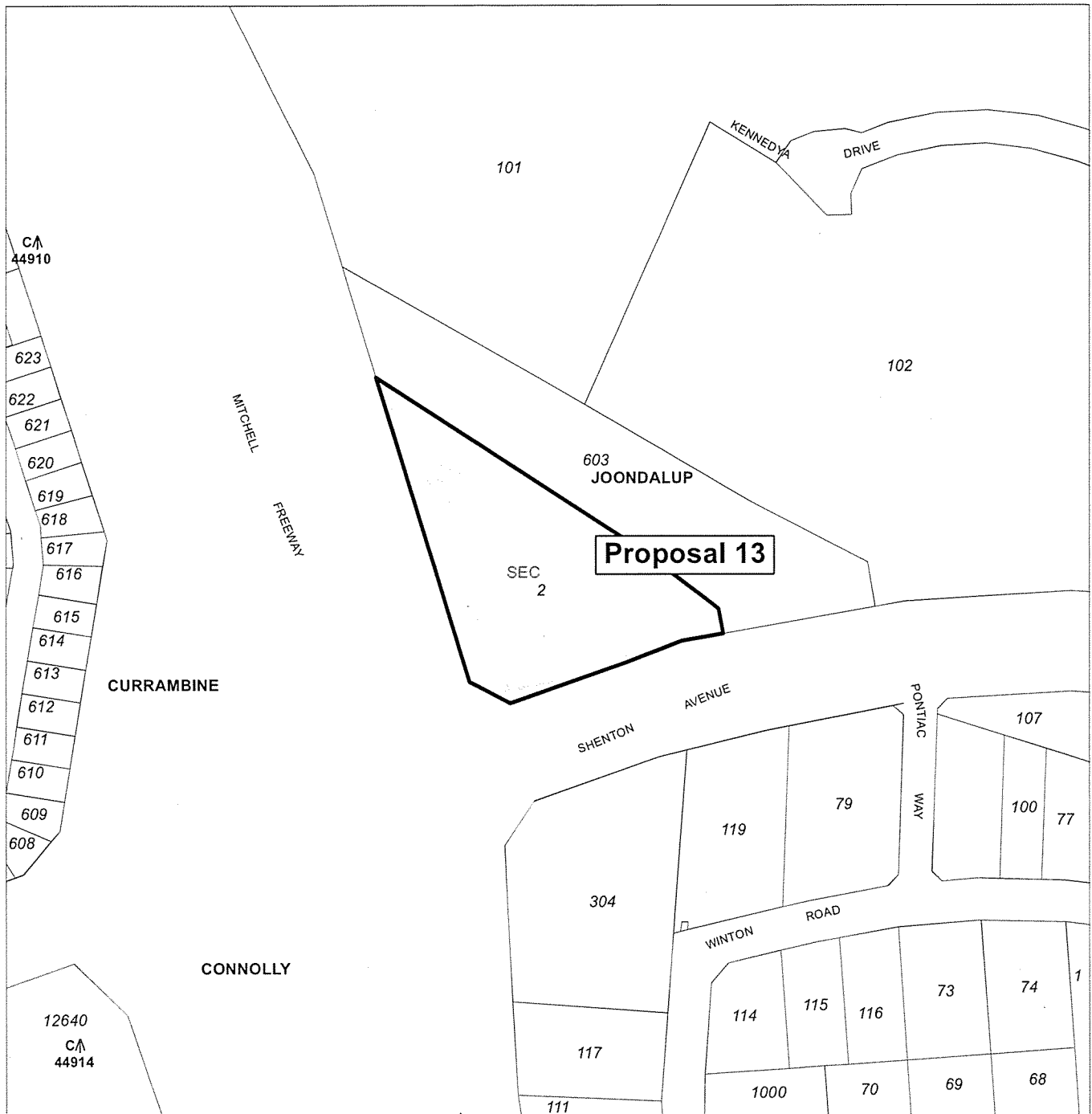
Department of
Planning



Western
Australian
Planning
Commission

Date: 15/11/2016
Produced by GeoSpatial Research and Modelling, Department of Planning, Perth WA
Base information supplied by Western Australian Land Information Authority LI 782-2015-1






Western Power Omnibus No. 2
Proposed minor amendment
as advertised

13 December 2016

Proposal 13

Proposed Amendment:

 SEC Public purposes reservation - State Energy Commission

Oracle reference no: 2892
File number: 833/02/01/0069P V
Version number: 2

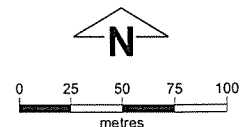


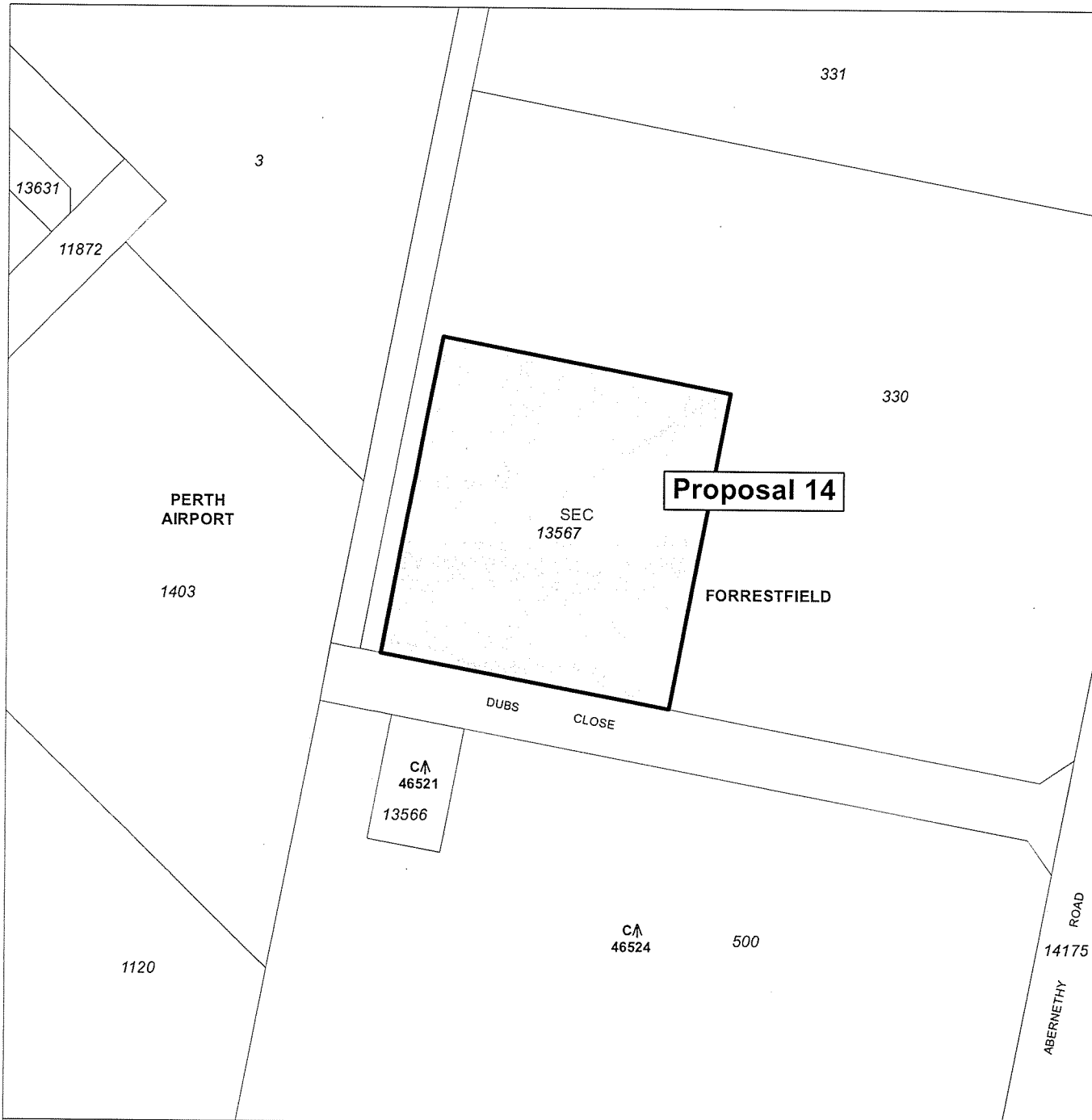
Department of
Planning



Western
Australian
Planning
Commission

Date: 15/11/2016
Produced by GeoSpatial Research and Modelling, Department of Planning, Perth WA
Base information supplied by Western Australian Land Information Authority LI 782-2015-1






Western Power Omnibus No. 2
Proposed minor amendment
as advertised

13 December 2016

Proposal 14

Proposed Amendment:

 SEC Public purposes reservation - State Energy Commission

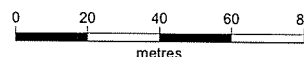
Oracle reference no: 2892
File number: 833/02/01/0069P V
Version number: 2



Department of
Planning



Western
Australian
Planning
Commission






Western Power Omnibus No. 2
 Proposed minor amendment
 as advertised

13 December 2016

Proposal 15

Proposed Amendment:

 SEC Public purposes reservation - State Energy Commission

Oracle reference no: 2892
 File number: 833/02/01/0069P V
 Version number: 2

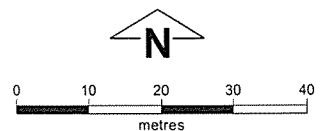


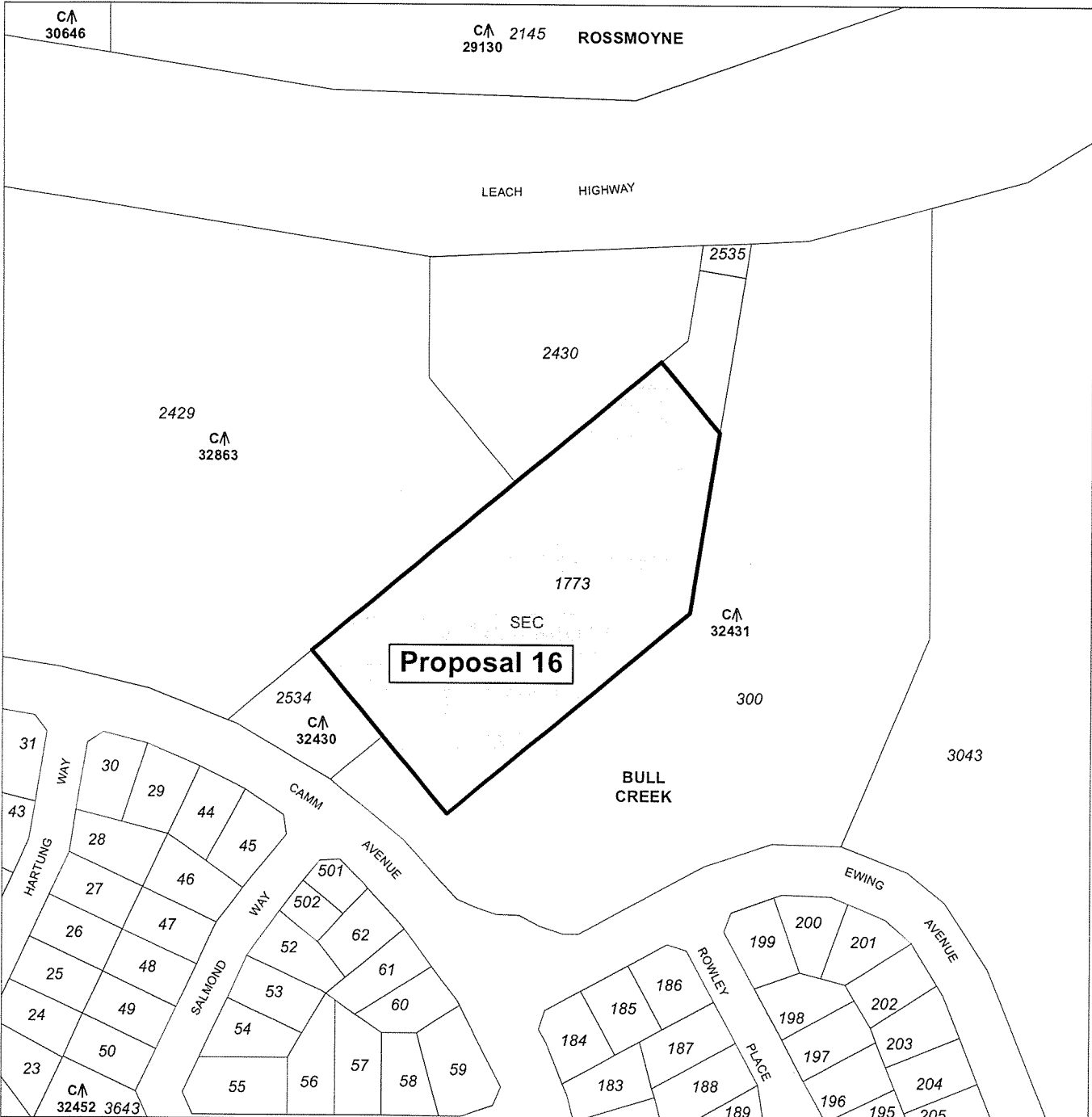
Department of
 Planning



Western
 Australian
 Planning
 Commission

Date: 15/11/2016
 Produced by GeoSpatial Research and Modelling, Department of Planning, Perth WA
 Base information supplied by Western Australian Land Information Authority LI 782-2015-1






**Western Power Omnibus No. 2
Proposed minor amendment
as advertised**

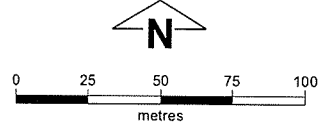
13 December 2016

Proposal 16

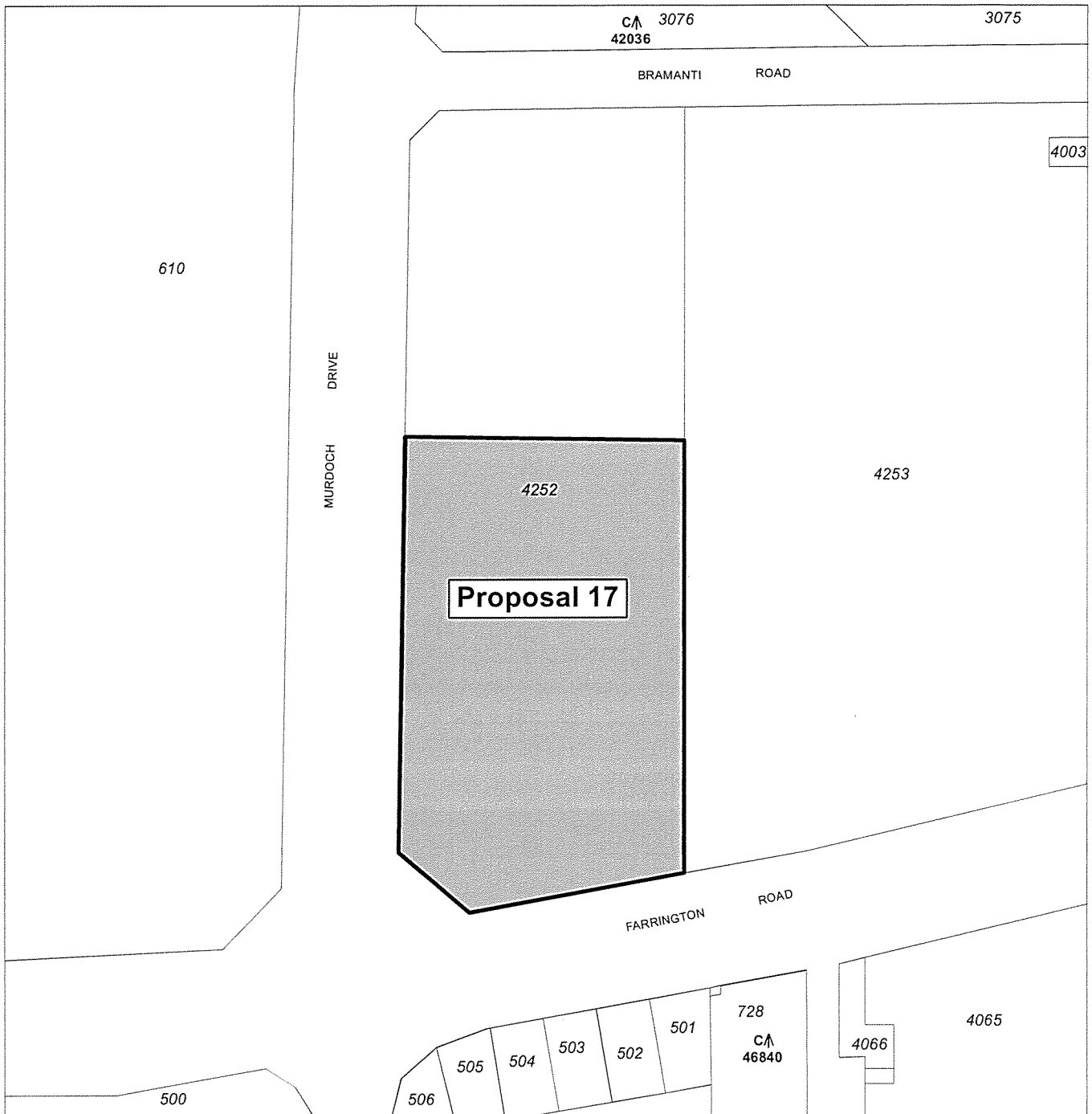
Proposed Amendment:

 SEC Public purposes reservation - State Energy Commission

Oracle reference no: 2892
File number: 833/02/01/0069P V
Version number: 2



Date: 15/11/2016
Produced by GeoSpatial Research and Modelling, Department of Planning, Perth WA
Base information supplied by Western Australian Land Information Authority LI 782-2015-1



Western Power Omnibus No. 2
Proposed minor amendment
as advertised

13 December 2016

Proposal 17

Proposed Amendment:

 Urban zone

Oracle reference no: 2892
File number: 833/02/01/0069P V
Version number: 2

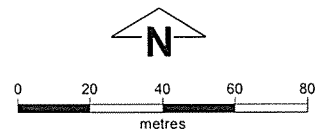


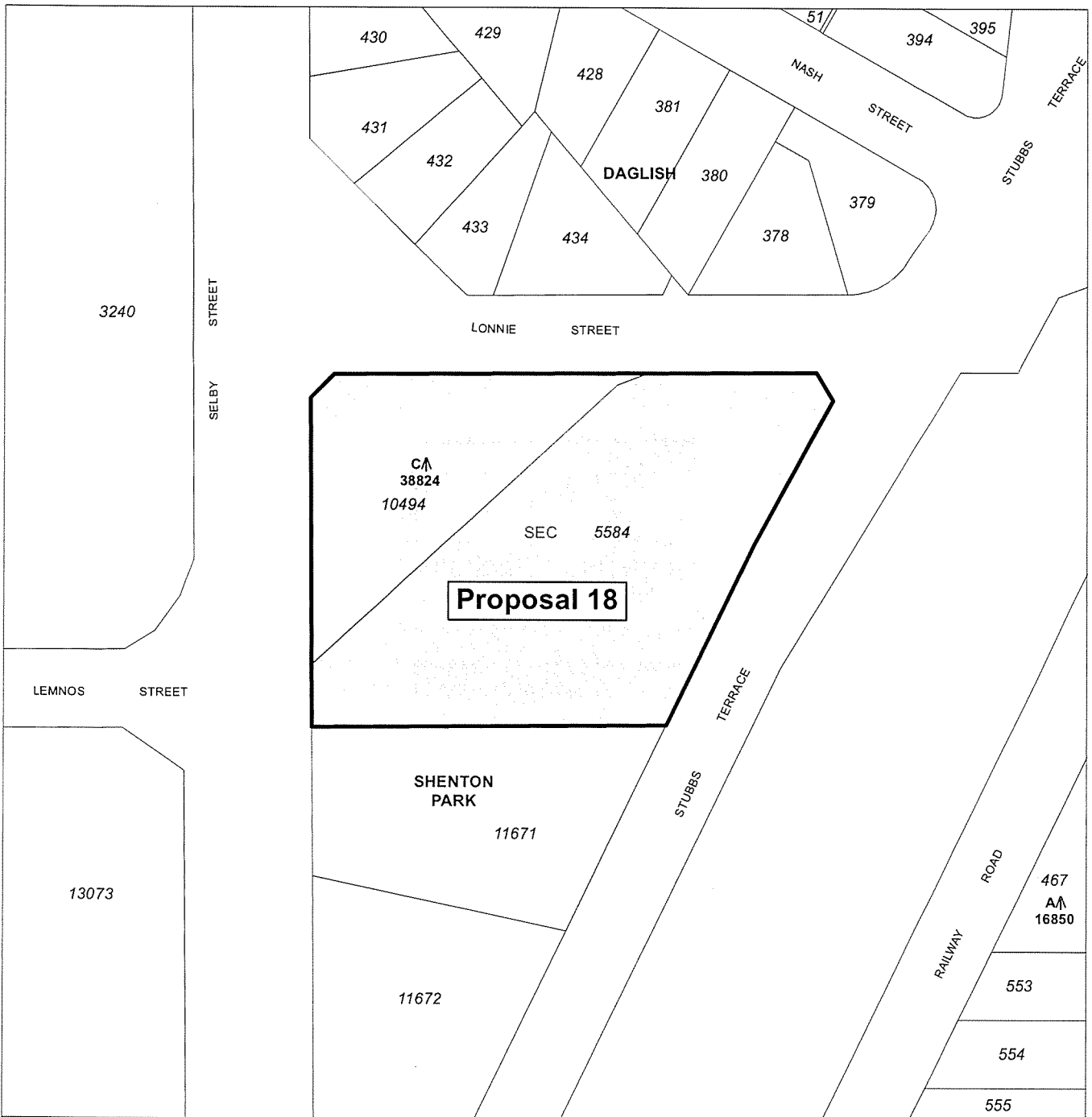
Department of
Planning



Western
Australian
Planning
Commission

Date: 16/11/2016
Produced by GeoSpatial Research and Modelling, Department of Planning, Perth WA
Base information supplied by Western Australian Land Information Authority LI 782-2015-1






Western Power Omnibus No. 2
Proposed minor amendment
as advertised

13 December 2016

Proposal 18

Proposed Amendment:

 SEC Public purposes reservation - State Energy Commission

Oracle reference no: 2892
File number: 833/02/01/0069P V
Version number: 2

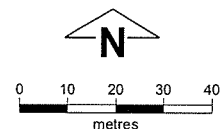


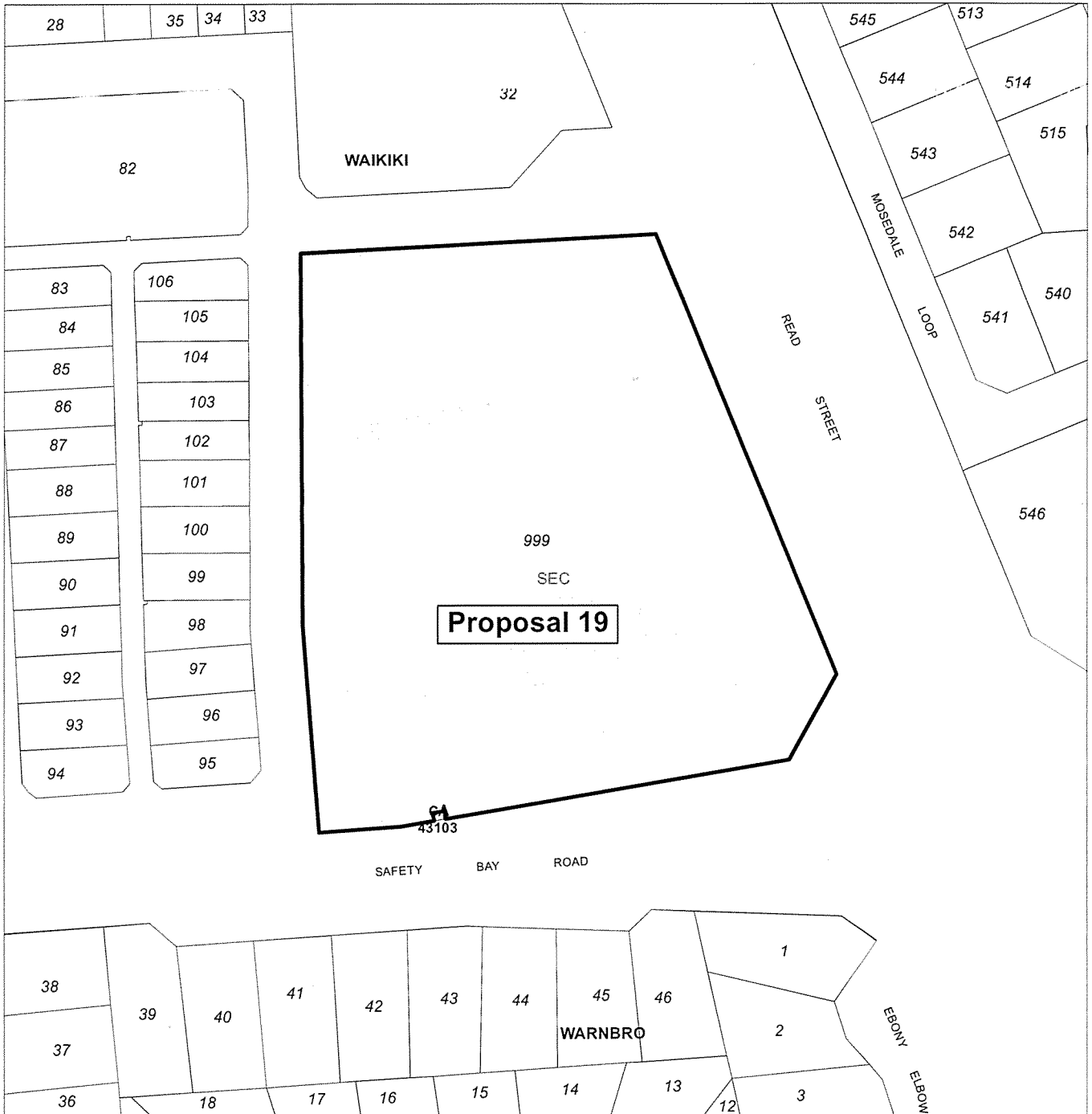
Department of
Planning



Western
Australian
Planning
Commission

Date: 15/11/2016
Produced by GeoSpatial Research and Modelling, Department of Planning, Perth WA
Base information supplied by Western Australian Land Information Authority LI 782-2015-1






Western Power Omnibus No. 2
 Proposed minor amendment
 as advertised

13 December 2016

Proposal 19

Proposed Amendment:

 SEC Public purposes reservation - State Energy Commission

Oracle reference no: 2892
 File number: 833/02/01/0069P V
 Version number: 2

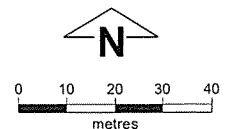


Department of
 Planning



Western
 Australian
 Planning
 Commission

Date: 15/11/2016
 Produced by GeoSpatial Research and Modelling, Department of Planning, Perth WA
 Base information supplied by Western Australian Land Information Authority LI 782-2015-1






Western Power Omnibus No. 2
Proposed minor amendment
as advertised

13 December 2016

Proposal 20

Proposed Amendment:

 SEC Public purposes reservation - State Energy Commission

Oracle reference no: 2892
File number: 833/02/01/0069P V
Version number: 2

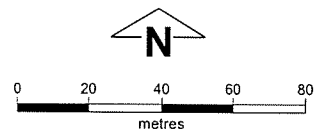


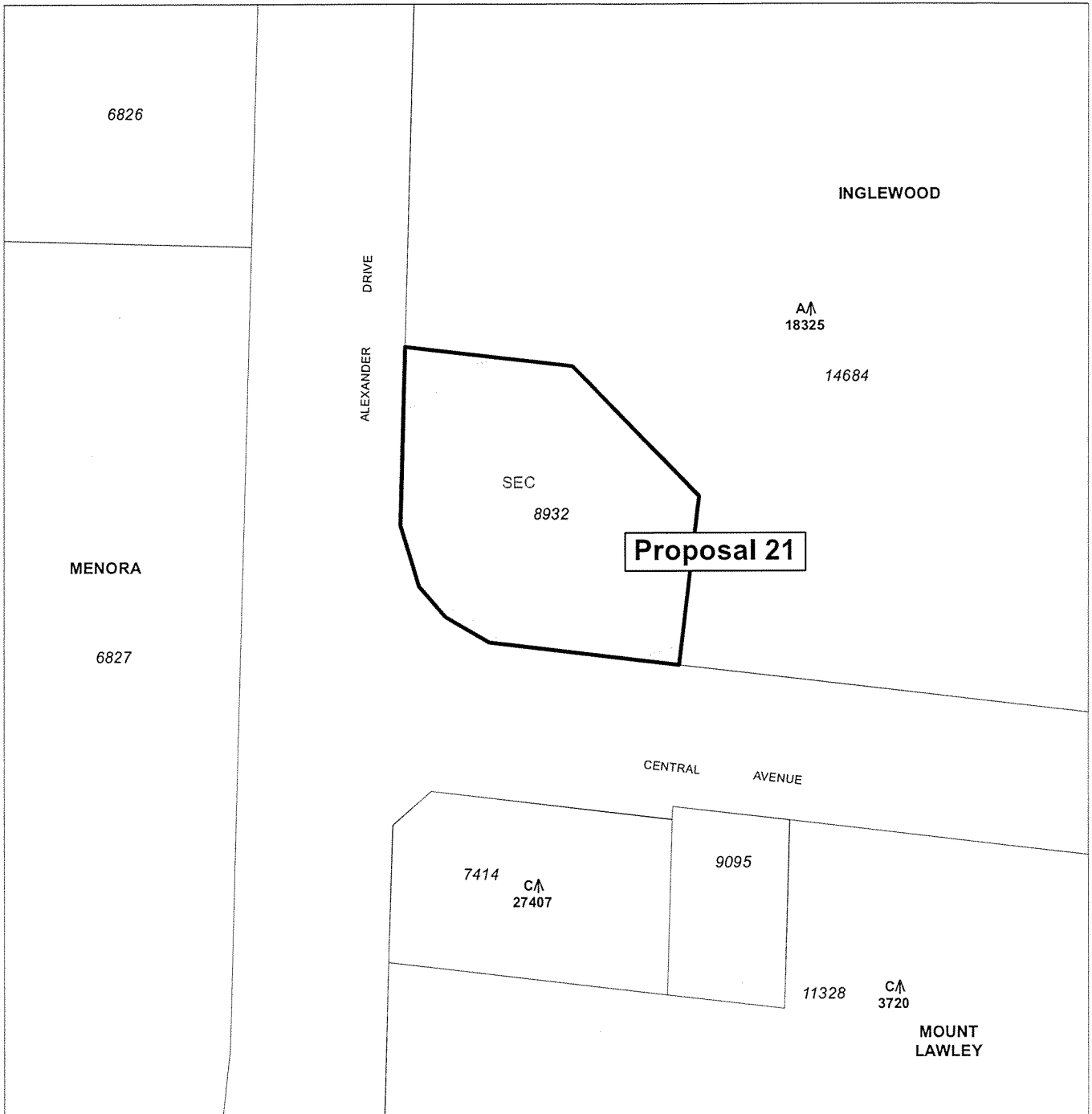
Department of
Planning



Western
Australian
Planning
Commission

Date: 15/11/2016
Produced by GeoSpatial Research and Modelling, Department of Planning, Perth WA
Base information supplied by Western Australian Land Information Authority LI 782-2015-1






Western Power Omnibus No. 2
Proposed minor amendment
as advertised

13 December 2016

Proposal 21

Proposed Amendment:

 SEC Public purposes reservation - State Energy Commission

Oracle reference no: 2892
File number: 833/02/01/0069P V
Version number: 2

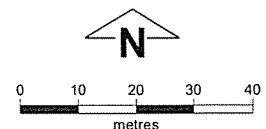


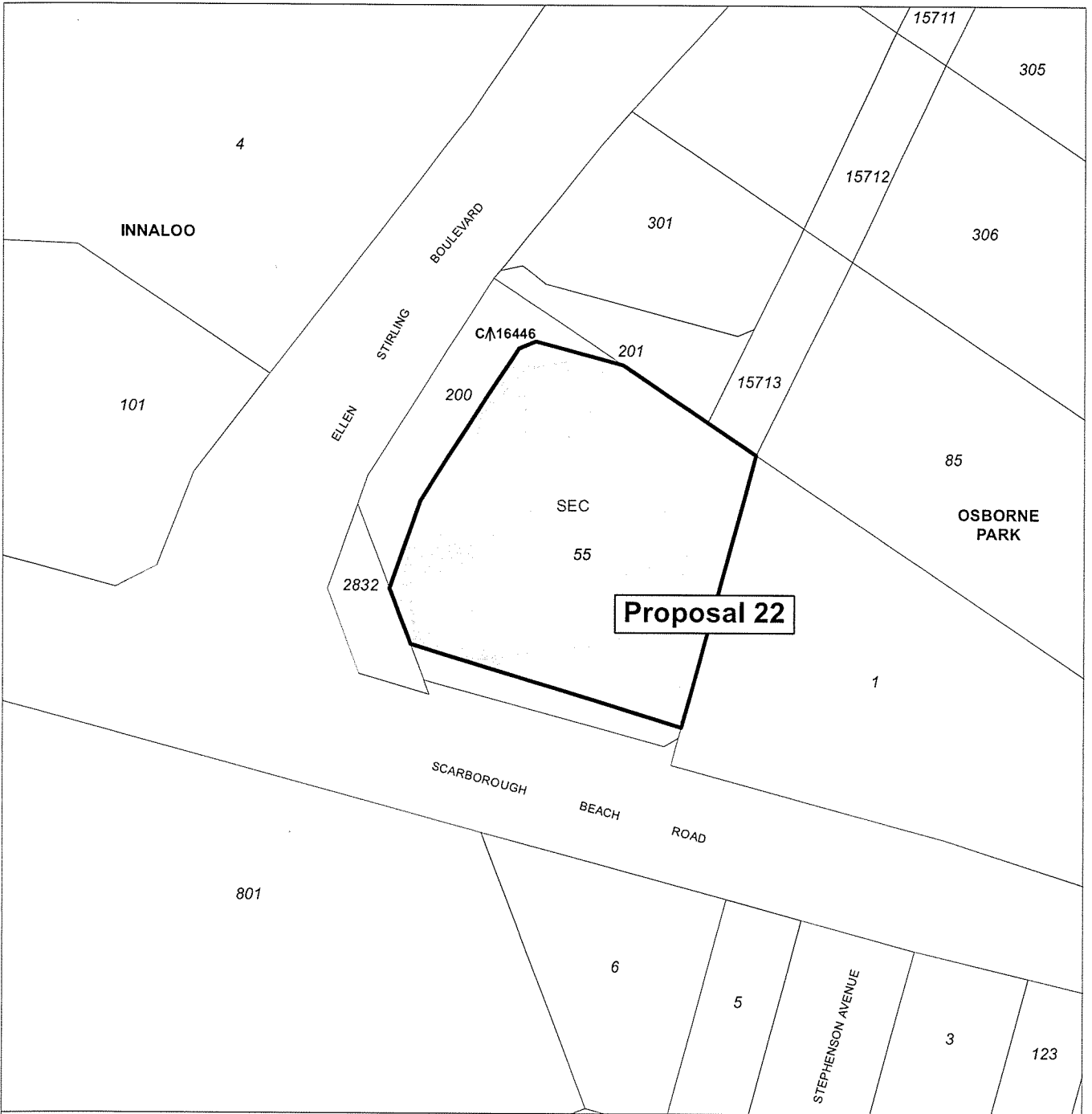
Department of Planning



Western Australian Planning Commission

Date: 15/11/2016
Produced by GeoSpatial Research and Modelling, Department of Planning, Perth WA
Base information supplied by Western Australian Land Information Authority LI 782-2015-1






Proposal 22

Western Power Omnibus No. 2
Proposed minor amendment
as advertised

13 December 2016

Proposal 22

Proposed Amendment:

 SEC Public purposes reservation - State Energy Commission

Oracle reference no: 2892
File number: 833/02/01/0069P V
Version number: 2

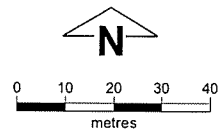


Department of
Planning



Western
Australian
Planning
Commission

Date: 15/11/2016
Produced by GeoSpatial Research and Modelling, Department of Planning, Perth WA
Base information supplied by Western Australian Land Information Authority LI 782-2015-1





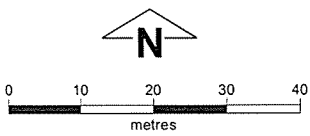
Western Power Omnibus No. 2
 Proposed minor amendment
 as advertised

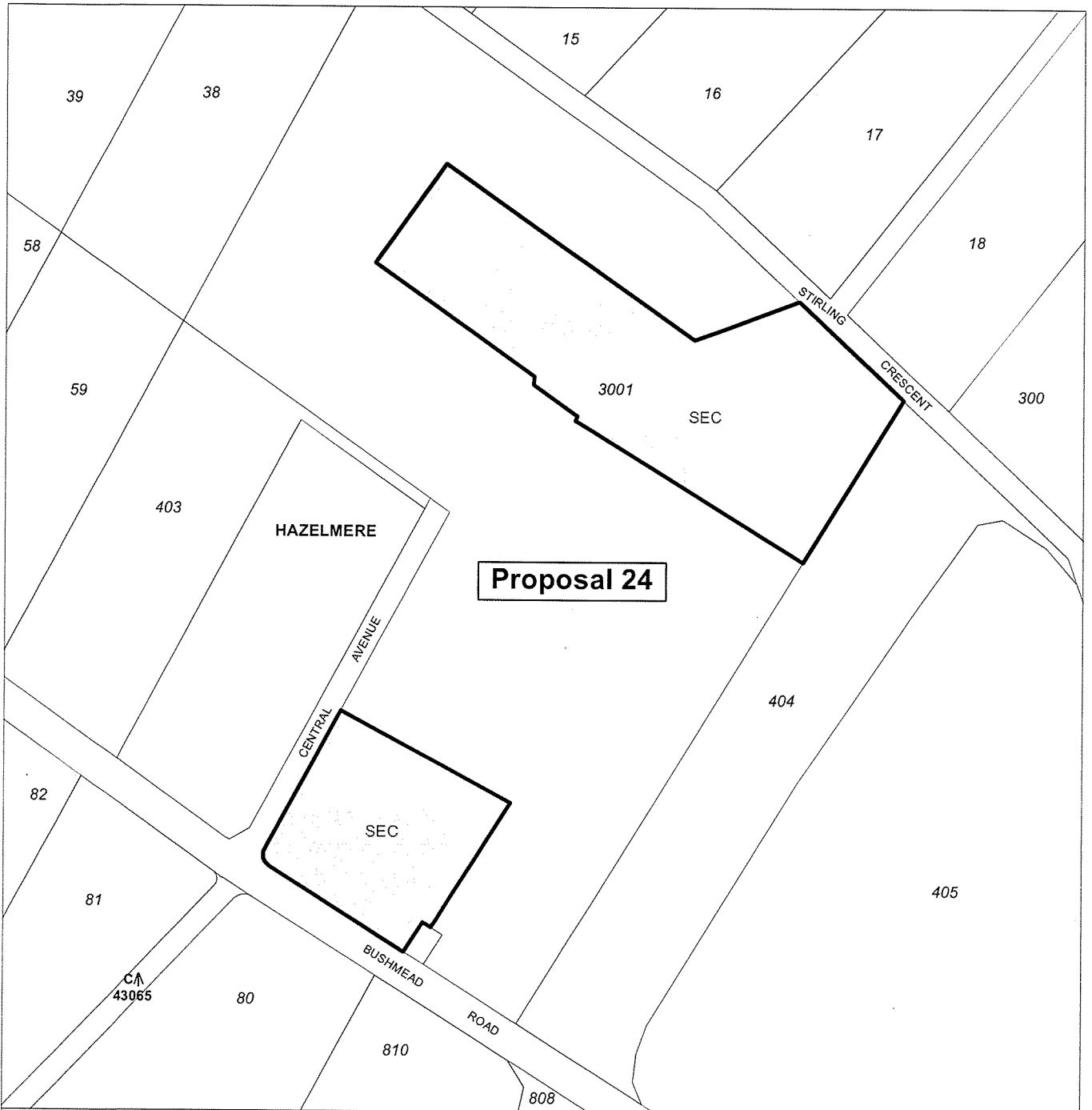
13 December 2016

Proposal 23

Proposed Amendment:
 SEC Public purposes reservation - State Energy Commission

Oracle reference no: 2892
 File number: 833/02/01/0069P V
 Version number: 2






Western Power Omnibus No. 2
Proposed minor amendment
as advertised

13 December 2016

Proposal 24

Proposed Amendment:

 SEC Public purposes reservation - State Energy Commission

Oracle reference no: 2892
File number: 833/02/01/0069P V
Version number: 2

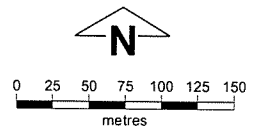


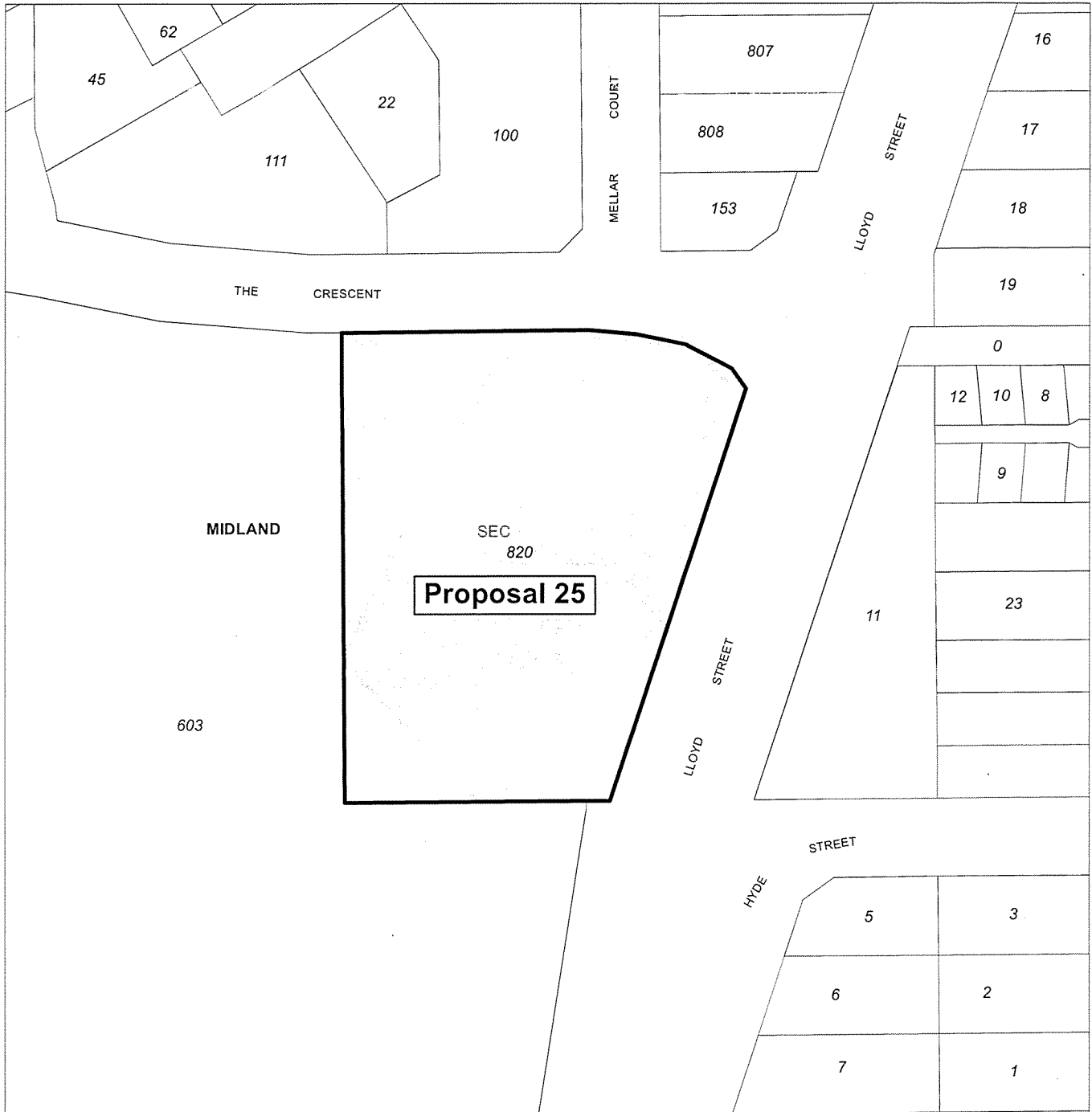
Department of
Planning



Western
Australian
Planning
Commission

Date: 15/11/2016
Produced by GeoSpatial Research and Modelling, Department of Planning, Perth WA
Base information supplied by Western Australian Land Information Authority LI 782-2015-1






Western Power Omnibus No. 2
 Proposed minor amendment
 as advertised

13 December 2016

Proposal 25

Proposed Amendment:

 SEC Public purposes reservation - State Energy Commission

Oracle reference no: 2892
 File number: 833/02/01/0069P V
 Version number: 2

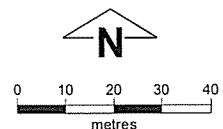


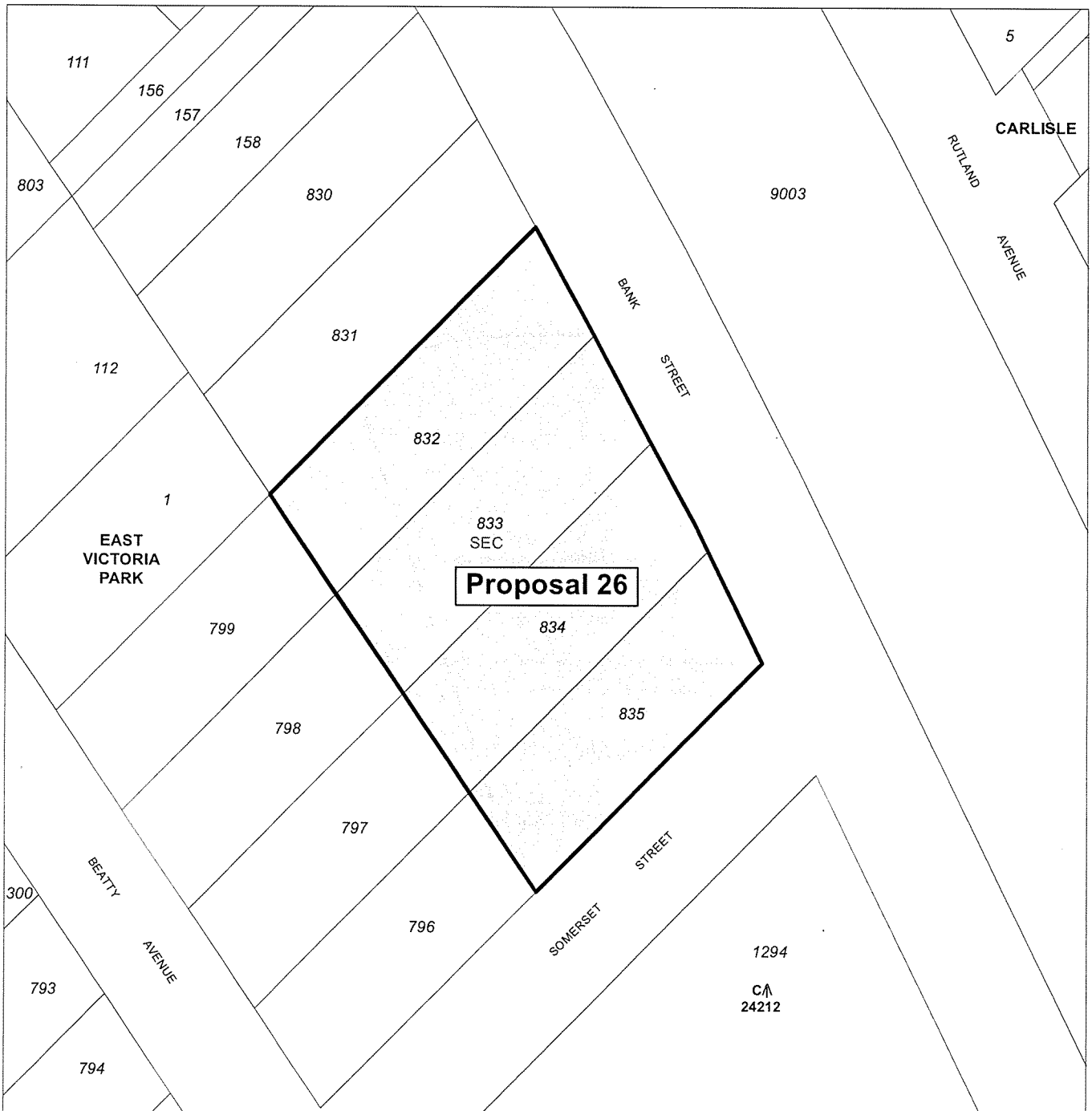
Department of Planning



Western Australian Planning Commission

Date: 15/11/2016
 Produced by GeoSpatial Research and Modelling, Department of Planning, Perth WA
 Base information supplied by Western Australian Land Information Authority LI 782-2015-1






Western Power Omnibus No. 2
Proposed minor amendment
as advertised

13 December 2016

Proposal 26

Proposed Amendment:

 SEC Public purposes reservation - State Energy Commission

Oracle reference no: 2892
File number: 833/02/01/0069P V
Version number: 2

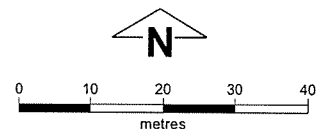


Department of
Planning



Western
Australian
Planning
Commission

Date: 15/11/2016
Produced by GeoSpatial Research and Modelling, Department of Planning, Perth WA
Base information supplied by Western Australian Land Information Authority LI 782-2015-1






Western Power Omnibus No. 2
Proposed minor amendment
as advertised

13 December 2016

Proposal 27

Proposed Amendment:

 SEC Public purposes reservation - State Energy Commission

Oracle reference no: 2892
File number: 833/02/01/0069P V
Version number: 2

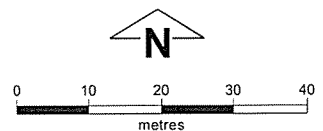


Department of
Planning



Western
Australian
Planning
Commission

Date: 15/11/2016
Produced by GeoSpatial Research and Modelling, Department of Planning, Perth WA
Base information supplied by Western Australian Land Information Authority LI 782-2015-1





Western Power Omnibus No. 2
Proposed minor amendment
as advertised

13 December 2016

Proposal 28

Proposed Amendment:

SEC Public purposes reservation - State Energy Commission

Oracle reference no: 2892
File number: 833/02/01/0069P V
Version number: 2

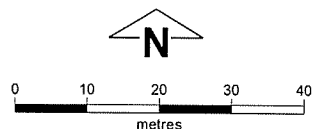


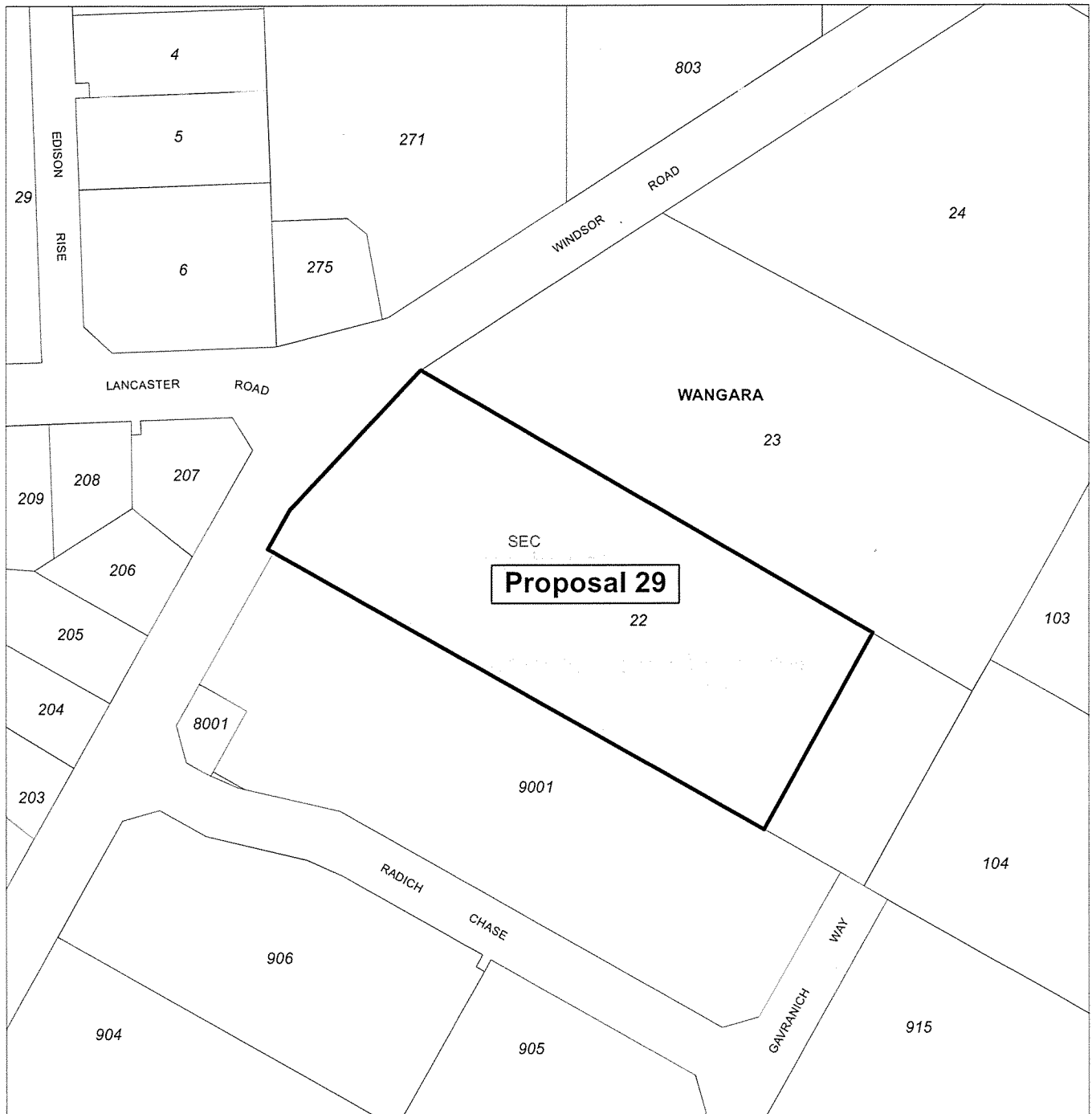
Department of
Planning



Western
Australian
Planning
Commission

Date: 15/11/2016
Produced by GeoSpatial Research and Modelling, Department of Planning, Perth WA
Base information supplied by Western Australian Land Information Authority LI 782-2015-1






Western Power Omnibus No. 2
Proposed minor amendment
as advertised

13 December 2016

Proposal 29

Proposed Amendment:

 SEC Public purposes reservation - State Energy Commission

Oracle reference no: 2892
File number: 833/02/01/0069P V
Version number: 2

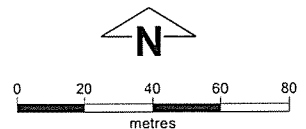


Department of
Planning



Western
Australian
Planning
Commission

Date: 15/11/2016
Produced by GeoSpatial Research and Modelling, Department of Planning, Perth WA
Base information supplied by Western Australian Land Information Authority LI 782-2015-1

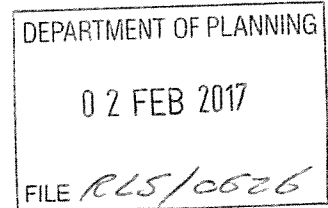


Appendix A

Notice of environmental assessment



Environmental Protection Authority



Chief Executive Officer
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6000

Your Ref:
Our Ref: CMS17012
Enquiries: Angela Coletti, 6145 0800
Email: Angela.Coletti@epa.wa.gov.au

Dear Sir/Madam

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

SCHEME: Metropolitan Region Scheme Amendment 1320-57 - Western Power Omnibus 2
LOCATION: Various Locations in Metropolitan Regions
RESPONSIBLE AUTHORITY: Western Australian Planning Commission
DECISION: Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme Amendment Not to be Assessed Under Part IV of EP Act. No Advice Given. (Not Appealable)

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

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

The EPA notes that Cannington Terminal, Lot 500 Grosse Avenue, Cannington comprises remnant vegetation which contains a poorly represented vegetation complex, part of a Conservation Category Wetland (CCW) and part of a known Threatened Ecological Community ('Shrublands and Woodlands on Muchea Limestone of the Swan Coastal Plain') and potential habitat for Carnaby's Cockatoos.

Whilst the proposed rezoning does not impact these values, any subsequent proposals or actions which may have a significant impact on environmental issues

identified above may require referral to the EPA and the Commonwealth Department of the Environment.

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.

Yours sincerely

A handwritten signature in cursive script, appearing to read 'N. Arrowsmith', written in dark ink.

Naomi Arrowsmith
Director
Strategic Policy and Planning Division

Delegate of the Chairman of the Environmental Protection Authority
Under Notice of Delegation No. 33 published 17 December 2013

30 January 2017

Appendix B

List of detail plans supporting the amendment

Western Power Omnibus 2

Proposed Minor Amendment

Amendment 1320/57

as advertised

Amending Plan 1.7433

Detail Plans

1.5887, 1.5928, 1.5958, 1.6115 - Amended to Public purposes - State Energy Commission reserve

Amending Plan 1.7434

Detail Plans

1.6177, 1.6213, 1.6223, 1.6258,
1.6308, 1.6361 - Amended to Public purposes - State Energy Commission reserve

Amending Plan 1.7435

Detail Plans

1.6173, 1.6189, 1.6219, 1.6220,
1.6222, 1.6223, 1.6313, 1.6316,
1.6317, 1.6333, 1.6334, 1.6346,
1.6370, 1.6403, 1.6404 - Amended to Public purposes - State Energy Commission reserve

Amending Plan 1.7436

Detail Plans

1.6436, 1.6453, 1.6467, 1.6556 - Amended to Public purposes - State Energy Commission reserve
and area amended to Urban zone

Amending Plan 1.7437

Detail Plans

1.6443, 1.6456, 1.6486, 1.6490,
1.6544 - Amended to Public purposes - State Energy Commission reserve

Amending Plan 1.7438

Detail Plans

1.6864 - Amended to Public purposes - State Energy Commission reserve

Appendix C

Your property and the Metropolitan Region Scheme

Your Property and the Metropolitan Region Scheme

Landowners rights to compensation in relation to reserved land

If land is reserved in a regional planning scheme

The WAPC administers three region schemes - the Metropolitan Region Scheme, the Peel Region Scheme and the Greater Bunbury Region Scheme.

Region schemes are town planning schemes that cover the Perth metropolitan area, the Peel region and the Greater Bunbury region. They classify land into broad zones and reservations. As these regions develop, so the WAPC must amend the region schemes. The region schemes are available for inspection at a local government office, the Department of Planning and the WAPC.

Zones are large areas identified as being suitable for purposes such as industry (industrial zone) and residential (urban zone). Reservations are areas required for public purposes such as school sites, railways, major roads and parks and recreation areas.

Before rezoning or reserving land, the WAPC approaches affected landowners and invites them to make submissions on the changes proposed through the amendment process.

The government will ultimately acquire reserved land, but the land can generally remain in private ownership until the government needs it for the public purpose.

There are several options available to the owners of reserved land.

- Retain ownership of your property and continue quiet enjoyment of the property until the government needs it for the public purpose. You may complete any development or subdivision of the property approved before the reservation came into 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 due to the reservation this may be 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.
- 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 effect of the reservation. The WAPC obtains two independent valuations to provide it with advice on the value of the property.
- If the WAPC refuses a development application on reserved land, or approves a development application subject to conditions that are unacceptable to the applicant, the applicant can make a claim for compensation for injurious affection. However, you must be the owner of the property when it was first reserved to be eligible to make a claim. In such cases, the WAPC may elect to purchase the property instead of paying compensation. The purchase price can be determined by negotiation, by reference to the State Administrative Tribunal or by arbitration.

Am I entitled to compensation?

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

you wish to sell the property on the open market at a reduced price;

or

the WAPC either has refused a development application over the property or has approved a development application over the property subject to conditions that are unacceptable are unacceptable to the applicant.

How do I claim compensation?

1. Private sale

If wish to sell the property on the open market at a reduced price, complete a Notice of Intention to Sell form which is available from the department. The department 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 unaffected by the reservation. 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. The department will advise you of the affected value of the property. This is the minimum price for which you can sell the property and receive the full amount of compensation. The valuation fee is refundable upon the sale of the property.
- 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 make a claim for compensation for injurious affection for the difference between the sale price and the unaffected value as determined by the board.
- 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.

- After the WAPC pays compensation, the WAPC will lodge a notification on the certificate of title to identify that it has paid compensation. Compensation is only payable once.
- Alternatively, you may ask the WAPC to purchase the property, as you have been unable to sell the property privately.

2. Refused development

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

In such a case, the WAPC either will 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 market value of the property as at the date of the election to purchase. The date of valuation is fixed at the date of election to purchase.

What is compulsory acquisition?

A situation may arise where the government urgently requires a property for a public purpose and the owner is unwilling to sell the property to the WAPC. In such a case, the government may compulsorily acquire ('resume' or 'take') the property for that public purpose.

When the WAPC takes a property, you have the right to make a claim for compensation for the land taken. The WAPC will obtain valuations of the taken land and, after checking of the compensation claim, will make you an offer of compensation.

**Should you have any queries about the matters raised in this brochure, please contact the department's WAPC Property Management Services branch on -
telephone - 6551 9000 (Reception)
email - corporate@planning.wa.gov.au**

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)**

Section 57 Amendment (Minor)
Form 57

Submission

Metropolitan Region Scheme Amendment 1320/57

Western Power Omnibus 2

OFFICE USE ONLY

SUBMISSION NUMBER

RLS/0677/1

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

Name
(PLEASE PRINT CLEARLY)

Address Postcode

Contact phone number Email address

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

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

turn over to complete your submission

(Submission continued. Please attach additional pages if required)

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

You should be aware that:

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

To be signed by person(s) making the submission

Signature Date

Note: Submissions MUST be received by the advertised closing date, being close of business (5pm) on 30 JUNE 2017. Late submissions will NOT be considered.
