



## Western Australian Planning Commission

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

**Meeting No. 308**

**Wednesday, 22 September, 2021, 9:30 am**

**Room 2.24, 140 William Street**

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. 307 on Wednesday 25 August 2021 9 - 19
7. Deputations and presentations
8. Strategic items for decision
  - 8.1. Whiteman Park Station Precinct Concept Master Plan – Approval to Advertise (DPLH/qA679493)
  - 8.2. Amendment to Position Statement - Cash-In-Lieu of Public Open Space (PLH2020P0265)
  - 8.3. Planning Investigation Areas – Pickering Brook and Mangles Bay (PLH2019P0551) 20 - 20
  - 8.4. Draft Bunbury-Geographe Sub-regional Strategy (DPLH2018P0659)
  - 8.5. Morley Station Precinct Concept Master Plan (PLH2020P0847)
9. Statutory items for decision
  - 9.1. Proposed MRS (Minor) Amendment for Breakwater Drive, Other Regional Roads Reservation (RLS/0948) 21 - 48
10. Project reports
  - 10.1. WAPC Planning Policy Framework Review - September 2021 Update (PLH2018P0269)
11. Reports for noting
12. Stakeholder engagement and site visits
13. Urgent or other business

14. Items for consideration at a future meeting
15. Meeting closure

## Information for WAPC members

### Quorum: 7 of 14 members

*Representation in accordance with the Planning and Development Act 2005*

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

	<b>Mayor Penny TAYLOR</b> Metropolitan Local Government Representative (Deputy) (nominated by WALGA)  <i>Schedule 1 clause 7(1)</i>		<b>Cr Caroline KNIGHT</b> 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. 307  
Wednesday, 25 August, 2021

- Members:** David Caddy - Chairman WAPC  
Michelle Andrews - Director General, Department of Water and Environmental Regulation  
Jane Bennett - Professions Representative  
Helen Brookes - Coastal Planning and Management Representative  
Rebecca Brown - Director General, Department of Jobs, Tourism, Science and Innovation  
Fred Chaney - Professions Representative  
Emma Cole - Metropolitan Local Government Representative  
Veronica Fleay - Local government representative – non-metropolitan  
Justin McKirdy - Urban and Regional Planning Representative
- Apologies:** Ralph Addis - Director General, Department of Primary Industries and Regional Development (Associate member)  
Jodi Cant – Acting Director General, Department of Planning, Lands and Heritage  
Lynne Craigie - Nominee of the Regional Minister  
Barry McGuire - Professions Representative  
Mike Rowe - Director General, Department of Communities  
Peter Woronzow - Director General, Department of Transport
- Observers:** Hannelie Evans – Observer, Department of Communities  
Catherine Lyons – Observer, Department of Water and Environmental Regulation
- Others Present:** Emily Burton - Senior Planning Officer, Strategy and Engagement  
Marion Dandridge - Planning Manager, Reform, Design and State Assessment  
Michael Daymond - Manager Special Projects  
Sam Fagan – Manager, Commission Business  
Lucy Gunn - Manager Projects and Policy  
Scott Haine - Principal Planning Officer, Strategy and Engagement  
Poppy Justice – Commission Support Officer  
Elyse Maketic - Director Reform Delivery  
Anthony Morcombe - Principal Planning Officer, Strategy and Engagement  
Anthony Muscara – Principal Planning Officer, Schemes and Amendments  
Monica Nguyen - Senior Planning Officer, Strategy and Engagement  
Lisa Powell - Planning Manager, Strategy and Engagement

Brett Pye - Senior Planning Officer, Schemes and Amendments  
Michelle Sanfilippo - Team Leader Commission Support  
David Saunders - Assistant Director General, Land Use Planning  
Michael Schramm - Director Strategy, Reform, Design and State Assessment  
Jacquie Stone - Director Policy, Strategy and Engagement  
Loretta Van Gasselt - Planning Manager, Strategy and Engagement

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**1. Declaration of opening**

The Chairman declared the meeting open at 9:43 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

Jodi Cant - Acting Director General, Department of Planning, Lands and Heritage

Lynne Craigie - Nominee of the Minister for Regional Development

Barry McGuire - Professions Representative

Mike Rowe - Director General, Department of Communities. Hannelie Evans observing.

Peter Woronzow - Director General - Department of Transport

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

Nil.

**4. Disclosure of interests**

Mayor Cole declared an Impartiality Interest on Item 8.2, Additional changes to version 1.4 of the Guidelines for Planning in Bushfire Prone Areas. Mayor Cole stated that she is the Deputy Chair of the State Emergency Management Committee. Members agreed that Mayor Cole is permitted to be present during the discussion and/or the decision-making procedure on the item as this is unlikely to influence Mayor Cole's conduct in relation to this matter.

Mr Rowe declared a Proximity Interest on Item 9.1, Proposed Planning Control Area – Scarborough Beach Road – Hinderwell Street to Odin Road, King Edward Road to Main Street. Mr Rowe stated that the Department of Communities owns assets within the proposed Planning Control Areas. Mr Rowe has put forward his apologies for this meeting.

**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. 306 on Wednesday 28 July 2021**

**Moved by** Mr McKirdy

**Seconded by** Ms Brookes

*That the minutes of the Western Australian Planning Commission meeting held on Wednesday 28 July 2021, be confirmed as a true and correct record of the proceedings.*

**The motion was put and carried**

## **7. Deputations and presentations**

### **7.1 Lifting of Urban Deferment - Central Bullsbrook Urban Precinct (Item 9.2)**

**Presenter: Tim Trefry - Hatch Roberts Day**

Mr Trefry presented to the Western Australian Planning Commission representing Hatch Roberts Day and thanked the Commission for the opportunity to discuss the Lifting of Urban Deferment - Central Bullsbrook Urban Precinct.

Mr Trefry stated that Hatch Roberts Day supports the recommendation of the Department of Planning, Lands and Heritage, as the lifting of urban deferment, and approval of the concurrent amendment, is important for both the site and the North-East corridor to increase the availability of affordable housing.

Mr Trefry informed members that the lack of availability of affordable housing is a major issue for Perth, stating that Ellenbrook's affordable land is likely to be sold out by mid-2022, as there are only approximately 150 lots remaining for sale and they are selling for almost \$30,000 cheaper than South Ellenbrook.

Mr Trefry advised members that Bullsbrook has the potential to take over from Ellenbrook in the delivery of affordable land options.

Mr Trefry informed members that work is currently being undertaken by Hatch Roberts Day's consultant team in relation to the provision of services and addressing the environmental matters raised, such as the preservation of vegetation and waste water management.

### **8.1 Local Planning Strategy Guidelines (fA1540660)**

Members were advised that the Local Planning Strategy Guidelines (the guidelines) have been prepared as part of the Action Plan for Planning Reform, to provide clear and concise guidance and to address the requirement within the Planning and Development (Local Planning Schemes) Regulations 2015 for a Local Planning Strategy (LPS) to be prepared in a manner and form prescribed by the WAPC.

Members were informed that the guidelines are intended to provide guidance to local governments, proponents and the community in relation to how and when to prepare a LPS.

Members were advised that extensive consultation was undertaken with local governments, State agencies, planning consultants and various directorates within the Department of Planning, Lands and Heritage (DPLH) at various stages of the process of preparing the guidelines.

Members noted that the Department of Water and Environmental Regulation (DWER) had provided critical planning advice in relation to water management and climate change during the consultation process which is not clearly seen in the guidelines. It was requested that the advice be embedded into the document to ensure that water management and climate action sit across planning processes and procedures to ensure that the guidelines are contemporary.

Members were informed that comments from the DWER were comprehensive and useful and were incorporated at a high level. Members were advised that the DPLH will liaise with the DWER to advise them how their feedback was incorporated into the guidelines and discuss potential tweaks to the guidelines which can be approved by the Chairman.

Members discussed the ability of individual local governments to prepare a LPS and what level of assistance the DPLH offer. Members were informed that the DPLH offer as much assistance as they can to all local governments, especially those that cannot prepare an LPS in-house or do not have the capacity to engage consultants to undertake this work.

Members discussed issues-based-strategies and noted that there are circumstances where they should be considered and interpreted into an LPS. Members were advised that there is nothing in the guidelines to prevent local governments from preparing an issues-based-strategy, however there is a risk that local governments focus on the issues and end up with no local planning issues in their LPS. Members were further informed that the DPLH accept amendments, should local governments wish to amend their LPS to include issues and five-yearly reviews are undertaken.

Members discussed how the DPLH can incentivise local governments to review their LPS every 5 years and were advised that the preferred course of action is to ensure that local governments get the strategic planning done well the first time, in preparing a contemporary LPS, which becomes a living document and requires very few amendments when reviewed every 5 years.

Members queried whether the DPLH has a process to assess where each local government is at in terms of review reminders and were informed that the DPLH maintains a register of all local government LPS review due dates and remind and encourage local governments to undertake the reviews in a timely manner.

Members queried how recommendation 3 would be communicated to local governments and were advised that stakeholders have been made aware of the approach to be taken and therefore will not be receiving new information when the DPLH issues either a position statement or includes the information in the regular Reform newsletter.

Members agreed that they are comfortable with recommendation 4, granting the WAPC Chairman the responsibility to approve future changes to the Local Planning Strategy Guidelines.

Members queried whether the DPLH provides an extra level of service for the regional local governments and those that create a joint LPS for two or more regional local governments and were informed that the DPLH takes a flexible, case by case approach to the provision of services to local governments noting that not all local governments have planners on staff or the resources, capacity and ability to prepare a LPS, and that some have limited or no plans for future land use changes, so a bespoke approach is required.

Members were further informed that the Land Use Planning Team at the DPLH provide any assistance required, collaborating and working closely with local governments in the preparation of their LPS.

Members agreed to amend recommendations 1 and 2 to allow for the inclusion of the DWER comments in relation to climate change to be incorporated into the LPS template and guidelines.

**Moved by Ms Bennett**  
**Seconded by Mayor Cole**

*That the Western Australian Planning Commission resolves to:*

- 1. approve the local planning strategy template (Appendix 1 of Attachment 1), subject to technical edit and graphic design, including the addition of the Department of Water and Environmental Regulation comments submitted on climate change, as the manner and form prescribed by regulation 11 (2) (aa) of the Planning and Development (Local Planning Schemes) Regulations 2015 (Regulations);*
- 2. approve the local planning strategy guidelines (Attachment 1), subject to technical edit and graphic design, including the addition of the Department of Water and Environmental Regulation comments submitted on climate change, as the supporting guidance for implementing the approved manner and form prescribed by regulation 11 (2) (aa) of the Regulations;*
- 3. adopt a position that the Western Australian Planning Commission will not consider an individual issue or area based strategy prepared by a local government in its decision making, but will consider the relevant elements of that issue or area based strategy where they are integrated and form part of part 1 and 2 of the local planning strategy;*

4. *approve the WAPC Chair as being responsible for approving future changes to the local planning strategy guidelines; and*
5. *request that the Department of Planning, Lands and Heritage update the guidelines to recognise that the local planning strategy provides the land use planning and development response to the strategic community plan where it is relevant to and consistent with the state planning framework.*

**The motion was put and carried**

## **8.2 Additional changes to version 1.4 of the Guidelines for Planning in Bushfire Prone Areas (PLH2019P1195)**

**THIS ITEM IS CONFIDENTIAL**

## **8.3 Land Use Policy Framework Improvements (PLH2019P0518)**

Members were advised that a variety of policy reform projects are being undertaken to improve the operation of the land use planning policy framework and align with broader planning reform objectives.

### **Mr McKirdy left the meeting at 10:29 am**

Members were informed that during consultation on planning reform, submissions requested that the status of policies be clarified, particularly as to the intent of draft documents and whether they should be informing decisions while out for consultation.

Members were advised that the labelling of Western Australian Planning Commission (WAPC) Policy Documents Project aims to improve clarity and operational efficiencies to the current policy framework by providing a clear status of each document through this use of a label or stamp.

Members were informed that it is proposed to introduce a new policy document labelling process, whereby, before a policy is to be published for public consultation or final publication, a status label will be digitally stamped on the front page of the document. Members were further informed that the choice of label will be authorised by the WAPC as part of the approval process to publicly advertise and/or progress a policy to publication/gazettal.

Members were advised that the policy labels will be useful to quickly clarify the status of the policy document, clearly indicate when a draft policy is not intended to be used in decision making, and to clarify policies that are no longer active (rescinded).

Members were informed that all WAPC policy documents on the Department of Planning Lands and Heritage website will have one of the below labels on the front cover:

- active – in force;
- draft – public consultation;



- draft – public consultation – not intended for decision making; or
- inactive – rescinded.

Members were advised that to further assist with clarity, all policy documents published under any of the four scenarios above will clearly articulate their exact publication and operational date on the inside cover and, where appropriate, their gazettal and cessation dates. Members were informed that the dates will be written in full, for example, 25 August 2021.

**Mr McKirdy returned to the meeting at 10:31 am**

Members queried whether labels could be applied to Scheme Amendments or Structure Plans and were advised that these labels will not be applied to documents progressed under the Planning and Development (Local Planning Schemes) Regulations 2015 as those documents are initiated by local governments.

Members discussed the concept of weight being afforded to policies and were informed that a level of weight can be given to a draft planning instrument once it has been publicly released, and such documents are often referred to as being 'seriously entertained'. Members were further informed that weight can be given to a policy before it is formally approved, provided it is sufficiently advanced towards being formalised, and the level of weight afforded to the policy by the decision maker is dependent on how certain the draft is and how imminent it is to finalisation.

Members expressed an appreciation for the labelling initiative noting that it will improve the current system and bring a positive change.

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

**Moved by** Mr Chaney

**Seconded by** Ms Brookes

*That the Western Australian Planning Commission resolves to:*

1. *approve the WAPC policy instrument approval requirements (Attachment 1);*
2. *approve the policy document labels (Attachment 2);*
3. *note the associated Policy Document Labels Fact Sheet (Attachment 3); and*
4. *approve the application of each label to the draft policies as listed in attachment 4.*

**The motion was put and carried**

**8.4 Preparation of Regulations for State Planning Policies and Planning Codes (PLH2020P0079)**

**THIS ITEM IS CONFIDENTIAL**

**8.5 Draft Planning for Tourism Position Statement and Guidelines for public consultation (PLH2018P0126)**

**THIS ITEM IS CONFIDENTIAL**

The Chairman declared a break at 11:03 am

The meeting resumed at 11:14 am with all members present

**9. Statutory items for decision**

**9.1 Proposed Planning Control Area – Scarborough Beach Road – Hinderwell Street to Odin Road, King Edward Road to Main Street (RLS/0979)**

**THIS ITEM IS CONFIDENTIAL**

**9.2 Lifting of Urban Deferment - Central Bullsbrook Urban Precinct (RLS/0954)**

Members were advised that the Department of Water and Environmental Regulation (DWER) does not raise any objections to the lifting of urban deferment request, however the DWER does not support the Department of Planning, Lands and Heritage's (DPLH) recommendation 2, "the amendment of City of Swan Local Planning Scheme No. 17, by transferring the Urban zoned land from the General Rural and Landscape zones to the Residential Development zone pursuant to section 126(3) of the *Planning and Development Act 2005*" as the Environmental Protection Authority (EPA) does not support the concurrent amendment.

Members were informed that in July 2017 the EPA determined not to assess MRS Amendment 1324/41, and provided advice that it did not consider a concurrent amendment appropriate as the future local planning scheme amendment, which would be referred to the EPA, should further identify, manage and protect the sites environmental values. Members were further informed that the DPLH planning assessment is that environmental matters can be addressed in the subsequent local structure planning and subdivision stages of the planning process, however the EPA has no statutory role in considering structure plans under the provisions of the *Environmental Protection Act 1986*, accordingly the EPA does not support recommendation 2.

Members raised concerns that environmental issues do not receive fair consideration in the broader planning approval process and that the EPA and DWER should have a stronger voice in the decision-making process in the planning framework.

Members noted that it is understood that there is no formal, or legislative referral process for structure plans to the EPA and that during the planning process the DPLH consult with the relevant local government and state government agencies with fair consideration given to DWER advice and that there does not appear to be any environmental matters of state significance associated with this amendment.

Members noted that the EPA can insert provisions into the scheme text and notes on the map in the structure planning process and queried the timeline for the draft local structure plan. Members were informed that the draft local structure plan would be prepared in approximately 12 months.

Members noted that the DWER has reviewed and approved the Local Water Management Strategy and observed that there are pockets of remnant vegetation and isolated paddock trees which may provide Carnaby's Black Cockatoo habitat, and these should be protected and conserved in the subsequent local structure planning and subdivision stages of the planning process.

Members were advised that the DPLH recommends that LPS17 be concurrently amended as the environmental values of the amendment area can be appropriately identified and protected in the subsequent local structure planning and subdivision stages of the planning process.

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

**Moved by Ms Bennett**

**Seconded by Ms Brookes**

**Dissent: Mr Chaney**

*That the Western Australian Planning Commission resolves to:*

1. *transfer portions of Lots 1314, 1396 & 9003 Chittering Road, Lot 433 and portions of Lots 834 & 1343 Hurd Road, and a portion of Lot 2792 Taylor Road, Bullsbrook as shown on Plan No. 4.1661 (Attachment 4) from the Urban Deferred zone to the Urban zone pursuant to Clause 27 of the Metropolitan Region Scheme; and*
2. *amend the City of Swan Local Planning Scheme No. 17, by transferring the Urban zoned land from the General Rural and Landscape zones to the Residential Development zone pursuant to section 126(3) of the Planning and Development Act 2005.*

**The motion was put and carried**

**9.3 Lifting of Urban Deferment Request - Lot 7 Chittering Road, Bullsbrook (RLS/0735)**

Members were advised that Lifting of Urban Deferment at Lot 7 Chittering Road, Bullsbrook request seeks to transfer approximately 5.5 ha of land from the Urban Deferred zone to the Urban zone in the Metropolitan Region Scheme.

Members were informed that all water and wastewater servicing requirements for the site have been resolved. Members were advised that the Department of Water and Environmental Regulation (DWER) has advised that it has previously assessed and endorsed a District and Local Water Management Strategy prepared in support of the Local Structure Plan and there are no significant issues with the proposal.

Members were informed that the proposal has been referred to the City of Swan and relevant State Government agencies for advice, no objections have been raised to the proposed Lifting of Urban Deferment and there are no constraints or outstanding matters which cannot be appropriately addressed in subsequent planning stages, which would prevent the land being rezoned to the Urban zone.

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

**Moved by** Mr Chaney  
**Seconded by** Ms Bennett

*That the Western Australian Planning Commission resolves to transfer Lot 7 Chittering Road, Bullsbrook as shown on Plan No. 4.1645 (Attachment 5) from the Urban Deferred zone to the Urban zone pursuant to Clause 27 of the Metropolitan Region Scheme.*

**The motion was put and carried**

**10. Project reports**

**10.1 PIA Climate Conscious Planning Systems Report**

**THIS ITEM IS CONFIDENTIAL**

**10.2 Region Schemes Review Project (fA1519321)**

**THIS ITEM IS CONFIDENTIAL**

**11. Reports for noting**

Nil.

**12. Stakeholder engagement and site visits**

Nil.

**13. Urgent or other business**

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, 22 September 2021.

Members wished Ms Gail McGowan well in her upcoming retirement from the public sector, thanking her for her contribution to the Western Australian Planning Commission over the past seven years in her role as the Director General, Department of Planning, Lands and Heritage and Commission Member.

There being no further business before the Board, the Chairman thanked members for their attendance and declared the meeting closed at 12:23 pm.

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CHAIRMAN

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DATE



REPORT TO	Western Australian Planning Commission		
Meeting date	22 September 2021	File number	PLH2019P0551
Subject	Planning Investigation Areas – Pickering Brook and Mangles Bay		
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>			
This report addresses updating the land use classifications for the Pickering Brook and Mangles Bay Planning Investigation Areas as identified in the <i>Perth and Peel @ 3.5 Million</i> Sub-regional Planning Frameworks, consistent with the State Government’s endorsed recommendations of the relevant Working Groups.			





<b>REPORT TO</b>	Western Australian Planning Commission		
<b>Meeting date</b>	22 September 2021	<b>File number</b>	RLS/0948
<b>Subject</b>	Proposed MRS (Minor) Amendment for Breakwater Drive, Other Regional Roads Reservation		
<b>Purpose</b>	Requires WAPC decision		
<b>Title of Approving Officer</b>	Assistant Director General, Strategy and Engagement		
<b>Agenda Part for Reports (All parts are confidential unless otherwise stated)</b> WAPC - Statutory Items for Decision			
<b>SITE-SPECIFIC DETAILS</b>			
<b>Region/s</b>	Perth		
<b>Local government/s</b>	City of Wanneroo		
<b>Landowner/Consultant</b>	Various landowners (Attachment 3)		
<b>Location map</b>	Attachment 1		
<b>Bushfire Prone Area</b>	YES		
<b>SUMMARY</b>			
<p>The purpose of this amendment is to establish an Other Regional Roads (ORR) reservation for Breakwater Drive in the City of Wanneroo in the general vicinity of Planning Control Area 140 (PCA 140), (<b>Attachment 1</b> – Location Plan).</p> <p>Key points relating to this report are as follows:</p> <ul style="list-style-type: none"> <li>• The <i>Perth and Peel @3.5M North-West Sub-Regional Planning Framework, March 2018</i> (Framework) identifies Breakwater Drive as a proposed Integrator Arterial (ORR);</li> <li>• According to the Framework, a population of approximately 740,330 is anticipated in the north-west metropolitan area by 2050. Breakwater Drive is currently an existing single carriageway local road between Mitchell Freeway and Damepattie Drive. It is expected to function as an ORR in the future to support this population growth;</li> <li>• PCA 140 was declared in December 2019 over most of the land required for the ORR reservation to protect the reservation pending environmental surveys and consultations with other government agencies;</li> <li>• The purpose of this amendment is to transfer approximately 28.6 hectares, most of which is already protected by PCA 140, from Urban, Urban Deferred, Rural zones and Parks and Recreation reservation to ORR reservation in the MRS; and</li> <li>• It is recommended the Western Australian Planning Commission (WAPC) approve initiation of a minor amendment to the Metropolitan Region Scheme (MRS). The amending plan is included as <b>Attachment 2</b>.</li> </ul>			

## DETAILS OF PROPOSAL

The proposed Breakwater Drive ORR amendment is for the widening of approximately 6.8 kilometres of an existing local road. Its existing road reserve ranges from 20 - 32 metres. The amendment proposes to transfer approximately 28.6 hectares of land from Urban, Urban Deferred, Rural zones and Parks and Recreation reservation to ORR reservation in the MRS as follows:

- 8.1 ha from Urban zone;
- 12.5 ha from Urban Deferred zone;
- 5.0 ha from Rural zone; and
- 3.0 ha from Parks and Recreation reservation.

*(note that 10.6 ha is the existing Breakwater Drive local road reserve)*

The proposed Breakwater Drive ORR reservation will have a width generally ranging between 36 - 40 metres to accommodate a four-lane dual carriageway. The reservation has been narrowed to 26 metres where it traverses through Bush Forever site 284. This reduces the road's footprint and its clearing requirement on native vegetations. The proposed reservation width at the Constellation Entrance intersection is approximately 65 metres. The current width is a result of changing the form of intersection from traffic lights to roundabout and its relocation to the south to avoid impacting the commercial developments north of Breakwater Drive.

Overall, the proposed ORR reservation will impact on 8 commercial organisation owned properties, two privately owned properties, three properties owned by the City of Wanneroo and five properties owned by the State government (refer to **Attachment 3**).

As part of the pre-referral, several government agencies were consulted and have raised no objection to the proposed amendment. The comments are summarised in the 'Key Issues Section'.

An MRS amendment report is provided as **Attachment 4**.

## BACKGROUND

Breakwater Drive provides an important east-west link between Mitchell Freeway reserve and Lisford Avenue, both of which are already reserved as regional roads under the MRS. The draft (2015) and published Perth and Peel @3.5M North-West Sub-Regional Planning Framework, 2018 (Framework) identify Breakwater Drive as a proposed Integrator Arterial (ORR). According to the Framework, a population of approximately 740,330 is anticipated in the north-west metropolitan area by 2050. Based on this population growth, Breakwater Drive is forecast to require additional traffic capacity. It will need to be widened to a four-lane dual carriageway road with a capacity to carry up to 40,000 vehicles per day. Breakwater Drive is expected to function as an ORR in the future, connecting existing ORR Lisford Avenue/Two Rocks Road and Primary Regional Roads Mitchell Freeway.

In 2017, the Department of Planning Lands and Heritage (DPLH), in close collaboration with the City of Wanneroo, engaged a consultant to develop concept road design drawings and land protection plans for a suitable ORR alignment for the section of Breakwater Drive west of the Mitchell Freeway reserve to Lisford Avenue. This study included:

- Desktop constraints analysis, including environmental and heritage considerations;
- Traffic modelling studies;
- An access Strategy;
- Concept designs;
- Acoustic modelling;
- Road safety audit; and

- Consultation with stakeholders occurred via the project reference group.

The road concept incorporates:

- 4 lanes divided road (2 x 3.5 metres lanes in each direction);
- 2 metres on road cycle lanes in each direction;
- 8 metres median which is reduced to three metres within Bush Forever site 284;
- 5.1 metres verges;
- Design speed of 80 km/h
- Design vehicle being 27.5 metres long (consistent with the Restricted Access Vehicle category 4 requirements); and
- All major intersections are controlled by roundabouts.

The planning study was completed in 2019. It was used to inform the boundary for PCA 140. The PCA was introduced to protect an interim boundary for Breakwater Drive as a four-lane divided road pending environmental surveys and consultations.

An Environmental Assessment Report (EAR) was prepared in 2020 to assess the potential environmental impacts within the proposed Breakwater Drive ORR corridor. The EAR did not identify any fatal flaws with the proposed amendment. Three potential breeding habitat trees for Black Cockatoos were identified within the proposed road reservation.

DPLH then reviewed (2020) the proposed Breakwater Drive ORR design and land protection plans based on received feedback in order to:

- avoid impacting existing and proposed commercial developments along the northern boundary of Breakwater Drive between Mercury drive and Constellation Entrance;
- consolidate the number of intersections along the proposed road corridor and investigate alternative intersection treatments at Constellation Entrance intersection instead of the proposed signalised intersection; and
- minimise impact upon a potential breeding habitat tree for Carnaby's Black Cockatoos at the proposed Birdsong Gate roundabout.

The key changes to the revised concept design include:

- The Proposed roundabout at Mercury Avenue has been relocated to the west to avoid impact on a proposed commercial development at Lot 9014;
- Constellation Entrance intersection revised from a signalised intersection to a roundabout and moved south to avoid impacting buildings on the northern side of Breakwater Drive;
- Road alignment shifted to the south between Mercury Avenue and Shearwater Avenue as a result of the above modifications;
- Five proposed left-in left-out intersections south of Breakwater Drive between Mercury Avenue and Shearwater Avenue were removed as they are not in the approved structure plans;
- Birdsong Gate roundabout relocated east to avoid impacting a potential breeding tree for Black Cockatoos and a fourth leg was introduced; and
- Intersection east of Birdsong Gate reconfigured to left-in left-out only, with no right-in, due to proximity of Birdsong Gate.

The updated plans now form the basis for the proposed amendment is to establish an ORR reservation for Breakwater Drive.

KEY ISSUES			
<b>Consistency with WAPC Policies &amp; Planning Framework</b>	Planning and Development Act 2005		Fully consistent
	North-West Sub-Regional Planning Framework		Fully consistent
	SPP 5.4 – Road and Rail Noise		Fully consistent
	SPP 3.7 - Planning in Bushfire Prone Areas		Fully consistent
	SPP 3.0 - Urban Growth and Settlement		Fully consistent
	DC Policy 1.9 – Amendment to Region Schemes		Fully consistent
	DC Policy 5.1 - Regional Roads		Fully consistent
<b>Government Considerations</b>	N/A		N/A
<b>Budget</b>	WAPC budget	It is possible that landowners impacted by the current PCA or the proposed ORR reservation may lodge a claim(s) for injurious affection under the <i>Planning and Development Act 2005</i> . Any such claim may have financial implications for the WAPC.	
<b>Consultation</b>	<p>Pre -referral discussions occurred with the following agencies:</p> <ul style="list-style-type: none"><li>• City of Wanneroo</li><li>• Main Roads Western Australia (MRWA)</li><li>• Department of Biodiversity, Conservation and Attractions (DBCA)</li><li>• Department of Water and Environmental Regulation (DWER)</li><li>• Public Transport Authority (PTA)</li><li>• Department of Transport (DoT)</li><li>• Department of Mines, Industry Regulation and Safety (DMIRS)</li><li>• Water Corporation</li></ul> <p>No objections were raised, and the comments are included in the attached amendment report.</p> <p>In July 2020 and June 2021, DPLH officers met with Taylor Burrell Barnett (TBB) and Acumens representing Capricorn Investment Group and Yanchep Sun City, owners of land either side of Breakwater Drive. The consultants expressed concerns about the need of a regional road and recommended modifying the intersection of Breakwater Drive and Constellation Entrance.</p> <p>TBB and Acumens were consulted on the revised design in 2021. No further concerns were raised. The consultants advised that they will provide additional comments during the formal MRS amendment public consultation period.</p>		
PLANNING ASSESSMENT			
<u>Planning Control Area 140 (PCA 140)</u>			
<p>PCA 140 was gazetted on 24 December 2019 to protect the anticipated alignment of an ORR reservation for Breakwater Drive. It was then modified to address comments received for the PCA and environmental assessment.</p> <ul style="list-style-type: none"><li>• The Proposed roundabout at Mercury Avenue has been relocated to the west to avoid impact on a proposed commercial development at Lot 9014;</li><li>• Constellation Entrance intersection revised from a signalised intersection to a roundabout and moved south to avoid impacting buildings on the northern side of Breakwater Drive;</li><li>• Road alignment shifted to the south between Mercury Avenue and Shearwater Avenue as a result of the above modifications;</li><li>• Five proposed left-in left-out intersections south of Breakwater Drive between Mercury</li></ul>			

Avenue and Shearwater Avenue were removed as they are not in the approved structure plans;

- Birdsong Gate roundabout relocated east to avoid impacting a potential breeding tree for Black Cockatoos and a fourth leg was introduced; and
- Intersection east of Birdsong Gate reconfigured to left-in left-out only, with no right-in, due to proximity of Birdsong Gate.

The proposed alignment of the ORR reservation is considered a superior planning outcome compared to PCA 140 as it provides for:

- reduced impact on existing and planned development north of Breakwater Drive;
- improved response to environmental constraints; and
- more efficient vehicular movement by reducing the number of intersections with Breakwater Drive.

#### Perth and Peel@3.5 Million and North-West Sub-Regional Planning Framework

The Perth and Peel@ 3.5 Million suite of planning documents provides an envisaged development outcome for the Perth and Peel regions in the future. It makes the case for change from a “business-as-usual” perspective to a more considered, connected, consolidated urban form.

The North-West Sub-Regional Planning Framework depicts Yanchep as a Strategic Metropolitan Centre and Two Rocks North as a Secondary Centre. These population growth sectors will need readily available serviced developable land with an integrated regional road network. Plan 1 of the Framework identifies Breakwater Drive as a proposed regional road, and Plan 6 of the Framework shows this road as a proposed integrator arterial, based on district and local structure planning that has been undertaken in the area.

#### Structure Plans

A number of local structure plans have been approved in the vicinity of the proposed ORR reservation for Breakwater Drive. **Attachment 5** depicts an approximate collation of these local structure plans which include:

- Two Rocks Local Structure Plan No. 69 which is located west of the Two Rocks locality and on both sides of Breakwater Drive. It is partly subdivided;
- North Two Rocks LSP No. 91 not abutting Breakwater Drive but positioned nearby to the north and not yet subdivided;
- East Two Rocks Local Structure Plan No. 83, positioned between North Two Rocks and Bush Forever Site 284 and not yet subdivided;
- Lot 201 Breakwater Drive No.35 is located east of Bush Forever site 284 and north of Breakwater Drive. It has been subdivided into rural living lots; and
- Lot 202 Breakwater Drive LSP No.53 is east of Bush Forever site 284 and south of Breakwater Drive. Partly subdivided into rural living lots.

#### Affected Properties

**Attachment 3** summarises the properties affected by the proposed ORR reservation:

#### Substantiality

The MRS amendment is considered to be a minor amendment for the following reasons:

- (a) PCA 140 already provides a degree of protection for the upgrading of Breakwater Drive and the proposed ORR reservation represents an evolution of the alignment depicted in PCA

- 140 and is not considered to be a major departure from PCA 140;
- (b) the Perth and Peel @3.5 Million North-West Sub-Regional Planning Framework identifies Breakwater Drive as a future regional road (integrator arterial);
  - (c) there is already an existing road reserve for Breakwater Drive with an area of approximately 18.4 hectares, so it is logical to continue using and upgrading this road as an important east-west connector between Lisford Avenue and Mitchell Freeway, both of which are regional roads;
  - (d) no potential fatal flaws for the proposed road design have emerged in terms of environmental considerations;
  - (e) a regional road in this location is logical having regard to approved local structure plans in the locality;
  - (f) the number of impacted landowners is relatively low for a proposed ORR reserve that is intended to be 6.8 km in length; and
  - (g) the proposed ORR is not overly complex in nature.

## **RECOMMENDATION**

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

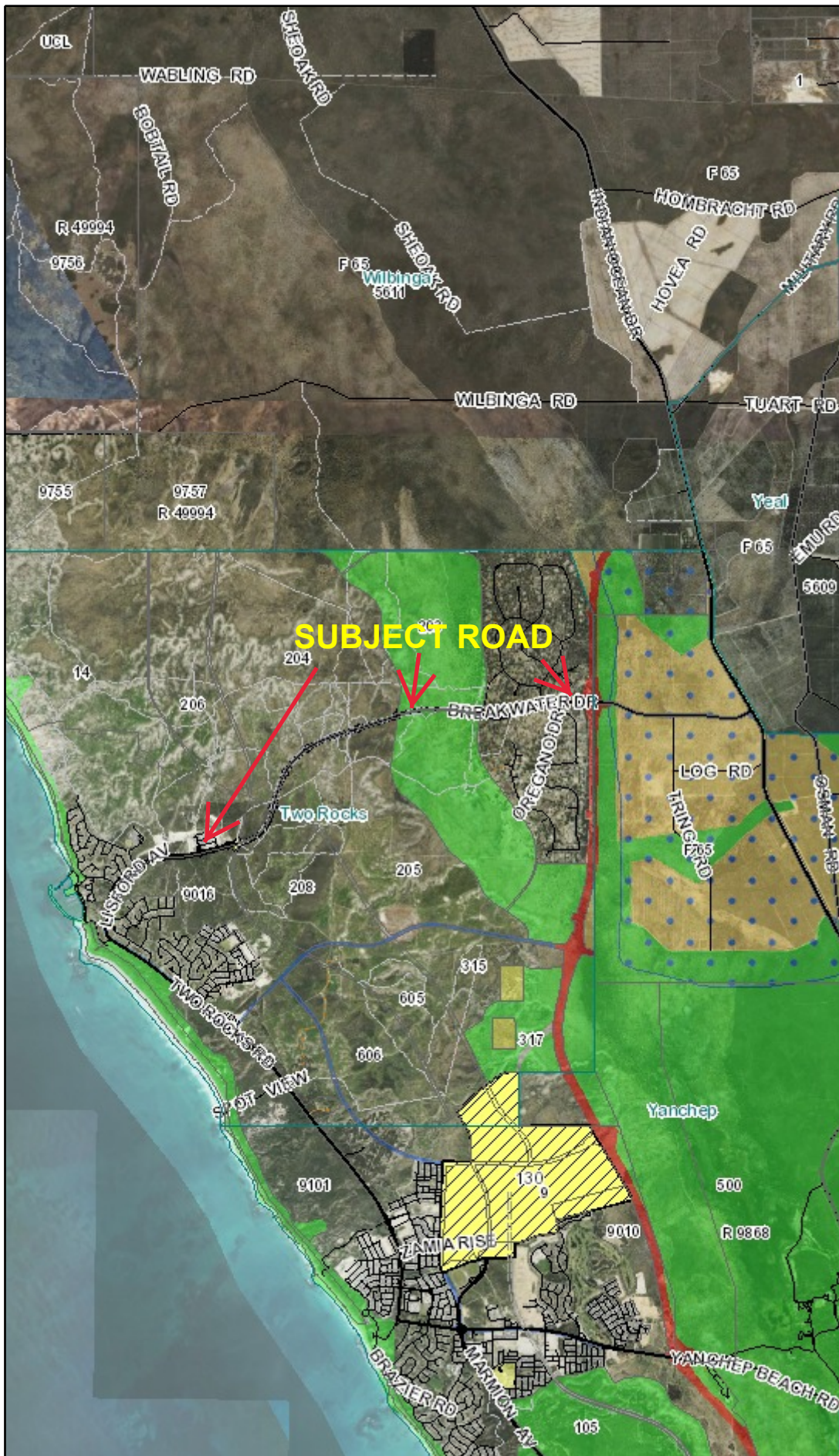
- 1. to approve the initiation of an amendment to the Metropolitan Region Scheme Amendment for Breakwater Drive Other Regional Roads reservation under section 35 of the Planning and Development Act 2005 (PD Act), as set out in the attached Amendment Report and related figures;***
- 2. to form the opinion 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 140 already provides a degree of protection for the upgrading of Breakwater Drive and the proposed ORR reservation represents an evolution of the alignment depicted in PCA 140 and is not considered to be a major departure from PCA 140;***
  - b. the Perth and Peel @3.5 Million North-West Sub-Regional Planning Framework identifies Breakwater Drive as a future regional road (integrator arterial);***
  - c. there is already an existing road reserve for Breakwater Drive with an area of approximately 18.4 hectares, so it is logical to continue using and upgrading this road as in important east-west connector between Lisford Avenue and Mitchell Freeway, both of which are regional roads;***
  - d. no potential fatal flaws for the proposed road design have emerged in terms of environmental considerations;***
  - e. a regional road in this location is logical having regard to approved local structure plans in the locality;***
  - f. the number of impacted landowners is relatively low for a proposed ORR reserve that is intended to be 6.8 km in length; and***
  - g. the proposed ORR is not overly complex in nature.***
- 3. to 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. to 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, to approve the Department of Planning, Lands and Heritage 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. *to 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 Wanneroo; and*
  - c. the State Reference Library, Northbridge.*
7. *to 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 Wanneroo; and*
  - b. Main Roads WA, Department of Biodiversity, Conservation and Attractions, Department of Water and Environment Regulation, Public Transport Authority, Department of Transport, Department of Fire and Emergency Services, Water Corporation, Department of Mines, Industry Regulation and Safety, Telstra, Western Power and ATCO Gas Australia.*

#### **ATTACHMENTS**

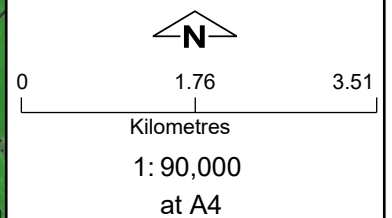
A1 - Location Plan  
A2 - Amending Plan  
A3 - List of Impacted Properties  
A4 - MRS Amendment Report  
A5 - Structure Plans



Department of Planning,  
Lands and Heritage

### Legend

- Localities
- Cadastre (View 3)
- Railway Lines**
  - Under construction
- Roads**
  - State Highway
  - Main
  - Minor
  - Laneway
  - Track
  - Not Applicable
- Planning Control Area
- Water Catchments
- Region Scheme Reserves**
  - Other regional roads
  - Parks and recreation
  - Primary regional roads
  - Public purposes - Water Authority of WA
  - Public purposes - high school
  - Railways
  - State forests
  - Waterways



### Notes:

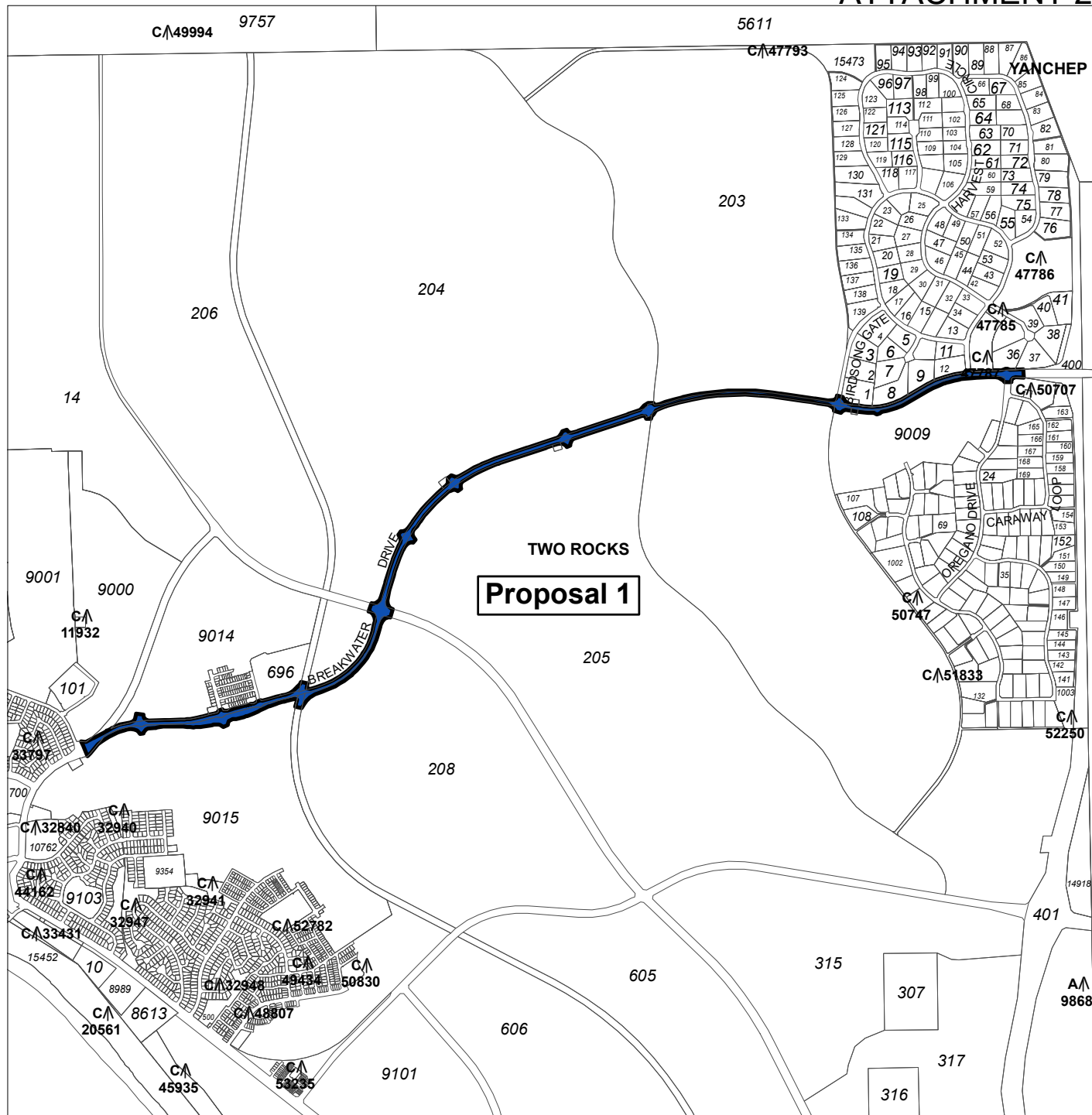
\* The data that appears on the map may be out of date, not intended to be used at the scale displayed, or subject to license agreements. The map should only be used in matters related to Department of Planning, Lands and Heritage business.

\* This map is not intended to be used for measurement purposes.

Breakwater Drive - Proposed Other Regional Roads Reservation

## Location Plan

**DPLH BUSINESS USE ONLY**



**Breakwater Drive Other Regional Road  
Proposed minor amendment  
as advertised**

9 December 2020

Proposal 1

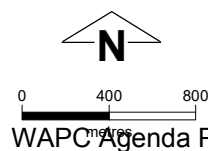
Proposed Amendment:

 Other regional roads reservation

Oracle reference no: 3105  
File number: 833/02/30/0134  
Version number: 1



Date: 10/12/2020  
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA  
Base information supplied by Western Australian Land Information Authority SLIP 1180-2020-1





Lot No.	Address	Types of Ownership	Ownership Details	Area to be Impacted (ha)
South of the Breakwater Drive road reserve				
9016	N/A	Commercial Organisation	Yanchep Sun City Pty Ltd	3.126
902	497 Reef Break Drive, Two Rocks	State Government	WAPC	0.32
208	499 Reef Break Drive, Two Rocks	Commercial Organisation	Tokyo Corporation	1.286
205	513 Breakwater Drive, Two Rocks	Commercial Organisation	Tokyo Corporation	1.246
321	371 Breakwater Drive, Two Rocks	Local Government	City of Wanneroo	0.019
203	450 Breakwater Drive, Two Rocks	State Government	WAPC	0.058
9010	200 Cinnamon Meander, Two Rocks	Commercial Organisation	Kincardine Holdings Pty Ltd	1.687
213	559 Breakwater Drive, Two Rocks	Local Government	City of Wanneroo	0.067
1000	1 Caraway Loop, Two Rocks	State Government	State of WA	0.007
North of the Breakwater Drive road reserve				
9014	100 Constellation Entrance, Two Rocks	Commercial Organisation	Yanchep Sun City Pty Ltd	0.283
696	N/A	Commercial Organisation	Atlantis Beach Baptist College Ltd	0.103
902	497 Reef Break Drive, Two Rocks	State Government	WAPC	0.201
208	499 Reef Break Drive, Two Rocks	Commercial Organisation	Tokyo Corporation	0.121
204	342 Breakwater Drive, Two Rocks	Commercial Organisation	Atlantis Cove Pty Ltd	0.888
320	300 Breakwater Drive, Two Rocks	Local Government	City of Wanneroo	0.035
203	450 Breakwater Drive, Two Rocks	State Government	WAPC	0.656
1	14 Birdsong Gate, Two Rocks	Private	Binh Tien Van; Phong Thi Le	0.109
36	26 Orchard rest, Two Rocks	Private	Shane John Hale	0.026

Total =	10.238
---------	--------

**DRAFT**

**METROPOLITAN REGION SCHEME  
AMENDMENT NO. xxxx/57  
(Minor Amendment)**

**Breakwater Drive  
(Lisford Avenue to Mitchell Freeway Reservation)**

**City of Wanneroo**

**AMENDMENT REPORT**

## CONTENTS

### **The Metropolitan Region Scheme**

#### **Abbreviations**

#### **Location Map**

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4.	<b>Discussion</b>	.	.	.	.	.	.	.
5.	<b>Aboriginal Heritage</b>	.	.	.	.	.	.	.
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12.	<b>Modifications to the Amendment</b>	.	.	.	.	.	.	.
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Appendix A	Environmental Protection Authority Advice
Appendix B	List of Detailed Plans Supporting the Amendment
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Appendix D	Preparing a submission
Appendix E	Submission form for this amendment (form 57)

**Breakwater Drive, Two Rocks  
Other Regional Roads Reservation**

**1. PURPOSE**

The purpose of this Metropolitan Region Scheme (MRS) amendment is to create an Other Regional Roads (ORR) reservation along a section of Breakwater Drive between Lisford Avenue and the Mitchell Freeway reservation (herein referred as Breakwater Drive), as shown on *Amendment Figure 1*.

**2. BACKGROUND**

Breakwater Drive provides an important east-west link between Mitchell Freeway reserve and Lisford Avenue, both of which are already reserved as regional roads under the MRS. The draft (2015) and published *Perth and Peel @3.5M North-West Sub-Regional Planning Framework, 2018* (Framework) identify Breakwater Drive as a proposed Integrator Arterial (ORR). According to the Framework, a population of approximately 740,330 is anticipated in the north-west metropolitan area by 2050. Based on this population growth, Breakwater Drive is forecast to require additional traffic capacity. It will need to be widened to a four-lane dual carriageway road with a capacity to carry up to 40,000 vehicles per day. Breakwater Drive is expected to function as an ORR in the future, connecting existing ORR Lisford Avenue/Two Rocks Road and Primary Regional Roads (PRR) Mitchell Freeway.

In 2017, the Department of Planning Lands and Heritage (DPLH), in close collaboration with the City of Wanneroo, engaged a consultant to develop concept road design drawings and land protection plans for a suitable ORR alignment for the section of Breakwater Drive west of the Mitchell Freeway reserve to Lisford Avenue. This study included:

- Desktop constraints analysis, including environmental and heritage considerations;
- Traffic modelling studies;
- An access Strategy;
- Concept designs;
- Acoustic modelling;
- Road safety audit; and
- Consultation with stakeholders occurred via the project reference group.

The road concept incorporates:

- 4 lanes divided road (2 x 3.5 metres lanes in each direction);
- 2 metres on road cycle lanes in each direction;
- 8 metres median which is reduced to three metres within Bush Forever site 284;
- 5.1 metres verges;

- Design speed of 80 km/h
- Design vehicle being 27.5 metres long (consistent with the Restricted Access Vehicle category 4 requirements); and
- All major intersections are controlled by roundabouts.

The planning study was completed in 2019. It was used to inform the boundary for PCA 140. The PCA was introduced to protect an interim boundary for Breakwater Drive as a four-lane divided road pending environmental surveys and consultations.

An Environmental Assessment Report (EAR) was prepared in 2020 to assess the potential environmental impacts within the proposed Breakwater Drive ORR corridor. The EAR did not identify any fatal flaws with the proposed amendment. Three potential breeding habitat trees for Black Cockatoos were identified within the proposed road reservation.

DPLH then reviewed (2020) the proposed Breakwater Drive ORR design and land protection plans based on received feedback in order to:

- avoid impacting existing and proposed commercial developments along the northern boundary of Breakwater Drive between Mercury drive and Constellation Entrance;
- consolidate the number of intersections along the proposed road corridor and investigate alternative intersection treatments at Constellation Entrance intersection instead of the proposed signalised intersection; and
- minimise impact upon a potential breeding habitat tree for Carnaby's Black Cockatoos at the proposed Birdsong Gate roundabout.

The key changes to the revised concept design include:

- The Proposed roundabout at Mercury Avenue has been relocated to the west to avoid impact on a proposed commercial development at Lot 9014;
- Constellation Entrance intersection revised from a signalised intersection to a roundabout and moved south to avoid impacting buildings on the northern side of Breakwater Drive;
- Road alignment shifted to the south between Mercury Avenue and Shearwater Avenue as a result of the above modifications;
- Five proposed left-in left-out intersections south of Breakwater Drive between Mercury Avenue and Shearwater Avenue were removed as they are not in the approved structure plans;
- Birdsong Gate roundabout relocated east to avoid impacting a potential breeding tree for Black Cockatoos and a fourth leg was introduced; and
- Intersection east of Birdsong Gate reconfigured to left-in left-out only, with no right-in, due to proximity of Birdsong Gate.

The updated plans now form the basis for the proposed amendment is to establish an ORR reservation for Breakwater Drive.



### 3. SCOPE AND CONTENT OF THE AMENDMENT

The proposed Breakwater Drive ORR amendment is for the widening of approximately 6.8 kilometres of an existing local road. Its existing road reserve ranges from 20 - 32 metres. The amendment proposes to transfer approximately 28.6 hectares (ha) of land from Urban, Urban Deferred, Rural zones and Parks and Recreation reservation to ORR reservation in the MRS as follows:

- 8.1 ha from Urban zone;
- 12.5 ha from Urban Deferred zone;
- 5.0 ha from Rural zone; and
- 3.0 ha from Parks and Recreation reservation.

*(note: the above figures include approximately 18.4 ha of existing local road reserve)*

The proposed Breakwater Drive ORR reservation will have a width generally ranging between 36 - 40 metres to accommodate a four-lane dual carriageway. The reservation has been narrowed to 26 metres where it traverses through Bush Forever site 284. This reduces the road's footprint and its clearing requirement on native vegetations. The proposed reservation width at the Constellation Entrance intersection is approximately 65 metres. It results from changing the form of intersection from traffic lights to roundabout and its relocation to the south to avoid impacting the commercial developments north of Breakwater Drive.

Overall, the proposed ORR reservation will impact on 8 commercial organisation owned properties, two privately owned properties, three properties owned by the City of Wanneroo and five properties owned by the State government. Table 1 provides further details about the impacted properties.

**Table 1: List of impacted properties**

Lot No.	Address	Area to be impacted (ha)
9016	N/A	3.126
902	497 Reef Break Drive, Two Rocks	0.32
208	499 Reef Break Drive, Two Rocks	1.286
205	513 Breakwater Drive, Two Rocks	1.246
321	371 Breakwater Drive, Two Rocks	0.019
203	450 Breakwater Drive, Two Rocks	0.058
9010	200 Cinnamon Meander, Two Rocks	1.687
213	559 Breakwater Drive, Two Rocks	0.067
1000	1 Caraway Loop, Two Rocks	0.007
9014	100 Constellation Entrance, Two Rocks	0.283
696	N/A	0.103
902	497 Reef Break Drive, Two Rocks	0.201
208	499 Reef Break Drive, Two Rocks	0.121
204	342 Breakwater Drive, Two Rocks	0.888
320	300 Breakwater Drive, Two Rocks	0.035

203	450 Breakwater Drive, Two Rocks	0.656
1	14 Birdsong Gate, Two Rocks	0.109
36	26 Orchard rest, Two Rocks	0.026

As part of the pre-referral, below government agencies were consulted and have raised no objection to the proposed amendment.

- City of Wanneroo
- Main Roads Western Australia (MRWA)
- Department of Biodiversity, Conservation and Attractions (DBCA)
- Department of Water and Environmental Regulation (DWER)
- Public Transport Authority (PTA)
- Department of Transport (DoT)
- Department of Mines, Industry Regulation and Safety (DMIRS)
- Water Corporation

#### 4. DISCUSSION

##### **Strategic Planning Context**

##### **Perth and [Peel @ 3.5 Million](#), North-West Sub-Regional Planning Framework (2018)**

The *Perth and Peel @ 3.5 Million* suite of planning documents provide an envisaged development outcome for the Perth and Peel regions for a population of 3.5 million people by 2050. It makes the case for change from a “business-as-usual” perspective to a more considered, connected, consolidated urban form.

The *North-West Sub-Regional Planning Framework* (the Framework) forms part of the *Perth and Peel @ 3.5 Million* suite of planning documents. Plan 1 of the Framework identifies Breakwater Drive as a proposed regional road, and Plan 6 of the Framework shows this road as a proposed integrator arterial, based on district and local structure planning undertaken in the area to date and future population forecasts.

There are four major east-west roads between Two Rocks Road and the future Freeway in the Yanchep-Two Rocks area. Breakwater Drive is the most northern one and is expected to carry up to 40,000 vehicles per day (vpd) according to the traffic forecast for the 3.5M population scenario. The existing road reserve will need to be widened to accommodate its future demand and function as an ORR as identified in the Framework.

##### **Yanchep – Two Rocks District Structure Plan (2010)**

Figure 23 of the DSP depicts the section of Breakwater Drive between Shearwater Avenue and west of Bush Forever site 284 as District Distributor A (DDA) and the rest is shown as District Distributor B (DDB). Both perform the same function, however, a DDB has a reduced traffic capacity as it has only one traffic lane in each direction.

The 30 metres reservation of the DDB (Illustration 12) needs to be widened to 36 – 40 metres, similar to the DDA (Illustration 11) to accommodate the more recent planning for Breakwater Drive.

## **Local Structure Plans**

There are several approved local structure plans (LSP) in the vicinity of Breakwater Drive, including:

- Two Rocks Local Structure Plan No. 69 – 2009.
- North Two Rocks LSP No. 91 – 2012.
- East Two Rocks Local Structure Plan No. 83 – 2012.
- Lot 201 Breakwater Drive No.35 – 2002.
- Lot 202 Breakwater Drive LSP No.53 – 2012. It is located east of Bush Forever site 284 and south of Breakwater Drive. This LSP created 169 lots and three public open spaces. There is no provision for future widening of Breakwater Drive.

All the LSPs pre-date the Framework. Planning for the area was then based on an average residential density of 10 dwellings per gross hectare. The Framework is based on a residential density of 15 dwellings per gross hectare, implying higher density, and hence greater volumes of traffic than previously planned.

## **State Planning Policy 5.4 - Road and Rail Noise (SPP 5.4)**

A noise assessment was undertaken in March 2019. It summarised that residential development adjacent to Breakwater Drive will need to consider noise mitigation to achieve compliance with SPP 5.4. The noise report indicates that the mitigation measures can consist of a combination of quieter road surface, noise barriers and building façade protection, with the extent of mitigation being dependent upon the finished residential lot levels and distance from the road.

## **Statutory Planning Context**

### **Environment**

Breakwater Drive traverses Bush Forever site 284. The Environmental Assessment Report (DPLH 2020) identifies 92% of the vegetation within the proposed ORR reservation as ‘good to degraded’ to ‘completely degraded’, with the remaining 8% mapped as ‘good’ to ‘excellent’. The proposed road cross section along the Bush Forever site is 26 metres compared to approximately 40 metres along other sections of the corridor. This is achieved by reducing the median to 3 metres, taking the on-road cycling off-road and locating it within a shared path on the northern side of the road using the bush fire break area. A widening of 6 metres is therefore proposed on the northern side of the Bush Forever site to accommodate part of the carriageway and 1.5 metres verges. This reduces the impact on the Bush Forever site. Any potential offset will be considered as part of Part V of the Environmental Protection Act which will consider the impacts associated with clearing of vegetation within the Bush Forever site.

No threatened flora species were identified within the proposed reservation. However, four Priority 3 flora species were identified, most of which are located within the future carriageway and will likely be cleared for road construction. Some of these species are located within the verges and will be considered for retention where they are not impacted by earthworks or shared paths.

The survey did not find any State listed threatened ecological communities, but three Priority 3 State listed priority ecological communities were surveyed. There was one federally listed threatened ecological community within the proposed reservation, being the Tuart woodlands of the Swan Coastal Plain. These are located within the uncleared areas of the proposed reservation and some will be cleared for the duplication of Breakwater Drive. Once detailed design is progressed and the exact impact determined, an assessment against *Matters of National Environmental Significance - Significant Impact Guidelines* (DoEE 2013) will be undertaken to determine whether a referral is required pursuant to the EPBC Act.

43 potential breeding habitat trees for Carnaby's Black Cockatoos are located within the proposed reservation; 39 without hollows, one with potentially unsuitable hollow and three containing hollows considered suitable for Cockatoo breeding. One of the trees with a potentially suitable hollow is located within the verge and can be avoided. The other two are located at intersections. During the July 2020 design update, the Birdsong Gate intersection was revised to avoid impacting a tree with a suitable hollow. Therefore, only one tree with a potentially suitable hollow will be impacted. A detailed assessment of the hollows will be undertaken to determine their actual suitability for breeding by Cockatoos.

#### Department of Water and Environmental Regulation (DWER)

DWER made no comments on the proposed amendment with reference to the regulatory responsibilities under Part IV of the Environmental Protection Act 1986.

#### Department of Biodiversity, Conservation and Attractions (DBCA)

DBCA has no objection to the proposal and states that an assessment against the *Matters of National Environmental Significance Significant Impact Guidelines* (DotE 2013) and identified potential Carnaby's Black Cockatoo habitat trees to be undertaken prior to construction phase as part of detailed design.

### **Regional Roads**

Proposed Breakwater Drive concept is designed to tie into the PRR reservation for Mitchell Freeway and the ORR reservation for Lisford Avenue.

#### Main Roads WA

The preliminary concept design was reviewed in July 2020 to incorporate MRWA's comments by reducing five intersections and modifying intersections treatments and alignments. Main Roads WA has no objection to the proposal and states that the number and form of intersections should be revised further.

### **Urban Water Management**

A District Water Management Strategy is not required for the corridor, as the amendment is only identifying and protecting the extent of land that is required for the planned upgrade of Breakwater Drive.

It is anticipated that treatment of all runoff generated from within the corridor will be contained within the reserve or incorporated into adjacent developer's drainage strategy subject to agreement between the City of Wanneroo and adjacent developers.

## **Infrastructure**

### Water and Wastewater

Water Corporation did not object to the proposed amendment and states that existing infrastructure (water distribution and sewerage gravity pipes) is to be protected and future demand for additional infrastructure is to be accommodated within the ORR reserve.

### Electricity

Existing underground power services and overhead power lines are located within the verges of the existing Breakwater Drive reservation between Lisford Avenue and the transit corridor. Some overhead powerlines and poles between Damepattie Drive and Mercury Avenue will require relocation prior to construction of the additional carriageway.

### Gas

There is an existing 700kPa high-pressure gas main that runs east along the southern verge of Breakwater Drive, terminating at the Shearwater Avenue intersection. The high-pressure gas pipeline will generally be located in the median as a result of the proposed widening of Breakwater Drive.

### Telecommunications

Telstra infrastructure exists along Breakwater Drive and includes trenched pipe and pits commencing on the south side of Breakwater Drive, west of the Damepattie Drive intersection before swapping to the north side of Breakwater Drive, terminating west of the Shearwater Avenue intersection. The Telstra infrastructure is generally located within the verges and may not require relocation.

### Public Transport

There is an existing bus route (490 F&T) that runs from Butler Station to Two Rocks Shopping Centre, west of Breakwater Drive. There is currently no public transport service along Breakwater Drive.

The Department of Transport has no comments on the proposed amendment. The Public Transport Authority has advised that the duplication of Breakwater Drive is unlikely to impact its future rail network.

### City of Wanneroo

The City has no objection to the proposal and advised that the roundabouts are to be designed to include pre-deflections.

There are 11 roundabouts proposed along the alignment. Proposed intersection at Two Rocks Road / Birdsong Gate does not have pre-deflection. Proposed intersection at Two Rocks Road / future Shearwater Drive has a pre-deflection only for the eastbound traffic. There are opportunities to include pre-deflection at all intersections at detailed design stages.

### Department of Mines, Industry Regulation and Safety

No objection as the proposal raises no significant concern with respect to mineral and petroleum resources, geothermal energy, and basic raw materials.

## **5. ABORIGINAL HERITAGE**

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

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

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

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

The amendment was not referred to SWALSC as part of preliminary investigations as it was not expected to impact on Aboriginal heritage values. However, the amendment will be referred to SWALSC during the formal advertising period.

## **6. CO-ORDINATION OF LOCAL AND REGION SCHEME AMENDMENTS**

Under section 126(1) of the Planning and Development Act, 2005 if a region planning scheme delineates land comprised in a local planning scheme for any public purpose, then the local planning scheme, in so far as it operated in relation to that land is, by force of this section, and without any further action under this Act, amended to such extent (if any) as is necessary to give effect to the reservation under the region planning scheme.

## **7. SUBSTANTIALITY**

The *Planning and Development Act 2005* allows for amendments to the MRS to be processed as either "minor" or "major" amendments depending on whether they are considered to constitute a substantial alteration to the MRS or not. *Development Control Policy 1.9 – Amendment to Region Schemes* (WAPC, 2017) sets out the criteria for deciding whether the major or minor process should be followed. In this regard, the amendment is proposed to be processed as a "minor" amendment as follows:

- The amendment area is identified as a proposed regional road in the *North-West Sub-Regional Planning Framework*;
- The amendment would facilitate the construction of an efficient and effective regional movement network consistent with the intent of the *North-West Sub-Regional Planning Framework*;
- The amendment constitutes a logical rationalisation of the zoning and reservation of land in the MRS for the locality; and
- Key State Government agencies did not object to the initiation of the amendment during the pre-referral phase.

## **8. SUSTAINABILITY APPRAISAL**

The proposed amendment will facilitate the permanent protection of Breakwater Drive in a regional road capacity, provide clarity and certainty for future road planning and adjacent developments and allow orderly land use planning to occur along this corridor.

## **9. ENVIRONMENTAL PROTECTION AUTHORITY ADVICE**

*{To be inserted after formal advice received from EPA}*

## **10. THE AMENDMENT PROCESS**

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

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

- formulation of the amendment by the WAPC;
- referral to the EPA for environmental assessment;
- completion of an Environmental Review (if required) to EPA instructions;
- public submissions 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 refusal to approve, by the Minister; and
- the amendment takes legal effect with Gazettal of the Minister's approval.

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

## **11. SUBMISSIONS ON THE AMENDMENT**

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

The amendment will be advertised for public submissions for a period of 60 days from Friday XX XXXX 2021 to Friday XX XXXX 2021.

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

- i) Western Australian Planning Commission, (Level 2, 140 William Street, Perth);
- ii) the offices of the City of Wanneroo;
- iii) State Reference Library, Northbridge.

Online submissions are encouraged via: [www.dplh.wa.gov.au/mrs-amendments](http://www.dplh.wa.gov.au/mrs-amendments).

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

The Secretary  
Western Australian Planning Commission  
Locked Bag 2506  
PERTH WA 6010

or by email to:- [mrs@planning.wa.gov.au](mailto:mrs@planning.wa.gov.au).



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

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

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

## **12. MODIFICATIONS TO THE AMENDMENT**

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

## **13. FINAL OUTCOME**

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

**METROPOLITAN REGION SCHEME  
AMENDMENT NO. 13xx/57  
(Minor Amendment)**

**METROPOLITAN REGION SCHEME AMENDMENT XXXX/XX**

**BREAKWATER DRIVE, TWO ROCKS  
OTHER REGIONAL ROADS RESERVATION**

**City of Wanneroo**

**FIGURE 1**

## **Appendix A**

### **Environmental Protection Authority A Notice of environmental assessment**

**(EPA decision to be added here in due course)**

## **Appendix B**

### **List of detail plans supporting the amendment**







(To be included during the advertising phase)

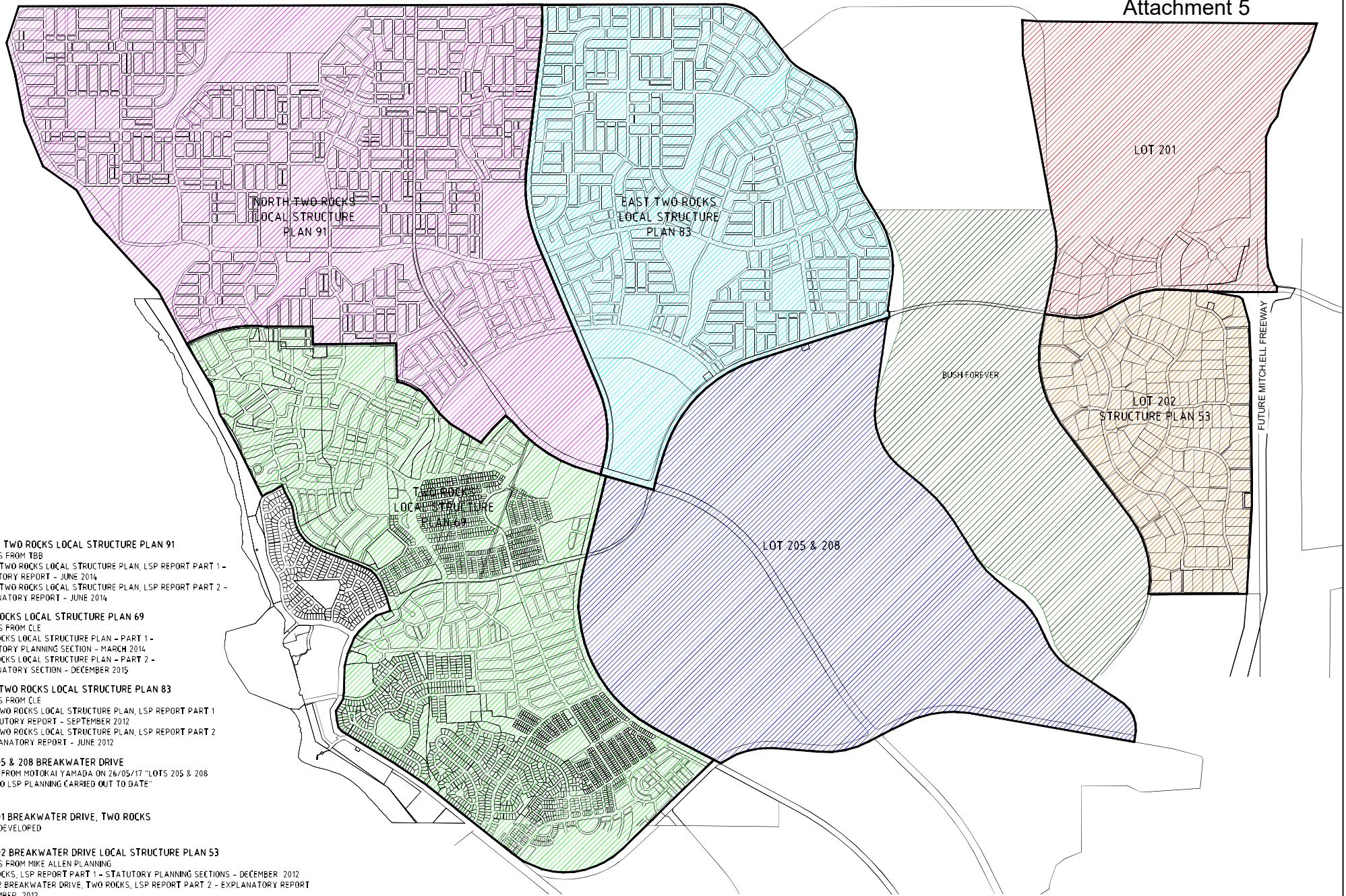
## **Appendix C**

### **Your property and the Metropolitan Region Scheme**



## LEGEND

-  NORTH TWO ROCKS LOCAL STRUCTURE PLAN 91  
DETAILS FROM T88  
NORTH TWO ROCKS LOCAL STRUCTURE PLAN, LSP REPORT PART 1 - STATUTORY REPORT - JUNE 2014  
NORTH TWO ROCKS LOCAL STRUCTURE PLAN, LSP REPORT PART 2 - EXPLANATORY REPORT - JUNE 2014
-  TWO ROCKS LOCAL STRUCTURE PLAN 69  
DETAILS FROM CLE  
TWO ROCKS LOCAL STRUCTURE PLAN - PART 1 - STATUTORY PLANNING SECTION - MARCH 2014  
TWO ROCKS LOCAL STRUCTURE PLAN - PART 2 - EXPLANATORY SECTION - DECEMBER 2015
-  EAST TWO ROCKS LOCAL STRUCTURE PLAN 83  
DETAILS FROM CLE  
EAST TWO ROCKS LOCAL STRUCTURE PLAN, LSP REPORT PART 1 - STATUTORY REPORT - SEPTEMBER 2012  
EAST TWO ROCKS LOCAL STRUCTURE PLAN, LSP REPORT PART 2 - EXPLANATORY REPORT - JUNE 2012
-  LOT 205 & 208 BREAKWATER DRIVE  
ADVICE FROM MOTOKAI YAMADA ON 26/05/17 "LOTS 205 & 208 HAVE NO LSP PLANNING CARRIED OUT TO DATE"
-  LOT 201 BREAKWATER DRIVE, TWO ROCKS  
FULLY DEVELOPED
-  LOT 202 BREAKWATER DRIVE LOCAL STRUCTURE PLAN 53  
DETAILS FROM MIKE ALLEN PLANNING  
TWO ROCKS, LSP REPORT PART 1 - STATUTORY PLANNING SECTIONS - DECEMBER 2012  
LOT 202 BREAKWATER DRIVE, TWO ROCKS, LSP REPORT PART 2 - EXPLANATORY REPORT - DECEMBER 2012



0m 250 500 750m  
1:12500

B 20.09.17 AAD FC P. CONNELL LSP 69 AND 91 BOUNDARY AMENDED, LOTS 201, 205 & 208 HATCHING CHANGED

A 31.08.17 DP FC P. CONNELL ISSUED FOR INFORMATION

REV DATE DRN CKD APP AMENDMENT

REV DATE DRN CKD APP AMENDMENT

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CLIENT

DEPARTMENT OF PLANNING

APPROVED

*St. Codd*

DESIGNED

DP  
SCALE 1:12500

PROJECT BREAKWATER DRIVE

TITLE LAND USE PLANNING

WAPC Agenda Page 48

WAPC No.

DRAWING No.

6300-00-SK01

REVISION

B

ORIGINAL SIZE  
A1