



Western Australian Planning Commission

Notice is hereby given the next meeting of the Western
Australian Planning Commission will be:

Meeting No. 303

Wednesday, 28 April, 2021, 9:30 am

Virtual meeting over Zoom

This meeting is not open to members of the public

1. Declaration of opening
2. Apologies
3. Members on leave of absence and applications for leave of absence
4. Disclosure of interests
5. Declaration of due consideration
6. Minutes
 - 6.1. Confirmation of minutes - Meeting No. 302 on Wednesday 31 March 2021 10 - 28
7. Deputations and presentations
 - 7.1. State Climate Policy
8. Strategic items for decision
 - 8.1. Declaration of Planning Control Area – Lloyd Street, Hazelmere (RLS/0966)
 - 8.2. Leeuwin Naturaliste Sub-regional Strategy Implementation (PLH2021P0120/1)
9. Statutory items for decision
 - 9.1. Greater Bunbury Region Scheme 0064/57: Rezoning of Lot 562 and Part Lot 560 (proposed Lot 7002) Paris Road, Australind from Regional Open Space Reserve to Urban Zone (RLS/0958/1) 29 - 56
 - 9.2. Greater Bunbury Region Scheme Amendment 0059/41 Wanju Urban Expansion Area – Report on Submissions (RLS/0865) 57 - 57
 - 9.3. Greater Bunbury Region Scheme Amendment 0060/41 Waterloo Industrial Expansion Area – Report on Submissions (RLS/0866) 58 - 58
 - 9.4. SAT section 31 reconsideration of refusal of extension of development approval for Motor Vehicle Dealership at Lot 1420 (No. 274) Scarborough Beach Road, Osborne Park over Planning Control Area 127 (20-50137-3) 59 - 59
10. Reports for noting
11. Stakeholder engagement and site visits

12. Urgent or other business
13. Items for consideration at a future meeting
14. Meeting closure

WAPC STRATEGIC PLAN 2018-2021

OUR VISION:

Creating better places to live and work for all Western Australians

OUR MISSION:

Ensuring the planning system develops policy and enables planning decisions for the long-term benefit of the Western Australian community

Our Functions	Our Focus	Our Priorities	Our Outcomes
<ul style="list-style-type: none"> State Planning Strategy and Policy Regional, Sub-Regional and Local Planning Strategies Regional and Local Planning Schemes Planning and Development Applications – Subdivision and Strata Title Structure Planning Improvement Plans & Schemes Infrastructure Planning and Coordination Research, Modelling & Analysis Improve the Planning System Finance & Property Management 	Jobs and infrastructure	<ul style="list-style-type: none"> Facilitate economic diversification and development Support development of a State Infrastructure Strategy Deliver a planning system and processes adapted for technological change in the community and economy Support delivery of METRONET through the planning system as part of a whole-of-government approach 	<ul style="list-style-type: none"> Sufficient urban, commercial, industrial and priority agricultural land for growth Long-term strategic industry, infrastructure planning and corridor protection Strong industry and employment hubs with particular emphasis on tourism, food and agriculture, education, research and technology Alignment and integration of land use, infrastructure and transport planning
	Liveable Communities	<ul style="list-style-type: none"> Facilitate infill development and sustainable urban growth Address barriers to affordable living and housing diversity through policy leadership 	<ul style="list-style-type: none"> Increased density and diversity around Activity Centres Achieve infill housing and density targets and greater housing choice Enable creation of liveable cities and towns with quality public and private spaces
	A Better Built Environment	<ul style="list-style-type: none"> Lead precinct planning to enable METRONET Develop a policy and decision-making framework to encourage greater housing options for changing demographic needs Promote and protect the urban tree canopy for all communities for amenity and health benefits 	<ul style="list-style-type: none"> Improved design of urban centres, corridors and stations Improved design quality of the built environment Greater community support for more diverse housing options, urban centres, corridors and stations Protection and enhancement of the urban tree canopy across diverse communities
	Transparent, Equitable and Efficient Planning Processes	<ul style="list-style-type: none"> Continued review and reform of the planning system and processes Greater early, effective and genuine communication and engagement with the community and industry on planning and development issues Improve collaboration and capability of all key decision-makers in the planning system, including local government Implement technological improvements including quality online reporting on planning performance for all WAPC functions 	<ul style="list-style-type: none"> Efficient, transparent and timely assessment and decisions on planning applications and processes Contemporary region and local planning strategies, schemes and regulations Improved transparency, efficiency and community support for planning processes Updated and effective <i>Planning and Development Act 2005</i> and regulations
	Environment and Natural Resources	<ul style="list-style-type: none"> Continue the Coastal Management and Planning Program to deal with the risks posed by climate change Ensure bushfire regulations reflect planning appropriate for the risk to community and the environment 	<ul style="list-style-type: none"> Sustainable development which protects, conserves and promotes natural assets (land and water) and biodiversity A planning system which addresses climate change Planning to mitigate risks from natural hazards and events
	Land and Finance Management	<ul style="list-style-type: none"> Contribute to the successful delivery of METRONET through strategic, efficient and innovative use of the Metropolitan Region Improvement Fund Ensure WAPC land and property assets are used for long-term community benefit 	<ul style="list-style-type: none"> WAPC land management in place to deliver METRONET Effective and sustainable stewardship and management of the Metropolitan Region Improvement Fund Increased regional open space in Greater Perth

STATE PLANNING STRATEGY PRINCIPLES:

Community

Enable diverse, affordable, accessible and safe communities

Economy

Facilitate trade, investment, innovation, employment and community betterment

Environment

Conserve the State's natural assets through sustainable development

Infrastructure

Ensure infrastructure supports development

Regional Development

Build the competitive and collaborative advantages of the regions

Governance

Build community confidence in development processes and practices

Information for WAPC members

Quorum: 7 of 14 members

Representation in accordance with the Planning and Development Act 2005

	Mr David Caddy WAPC Chairman <i>Section 10(1)(a)</i>		Ms Gail McGOWAN Director General, Department of Planning, Lands and Heritage <i>Section 10(1)(c)(i)</i>
	Mayor Emma Cole Metropolitan Local Government Representative (nominated by WALGA) <i>Section 10(1)(b)(i)</i>		Mr Mike ROWE Director General, Department of Water and Environmental Regulation <i>Section 10(1)(c)(ii) and 10(1)(c)(iv)</i>
	Cr Veronica FLEAY Non-Metropolitan Local Government Representative (nominated by WALGA) <i>Section 10(1)(b)(ii)</i>		Mr Peter WORONZOW Director General, Department of Transport <i>Section 10(1)(c)(iii)</i>
	Ms Helen BROOKES Coastal Planning and Management Representative <i>Section 10(1)(b)(iii)</i>		Mr Richard SELLERS Director General, Department of Jobs, Tourism, Science and Innovation <i>Section 10(1)(c)(v)</i>
	Ms Jane BENNETT Professions Representative <i>Section 10(1)(b)(iv)</i>		Ms Michelle ANDREWS Director General, Department of Communities <i>Section 10(1)(c)(vi)</i>
	Mr Fred CHANEY Professions Representative <i>Section 10(1)(b)(v)</i>		Mr Justin McKIRDY 'Planner' from portfolio agencies <i>Section 10(1)(c)(vii)</i>
	Mr Barry McGuire Professions Representative <i>Section 10(1)(b)(vi)</i>		Cr Lynne CRAIGIE Nominee of the Minister for Regional Development <i>Section 10(1)(c)(viii)</i>
	Mr Ralph ADDIS Director General, Department of Primary Industries and Regional Development <i>Associate Member, Section 11</i>		

	Mayor Penny TAYLOR Metropolitan Local Government Representative (Deputy) (nominated by WALGA) <i>Schedule 1 clause 7(1)</i>		Cr Caroline KNIGHT Non-Metropolitan Local Government Representative (Deputy) (nominated by WALGA) <i>Schedule 1 clause 7(1)</i>
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Current Vacancies:

- Deputy Chairperson, *Schedule 1, Clause 6(3)*

Role of the Western Australian Planning Commission (WAPC)

The functions of the WAPC are described in section 14 of the *Planning and Development Act 2005* (PD Act):

14. Functions

The functions of the WAPC are —

- (a) to advise the Minister on —
 - (i) the coordination and promotion of land use, transport planning and land development in the State in a sustainable manner;
 - (ii) the administration, revision and reform of legislation relating to land use, transport planning and land development;
 - (iii) local planning schemes, and amendments to those schemes, made or proposed to be made for any part of the State;
- and
- (b) to prepare and keep under review —
 - (i) a planning strategy for the State; and
 - (ii) planning policies,
as a basis for coordinating and promoting land use planning, transport planning and land development in a sustainable manner, and for the guidance of public authorities and local governments on those matters; and
- (c) to plan for the coordinated provision of transport and infrastructure for land development; and
- (d) to provide advice and assistance to any body or person on land use planning and land development and in particular to local governments in relation to local planning schemes and their planning and development functions; and
- (e) to undertake research and develop planning methods and models relating to land use planning, land development and associated matters; and
- (f) to keep under review the strategic planning for the metropolitan region and any other part of the State to which a region planning scheme applies and to make recommendations to the Minister on that strategic planning; and
- (g) to prepare and amend State planning policies under Part 3; and
- (h) to prepare region planning schemes under Part 4; and
- (ia) to prepare improvement plans and improvement schemes under Part 8; and
- (i) to keep under review each region planning scheme and improvement scheme, to review the scheme completely whenever requested by the Minister to do so and to submit for approval under Part 4 or 8 any amendment considered necessary as a result of a review; and
- (j) to develop, maintain and manage land held by it that is reserved under a region planning scheme or improvement scheme and to carry out such works, including the provision of facilities on the land, as may be incidental to development, maintenance or management or to be conducive to the use of the land for any purpose for which it is reserved; and
- (k) to establish, and exercise powers in relation to, committees under Schedule 2; and
- (l) to do all things that are necessary for the purpose of carrying out this Act, region planning schemes and improvement schemes; and
- (m) to do anything else that it is required or authorised to do by this or any other written law.

[Section 14 amended by No. 28 of 2010 s. 7.]

The WAPC is the statutory authority with Statewide responsibilities for urban, rural and regional land use planning and land development matters. The WAPC responds to the strategic direction of government and is responsible for the strategic planning of the State.

The WAPC operates with the support of the Department of Planning (DoP), which provides professional and technical expertise, administrative services, and resources to advise the WAPC and implement its decisions. In this partnership the WAPC has responsibility for decision-making and a significant level of funding while the department provides the human resources and professional advice.

The WAPC delegates some of its functions to officers of the department. This delegated authority includes decisions on subdivision and development applications, when they comply with the WAPC policies and practices.

Membership (extract from PD Act)

The composition of the Board is in accordance with Section 10(1) of the *Planning and Development Act 2005*:

10. Membership of board

(1) The board is to consist of the following members —

- (a) a chairperson appointed by the Governor on the nomination of the Minister; and
- (b) 6 members appointed by the Governor, of whom —
 - (i) one is to be a person nominated by the Minister from a list of the names of 4 persons representing the interests of local governments within the metropolitan region submitted to the Minister by WALGA; and
 - (ii) one is to be a person nominated by the Minister from a list of the names of 4 persons representing the interests of the local governments outside the metropolitan region submitted to the Minister by WALGA; and
 - (iii) one is to be a person nominated by the Minister as having experience of the field of coastal planning and management; and
 - (iv) one is to be a person nominated by the Minister as having practical knowledge of and experience in one or more of the fields of urban and regional planning, property development, commerce and industry, business management, financial management, engineering, surveying, valuation, transport or urban design; and
 - (v) one is to be a person nominated by the Minister as having practical knowledge of and experience in one or more of the fields of environmental conservation, natural resource management or heritage interests; and
 - (vi) one is to be a person nominated by the Minister as having practical knowledge of and experience in one or more of the fields of planning and provision of community services, community affairs or indigenous interests;

and

- (c) the least number of other members who include —
 - (i) the chief executive officer of the department principally assisting in the administration of this Act; and
 - (ii) the chief executive officer of the Water and Rivers Commission established by the Water and Rivers Commission Act 1995 3; and
 - (iii) the chief executive officer of the department principally assisting in the administration of the Transport Co-ordination Act 1966; and
 - (iv) the chief executive officer of the department principally assisting in the administration of the Environmental Protection Act 1986; and
 - (v) the chief executive officer of the department principally assisting in the administration of the Government Agreements Act 1979; and

- (vi) the chief executive officer of the department principally assisting in the administration of the Housing Act 1980; and
- (vii) a person, whether a member under another subparagraph or another person nominated by the Minister, who has experience in the field of urban and regional planning and is employed in an agency, as defined in the Public Sector Management Act 1994, for which the Minister is responsible; and
- (viii) a person nominated by the Regional Minister”.

In accordance with Section 11(2) of the *Planning and Development Act 2005*, “The Governor may, on the nomination of the Minister, appoint an associate member for a region referred to in Schedule 4”.

On 13 December 2011, the Governor appointed an Associate Member for a region referred to in Schedule 4.

Delegated Authority (extract from section 16 PD Act)

- (1) The WAPC may, by resolution, delegate to a person or body referred to in subsection (3) any function of the WAPC under this Act or any other written law, except this power of delegation.
- (2) A resolution referred to in subsection (1) takes effect when notice of the resolution is published in the *Gazette*.
- (3) A delegation under subsection (1) may be made to –
 - (a) a member or associate member;
 - (b) a committee established under Schedule 2, or a member of such a committee;
 - (c) an officer of the WAPC;
 - (d) a public authority or a member or officer of a public authority; or
 - (e) a local government, a committee established under the *Local Government Act 1995* or an employee of a local government.
- (4) The reference to functions in subsection (1) extends, without limitation or restriction, to all of the powers, privileges, authorities, discretions, duties and responsibilities vested in or imposed on the WAPC by this Act or any other written law.
- (5) Without limiting the generality of subsection (1), where the WAPC has delegated its functions under section 14(i) and (1), the delegation includes, subject to the instrument of delegation, a delegation of every function of the WAPC under Part 4.
- (6) A delegate cannot sub-delegate the exercise or performance of any function.
- (7) A delegate exercising or performing a function as authorised under this section is to be taken to do so in accordance with the terms of the delegation unless the contrary is shown.
- (8) Nothing in this section limits the ability of the WAPC to act through an officer or agent.
- (9) This section does not apply to the execution of documents but authority to execute documents on behalf of the WAPC can be given under section 24.

Quorum for meetings

In accordance with Clause 8(5) of Schedule 1 of the *Planning and Development Act 2005*, the quorum for board meetings is as follows: *At any meeting of the board a number of members equal to at least one half of the number of members provided for by Section 10 constitute a quorum.*

Disclosure of interests

In accordance with the *Planning and Development Act 2005* and Section 4 of the Western Australian Planning Commission (WAPC), Governance Guide – Standing Orders, members of Committees (and certain employees) are required to disclose the following types of interests that they have or persons closely associated to them, have:

- direct and indirect pecuniary interests (financial);
- proximity interests (location); and
- impartiality interests (relationship).

A “**direct pecuniary interest**” is one where a member has an interest in a matter where it is reasonable to expect that the matter if dealt with by the Board or a Committee, or an employee in a particular way, will result in a financial gain, loss, benefit or detriment for the member.

An “**indirect pecuniary interest**” refers to an interest in a matter where a financial relationship exists between a member and another person who requires a WAPC decision in relation to the matter.

A “**proximity interest**” refers to an interest of a member, or close associate of the member, in a matter if the matter concerns –

- (a) a proposed change to a planning scheme affecting land that adjoins the person’s land;
- (b) a proposed change to the zoning or use of land that adjoins the person’s land; or
- (c) a proposed development, maintenance or management of the land or of services or facilities on the land that adjoins the person’s land.

An “**impartiality interest**” means an interest that could, or could reasonably be perceived to, adversely affect the impartiality of the member having the interest and includes an interest arising from kinship, friendship, partnership or membership of an organisation or an association with any decision-making process relating to a matter for discussion before the Board or a Committee.

Members disclosing any pecuniary or proximity interests for an item cannot participate in discussion or the decision making procedure relating to the item and must leave the meeting room during the discussion of the item. Members disclosing an impartiality interest in an item must also leave the room during the discussion or the decision making procedure relating to the item unless the Committee, by formal resolution, allows the member to remain. The reason to allow a member to remain must be stated in the formal resolution and will be minuted.

Disclosure of representations

Where a member has had verbal communication with or on behalf of a person with an interest in a matter which is before a meeting, the member is to disclose the interest.

Where a member is in receipt of relevant written material (including email) from or on behalf of a person with an interest in a matter which is before a meeting, the member is to table the material at the meeting for the information of members.



Western Australian Planning Commission

Minutes

Meeting No. 302
Wednesday, 31 March, 2021

- Members: David Caddy - Chairman WAPC
Jane Bennett - Professions Representative
Helen Brookes - Coastal Planning and Management Representative
Fred Chaney - Professions Representative
Emma Cole - Metropolitan Local Government Representative
Veronica Fleay - Local government representative – non-metropolitan
Justin McKirdy - Urban and Regional Planning Representative
Barry McGuire - Professions Representative
Lynne Craigie – Nominee of the Minister for Regional Development
David Saunders - Acting Director General, Department of Planning, Lands and Heritage
- Apologies: Ralph Addis - Director General, Department of Primary Industries and Regional Development (Associate member)
Michelle Andrews - Director General, Department of Communities
Gail McGowan - Director General, Department of Planning, Lands and Heritage
Mike Rowe - Director General, Department of Water and Environmental Regulation
Richard Sellers - Director General, Department of Jobs, Tourism, Science and Innovation
Peter Woronzow - Director General, Department of Transport
- Observers: Nygarie Goyal - Observer, Department of Water and Environmental Regulation
Nigel Hindmarsh - Observer, Department of Communities
- Others present: Michael Daymond – Manager, Special Projects
Jeremy D'Souza - Project Manager, Strategic Planning Projects
Nicholas Dufty - Principal Planning Officer, Metro South and Peel
Phil Elliott - Planning Manager, Strategy and Engagement
Martin Erlacher - Senior Planning Officer, Metro Central South
Sam Fagan – Manager, Commission Business
Glen Finn - Director, METRONET Taskforce
Jason Gordon - Planning Manager, Strategy and Engagement
Scott Haine - Principal Planning Officer, Strategy and Engagement
Damien Martin - Director Geospatial Research and Infrastructure Strategy

Anthony Muscara - Principal Planning Officer, Schemes and Amendments
Delia Neglie - Planning Manager, Metro Central South
Irene Obales – Commission Support Officer
Dale Sanderson - Director, Metro Central
Michelle Sanfilippo – Team Leader, Commission Support

1. Declaration of opening

The Chairman declared the meeting open at 9:31 am, acknowledged the peoples of the Noongar nation as the traditional owners and custodians of the land on which the meeting is taking place and welcomed members. The Chairman paid respect to elders past and present, and extended solidarity and hope for a just and dignified future for us all.

2. Apologies

Ralph Addis - Director General, Department of Primary Industries and Regional Development.

Michelle Andrews - Director General, Department of Communities. Nigel Hindmarsh observing.

Gail McGowan - Director General, Department of Planning, Lands and Heritage. David Saunders - Acting Director General, Department of Planning, Lands and Heritage attending.

Mike Rowe - Director General, Department of Water and Environmental Regulation. Nygarie Goyal observing.

Richard Sellers - Director General - Department of Jobs, Tourism, Science and Innovation.

Peter Woronzow - Director General, Department of Transport.

3. Members on leave of absence and applications for leave of absence

Mayor Cole advised that she requires a leave of absence for the period Thursday, 8 to Friday, 16 April 2021 inclusive.

4. Disclosure of interests

Cr Craigie declared an Impartiality Interest in Item 8.1, Approval sought to rescind Fibre Ready Telecommunications Infrastructure Position Statement. Cr Craigie stated that she is a sitting member on the Telstra Regional Advisory Committee and her position is voluntary. Members agreed Cr Craigie is permitted to be present during the discussion/and or decision-making procedure on the item as this is unlikely to influence Cr Craigie's conduct in relation to this matter.

Mayor Cole declared an Impartiality Interest in Item 9.1, Proposed MRS Amendment – Pt Lots 9001, 9020 & 9035 Lyon Road, Wandi. Mayor Cole stated that the proponent, Satterley Property Group, is also the project manager for the Tamala Park Regional Council's land development project in Clarkson and Mindarie and the City of Vincent is a Member Council of the Tamala Park Regional Council. Members agreed Mayor Cole is permitted to

be present during the discussion/and or decision-making procedure on the item as this is unlikely to influence Mayor Cole's conduct in relation to this matter.

Ms Bennett and Ms Goyal joined the meeting at 9:34 am.

The Chairman advised members that he met with the proponent last week to discuss the application for Proposed MRS Amendment – Pt Lots 9001, 9020 & 9035 Lyon Road, Wandi, Item 9.1.

Ms Bennett declared an Indirect Pecuniary Interest in Item 9.1, Proposed MRS Amendment – Pt Lots 9001, 9020 & 9035 Lyon Road, Wandi.

Ms Bennett stated that her employer, CLE act for Satterley Property Group in relation to other sites but have not acted in relation to this land. Members agreed Ms Bennett is permitted to be present during the discussion/and or decision-making procedure on the item as this is unlikely to influence Ms Bennett's conduct in relation to this matter.

Ms Brookes declared an Impartiality Interest in Item 9.2, Proposed Minor Metropolitan Region Scheme Amendment for Kenwick Rail Freight Facility, City of Gosnells, Railways Reservation. Ms Brookes stated that she has previously been engaged by the City of Gosnells to undertake a peer review of work completed by consultants for submission to the Environmental Protection Authority as part of the Public Environmental Review process. Members agreed that Ms Brookes is permitted to be present during the discussion/and or decision-making procedure on the item as this is unlikely to influence Ms Brooke's conduct in relation to this matter.

Ms Bennett declared an Indirect Pecuniary Interest in Item 9.2, Proposed Minor Metropolitan Region Scheme Amendment for Kenwick Rail Freight Facility, City of Gosnells, Railways Reservation. Ms Bennett stated that her employer, CLE act for the Clients impacted by these proposals. Members agreed that Ms Bennett should not be present during the discussion and/or decision-making procedure on the item.

Mr Chaney declared an Impartiality Interest in Item 9.2, Proposed Minor Metropolitan Region Scheme Amendment for Kenwick Rail Freight Facility, City of Gosnells, Railways Reservation. Mr Chaney stated that Taylor Robinson Chaney Broderick have undertaken work previously for the Public Transport Authority. Members agreed that Mr Chaney is permitted to be present during the discussion/and or decision-making procedure on the item as this is unlikely to influence Mr Chaney's conduct in relation to this matter.

Mr McGuire declared an Indirect Pecuniary Interest in Item 9.3, Revocation of Planning Control Area 135 (Bayswater Station). Mr McGuire stated that he has been included in a tender as an Aboriginal Consultant/Artist in the public art process. Members agreed that Mr McGuire should not be present during the discussion and/or decision-making procedure on the item.

Mr Chaney declared an Indirect Pecuniary Interest in Item 9.3, Revocation of Planning Control Area 135 (Bayswater Station). Mr Chaney stated that Taylor Robinson Chaney Broderick are members of the Melconnx consortium. Members agreed that Mr Chaney should not be present during the discussion and/or decision-making procedure on the item.

Ms Bennett declared an Impartiality Interest in Item 9.3, Revocation of Planning Control Area 135 (Bayswater Station). Ms Bennett stated that she is on the DevelopmentWA Board (MRA), pursuant to her position on the WAPC. Members agreed Ms Bennett is permitted to be present during the discussion/and or decision-making procedure on the item as this is unlikely to influence Ms Bennett's conduct in relation to this matter.

Mr Chaney declared an Indirect Pecuniary Interest in Item 9.4, Modification of Planning Control Area 149 – Bennett Springs. Mr Chaney stated that Taylor Robinson Chaney Broderick are members of the Melconnx consortium. Members agreed that Mr Chaney should not be present during the discussion and/or decision-making procedure on the item.

Ms Bennett declared an Impartiality Interest in Item 9.4, Modification of Planning Control Area 149 – Bennett Springs. Ms Bennett stated that her employer, CLE act for the Clients impacted by these proposals. Members agreed Ms Bennett is permitted to be present during the discussion/and or decision-making procedure on the item as this is unlikely to influence Ms Bennett's conduct in relation to this matter.

Ms Bennett declared an Impartiality Interest in Item 10.1, Scoping the Review of the Perth & Peel @ 3.5 Million Sub-Regional Planning Frameworks. Ms Bennett stated that her employer, CLE act for the Clients impacted by these proposals. Members agreed that Ms Bennett should not be present during the discussion and/or decision-making procedure on the item.

5. Declaration of due consideration

All members indicated that they had received and considered the agenda items prior to the Western Australian Planning Commission meeting.

6. Minutes

6.1 Confirmation of minutes - Meeting No. 301 on Wednesday 17 February 2021

Moved by Ms Brookes
Seconded by Mr McKirdy

That the minutes of the Western Australian Planning Commission meeting held on Wednesday 17 February 2021, be confirmed as a true and correct record of the proceedings.

The motion was put and carried

7. Deputations and presentations

7.1 Proposed MRS Amendment - Pt Lots 9001, 9020 & 9035 Lyon Road, Wandí (Item 9.1)

Presenters: Rod Dixon - Rowe Group, Ray Stokes - Satterley Property Group and Darren Walsh - Strategen JBSB&G

Mr Dixon (Rowe Group), Mr Stokes (Satterley Property Group) and Mr Walsh (Strategen JBSB&G) presented to the Western Australian Planning Commission on behalf of their various organisations and

thanked the Commission for the opportunity to discuss the Proposed Metropolitan Region Scheme (MRS) Amendment - Pt Lots 9001, 9020 & 9035 Lyon Road, Wandí.

Mr Dixon expressed support for the Department of Planning, Lands and Heritage's (DPLH) recommendation for the rezoning of the subject site from Rural Water Protection (RWP) to Urban Zone and advised that there are 2 main landholdings on the subject site, which includes 3 lots.

Mr Dixon advised members that between 2009 and 2019 the Wandí North Local Structure Plan (LSP) (Honeywood Estate) was approved and nearing completion. He outlined that in 2015 Rowe Group lodged a detailed submission for inclusion of land as Urban Investigation in the South Metropolitan Peel Sub-Regional Planning Framework, which the DPLH recognised as having planning merits, though being of insufficient size to warrant consideration.

Mr Dixon advised members that in the final Framework in 2018 the subject land was designated as Rural-Residential. Mr Dixon stated that in September 2018, Rowe Group lodged an MRS Amendment request to rezone the land from RWP to Urban zone following advice from the DPLH.

Mr Dixon informed members that in July 2019, Rowe Group submitted a revised MRS Amendment request to address matters raised by the Department of Water and Environmental Regulation by the City of Kwinana.

Mr Dixon stated that in September 2020, the WAPC approved the subdivision of the Satterley owned portion of the subject land (Lot 9020) into residential lots (Urban) and rural-residential lot (RWP zone).

Mr Dixon advised members that in October 2019 the MRS amendment was refused by the WAPC on the grounds of inconsistency with the Framework and State Planning Policy 2.3 Jandakot Groundwater Protection.

Mr Dixon advised members that in October 2020 the Minister for Planning advised Rowe Group to re-submit a MRS Amendment request to the WAPC for reconsideration, having regard to employment and economic benefits to support COVID-19 recovery.

Mr Dixon informed members that Rowe Group resubmitted the MRS Amendment request in November 2020 and advised members that the planning merits include:

- The logical rounding off of existing residential development;
- Lyon Road provides the rational land use boundary between housing to the west and rural-residential/rural water protection to the east;
- Aside from the subject land, the land to the west is otherwise fully committed for residential, local centre, primary school and conservation;

- The subject area is serviced by existing/planned infrastructure;
- Public transport is in place, both buses and trains;
- The subject area is within walkable catchments of the identified local centre, primary school and public open space; and
- It would be a lost opportunity not to develop the land as a logical completion of the current program for the Honeywood and Whistling Grove estates.

Mr Dixon advised members that the rezoning is insignificant and would not create a precedent for similar re-zonings from RWP to urban. Mr Dixon stated that the land use west of Lyon Road in Wandi is fully committed to urban, school playing fields and conservation reserve with no potential for further rezoning.

Mr Dixon informed members that there are no similar situations in the RWP zone where:

- the rezoning to urban is obviously logical to complete an urban precinct (Wandi); and
- the limit to further rezoning is quite clearly demarcated by a major road (Lyon Road).

Mr Dixon advised members that the retention of vegetation of such a small area is not justified, similar vegetation has been maintained in other areas of the North Wandi LSP, a large percentage of the area has been approved for clearing by the WAPC and the remnant vegetation is identified for clearing under the Commonwealth EPBC Act approval for the North Wandi LSP.

Mr Dixon stated that the Honeywood Estate won the Urban Design Industry Award for Environmental Excellence in 2017 for its conservation and water sensitive design initiatives.

Mr Dixon informed members that there is no Water Corporation production bore, or wellhead protection zones in the vicinity of subject land noting that the Water Corporation does not have firm plans to develop bores in the vicinity of the subject land and has the option of alternate sites east of Lyon Road.

Mr Dixon stated that a benefit of the proposed development would be that residential development would replace highly polluting market garden and un-sewered rural-residential use.

Mr Dixon stated that residential use would be low risk, connected to reticulated sewer, the land use would be limited to residential and uses permitted in P3 and there would be a reduced nutrient discharge compared to market garden or rural-residential.

Mr Dixon advised members that if the MRS Amendment is initiated, it would be referred to the Environmental Protection Authority for review. Mr Dixon reiterated to members that the initiation of an MRS

amendment to rezone the land to Urban is justified on the planning merits.

Mr Dixon advised members that the MRS Amendment would deliver a net public benefit in maximising the use of potential urban land adjacent to already developing urban land, close to services and amenities, with access to public transport and infrastructure. Mr Dixon sought the support of the WAPC to initiate and approve the concurrent local scheme rezoning.

Mr Stokes advised members that Satterley Property Group's motivation is less about profits, given that only sixteen to twenty lots would be delivered, and more about delivering better planning outcomes and the creation of jobs.

Members queried whether Satterley Property Group have liaised with the local council and Mr Stokes advised members that no liaison has occurred, however the detailed capability report and water management strategy show that the subject land will not impact on the quality or quantity of the ground water supply.

Members queried whether additional open space would form part of the concept plan for the site.

Mr Stokes advised members that the concept plan shows the maximum yield and informed members that 40 percent of the land in the nearby Honeywood Estate is set aside for conservation and public open space and the vegetation in that estate is in better condition than the vegetation on the subject site.

7.2 Development Application for a Large Format Digital Sign in Planning Control Area 142 at the intersection of Orrong Road and Oats Street, Kewdale (Item 9.5)

Presenters: Wilmot Loh - City of Belmont, Alex Bott - City of Belmont and Andra Biondi - City of Belmont

Mr Loh, Mr Bott and Ms Biondi presented to the Western Australian Planning Commission on behalf of the City of Belmont and thanked the Commission for the opportunity to discuss the Development Application for a Large Format Digital Sign in Planning Control Area 142 at the intersection of Orrong Road and Oats Street, Kewdale.

Mr Loh informed members that the purpose and intent of the Residential Zone is to increase the population base of the City of Belmont by permitting a mix of single housing and other housing types to reflect household composition and thereby increase the resident population.

Mr Loh advised members that the City of Belmont has recommended refusal for the proposed Large Format Digital Sign for the following reasons:

- it is contrary to the City of Belmont's well-established position on third party signage

- third-party signage/large format digital sign is not compatible with the objectives of the Residential Zone;
- approval would create an undesirable precedent;
- approval would be contrary to orderly and proper planning;
- it is contrary to Local Planning Policy 12 - Advertisement Signs; and
- it is contrary to the recently initiated Amendment No. 16.

Mr Loh stated that there is a new and increasing appetite from applicants for third party signage. Mr Loh informed members that the City of Belmont is concerned that approval of this application will set an undesirable precedent for third party signage within Planning Control Areas, Residential land and in a broader sense, within the City of Belmont.

Members queried whether the City of Belmont has plans to increase density on Orrong Road. Mr Loh advised members that there is capacity to go as high as R60 and there are no plans to increase the density.

Members noted that the proponent has proposed a park at the subject site to improve visual amenity.

Mr Loh advised members that although the application is for temporary approval and there are some unique features in the proposal, if third party signage is approved even on a temporary basis, it may set a precedent for the continuation of third party signage approved permanently on site.

Members noted that a separate application would need to be lodged for permanent third-party signage.

Members queried whether the City of Belmont's Amendment No. 16 includes criteria around applications with unique circumstances, such as the temporary use of a site for signage. Mr Loh advised members that the previous Local Planning Scheme, prior to 2011, included provisions for temporary uses, however third-party signage was and is not a conforming use.

Members noted that the subject site is proposed to be used for a drainage basin in the future, suggesting that residential is perhaps not the appropriate zoning for the lot.

Mr Loh advised members that if the design is appropriate and includes aesthetically pleasing urban design principals, it could add to the amenity, noting that he has not been privy to the design details.

Members queried if the City of Belmont's Amendment No. 16 prohibits third party signage regardless of zoning. Mr Loh informed members that Amendment 16 prohibits the use of third party signage across the entirety of the City of Belmont, regardless of zoning.

7.3 Development Application for a Large Format Digital Sign in Planning Control Area 142 at the intersection of Orrong Road and Oats Street, Kewdale (Item 9.5)

Presenters: Martin Flint - Flint Legal and Ben Carter - Pinnacle Planning

Mr Carter (Pinnacle Planning) and Mr Flint (Flint Legal) presented to the Western Australian Planning Commission on behalf of their organisations and thanked the Commission for the opportunity to discuss the Development Application for a Large Format Digital Sign in Planning Control Area 142 at the intersection of Orrong Road and Oats Street, Kewdale.

Mr Carter advised members that Pinnacle Planning acts on behalf of the owners of 347 Orrong Road, Kewdale, the subject site.

Mr Carter advised members that the Commission's decision to defer the application at their December 2020 meeting was of benefit for a number of reasons, primarily around gaining an understanding as to prevalence or otherwise of concerns relating to amenity for the subject proposal, an understanding as to the level of general interest, or support for the proposal, resolving any technical light spill issues as a result of reducing the size of the signage, and dealing with improvements to the site.

Mr Carter advised members that a community consultation process was conducted that included:

- a letter circulation to a greater extent than that of complex proposals (468 surrounding households);
- a large sign board on the subject property;
- an advertisement in the newspaper; and
- an online consultation portal on the website of the Department of Planning, Lands and Heritage.

Mr Carter informed members that only a small number of residents responded and of those responses, the majority recommended the approval of the large format digital sign. Mr Carter advised members that some responders expressed concerns in relation to matters that are easily addressed, or due to matters that were not included in the advertising package, such as road safety and traffic concerns.

Mr Carter informed members that a very small percentage of responders expressed concern in relation to the impact on amenity of the subject site.

Mr Carter advised members that although Main Roads Western Australia (MRWA) originally recommended the application be refused, the number of reasons for refusal has certainly reduced. Mr Carter advised members that the large format digital sign and the accompanying improvements to the subject site would be an improvement to the current state of the subject site.

Mr Carter advised members that relevant Department of Planning, Lands and Heritage staff had contacted him to discuss potential conditions of approval, should the application be approved by the Commission. Mr Carter advised members that the applicant agrees to the potential conditions, should the application be approved.

Mr Flint advised members that the City of Belmont's concerns that approval of the application will create an undesirable precedent should not be an acceptable basis for the refusal of the application. Mr Flint advised members that there are a number of matters applicable to the application, such that it is most unlikely that approval would constitute a precedent.

Mr Flint advised members that in regard to the terms of the proposed reason for refusal, approval of the Application clearly would not be a precedent for 'additional large format digital signs within Planning Control Areas, on residential zoned land and/or within residential localities elsewhere in Western Australia'.

Mr Flint informed members that the application for a large format digital sign and accompanying improvements to the site would not be an undesirable outcome for the subject site.

Mr Flint reminded members that there are six additional uses, in addition to residential, permitted on Lot 43 and abutting properties.

Members queried whether the proponent owned the property when it was included in the Planning Control Area or if it was bought subsequently. Mr Flint advised members that the proponents have owned the property for 8 years.

Members noted that large format digital signs are extremely lucrative financially and if approved at this location, it may be hard to argue against property owners seeking to put these in place in similar locations.

Mr Flint advised members that commercial considerations cannot factor into the decision as the approval or refusal of an application must be on planning merits. Mr Flint reiterated that a large format digital sign is not an undesirable outcome for the subject site, it is in fact an attractive proposition and each application is to be dealt with on its own merits, unless a new application is indistinguishable.

Members queried whether or not any consultation had occurred with the land owners immediately adjacent. Mr Flint advised that this had not occurred and outlined that neighbours had requested: taller fences be installed to block the view of the large format digital sign; that the sign be turned off in the evening and left off until the morning; that the site be maintained to high standards and one neighbour complained that they will see the back of the sign. Mr Flint advised members that the neighbour's concerns can be managed.

ITEMS FOR DECISION

8.1 Approval sought to rescind Fibre Ready Telecommunications Infrastructure Position Statement (DPLH20190504)

THIS ITEM IS CONFIDENTIAL

9.1 Proposed MRS Amendment - Pt Lots 9001, 9020 & 9035 Lyon Road, Wandí (RLS/0946/1)

Members were advised that the amendment seeks to rezone a portion of Lots 9001, 9020 & 9035 Lyon Road, Wandí (the amendment area) from the Rural-Water Protection zone to the Urban zone in the Metropolitan Region Scheme (MRS) and the intent of the amendment is to facilitate future residential development.

Members were advised that in 2019 the WAPC resolved to not support a MRS amendment request to rezone the subject land from the Rural-Water Protection zone to the Urban zone.

Members were informed that the Satterley Property Group wrote to the Minister for Planning (the Minister) requesting the Minister to direct the Commission to rezone.

Members were advised that in October 2020, the Minister advised Satterley Property Group that given the impact of COVID-19 and the implications for the WA economy, a new MRS amendment request should be submitted to the WAPC.

Members were informed that the amendment is supported by an indicative concept plan which proposes residential development with densities likely ranging between R30 and R60 providing for a yield of approximately 112 dwellings, comprising single residential lots and grouped dwellings

Members were advised that the City of Kwinana object to the amendment, as it departs from the intent of the Framework, State Planning Policy 2.3 (SPP 2.3) and there are concerns regarding the proposed clearing of remnant vegetation on the subject site.

Members were informed that the City of Kwinana acknowledges that the proposed amendment would allow for the “rounding off” of the Wandí residential area so that Lyon Road would function as a defined boundary between urban and rural land-uses.

Members were advised that the Department of Water and Environmental Regulation (DWER) object to the amendment, however should the amendment be finalised the DWER will take action to amend the priority water status over the subject land from Priority 2 (P2) to Priority 3* (P3*).

Members queried the timeframe for the amendment to be finalised and were advised that the timeframe for a Minor MRS Amendment would be approximately 12 months, however the separate scheme amendment would be likely to have a timeframe of approximately 3 years.

Members noted that this amendment is unique in terms of the “rounding off” and queried what else makes this MRS Urban Amendment different to other amendments over the Jandakot Groundwater Protection Area.

Members were informed that it is considered a relatively unique urban infill site which completes the urbanisation of the locality, does not create an undesirable precedent for other similar situations in the Wandi locality, removes an existing non-conforming market garden use and positively contributes to the State Government’s COVID-19 economic recovery.

Members were advised that the amendment will complete or “round-off” the existing urban development of the abutting Honeywood and Whistling Grove residential estates west of Lyon Road.

Members were informed that the minor expansion of the Urban zone is not expected to have a significant detrimental impact on the Jandakot Groundwater Protection Area, particularly compared to the existing non-conforming market garden use on Pt Lot 9001.

Members were advised that the subject land is a large land holding already substantially cleared of vegetation and does not contain or abut existing Water Corporation extraction bores.

Members noted that although the existing non-conforming use market garden may present a risk to groundwater through the use and storage of chemicals such as pesticides and fertilisers, and does not offer protection for the remnant vegetation, residential development may also present a risk to groundwater in the form of biological contaminants.

Members noted that the irregular shape of the land may have a technical basis in terms of planning context and outcomes to protect the water resource.

Members queried what the optimal outcome for water resources in the subject area would be in relation to what the right use for the land might be.

Members suggested that the best possible outcome would be for the land to be retained and the vegetation restored, however that is unrealistic, and the area is zoned for rural use.

Members were advised that should the amendment be initiated by the WAPC it will be referred to the Environmental Protection Authority (EPA) for a level of environmental assessment, where further information may be requested regarding the environmental values of the site.

Members were informed that the site is primarily cleared of vegetation, however an area of Banksia Woodland remains in the northern portion of the site. Members were advised that the Banksia Woodland TEC vegetation within the amendment area has approval to be cleared under the *Environment Protection and Biodiversity Conservation Act*

1999. Members were advised that developers may wish to provide some public open space on the subject site.

Some members expressed concern that the “rounding off” does not sit well and the groundwater may be likely to be worse off.

Members were informed that “rounding off” is an accepted planning approach to bring symmetry or completion to a site, to provide a land use boundary, to configure lots, and is well documented in the Liveable Neighbourhoods document.

Members suggested that if the MRS is approved, it may be useful to provide advice notes in relation to retaining a portion of the remnant vegetation, providing open space on the site and to limiting dwelling yield.

Members were advised that there are no conditions attached to an MRS amendment, although the Commission may wish to provide advice notes in relation to future expectations for the site, in terms of maintaining remnant vegetation and density restrictions.

Members agreed to endorse the recommendation of the Department of Planning, Lands and Heritage with an advice note to the approval of the amendment.

Moved by Mr McKirdy

Seconded by Ms Bennett

Dissent: Mr Chaney

That the Western Australian Planning Commission resolves to:

1. *prepare an amendment under section 35 of the Planning and Development Act 2005 to the Metropolitan Region Scheme as detailed in Attachment 9 - draft Amendment Report - Pt Lots 9001, 9020 and 9035 Lyon Road, Wandí; and*
2. *form the opinion under section 57 of the Planning and Development Act 2005 that the amendment does not constitute a substantial amendment to the Metropolitan Region Scheme having regard for the matters set out in the Planning Officer’s report.*

Advice

To advise the City of Kwinana and the proponent that in the subsequent local structure planning stage consideration should be given to retaining portion of the existing remnant vegetation within the northern portion of Lot 9020 Lyon Road, Wandí. This may require further consideration of proposed lot densities and their configuration across the site.

The motion was put and carried

9.2 Proposed Minor Metropolitan Region Scheme Amendment for Kenwick Rail Freight Facility, City of Gosnells, Railways Reservation (RLS/0959)

Ms Bennett declared an Indirect Pecuniary Interest on this Item and left the meeting at 11:01 am

Members agreed to endorse the recommendation of the Department of Planning, Lands and Heritage.

Moved by Mr McKirdy

Seconded by Ms Brookes

That the Western Australian Planning Commission (WAPC) resolves to:

- 1. approve the initiation of an amendment to the Metropolitan Region Scheme Amendment for the Kenwick Rail Freight Facility Railways reserve under section 35 of the Planning and Development Act 2005 (PD Act), as set out in the attached Amendment Report and related figures;*
- 2. form the opinion under section 57 of the PD Act that the amendment does not constitute a substantial amendment to the Metropolitan Region Scheme, having regard to, among other things:*
 - a) PCA 162 already provides a degree of protection for rail freight facility and the proposed Railways reservation represents a logical evolution of PCA 162;*
 - b) the subject land is owned by the PTA and does not impact upon privately owned land;*
 - c) no further land acquisition by the PTA for the rail freight facility is anticipated, and*
 - d) the proposed amendment is not overly complex in nature;*
- 3. approve the referral of the proposed amendment to the Environmental Protection Authority in accordance with section 38 of the PD Act for advice as to whether environmental assessment of the amendment is required under the Environmental Protection Act;*
- 4. approve forwarding the proposed amendment to the Minister for Planning for information;*
- 5. when sections 38 and 39 of the PD Act have been complied with, approve the Department of Planning to affix the common seal of the WAPC to the amending documents and send a copy of the proposed amendment to the Minister for Planning;*
- 6. approve the depositing of the proposed amendment for public inspection at the following places during ordinary business hours for the duration of the submission period:*
 - a) the offices of the Commission in 140 William Street, Perth;*
 - b) the offices of the City of Gosnells; and*
 - c) the State Reference Library, Northbridge.*

7. *approve the referral of copies of the proposed amendment to the following public authorities and persons for comment during the submission period:*

- a) *the local government of the City of Gosnells; and*
- b) *Public Transport Authority, Department of Fire and Emergency Services, Water Corporation, Department of Biodiversity, Conservation and Attractions, Department of Water and Environment Regulation, Telstra, Western Power, ATCO Gas Australia and APA Group.*

The motion was put and carried

Ms Bennett returned to the meeting at 11:02 am

9.3 Revocation of Planning Control Area 135 (Bayswater Station) (RLS/0885)

Mr Chaney and Mr McGuire declared Indirect Pecuniary Interests on this Item and left the meeting at 11:02 am

THIS ITEM IS CONFIDENTIAL

Mr McGuire returned to the meeting at 11:03 am

9.4 Modification of Planning Control Area 149 - Bennett Springs (RLS/0895)

Ms Bennett declared an Impartiality Interest on this Item and left the meeting at 11:03 am

Mr Chaney declared an Indirect Pecuniary Interest on this item and remained out of the meeting

THIS ITEM IS CONFIDENTIAL

Ms Bennett and Mr Chaney returned to the meeting at 11:04 am

9.5 Development Application for a Large Format Digital Sign in Planning Control Area 142 at the intersection of Orrong Road and Oats Street, Kewdale (15-50195-1)

Members were advised that in the context of the locality and the State and local planning frameworks, the proposal is not acceptable and that preserving the amenity of a locality, including visual amenity, is a significant and valid regional planning consideration.

Members were advised that large format digital signs are a new industry and it is unknown how many similar applications will be lodged in the future.

Members were advised that although the sign is located opposite a local centre and on a busy intersection of Orrong Road, it is located in a residential setting with homes on either side.

Members were advised that there is some concern that if the application is approved, it may set an undesirable precedent for

additional LFDS within residential localities and/or on residential zoned land elsewhere in Western Australia.

Members noted that in Mr Carter's deputation, he advised that relevant Department of Planning, Lands and Heritage staff had contacted him to discuss potential conditions of approval, should the application be approved by the Commission and that the proponents were in agreement with the proposed conditions.

Members were advised that officers remain of the opinion that the application for a large format digital sign be refused. Members were advised that in order to be prepared for either outcome, officers prepared draft conditions should the Commission approve the application.

Members agreed to take a short break to consider the proposed approval conditions circulated earlier.

The meeting adjourned at 11:08 am

The meeting resumed at 11:15 am with all members present

Members requested a brief overview of the potential impacts of the large format digital sign on neighbours, including noise, light and electromagnetic radiation.

Members were advised that some noise is emitted, the equivalent of a hum of electricity. Members were advised that the sign is fan cooled, so there will be noise emitted equivalent to the sound of a large evaporative air-conditioning unit. Members were informed that the proponent submitted a noise assessment showing the total sound emission to be 58.3 decibels with a sound pressure of 47.3 decibels, the equivalent of perhaps a hairdryer at the front of the sign and a refrigerator at the back.

Members were advised that Electromagnet radiation is beyond the scope of the application process, all electronic equipment emits some electromagnetic radiation, which is managed by Australian and International standards.

Members were advised that in relation to light, the neighbouring properties will have some indirect light spillage only, as the sign faces Orrong Road. Members were advised that the proponent prepared and submitted a Lighting Impact Assessment.

Members were informed that one concerned neighbour requested that the height of her fence be raised so that her home is not affected by light spillage. Members were advised that this request is not within the remit of the proponent.

Members queried the status of the City of Belmont's Amendment 16 and were advised that the amendment was initiated in February 2021 and is currently with the Environmental Protection Authority. Members were advised that Amendment 16 does not list large format digital signs as a permitted use.

Members noted that in terms of community engagement, the applicants could have had more consultation with the direct neighbouring properties.

Members noted that the applicants have put in the work to try to address and minimise the concerns of the City of Belmont and the local residents, by agreeing to turn the sign off between 10pm and 6am, allowing for a larger set back and including landscaping to approve the visual amenity.

Members noted that the subject site is undeveloped and agreed that:

- the City of Belmont has a strong planning framework in place that does not approve the use of large format digital signage;
- the subject site is zoned residential; and
- there will be an undesirable impact on the neighbours, in terms of light spillage, noise and visual amenity.

Members agreed to endorse the recommendation of the Department of Planning, Lands and Heritage.

Moved by Mayor Cole
Seconded by Mr Caddy

That the Western Australian Planning Commission resolves to refuse the application for a Large Format Digital Sign and landscaping at Lot 43 (No. 347) Orrong Road, Kewdale, corner of Orrong Road and Oats Street, and the plans submitted thereto, pursuant to Section 116 of the Planning and Development Act 2005, for the following reasons:

- a. *the proposal is inconsistent with clause 30(1) of the Metropolitan Region Scheme, Development Control Policy 1.2 - Development Control - General Principles and Development Control Policy 5.4 - Advertising for Reserved Land as it is:*
 - i. *inconsistent with orderly and proper planning as it does not meet objectives of the Residential zone, would not provide a positive contribution to the streetscape, would not be compatible with, or complimentary to, residential development in the locality and not enhance local identity or character and amenity of the locality;*
 - ii. *inconsistent with and will have an adverse impact on the amenity and character of the locality, adjacent and abutting dwellings, future residential development in the immediate locality and the Orrong Road Other Regional Road reserve as it is an inappropriate land use with potential to negatively impact the visual amenity of the locality; and*
- b. *approval of the proposed large format digital sign has the potential to set an undesirable precedent for additional large format digital signs within Planning Control Areas, on residential zoned land and/or within residential localities elsewhere in Western Australia.*

13. Urgent or other business

13.1 Nomination of Acting Chairperson for 15 April 2021 WAPC Part 17 Meeting - Office Building, 1, 3 and 5 Harvest Terrace, West Perth

Members were advised that a Western Australian Planning Commission, Part 17 Significant Development meeting is scheduled for Thursday 15 April 2021 for the consideration of an Office Building at 1, 3 and 5 Harvest Terrace, West Perth. Members were informed that the Chairman will be an apology for that meeting.

Due to the planned absence of the Chairman and in accordance with Clause 1.18 of the WAPC Standing Orders 2017, a member was chosen to preside over the 15 April 2021 meeting.

The Chairman nominated Ms McGowan.

Moved by Ms Brookes
Seconded by Cr Craigie

That Ms McGowan preside over the 15 April 2021 meeting of the Western Australian Planning Commission in the absence of the Chairman.

The motion was put and carried

10. Project reports

10.1 Scoping the Review of the Perth & Peel @ 3.5 Million Sub-regional Planning Frameworks (PLH2020P0788)

Ms Bennett declared an Impartiality Interest on this Item, left the meeting at 11:37 am and did not return

THIS ITEM IS CONFIDENTIAL

11. Reports for noting

Nil.

12. Stakeholder engagement and site visits

Nil.

14. Items for consideration at a future meeting

Nil.

15. Meeting closure

The next ordinary meeting is scheduled for 9:30 am on Wednesday, 28 April 2021.

There being no further business before the Board, the Chairman thanked members for their attendance and declared the meeting closed at 11:45 am.

CHAIRMAN

DATE

UNCONFIRMED

REPORT TO	Western Australian Planning Commission		
Meeting date	28 April 2021	File number	RLS/0958/1
Subject	Greater Bunbury Region Scheme 0064/57: Rezoning of Lot 562 and Part Lot 560 (proposed Lot 7002) Paris Road, Australind from Regional Open Space Reserve to Urban Zone		
Purpose	Requires WAPC decision		
Title of Approving Officer	Director Strategy, Land Use Planning		
Agenda Part for Reports (All parts are confidential unless otherwise stated) WAPC - Statutory Items for Decision			
SITE-SPECIFIC DETAILS			
Region/s	South West		
Local government/s	Shire of Harvey		
Landowner/Consultant	Landowner: Both properties are Crown land. Proponent: Shire of Harvey		
Bushfire Prone Area	YES		
SUMMARY			
<p>The purpose of this proposal is to amend the Greater Bunbury Region Scheme (GBRS) by rezoning Lot 562 and a portion of Lot 560 Paris Road, Australind (the subject land), from Regional Open Space Reserve to Urban Zone. This will facilitate the completion of Kingston Drive between Paris Road and Ditchingham Place, as depicted in the Shire of Dardanup and Shire of Harvey Joint Town Planning Scheme No. 1 (JTPS) (refer Attachment 7 – Joint Town Planning Scheme Map).</p> <p>The proposal would result in 6227m² of Regional Open Space Reserve being amended to the Urban Zone (refer Attachment 1 – GBRS Locality Map and Amendment Proposal and Attachment 2 - Legal Plan 3.2779).</p> <p>In 2003, the Environmental Protection Authority (EPA) provided advice and recommendations on the proposed GBRS to the Minister for the Environment on the environmental factors relevant to the proposed GBRS (Bulletin 1108). The Minister for the Environment subsequently resolved through Ministerial Statement No. 697, that Lot 560 (Reserve 35061) Paris Road, Australind be reserved for conservation purposes. The EPA has to provide advice on this proposal's deviation from the Minister for the Environment's decision.</p> <p>It is recommended that the amendment be processed as a 'minor' amendment for the reasons set out in this report, and as per the criteria of <i>Development Control Policy 1.9 – Amendment to Region Schemes</i> (DC 1.9) (refer Attachment 4 – DC Policy 1.9 Table), with emphasis on the fact that the subject land forms part of the Kingston Drive/Eaton Drive linkage identified in the JTPS as a district distributor road to link Australind and Eaton. The JTPS was recommended for approval by the then Department of Planning and Infrastructure and subsequently approved by the then Minister for Planning and Infrastructure on 28 February 2006.</p>			

DETAILS OF PROPOSAL

The subject land is located within the Shire of Harvey, approximately 12km north-east of the Bunbury City Centre. The site is bounded by Paris Road to the north, Lot 561 to the east and Lot 522 to the south.

The Shire of Harvey has requested that an amendment to the GBRS be undertaken in relation to Lot 562, which is already dedicated as a road (part of Paris Road - DP 68322) and part of Lot 560 (proposed Lot 7002 through DP 420660) Paris Road, Australind (refer **Attachments 5 & 6** – Deposited Plans 420660 & 68322).

The amendment will allow the Shire of Harvey to complete Kingston Drive, which is missing a section between Paris Road and Ditchingham Place. This section is approximately 200 metres long (Regional Open Space Reserve). A further section of approximately 535 metres long directly south of the subject land which is already dedicated as a road and zoned Urban Deferred but not yet constructed (refer **Attachments 8** – Kingston Drive Extension design).

Lot 562 is 292m² in size, and a freehold lot effectively forms part of Paris Road with the portion of Lot 560 in question (proposed Lot 7002) being 5935m² and part of the larger Crown Reserve R35061 (Lot 560) which is 12.6ha in extent and accommodates native vegetation.

The proposal involves the amendment of the existing Regional Open Space Reserve over the subject land to the Urban Zone under the GBRS.

Given the Minister for the Environment's decision on 31 October 2005 that Lot 560 (Reserve 35061) Paris Road, Australind, be reserved for conservation purposes - the EPA has to provide advice on the proposed removal of a portion of Lot 560 for road purposes.

BACKGROUND

The JTPS which was gazetted in 2006, is a joint venture between the Shires of Harvey and Dardanup and has a number of general objects including making provision for the construction of new roads and/or the upgrading of existing roads.

The Collie River Bridge was one of the general objects of the JTPS and with the completion and opening of the bridge in 2018, the construction of the 735 metre link between Paris Road and Ditchingham Place became the only remaining unconstructed portion of the road in order to complete the associated road works.

The linkage will complete the eight kilometre road including Kingston Drive/The Promenade/The Boulevard/Eaton Drive, stretching from the Kingston residential area in the north to the Forrest Highway, Eaton in the south.

The JTPS map depicts the alignment of the Kingston Drive Extension and indicates that this extended portion of road would be constructed to a district distributor road standard.

The JTPS stipulates that the provision of the land required for Kingston Drive between Paris Road and Ditchingham Place is to be excised from Crown Reserve 35061 (Lot 560).

The purpose of the JTPS map is to identify where scheme works are to be undertaken and the location of indicative land use classifications. The map does not envisage the rezoning or reserving of land, hence the proposed amendment under the GBRS.

The Shire of Harvey purchased a portion of the southern Lot 522 from the Water Corporation in 2011 with the purchased portion of land being dedicated as a road and will form the southern portion of the completed Kingston Drive (refer **Attachment 9** – Deposited Plan 70706 The

Promenade). This section of road is still zoned Urban Deferred but will not hinder the proposed road construction - the lifting of the Urban Deferred zoning on this section together with Urban Deferred sections on Paris Road to the north will be included in a future GBRS omnibus proposal.		
KEY ISSUES		
Consistency with WAPC Policies & Planning Framework	Greater Bunbury Strategy and Structure Plan 2013 (under review)	Fully consistent
	State Planning Policy 3.0: Urban Growth and Settlement	Fully consistent
	State Planning Policy 3.7 - Planning in Bushfire Prone Areas	Fully consistent
	Shire of Dardanup and Shire of Harvey Joint Town Planning Scheme No. 1	Fully consistent
	Ministerial Statement No. 697	Some inconsistency, variation warranted
Government Considerations	N/A	
Budget	None	
Consultation	Preliminary consultations were conducted by the Shire of Harvey with the Department of Water and Environmental Regulation in their preparation of the request for the region scheme amendment. The prescribed consultation process with regards to amending the GBRS will however be followed once initiated as per the <i>Planning and Development Act 2005</i> .	
PLANNING ASSESSMENT		
Greater Bunbury Strategy and Structure Plan 2013 (under review)		
<p>One of the key outcomes of the Greater Bunbury Strategy is to deliver a compact and connected urban form to protect the Greater Bunbury sub-region's diverse economic base, efficient provision of social services, the efficiency of road and rail infrastructure, productive agricultural land, conservation areas, and important resource lands.</p> <p>The Greater Bunbury Structure Plan is considered to reflect the principles of a compact and connected city as it promotes connectivity through the development of key public transport infrastructure which will encourage urban development along transport and urban corridors through transit-oriented development and will provide better access to services.</p> <p>The completion of Kingston Drive, connecting the Kingston residential area in the north to Eaton in the south will assist in providing a more compact and connected city.</p> <p>The proposal is consistent with the draft Bunbury Geographe sub-regional strategy with one of the principles being the improvement of transport connections within the sub-region.</p>		
State Planning Policy 3.0: Urban Growth and Settlement		
One of its objectives of SPP 3.0 is to coordinate development with the efficient, economic and timely provision of infrastructure and services.		

The proposed amendment is not directly linked to a specific new development (noting the proposed Lot 561 Paris Road Structure Plan to the east indicates an access onto the Kingston Drive Extension) but will ensure that access between north and south is appropriately addressed by making the land required for the Kingston Drive linkage available, which has been planned through the JTPS to become a key part of the regional movement network.

State Planning Policy 3.7 - Planning in Bushfire Prone Areas

The amendment area is identified as a bushfire prone area. However, a bushfire management plan is not required as the proposal is exempted from the application of SPP 3.7 by Planning Bulletin 111/2016, given the proposal involves infrastructure only and does not intensify development or land uses.

The construction of the Kingston Road Extension will improve the access to and egress from the locality and contribute to the overall emergency access options.

EPA Bulletin 1108/Ministerial Statement No. 697

The GBRS was referred to the Environmental Protection Authority (EPA) in 1996. The EPA's decision was to formally assess the GBRS under the *Environmental Protection Act 1986* (EP Act). Bulletin 1108 provided the EPA's advice and recommendations to the Minister for the Environment on the environmental factors relevant to the proposed GBRS and was issued in September 2003.

This advice is reflected in Ministerial Statement No. 697, subsequently issued on 31 October 2005 for the GBRS, which outlined a set of conditions to be imposed on certain properties when the Scheme was approved.

In relation to Reserve 35061 Paris Road, Australind, the EPA recommended the land be reserved for conservation purposes to protect the integrity, function and environmental value of the bushland on the northern and western portions of the property to the requirements of the WAPC on advice of the EPA, and shall only be used for conservation and complementary purposes.

The recommendation in relation to Reserve R35061 has been fulfilled with the property being Reserved for Regional Open Space purposes under the GBRS.

The Shire of Harvey submitted an application with the Department of Water and Environmental Regulation (DWER) for a Clearing Permit for the construction of the Kingston Drive completion between Paris Road and Ditchingham Place. The Clearing Permit application was supported by a Detailed and Targeted Flora and Vegetation Survey (Survey 2018) of the subject land of this request and the adjoining southern existing road reserve.

In addressing Bulletin 1108 and matters raised in Survey 2018, the Shire has committed to offsetting the required vegetation clearing at a number of locations.

As part of the amendment process, the proposal will first be referred to the EPA for advice on whether environmental assessment would be required, prior to advertising.

Given the Minister for the Environment's decision through Ministerial Statement No 697 to reserve Lot 560 (Reserve 35061) Paris Road, Australind for conservation purposes, an additional recommendation has been included to request the EPA to address Ministerial Statement No 697 in their response to the proposed amendment.

Native Title

The portion of Reserve 35061 required for the Kingston Drive linkage will be removed from consideration for potential inclusion in the Noongar Land Base. The balance of Reserve 35061 (Lot 560) has not been excluded from consideration for potential inclusion in the Noongar Land Base.

Land Tenure

Reserve 35061 is currently Crown land without a management order. Upon confirmation of the land not being subject to the Native title claim and amendment of the GBRS, the subject land can be created as a separate lot for dedicated road purposes.

A deposited plan has been prepared to amend Crown Reserve 35061 by creating a lot that would support dedication as a road, when required. The area in question will be known as Lot 7002 as identified on DP 420660 (refer **Attachment 5** – Deposited Plan 420660).

Lot 562 has already been dedicated for road purposes in 2011 as identified on DP 68322 (refer **Attachment 6** – Deposited Plan 68322).

Coordination of Region and Local Scheme amendments

In this instance, as the proposed amendment is to facilitate road dedication and construction, a concurrent amendment is not required.

Substantiality

An assessment in accordance with DC 1.9 has been undertaken (refer **Attachment 4** – DC Policy 1.9 Table) and it is therefore recommended that the Commission form the opinion under the provisions of Section 57 of the *Planning and Development Act 2005*, that the amendment does not constitute a substantial amendment to the GBRS and that a minor amendment be initiated for the following reasons:

- The subject land forms part of the Kingston Drive/Eaton Drive linkage identified in the JTPS as a district distributor road to link Australind and Eaton over the recently opened Collie River Bridge. The JTPS specifically mentions that the provision of the land required for Kingston Drive between Paris Road and Ditchingham Place be excised from Reserve 35061.
- The JTPS was gazette in 2006 which endorses the road linkage and movement network consistent with the intent of the JTPS.
- The proposed amendment is not considered complex and is generally consistent with the Greater Bunbury Strategy and Structure Plan, SPP 3.0 and SPP 3.7.
- The proposed amendment is considered to represent a logical rationalisation of the zoning and reservation of land in the GBRS for the locality.
- The local authority is the proponent and is in support of the amendment.
- To address EPA Bulletin 1108, the Shire is committed to providing an environmental offset.

RECOMMENDATION

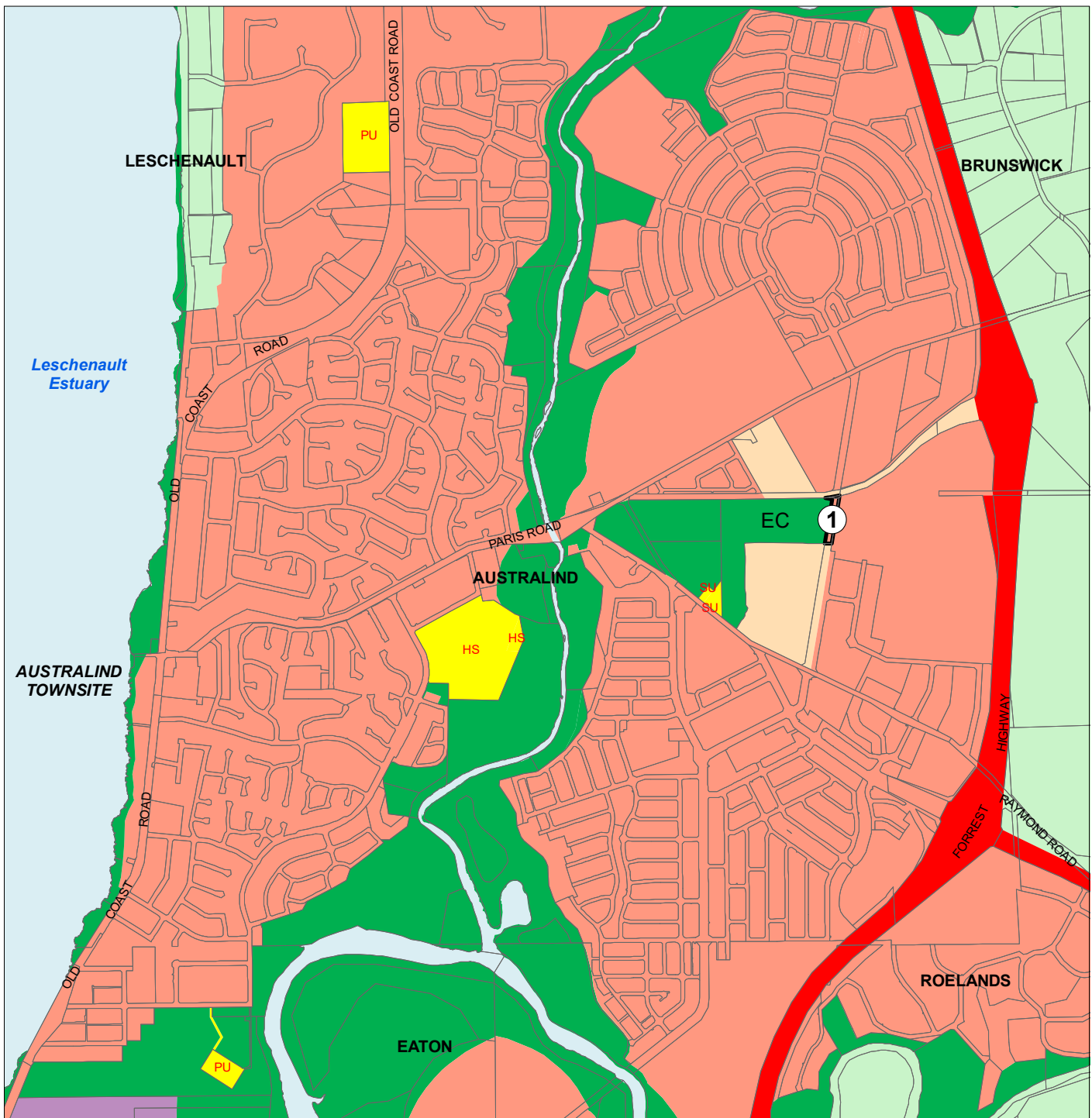
That the Western Australian Planning Commission resolves to:

1. ***prepare an amendment under section 35 of the Planning and Development Act 2005 to the Greater Bunbury Region Scheme to zone Lot 562 and a portion of Lot 560 Paris Road, Australind from Regional Open Space Reserve to Urban Zone as shown on Plan No 3.2779;***

- 2. form the opinion under section 57 of the Planning and Development Act 2005 that the amendment does not constitute a substantial amendment to the Greater Bunbury Region Scheme having regard for the matters set out in the Planning Officer's report; and**
- 3. request that the Environmental Protection Authority specifically address the proposed amendment of a portion of Lot 560 (Reserve 35061) Paris Road, Australind for road purposes, with regards to Ministerial Statement No 697.**

ATTACHMENTS

A1 - GBRS Locality Map and Amendment Proposal
A2 - Legal Plan 3.2779
A3 - Draft Amendment Report
A4 - DC Policy 1.9 Table
A5 - Deposited Plan 420660
A6 - Deposited Plan 68322
A7 - Joint Town Planning Scheme Map
A8 - Kingston Drive Extension design
A9 - Deposited Plan 70706 - The Promenade



Proposed Amendment to the Greater Bunbury Region Scheme Part Lot 560 & Lot 562 Kingston Drive, Australind

Proposed:

- 1** regional open space reservation
to urban zone

Greater Bunbury Region Scheme Legend

Reserved Lands

- Regional open space
- Railways
- State forests
- Waterways
- Port installations
- Primary regional roads
- Other regional roads

- Public purposes -
denoted as follows:
- A** Airport
 - H** Hospital
 - HS** High school
 - P** Prison
 - PU** Public utilities
 - SU** Special uses
 - TS** Technical school
 - U** University

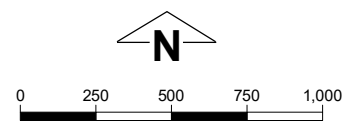
Zones

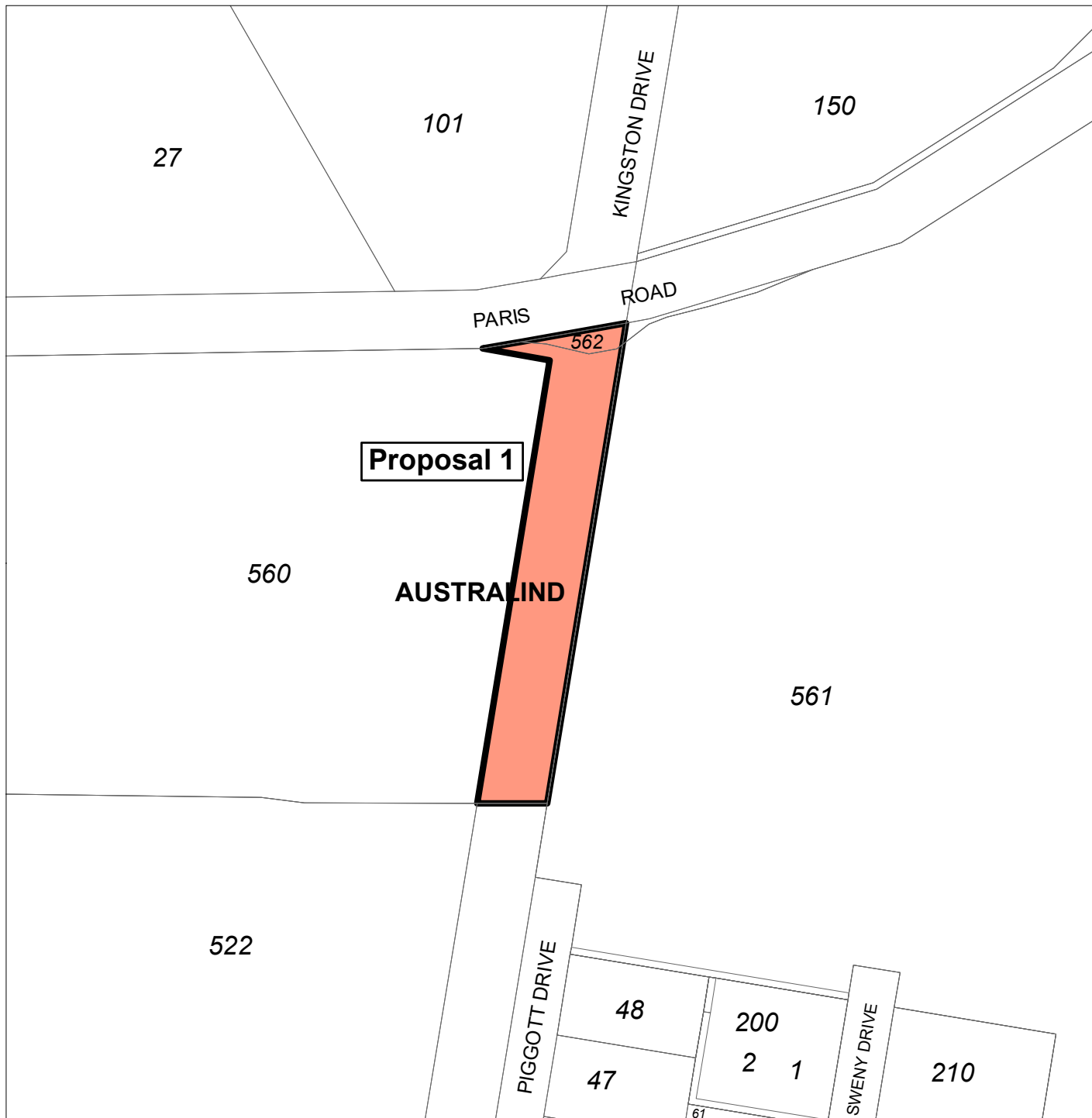
- Urban
- Urban deferred
- Regional centre
- Industrial
- Rural
- Private recreation
- Special control areas

SCA NO. 3
Glen Iris service
corridor buffer area



Created on date: Friday, 12 March 2021
Document Name: GBRs_KING_v1_LPlan
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





**Proposed Amendment to Greater Bunbury Region Scheme
Part Lot 560 & Lot 562 Kingston Drive, Australind**

31 March 2021

Proposal 1

Proposed Amendment:

 Urban zone

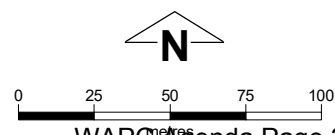
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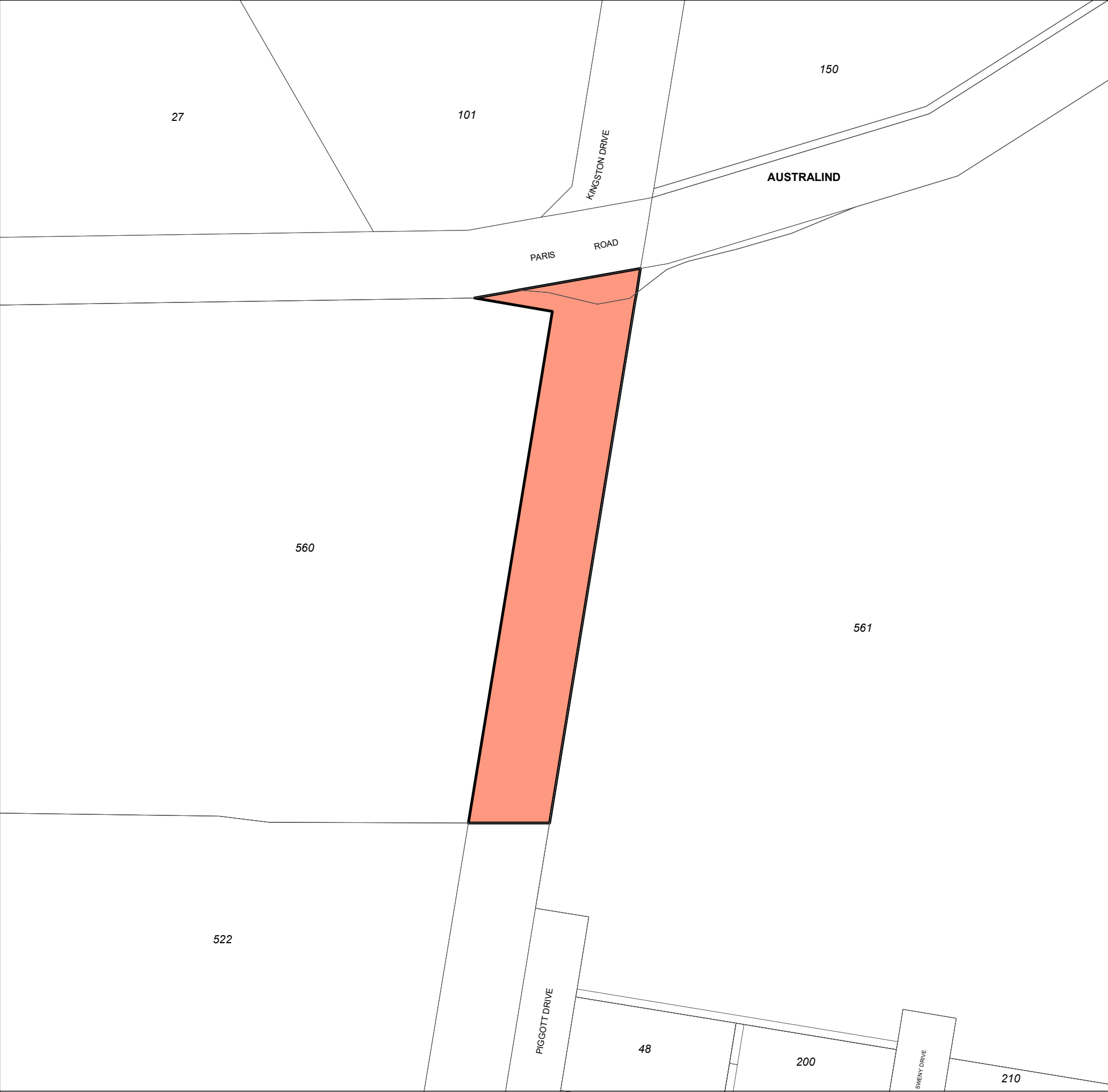
File number: RLS/0958

Version number: 1



Date: 12/03/2021
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





Signed for and on behalf of the
Western Australian Planning Commission

An officer duly authorised by the Commission
pursuant to section 24 of the
Planning and Development Act 2005
for that purpose in the presence of :

Witness

Date

Approved - Minister for Planning

Date

Legend

Excluded from regional open space reservation
and included in urban zone

Greater Bunbury Region Scheme

Amendment No. 0064/57

N

0

25

50

75

100

metres

Western
Australian
Planning
Commission

Created on date: Wednesday, 7 April 2021
Document Name: GBRS_KING_v1_APlan3.XXX
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

Program Manager: B. Muller

Geospatial Officer: P. Jones

Examined: M. Selby

Revised:

Version No. 1

Date:

Plan Number

3.2779

Sheet 1 of 1

File number: RLS/0958

Plan reference:
Greater Bunbury Region Scheme
1:25000 sheet 12
detail plans: 1.4658 and 1.4661

Oracle reference no:

WAPC Agenda Page 37

Greater Bunbury Region Scheme Amendment 0064/57

Kingston Drive Extension Lot 562 (part of Paris Road) and part Lot 560 (part of R35061) Paris Road, Australind

1. Planning objective

The purpose of this proposal is to amend the Greater Bunbury Region Scheme (GBRS) by rezoning Lot 562 which is already dedicated as part of Paris Road and a portion of Lot 560 (proposed Lot 7002 through DP 420660) Paris Road, Australind from Regional Open Space Reserve to Urban Zone in order to facilitate the completion of Kingston Drive between Paris Road and Ditchingham Place, as provided by the Shire of Dardanup and Shire of Harvey Joint Town Planning Scheme No. 1 (JTPS).

2. Background

Application is made for an amendment to the GBRS for Lot 562 & part of Lot 560 Paris Road, Australind (the subject land).

The current Kingston Drive missing linkage between Paris Road and Ditchingham Place is approximately 735 metres long which includes the subject land being approximately 200 metres long and a further section of approximately 535 metres long directly south of the subject land which is already dedicated as road but not yet constructed.

Lot 562 is 292m² in size and currently forms part of the existing Paris Road with the portion of Lot 560 in question (proposed Lot 7002) being 5935m² in size and part of the bigger Crown Reserve R35061 (Lot 560) which is 12.6ha in extent and accommodates native vegetation.

The proposal involves the amendment of the existing Regional Open Space Reserve over the subject land to the Urban Zone under the GBRS.

The subject land is located within the local government area of the Shire of Harvey, approximately 12km north-east of the Bunbury City Centre. The site is bounded by Paris Road to the north, Lot 561 to the east and Lot 522 to the south.

The Shire of Harvey purchased the southern portion of Lot 522 from the Water Corporation in 2011, with the purchased portion of land being dedicated as a road and will form the southern portion of the completed Kingston Drive.

The JTPS was approved by the then Minister for Planning and Infrastructure on 28 February 2006 and gazetted on 17 March 2006. The JTPS has a number of general objects including making provision for the construction of new roads and/or the upgrading of existing roads.

The JTPS map demonstrates the alignment of the Kingston Drive Extension and indicates that this extended portion of road would be constructed to a District Distributor Road standard. The JTPS stipulates that the provision of the land required to widen Kingston Drive to 30 metres between Paris Road and Ditchingham Place is to be excised from Crown Reserve 35061.

The purpose of the JTPS map is to identify where scheme works are to be undertaken and the location of indicative land use classifications. The map does not envisage the rezoning or reserving of land, hence the proposed amendment under the GBRS.

3. Scope and content of the amendment

The amendment proposes to rezone a total of 6227m² (approximately 30 metres in width and 200 metres in length) of land from the Regional Open Space Reserve to the Urban Zone in the GBRS.

4. Discussion

Strategic Planning Context

Greater Bunbury Strategy and Structure Plan 2013

The Greater Bunbury Strategy 2013 has been prepared by the Department to guide urban, industrial and regional land use planning and associated infrastructure delivery in the Greater Bunbury sub-region in the short, medium and long terms.

One of the key outcomes of the Greater Bunbury Strategy is to deliver a compact and connected urban form to protect the Greater Bunbury sub-region's diverse economic base, efficient provision of social services, the efficiency of road and rail infrastructure, productive agricultural land, conservation areas, and important resource lands.

The Greater Bunbury Structure Plan is considered to reflect the principles of a compact and connected city as it promotes connectivity through the development of key public transport infrastructure which will encourage urban development along transport and urban corridors through transit-oriented development and will provide better access to services.

The completion of Kingston Drive will assist in providing a more compact and connected city.

The Collie River Bridge was one of the general objects of the JTPS, with the completion and opening of the bridge in 2018, the construction of the 735 metre link between Paris Road and Ditchingham Place became the only remaining unconstructed portion of the road in order to complete the associating road works.

The linkage will complete the 8 kilometre road including Kingston Drive/The Promenade/The Boulevard/Eaton Drive stretching from the Kingston residential area in the north to the Forrest Highway, Eaton in the south.

State Planning Policy 3.0: Urban Growth and Settlement

State Planning Policy 3.0 - Urban Growth and Settlement sets out the principles and considerations that guide the development of new urban growth areas and settlements.

One of its objectives is to coordinate development with the efficient, economic and timely provision of infrastructure and services.

The amendment is not directly linked to any new development but will ensure that access between north and south is appropriately addressed by making the land required for the Kingston Drive linkage available, which has been planned through the JTPS to become a key part of the regional movement network.

State Planning Policy 3.7 - Planning in Bushfire Prone Areas

State Planning Policy 3.7 - Planning in Bushfire Prone Areas (SPP 3.7) guides the implementation of effective risk-based land use planning and development to preserve life and reduce the impact of bushfire on property and infrastructure. It applies to all strategic planning proposals, subdivision and development applications in designated bushfire prone areas, unless exemptions apply.

The amendment area is identified as a bushfire prone area. However, a bushfire management plan is not required as the proposal is exempted from the application of SPP 3.7 by Planning Bulletin 111/2016, given the proposal involves infrastructure only and does not intensify development or land uses.

Statutory Planning Context

EPA Bulletin 1108/Ministerial Statement No. 697

The GBRS was referred to the Environmental Protection Authority (EPA) under the *Environmental Protection Act 1986* (EP Act) by the Western Australian Planning Commission (WAPC) in 1996. The EPA decided to formally assess (under Section 48A of the EP Act) the GBRS. The EPA Bulletin 1108 on the GBRS was issued in September 2003.

The EPA considered the GBRS and concluded that the Scheme could be implemented to meet the EPA's objectives provided certain recommendations and conditions were implemented. This advice was submitted to the Minister for the Environment.

This advice is reflected in Ministerial Statement No 697, subsequently issued on 31 October 2005, which outlined a set of conditions to be imposed on certain properties when the GBRS was approved.

In relation to Reserve 35061 Paris Road, Australind, the EPA recommended the land be reserved for conservation purposes to protect the integrity, function and environmental value of the bushland on the northern and western portions of the property, to the requirements of the WAPC on advice of the EPA, and shall only be used for conservation and complementary purposes.

The recommendation in relation to Reserve R35061 has been fulfilled with the property being Reserved for Regional Open Space purposes under the GBRS.

The Shire of Harvey submitted an application with the Department of Water and Environmental Regulation (DWER) for a Clearing Permit for the construction of the Kingston Drive completion between Paris Road and Ditchingham Place. The Clearing Permit application was supported by a Detailed and Targeted Flora and Vegetation Survey (Survey 2018) of the subject land and the adjoining southern existing road reserve.

In addressing Bulletin 1108 and matters raised in Survey 2018, the Shire has committed to offsetting the required vegetation clearing at a number of locations.

The proposed amendment was referred to the EPA for advice on whether environmental assessment would be required.

Native Title

The State will remove the portion of Reserve 35061 required for the Kingston Drive linkage from consideration for potential inclusion in the Noongar Land Base. The balance of Reserve 35061 (Lot 560) has not been excluded from consideration for potential inclusion in the Noongar Land Base.

Land Tenure

Reserve 35061 is currently Crown land without a management order. Upon confirmation of the land not being subject to the Native title claim and amendment of the GBRS, the subject land can be created as a separate lot for dedication for road purposes.

A deposited plan has been prepared to amend Crown Reserve 35061 by creating a lot that would support dedication as a road, when required. The area in question will be known as Lot 7002 as identified on DP 420660.

Lot 562 was dedicated for road purposes in 2011 as identified on DP 68322.

5. Aboriginal Heritage

The *Aboriginal Heritage Act 1972* provides for the protection and preservation of Aboriginal heritage and culture in Western Australia, including places and objects of significance to Aboriginal people, whether previously recorded or not.

The process of rezoning land in a region scheme is not itself directly affected by the *Aboriginal Heritage Act 1972*, as the proposed land use changes are very broad in nature and do not, themselves, physically interfere with the land. The protection of Aboriginal heritage sites is specifically addressed during later stages of the planning process, usually when a local structure plan is being developed.

Nevertheless, in recognising the importance of having reliable Aboriginal information on land and the values attached to it, the proposed amendment will be assessed against the provisions of the *Aboriginal Heritage Act 1972* during the consultation phase of the amendment process.

6. Coordination of Region and Local Scheme amendments

The Shire of Harvey's District Planning Scheme No. 1 is required to be consistent with the GBRS. Under Sections 126(1) & 126(3) of the *Planning and Development Act 2005* concurrent amendment of a Local Planning Scheme is allowed to reserve for any public purpose or rezone to an Urban zone by these sections and without any further action under the Act.

The subject land is currently not zoned under the Local Planning Scheme and only reflects the Regional Open Space Reserve under the Region Scheme. Once the Regional Open Space Reserve is amended to the Urban Zone under the Region Scheme, the Local Scheme will remain with No Zone which is correct for roads. Section 126(3) of the *Planning and Development Act 2005* is therefore not applicable.

7. Substantiality

The *Planning and Development Act 2005* allows for amendments to the GBRS to be processed as either 'minor' or 'major' amendments depending on whether they are considered to constitute a substantial alteration to the GBRS or not.

WAPC *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 amendment is proposed to be processed as a 'minor' amendment as follows:

- The subject land forms part of the Kingston Drive/Eaton Drive linkage identified in the JTPS as a district distributor road to link Australind and Eaton over the recently opened Collie River Bridge. The JTPS specifically mentions that the provision of the land required for Kingston Drive between Paris Road and Ditchingham Place be excised from Reserve 35061.
- The JTPS was recommended for approval by the then Department of Planning and Infrastructure and subsequently approved by the then Minister for Planning and Infrastructure on 28 February 2006.
- The amendment would facilitate the construction of an efficient and effective regional movement network consistent with the intent of the JTPS.
- The proposed amendment is not considered complex and is generally consistent with the Greater Bunbury Strategy and Structure Plan, SPP 3.0 and SPP 3.7.
- The proposed amendment is considered to represent a logical rationalisation of the zoning and reservation of land in the GBRS for the locality.
- The local authority is the proponent and subsequently in support of the amendment.

As such it is considered appropriate for this amendment to be processed as a minor amendment to the GBRS.

8. Sustainability appraisal

The proposed amendment will facilitate the development and finalisation of the Kingston Drive linkage between Paris Road and Ditchingham Place in accordance with the intent of the Greater Bunbury Strategy and Structure Plan, the JTPS and SPP 3.0.

9. Environmental Protection Authority advice

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

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

*** To Be Confirmed ***

10. The Amendment Process

The procedures for amending the GBRS are prescribed by the *Planning and Development Act 2005*.

Section 57 of the *Planning and Development Act 2005* sets out the procedure for processing amendments which the WAPC considers do not constitute a substantial alteration to the Scheme.

In essence this process involves:

- preparation of the proposed amendment by the WAPC
- referral to the Environmental Protection Authority for environmental assessment
- completion of an Environmental Review (if required) in accordance with the Environmental Protection Authority's instructions
- public submissions being 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
- publication of a notice in the Government Gazette advising of the approved amendment and giving it effect in the Scheme.

A more detailed explanation of this process, entitled 'The Greater Bunbury Region Scheme - What it is and how it is amended' can be found in the front of this report.

11. Submissions on the amendment

The WAPC invites people to comment on the proposed amendment to the GBRS.

The amendment is being advertised for public submissions for a period of 60 days from xx xxxx 2021 to xx xxxx 2021.

Copies of the amendment will be available for public inspection at:

- the Perth office of the Western Australian Planning Commission (140 William Street)
- the Department of Planning, Lands and Heritage's Bunbury Office (61 Victoria Street, Bunbury);
- the office of the Shire of Harvey; and
- the State Library of WA, Perth Cultural Centre, Northbridge.

Written submissions or comments on the amendment should be sent to:

The Secretary
Western Australian Planning Commission
Level 6, 61 Victoria Street
Bunbury WA 6230

and must be received by 5 pm xx xxxx 2021.

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 WAPC's website www.dplh.wa.gov.au.

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

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

12. Modifications to the amendment

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

13. Final outcome

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

Development Control Policy 1.9 Amendment to Region Schemes	
Proposed Greater Bunbury Region Scheme Amendment 0064/57 Lot 562 and part Lot 560 Paris Road, Australind	
Principle considerations to be taken into account when determining substantiality	Response
<p>Present land use and character of the land and its relationship to its immediate setting, to the surrounding district, to the sub-region and to the region as a whole as a prelude to evaluation of the impact of new proposals.</p>	<p>Lot 562 already forms part of the existing Paris Road with the portion of Lot 560 under application (proposed Lot 7002) still part of the bigger Crown Reserve R35061 (Lot 560) which accommodates native vegetation.</p>
<p>The particular purposes for which the land is to be set aside and the proposal for changes to the zoning and/or reservation of land and the impact upon present land use and existing land classifications in the Scheme.</p>	<p>The proposal is to amend the Reserve from Regional Open Space to the Urban Zone under the GBRS in order to allow for the construction of the Kingston Drive Extension.</p> <p>The subject land has been earmarked for a district distributor road in the Joint Town Planning Scheme No. 1 (JTPS) prepared by both the Shire of Harvey and the Shire of Dardanup.</p> <p>In 2003 the Environmental Protection Authority (EPA) provided advice and recommendations on the proposed GBRS to the Minister for the Environment on the environmental factors relevant to the proposed GBRS (Bulletin 1108) - The Minister for the Environment subsequently resolved through Ministerial Statement No. 697 that Lot 560 (Reserve 35061) Paris Road, Australind, be reserved for conservation purposes - the EPA has to provide advice on this proposal's deviation from the Minister for the Environment's decision.</p> <p>The JTPS was recommended for approval by the then Department of Planning and Infrastructure and subsequently approved by the then Minister for Planning and Infrastructure on 28 February 2006 and gazetted on 17 March 2006.</p> <p>The purpose of the JTPS map is to identify where scheme works are to be undertaken and the location of indicative land use classifications. The map does not envisage the rezoning or reserving of land, hence the proposed amendment under the GBRS.</p>
<p>The area of land involved in the rezoning and the scale and purpose of the proposal and its impact on the Scheme.</p>	<p>Lot 562 is 292m² in size and already forming part of the existing Paris Road - the amendment is to bring the zoning in line with the current land use.</p> <p>The portion of Lot 560 under application is 5935m² in size and part of the bigger Crown Reserve R35061 (Lot 560) which is 12.6ha in extent and accommodates native vegetation. The amendment will result in 5935m² of native vegetation loss but the Shire of Harvey has committed to offsetting the required</p>

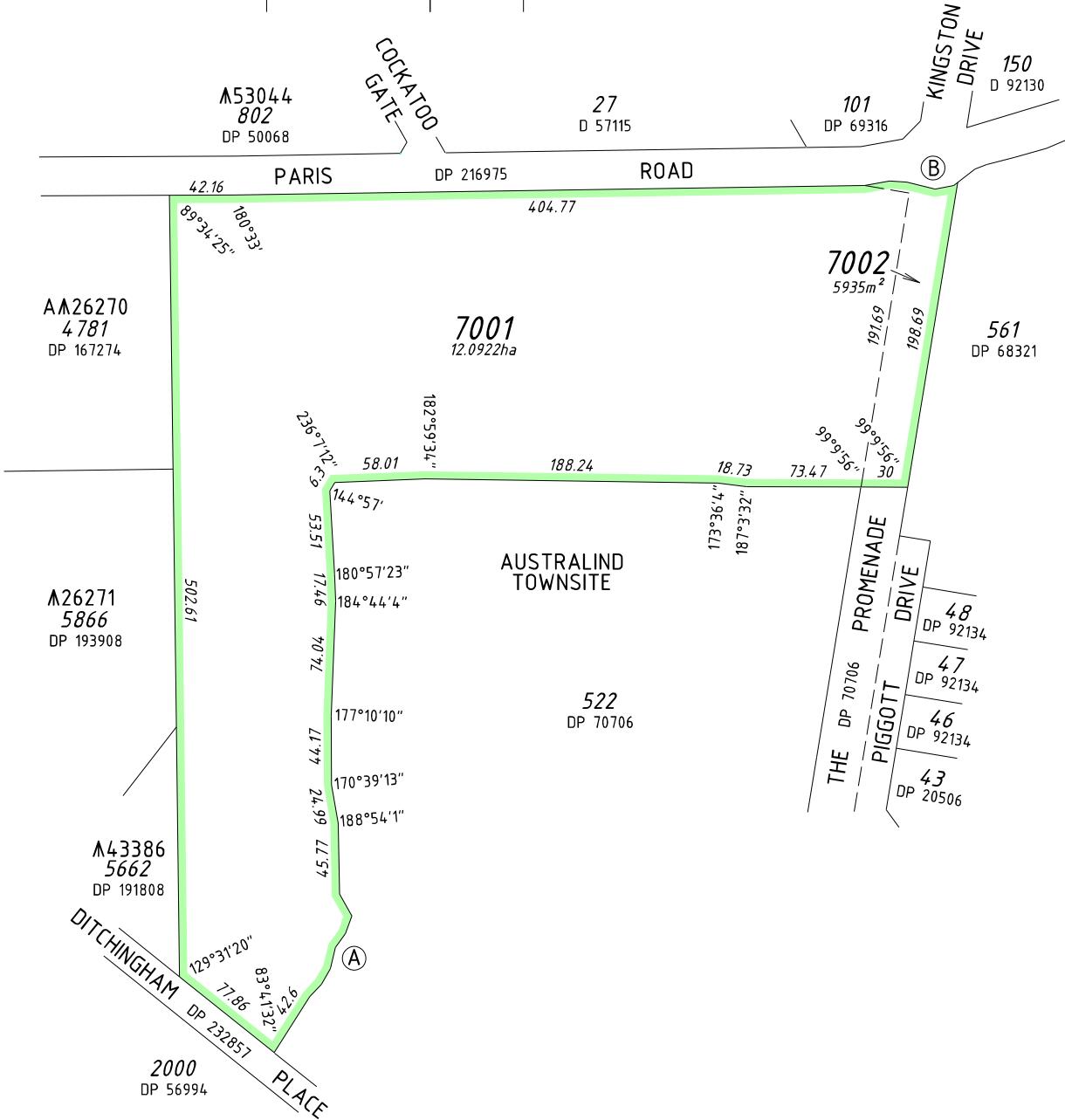
Development Control Policy 1.9 Amendment to Region Schemes	
Proposed Greater Bunbury Region Scheme Amendment 0064/57 Lot 562 and part Lot 560 Paris Road, Australind	
Principle considerations to be taken into account when determining substantiality	Response
	<p>vegetation clearing at a number of locations.</p> <p>The Minister for the Environment resolved through Ministerial Statement No. 697 that Lot 560 (Reserve 35061) Paris Road, Australind, be reserved for conservation purposes - the EPA has to provide advice on this proposal's deviation from the Minister for the Environment's decision.</p>
<p>The likely impact of the proposal on the environment of the affected land and its surroundings.</p>	<p>In relation to Reserve 35061 (Lot 560) Paris Road, Australind, the Environmental Protection Authority (EPA) recommended the land be reserved for conservation purposes in 2003 to protect the integrity, function and environmental value of the bushland on the northern and western portions of the property. The Minister for the Environment subsequently resolved through Ministerial Statement No. 697 that Lot 560 (Reserve 35061) Paris Road, Australind, be reserved for conservation purposes.</p> <p>The Shire of Harvey submitted an application with the Department of Water and Environmental Regulation (DWER) for a clearing permit for the construction of the Kingston Drive completion between Paris Road and Ditchingham Place. The Clearing Permit application was supported by a Detailed and Targeted Flora and Vegetation Survey of the land the subject of this request and the adjoining southern existing road reserve.</p> <p>The area of vegetation impacted is relatively small and the Shire has committed to offsetting the required vegetation clearing at a number of locations.</p> <p>The proposal will be referred to the Department of Water and Environmental Regulation (Environmental Protection Authority) for advice on the environmental issues, and deviation from Ministerial Statement No. 697, prior to advertising.</p>
<p>The history of the land within its setting, the factors which determined the present zoning or reservation of the land and its environs and the reasons justifying the proposed change to be made.</p>	<p>The GBRS was referred to the EPA in 1996. The EPA's decision was to formally assess the GBRS under the Environmental Protection Act 1986 (EP Act). Bulletin 1108 provided the EPA's advice and recommendations to the Minister for the Environment on the environmental factors relevant to the proposed GBRS and was issued in September 2003.</p> <p>This advice is reflected in Ministerial Statement No 697, subsequently issued on 31 October 2005 for the GBRS, which outlined a set of conditions to be imposed on certain</p>

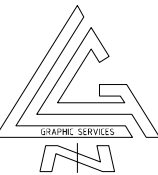
Development Control Policy 1.9 Amendment to Region Schemes	
Proposed Greater Bunbury Region Scheme Amendment 0064/57 Lot 562 and part Lot 560 Paris Road, Australind	
Principle considerations to be taken into account when determining substantiality	Response
	<p>properties when the Scheme was approved.</p> <p>In relation to Reserve 35061 Paris Road, Australind, the EPA recommended the land be reserved for conservation purposes to protect the integrity, function and environmental value of the bushland on the northern and western portions of the property, to the requirements of the WAPC on advice of the EPA, and shall only be used for conservation and complementary purposes.</p> <p>The recommendation in relation to Reserve R35061 has been fulfilled with the property being Reserved for Regional Open Space purposes under the GBRS.</p> <p>The Shire of Harvey's application with the DWER for a clearing permit for the construction of the Kingston Drive completion was supported by a Detailed and Targeted Flora and Vegetation Survey of the land the subject of this request and the adjoining southern existing road reserve.</p> <p>The proposed GBRS amendment is in accordance with the JTPS vision.</p> <p>The benefit of having Kingston Drive completed, connecting the residential areas in the north to the Forrest Highway, Eaton in the south will deliver a more compact and connected city and outweighs the benefit of retaining the small portion of native vegetation.</p> <p>The remainder of Reserve 35061 will still be in excess of 12ha.</p>
<p>The future planning needs of the region and the factors justifying changes in the use of land generally and the subject land in particular.</p>	<p>The Collie River Bridge was one of the general objectives of the JTPS and with the completion and opening of this bridge in 2018, the construction of the 735 metre link between Paris Road and Ditchingham Place became the only remaining unconstructed portion of the road in order to complete the associating road works.</p> <p>The linkage will complete the eight kilometre road including Kingston Drive/The Promenade/The Boulevard/Eaton Drive stretching from the Kingston residential area in the north to the Forrest Highway, Eaton in the south.</p>
<p>Any other proposals in the same general locality promoted or likely to be promoted for changes to existing land classifications and their combined impact on the Scheme as a whole.</p>	<p>Currently no similar proposals in nature or impact are proposed for the surrounding area.</p> <p>There are also no other proposals for any changes to Reserve 35061.</p>

Development Control Policy 1.9 Amendment to Region Schemes	
Proposed Greater Bunbury Region Scheme Amendment 0064/57 Lot 562 and part Lot 560 Paris Road, Australind	
Principle considerations to be taken into account when determining substantiality	Response
<p>The number of land holdings and land owners likely to be directly affected by the proposals contained in the amendment.</p>	<p>The subject land includes one complete lot and part of another. The lots are both State owned Crown land.</p>
<p>The complexity of the proposal</p>	<p>The proposal is for the initiation of a GBRS amendment to the Urban Zone. The purpose of the Urban Zone as defined in the GBRS is: <i>“to provide for residential development and associated local employment, recreation and open space, shopping, schools and other community facilities”</i></p> <p>Being a proposal to extend a road through native vegetation, the complexity relates to environmental issues.</p> <p>As part of the amendment process, the proposal will first be referred to the EPA for advice on whether environmental assessment would be required, prior to advertising.</p> <p>From a planning point of view the region scheme amendment in itself is not a complex proposal.</p>
<p>The degree to which the proposal reflects any significant changes to the planning strategy for the region.</p>	<p>Local strategy for the area comes under the Shire of Harvey's endorsed <i>Local Planning Strategy 2020</i> (LPS).</p> <p>The Kingston Road Extension has not specifically been mentioned in the LPS but accessible communities is one of the planning principles of the <i>State Planning Strategy, 2050</i>.</p> <p>The completion of the Kingston Drive/The Promenade/The Boulevard/Eaton Drive - road, stretching from the residential areas in the north to the Forrest Highway, Eaton in the south has always been part of the planning for the area as endorsed through the JTPS since 2006.</p>
<p>The relationship of the proposal to any current or proposed strategic plans or policies for the region or sub-regions within that region.</p>	<p>Planning strategy for the area comes under the <i>Greater Bunbury Strategy 2013</i>. The Greater Bunbury Strategy strongly promotes a compact and connected urban form to protect the Greater Bunbury sub-region's diverse economic base, efficient provision of social services, the efficiency of road and rail infrastructure, productive agricultural land, conservation areas, and important resource lands.</p> <p>The completion of Kingston Drive, connecting the residential areas in the north to the Forrest Highway, Eaton in the south will assist in providing a more compact and connected city.</p> <p>The proposal is consistent with the draft Bunbury Geographie sub-regional strategy with one of the principles being the improvement of transport connections within the sub-region.</p>
<p>Any other land use, transport, environmental or planning implications associated with the proposal.</p>	<p>At this stage of the amendment process (prior to advertising) the only possible implication relates to the environment.</p> <p>Back in 2003, the EPA recommended (Bulletin 1108)</p>

Development Control Policy 1.9 Amendment to Region Schemes	
Proposed Greater Bunbury Region Scheme Amendment 0064/57 Lot 562 and part Lot 560 Paris Road, Australind	
Principle considerations to be taken into account when determining substantiality	Response
	<p>Reserve 35061 be reserved for conservation purposes to protect the integrity, function and environmental value of the bushland.</p> <p>The Minister for the Environment supported the recommendation through Ministerial Statement No. 697.</p> <p>The Shire of Harvey supported their application by a Detailed and Targeted Flora and Vegetation Survey.</p> <p>In addressing matters raised in the survey, the Shire has committed to offsetting the required vegetation clearing at a number of locations.</p> <p>As part of the amendment process, the EPA will be the first to respond to the proposed amendment.</p> <p>Any further issues raised during the advertising process will also have to be resolved prior to final consideration by the WAPC.</p>
<p>The impact of proposals for changes to the scheme text in terms of their effect upon procedures and the operation of the Scheme as a whole.</p>	<p>No changes to the scheme text are proposed.</p>

VER	AMENDMENT	AUTHORISED BY	DATE



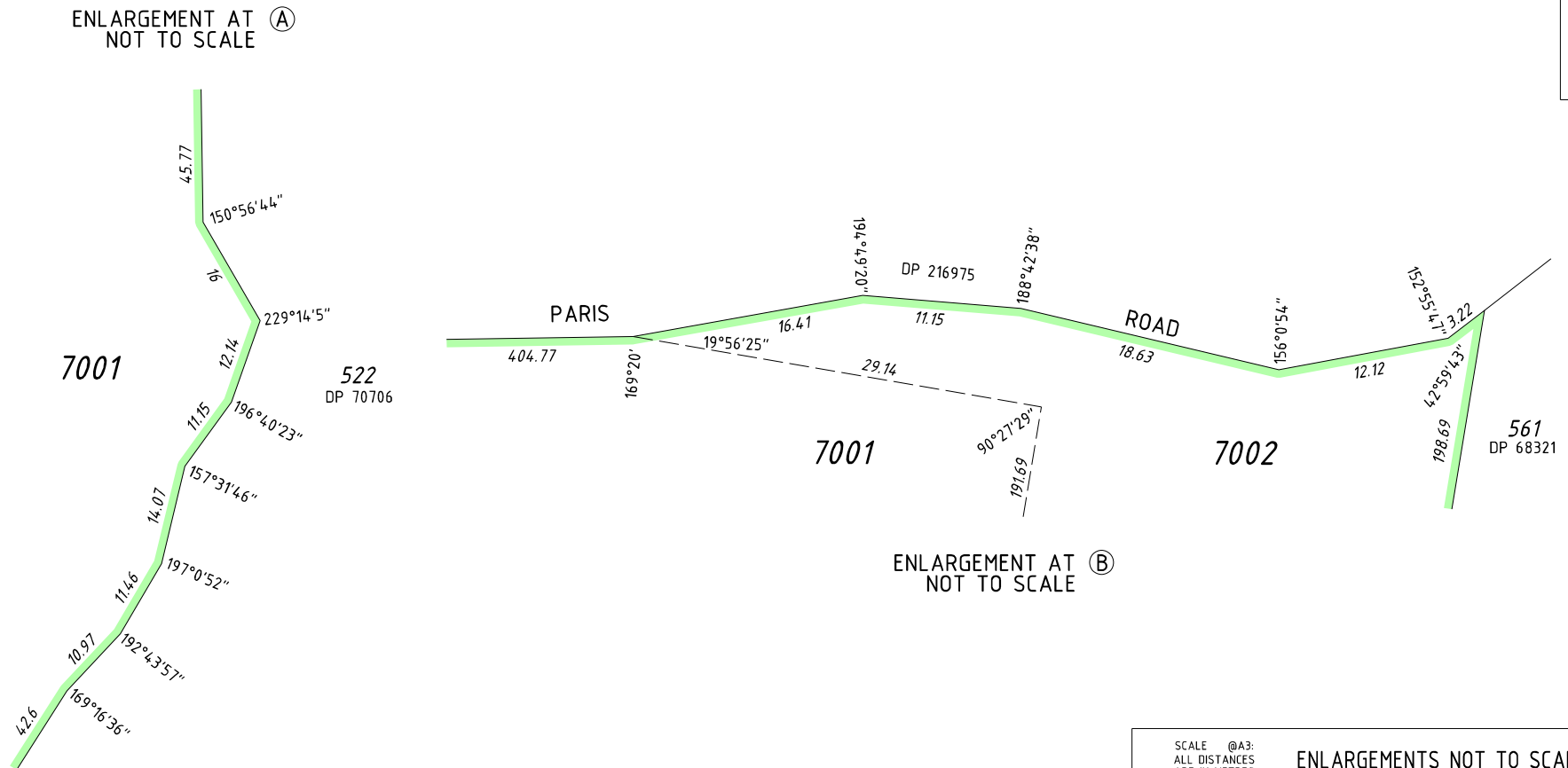
TYPE		CROWN	
PURPOSE		SUBDIVISION	
PLAN OF			
LOTS 7001 & 7002			
DISTRICT		WELLINGTON	
TOWNSITE		AUSTRALIND	
TRIM FILE		05213-2020	
LOCAL AUTHORITY		SHIRE OF HARVEY	
LOCALITY		AUSTRALIND	
REFERENCE		INDEX	
DPLH FILE: 03487-1977 JOB: 2002772		SEE SMARTPLAN	
SCALE @A3: ALL DISTANCES ARE IN METRES		1:3000	
SUBJECT TO SURVEY NOT FOR ALIENATION PURPOSES			
LODGED	TYPE OF VALIDATION	SURVEY FIRM	
DATE: 08/03/2021	FULL AUDIT... MS 08/03/2021	LANDGATE - ELIDBURY DATE 22-12-2020	
FEE PAID	LEGAL COMPONENT...		
N/A	CERTIFIED CORRECT		
ASSESS No. N/A	Lead Consultant Graphic Services 08/03/2021		
IN ORDER FOR DEALINGS			
SUBJECT TO			
RESERVE ACTION			
APPROVED			
FOR AUTHORISED LAND OFFICER			
APPROVED			
AUTHORISED LAND OFFICER			
DATE			
WAPC Agenda Page 50 1			

HELD BY LANDGATE
IN DIGITAL FORM ONLY

SEE SHEET 2 FOR ENLARGEMENTS
BOUNDARIES PROVIDED BY THE SHIRE OF HARVEY (DECEMBER 2020)

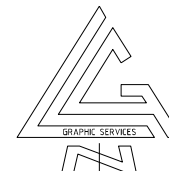
FOR HEADING SEE SHEET 1

HELD BY LANDGATE
IN DIGITAL FORM ONLY



SCALE @A3:
ALL DISTANCES
ARE IN METRES

ENLARGEMENTS NOT TO SCALE



DEPOSITED PLAN

420660

WAPC Agenda Page 51

VER.	AMENDMENT	AUTHORISED BY	DATE

TYPE CROWN

PURPOSE SUBDIVISION

PLAN OF

LOT 560 &
ROAD WIDENING (LOT 562)

DISTRICT WELLINGTON	SSA YES/NO
TOWNSITE	FORMER TENURE
FILE 03487-1977 V2	LOT 521 ON
LOCAL AUTHORITY SHIRE OF HARVEY	DP 56415
LOCALITY AUSTRALIND	C/T LR3153-527
INDEX	FIELD BOOK
ON	113032
BG30 (2) 07.38	

SCALE: 1:2000 @ A2

ALL DISTANCES ARE IN METRES

0 20 40 60 80 100

SURVEYOR'S CERTIFICATE - Reg 54

A.R. ODDY


hereby certify that this plan is accurate and is a correct representation of the -

(a) *survey; and/or

(b) *calculations from measurements; (* delete if inapplicable)

undertaken for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.

Aaron Oddy 2010.08.09 10:02:58 +0800
Licensed Surveyor Date



harley global

Harley Global
21 Spencer Street BUNBURY WA 6230
PO BOX 778 BUNBURY WA 6230 P: 08 9792 6000 F: 08 9721 9611

LODGED	TYPE OF VALIDATION	APPROVED BY
DATE	FULL AUDIT	WESTERN AUSTRALIAN PLANNING COMMISSION
3-Sep-10	LEGAL COMPONENT	LJF
FEE PAID	DOCKET	FILE
N/A	3197-2010V5	EXEMPT FROM WAPC APPROVAL
ASSESS No.	CERTIFIED CORRECT	7-10-2010
N/A	I.S.C.	Delegated Under S.16 P & D Act 2005
	F.S.C.	Date

IN ORDER FOR DEALINGS

SUBJECT TO

Reserve Action

Application to Withdraw Memorial Created in Doc L309135

Sec 28(1) LAA Auto Dedication

R. Oddy 7-10-2010

FOR INSPECTOR OF PLANS & SURVEYS / AUTHORISED LAND OFFICER DATE

APPROVED

R. Oddy 20/7/11

INSPECTOR OF PLANS & SURVEYS / AUTHORISED LAND OFFICER DATE



Landgate

Western Australian Land Information Authority



DEPOSITED PLAN

68322

SHEET . . . 1 . . . OF . . . 1 . . .

VERSION . . . 1 . . .

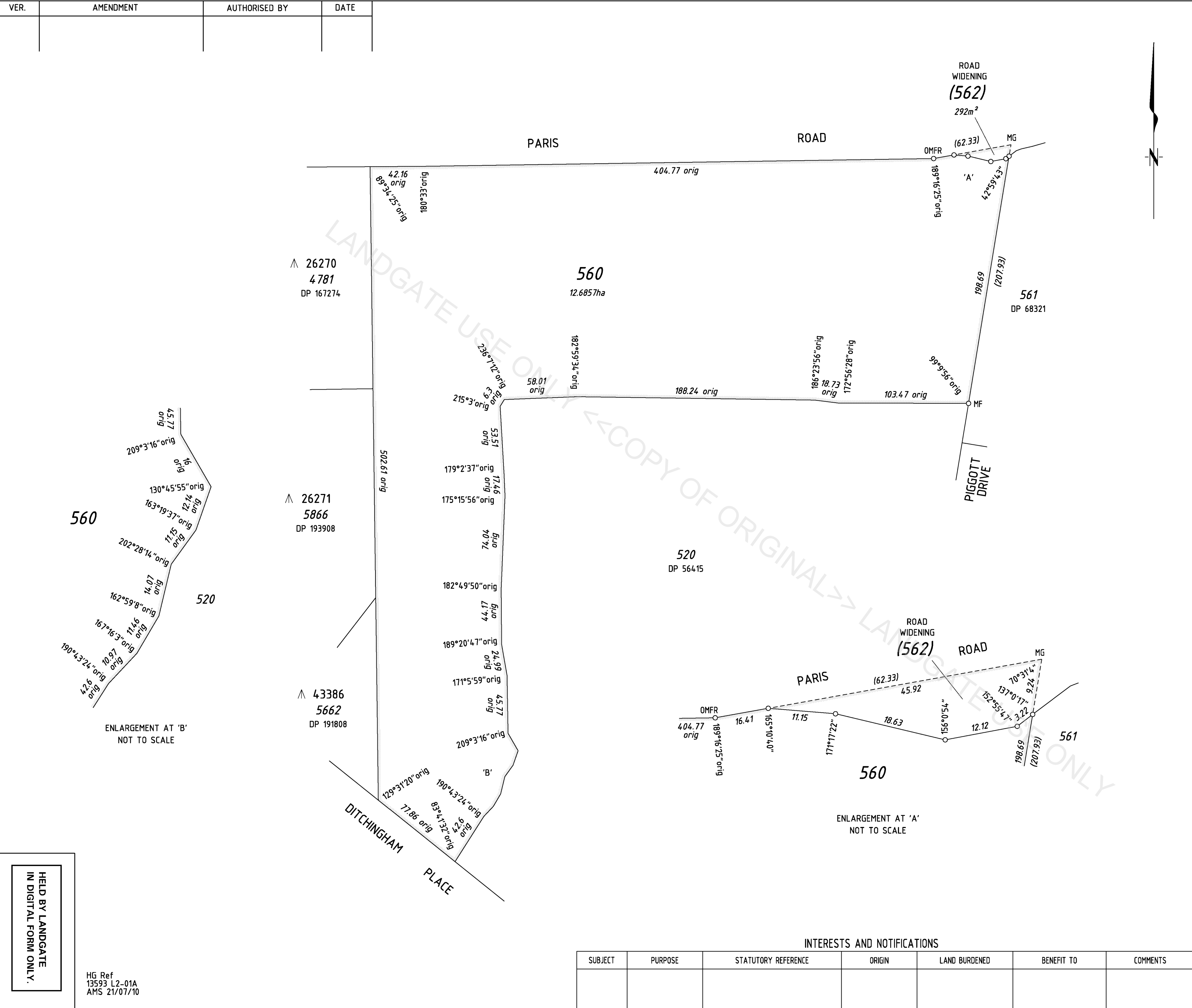
WAPC Agenda Page 52

HELD BY LANDGATE
IN DIGITAL FORM ONLY.

HG Ref
13593 L2-01A
AMS 21/07/10

INTERESTS AND NOTIFICATIONS

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS



SHIRE OF HARVEY AND DARDANUP JOINT TOWN PLANNING SCHEME NO. 1

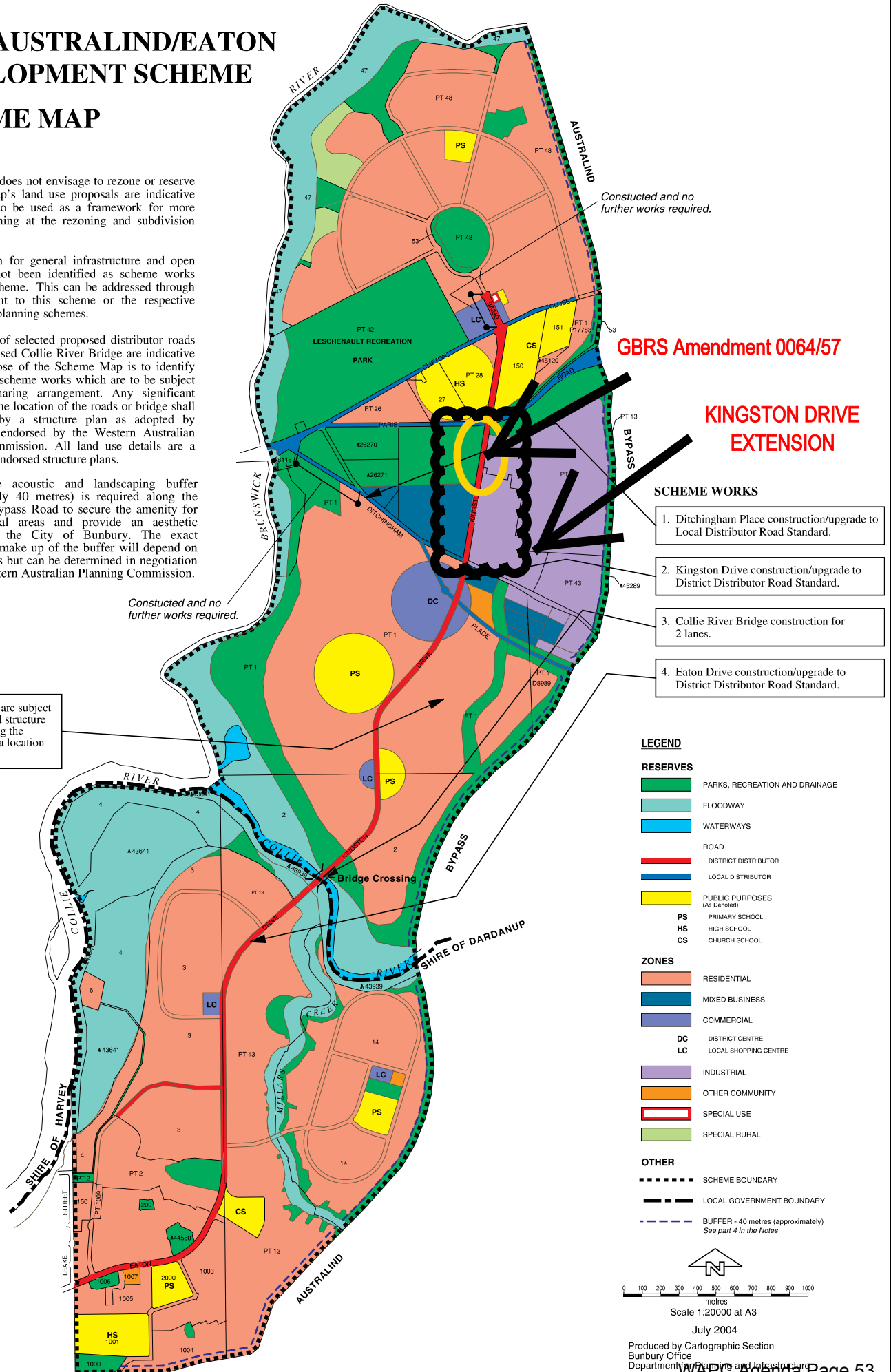
EAST AUSTRALIND/EATON DEVELOPMENT SCHEME

SCHEME MAP

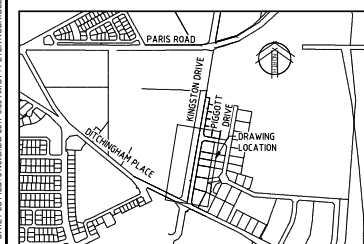
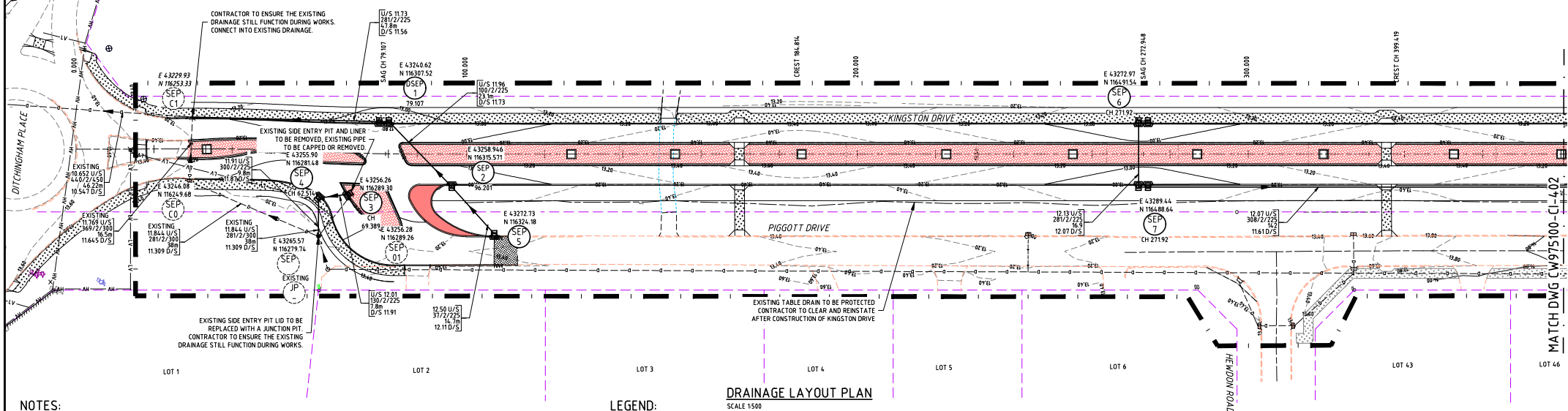
Note:

1. This Scheme does not envisage to rezone or reserve land. The map's land use proposals are indicative only and is to be used as a framework for more detailed planning at the rezoning and subdivision stage.
2. The provision for general infrastructure and open space have not been identified as scheme works under this Scheme. This can be addressed through an amendment to this scheme or the respective district town planning schemes.
3. The location of selected proposed distributor roads and the proposed Collie River Bridge are indicative and the purpose of the Scheme Map is to identify the nature of scheme works which are to be subject to a cost sharing arrangement. Any significant alteration to the location of the roads or bridge shall be effected by a structure plan as adopted by Council and endorsed by the Western Australian Planning Commission. All land use details are a reflection of endorsed structure plans.
4. An adequate acoustic and landscaping buffer (approximately 40 metres) is required along the Australind Bypass Road to secure the amenity for the residential areas and provide an aesthetic approach to the City of Bunbury. The exact distance and make up of the buffer will depend on circumstances but can be determined in negotiation with the Western Australian Planning Commission.

Part Lots 1 and 2 are subject to further detailed structure planning including the determination of a location for school sites.



DATE PLOTTED: 3 November 2017 9:08 AM BY: PETER RODRIGUEZ

LOCATION PLAN
SCALE: N.T.S.

NOTES:

- PIPE SIZES IN MILLIMETRES, DISTANCES AND LEVELS IN METRES.
- ALL DRAINAGE PIPES SHALL BE STORM CLASS 2 RC R/R PIPE.
- ALL PIPES SHALL BE LAID WITH AT LEAST H1 BEDDING SUPPORT AS DESCRIBED IN AS 3725.
- MINIMUM COVER TO ANY PIPE TO BE 0.6m. MINIMUM CLEARANCE TO OTHER SERVICES TO BE 0.15m.
- CONTRACTOR TO LIAISE WITH RELEVANT AUTHORITIES WHEN NEAR EXISTING SERVICES. REPORT ANY DISCREPANCIES.
- ALL PIPE DISTANCES ARE MEASURED BETWEEN CENTRE OF PIT LINERS.
- CHAINAGES AND OFFSETS FOR ALL STRUCTURES ARE TAKEN FROM THE PIT SETOUT POINT PERPENDICULAR TO THE ROAD CENTRELINE.
- FOR DRAINAGE DETAILS REFER TO DRAWINGS DWG CW975100-CI-602.
- ALL WORKS SHALL BE CARRIED OUT TO THE REQUIREMENTS OF THE SHIRE OF HARVEY, WHERE THEIR REQUIREMENT ARE IN CONFLICT WITH WHAT IS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL OBTAIN DIRECTION FROM THE SUPERINTENDENT PRIOR TO PROCEEDING WITH THE CONSTRUCTION.
- ALL LEVELS SHALL BE BASED ON BENCHMARKS AS SUPPLIED BY A LICENSED SURVEYOR.
- CONTRACTOR SHALL LOCATE ALL EXISTING SERVICES, PRIOR TO WORKS COMMENCING AND PROTECT FOR THE DURATION OF THE WORKS. ANY DAMAGE TO SERVICES IS THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR IN ACCORDANCE WITH THAT SERVICE AUTHORITY REQUIREMENTS. ANY DETAILS OF EXISTING SERVICES SHOWN ON THE DRAWINGS ARE INDICATIVE ONLY.
- EARTHWORKS SHALL BE COMPLETED PRIOR TO THE LAYING OF DRAINS.
- ALL GRATED GULLY PITS WITHIN TRAFFICABLE PAVEMENT AREAS AND CYCLEWAYS SHALL HAVE CYCLE-SAFE GRATING.
- JUNCTION PIT LID LEVELS IN VERGES - SHALL BE FLUSH WITH FINAL VERGE GRADING TO ENSURE FLUSH FINISH WITH POSSIBLE FOOTPATHS AND FUTURE TURF AREAS.
- CONTRACTOR SHALL CONTACT SUPERINTENDENT PRIOR CONSTRUCTION, WHEN AN INCORRECT INVERT LEVEL OR GRADE IS FOUND. INVERT LEVELS OVER-RIDE GRADES GIVEN.
- GENERALLY PIPES SHALL BE LAID OVERTO TO OVERTO WITH 20mm FALL THROUGH PITS U.O.N PIPE LENGTHS ARE FROM CENTRE OF LINERS.
- JUNCTION PITS AND SIDE ENTRY PITS SHALL BE LOCATED AS SPECIFIED ON THESE PLANS TO MINIMISE CONFLICT WITH OTHER SERVICES AND FUTURE CROSSOVERS.
- DRAINAGE PIPES SHALL BE PILED AND KEELER WHERE THEY CROSS ABOVE SEWER LINES. THE PILE AND KEEL DETAIL SHALL BE AS ADOPTED BY THE WATER CORPORATION STANDARD.
- BACKFILL SHALL BE PLACED AND COMPACTED IN LIFTS NOT EXCEEDING 300mm. CONTRACTOR SHALL NOTIFY SUPERINTENDENT PRIOR TO COMMENCING NEXT LIFT. ALL COMPACTION MUST BE TO 95% MMD.
- THE CONTRACTOR SHALL VERIFY EXISTING PIPE LEVEL AND EXTEND NEW PIPE AT EXISTING GRADE.
- THE CONTRACTOR SHALL PROVIDE 'AS-CONSTRUCTED' INFORMATION FOR ROADS AND STORMWATER DRAINAGE IN COMPLIANCE WITH THE SHIRE OF HARVEY LATEST REQUIREMENTS.
- CONTRACTOR TO REINSTATE EXISTING PAVEMENT AFTER INSTALLATION OF STORMWATER PITS AND PIPE NETWORK.

LEGEND:

- WORKS BOUNDARY
- PROPOSED DRAINAGE LINE / FLOW DIRECTION
- FUTURE DRAINAGE LINE / FLOW DIRECTION
- EXISTING DRAINAGE LINE
- PROPOSED CONTOURS (1m INTERVALS)
- PROPOSED CONTOURS (0.2m INTERVALS)
- PROPOSED KERB
- EXISTING KERB

US 10.00
280/2/300
10.00
DS 9.95JP 22
CH 4.06 27

TREE WELL

- GP GULLY PIT
- SEP SIDE ENTRY PIT
- DSEP DOUBLE SIDE ENTRY PIT
- JP JUNCTION PIT
- BUP BUBBLE UP PIT

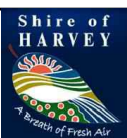
UPSTREAM I.L.
GRADE/PIPECLASS/DIMETER
LENGTH
DOWNSTREAM I.L.
(NOTE: ALL PIPE CLASS 2 U.O.N.)DRAINAGE PIT TYPE
(SEE BELOW FOR DETAILS)
PIT NUMBER
CHAINAGE AT ROAD CENTRELINE

WARNING

THE LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.

0 10 20 30 40 50m
SCALE 1:500 @A1

Rev	Date	Description	Des.	Verif.	Appd.
B	31.10.2017	RE-ISSUED FOR APPROVAL	PR	CS	PW
A	08.09.2017	ISSUED FOR APPROVAL	PR	CS	PW



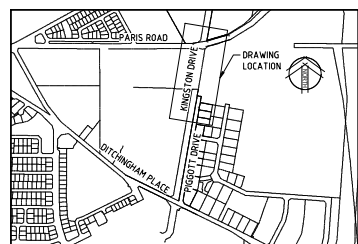
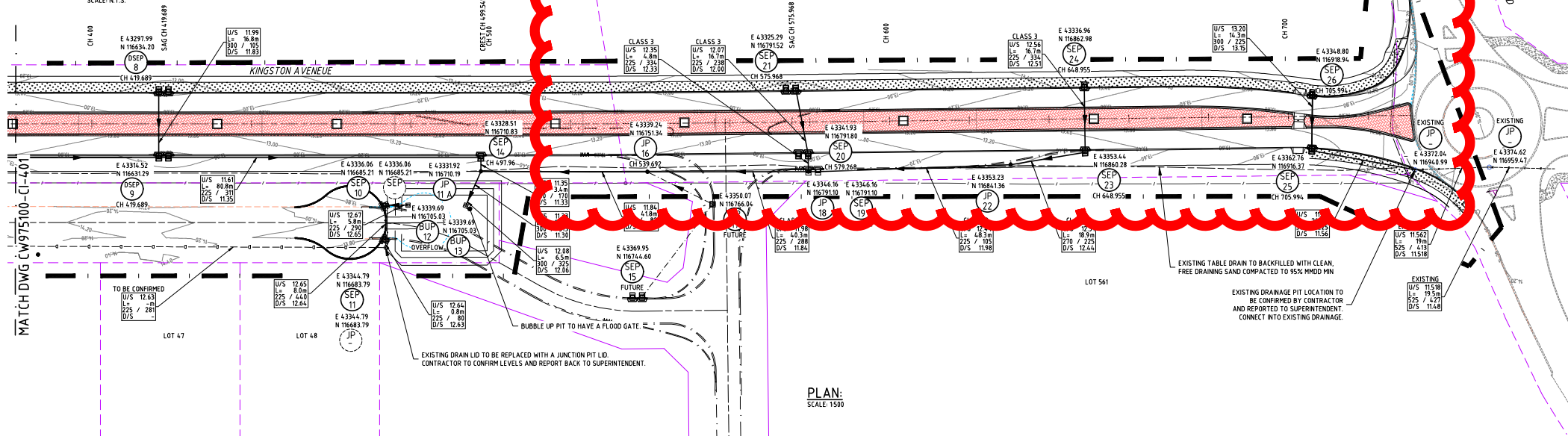
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Drawn	P. RODRIGUEZ	Date	08.09.2017
Checked	T. STEEDMAN	Date	12.09.2017
Designed	P. RODRIGUEZ	Date	08.09.2017
Verified	C. STEPHENS	Date	12.09.2017
Approved	P. WISEMAN	Date	12.09.2017

Client	SHIRE OF HARVEY
Project	SHIRE OF HARVEY - KINGSTON DRIVE EXTENSION
Title	DRAINAGE - DRAINAGE PLAN SHEET 1 OF 2

Status	PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION PURPOSES	
Datum	A.H.D.
Date	23.10.2017
Scale	1:500
Size	A1
Revision	

LOCATION PLAN
SCALE: N.T.S.PLAN:
SCALE: 1:500

NOTES:

1. REFER TO DWG CW975100-CL-401 FOR NOTES AND LEGEND
2. ALL DRAINAGE CLASS 2 U.N.O.

WARNING

THE LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.



Rev	Date	Description	Des	Verf	Appd
B	31.10.2017	RE-ISSUED FOR APPROVAL	PR	CS	PW
A	08.09.2017	ISSUED FOR APPROVAL	PR	CS	PW



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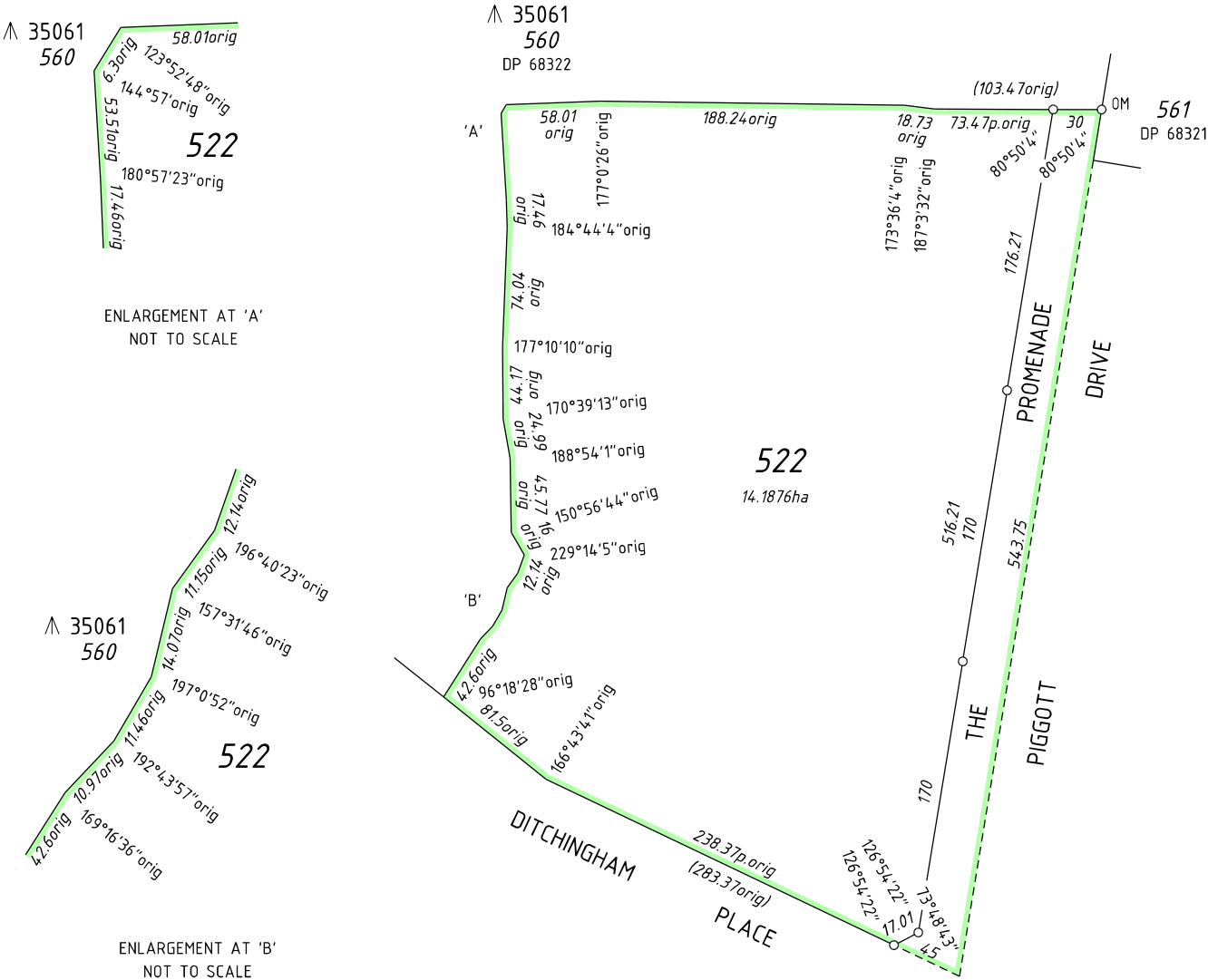


Drawn	Date
P. RODRIGUEZ	08.09.2017
Checked	Date
T. STEDMAN	12.09.2017
Designed	Date
P. RODRIGUEZ	08.09.2017
Verified	Date
C. STEPHENS	12.09.2017
Approved	
P. WISEMAN	12.09.2017

Client	SHIRE OF HARVEY
Project	SHIRE OF HARVEY - KINGSTON DRIVE EXTENSION
Title	DRAINAGE - DRAINAGE PLAN SHEET 2 OF 2

Status	PRELIMINARY		
NOT TO BE USED FOR CONSTRUCTION PURPOSES			
Date	Date	Scale	Size
A.H.D.	23.10.2017	1:500	A1
Drawn Number	Revision		
19576-100-C-100			B

VER.	AMENDMENT	AUTHORISED BY	DATE
2	AUDIT REQUIREMENTS	J.S. BOLHUIS	02/07/13



TYPE FREEHOLD		HELD BY LANDGATE IN DIGITAL FORM ONLY.
PURPOSE SUBDIVISION		
PLAN OF		
LOT 522 AND ROAD		
SSA YES/NO		
DISTRICT . . . WELLINGTON . . . FILE		
TOWNSITE AUSTRALIND		
LOCAL AUTHORITY SHIRE OF HARVEY		
LOCALITY AUSTRALIND		
FORMER TENURE LOT 520 ON DP 56415 C/T 2687-650		ON INDEX BG30 (2) 07.37 BG30 (2) 07.38
FIELD BOOK 113059		
SCALE: 1:3000 @ A3 ALL DISTANCES ARE IN METRES		
SURVEYOR'S CERTIFICATE - Reg 54 J.S. BOLHUIS hereby certify that this plan is accurate and is a correct representation of the - (a) *survey; and/or (b) *calculations from measurements; [* delete if inapplicable] undertaken for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged. Sebastian Bolhuis 2013.07.03 15:23:14 +08'00' Licensed Surveyor Date		
LODGED DATE 7-Mar-12 FEE PAID \$289.00 ASSESS No. 10287923		TYPE OF VALIDATION FULL AUDIT LEGAL COMPONENT M. Schofield TRIM DOCKET CERTIFIED CORRECT I.S.C. F.S.C.
IN ORDER FOR DEALINGS SUBJECT TO Section 168(3) of the P. & D. Act.		
FOR INSPECTOR OF PLANS & SURVEYS AUTHORISED LAND OFFICER APPROVED INSPECTOR OF PLANS & SURVEYS AUTHORISED LAND OFFICER		
Harley Global 21 Spencer Street BUNBURY WA 6230 P: 08 9792 6000 F: 08 9721 9611 drafting@harleyglobal.com.au www.harleyglobal.com.au		
APPROVED BY WESTERN AUSTRALIAN PLANNING COMMISSION FILE 144662 04-Jul-2013 Delegated Under S.16 P & D Act 2005 Date		
Landgate Western Australian Land Information Authority		
DEPOSITED PLAN 70706 SHEET 1 OF 1 WAPC Agenda Page 56		

INTERESTS AND NOTIFICATIONS						
SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS



REPORT TO	Western Australian Planning Commission		
Meeting date	28 April 2021	File number	RLS/0865
Subject	Greater Bunbury Region Scheme Amendment 0059/41 Wanju Urban Expansion Area – Report on Submissions		
KEY MATTERS IDENTIFIED BY THE DEPARTMENT OF PLANNING, LANDS AND HERITAGE			
<i>The key matters outlined below are those identified by the Department of Planning, Lands and Heritage and do not fetter the consideration of the proposal by the Western Australian Planning Commission, its Committees or the decision-maker.</i>			
<p>The proposed amendment seeks to rezone approximately 1134 ha of rural zoned land from the Rural zone to the Urban Deferred zone in the Greater Bunbury Region Scheme. The proposed amendment will facilitate the implementation of the Western Australian Planning Commission (WAPC) endorsed Wanju District Structure Plan.</p> <p>In considering this amendment for finalisation, the Department of Planning, Lands and Heritage has identified the following matters for consideration by the WAPC:</p> <ul style="list-style-type: none">• No objections were received during the advertising period, but one submitter raised concerns that no Bushfire Management Plan was lodged as part of the amendment process.• Whether the WAPC should support the finalisation of this amendment (with or without modifications) and progress it to the Minister for Planning for final approval.			



REPORT TO	Western Australian Planning Commission		
Meeting date	28 April 2021	File number	RLS/0866
Subject	Greater Bunbury Region Scheme Amendment 0060/41 Waterloo Industrial Expansion Area – Report on Submissions		
KEY MATTERS IDENTIFIED BY THE DEPARTMENT OF PLANNING, LANDS AND HERITAGE			
<i>The key matters outlined below are those identified by the Department of Planning, Lands and Heritage and do not fetter the consideration of the proposal by the Western Australian Planning Commission, its Committees or the decision-maker.</i>			
<p>The proposed amendment seeks to rezone approximately 1300 ha of rural zoned land from the Rural zone to the Industrial Deferred zone in the Greater Bunbury Region Scheme. The proposed amendment will facilitate the implementation of the Western Australian Planning Commission (WAPC) endorsed Waterloo Industrial Park District Structure Plan.</p> <p>In considering this amendment for finalisation, the Department of Planning, Lands and Heritage has identified the following matters for consideration by the WAPC:</p> <ul style="list-style-type: none">• No objections were received during the advertising period, but one submitter raised concerns that no Bushfire Management Plan was lodged as part of the amendment process.• Whether the WAPC should support the finalisation of this amendment (with or without modifications) and progress it to the Minister for Planning for final approval.			



REPORT TO	Western Australian Planning Commission		
Meeting date	28 April 2021	File number	DR16/2021 20-50137-3
Subject	SAT section 31 reconsideration of refusal of extension of development approval for Motor Vehicle Dealership at Lot 1420 (No. 274) Scarborough Beach Road, Osborne Park over Planning Control Area 127		
KEY MATTERS IDENTIFIED BY THE DEPARTMENT OF PLANNING, LANDS AND HERITAGE			
<i>The key matters outlined below are those identified by the Department of Planning, Lands and Heritage and do not fetter the consideration of the proposal by the Western Australian Planning Commission, its Committees or the decision-maker.</i>			
In consideration of this proposal, the Department of Planning, Lands and Heritage has identified the following key matters for consideration for the Western Australian Planning Commission:			
<ul style="list-style-type: none">• whether in recognition of the site's history of development approvals and the future upgrade of Scarborough Beach Road, it is appropriate to extend development approval over Planning Control Area 127.			