



May 2024

# Metropolitan Region Scheme Amendment **1423** (Standard Amendment)



Lot 1 Labouchere Road,  
South Perth

Amendment Report

City of South Perth

---

**Metropolitan Region Scheme  
Amendment 1423  
(Standard Amendment)**

**Lot 1 Labouchere Road, South Perth**

---

**Amendment Report**

**City of South Perth**



May 2024

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

**Disclaimer**

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

© State of Western Australia

Published by the  
Western Australian Planning Commission  
Gordon Stephenson House  
140 William Street  
Perth WA 6000

Locked Bag 2506  
Perth WA 6001

MRS Amendment 1423 (Standard) Amendment Report  
File RLS/0864

Published May 2024

Internet: [www.wa.gov.au/dplh](http://www.wa.gov.au/dplh)  
Email: [info@dplh.wa.gov.au](mailto:info@dplh.wa.gov.au)  
Phone: (08) 6551 8002  
Fax: (08) 6552 4417  
National Relay Service: 13 36 77

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

# Contents

Abbreviations .....	i
---------------------	---

## Amendment Report

1	Planning objective .....	1
2	Background.....	1
3	Discussion.....	1
4	Aboriginal cultural heritage .....	3
5	Coordination of local and region scheme amendments .....	3
6	Substantiality.....	4
7	Environmental Protection Authority advice .....	4
8	The amendment process.....	4
9	Submissions on the amendment .....	5
10	Modifications to the amendment.....	5
11	Final outcome.....	5
	Amendment Figure - Proposal 1.....	7

Appendix A Notice of environmental assessment

Appendix B List of detail plans supporting the amendment

Appendix C Preparing a submission

Appendix D Submission form for this amendment

## Abbreviations

<b>ACH</b>	Aboriginal Cultural Heritage
<b>AHA</b>	<i>Aboriginal Heritage Act 1972</i>
<b>DPLH</b>	Department of Planning, Lands and Heritage
<b>DWER</b>	Department of Water and Environmental Regulation
<b>EPA</b>	Environmental Protection Authority
<b>LPS</b>	Local Planning Scheme
<b>MRS</b>	Metropolitan Region Scheme
<b>SPP</b>	State Planning Policy
<b>SWALSC</b>	South West Aboriginal Land and Sea Council
<b>WAPC</b>	Western Australian Planning Commission
<b>WC</b>	Water Corporation

## **Amendment Report**

# Metropolitan Region Scheme Amendment 1423 (Standard)

## Lot 1 Labouchere Road, South Perth

### Amendment Report

#### 1 Planning objective

The purpose of the proposed amendment is to transfer approximately 3,750 square metres of land within Lot 1 Labouchere Road, South Perth from the Parks and Recreation - restricted public access reservation to the Urban zone under the Metropolitan Region Scheme (MRS).

The proposed Urban zoning will facilitate the investigation of potential redevelopment opportunities which would be compatible with the current use of the site, and any subsequent planning and development for the site.

#### 2 Background

The amendment area is located in the City of South Perth and is located approximately 2.5 kilometres south of the Perth Central Business District, 2.6 kilometres north of the Canning Bridge activity centre, and south of the South Perth activity centre.

Lot 1 is owned by the Royal Perth Golf Club Incorporated and is currently occupied by the clubrooms for the golf club and other associated buildings. The associated golf course is located on adjacent land to the south within Lot 1162 Labouchere Road. Other surrounding land uses include the Kwinana Freeway and Mandurah railway line to the west, sporting fields within Richardson Park to the north, the Perth Zoo to the north-east, and existing low to medium density residential development to the east.

Land within the amendment area, the adjacent golf course and the Perth Zoo site is reserved Parks and Recreation - restricted public access under the MRS, and Richardson Park is reserved Parks and Recreation under the MRS. The residential area to the east is zoned Urban under the MRS and is zoned Residential, with a R40 residential density code, in the City of South Perth Local Planning Scheme No. 7 (LPS 7).

Land use and development within the amendment area is currently controlled by the MRS, given it is currently reserved Parks and Recreation - restricted public access. Should the amendment be approved, the future use and development of the amendment area would be subject to the requirements of LPS 7.

#### 3 Discussion

##### Strategic Context

##### **Perth and Peel@3.5million / Central Sub-Regional Planning Framework**

The *Perth and Peel@3.5million* suite of strategic planning documents have been prepared to guide the strategic planning for the Perth and Peel regions, and make the case for a more considered, connected, consolidated urban form.

The *Central Sub-regional Planning Framework* (the Framework), which forms part of this suite of documents, designates land within the amendment area as 'Green Network' consistent with the current reservation of this land under the MRS. Labouchere Road and part of the residential area to the east are identified as being part of an 'Urban Corridor' in the Framework. The Framework describes 'Urban Corridors' as being the focus for higher-density residential development along high frequency public transport corridors.

The proposed Urban zoning is not consistent with the 'Green Network' designation of the amendment area in the Framework but is considered to be broadly consistent with the intent of the Framework for the following reasons:

- It is consistent with the 'Urban Corridor' designation of Labouchere Road and adjacent land to the east.
- The proposed Urban zoning is considered to be a more appropriate land use designation for the amendment area than the current 'Parks and Recreation - Restricted Public Access' reservation, given that the site is privately owned, is not used for public purposes and a broader range of non-public land uses are being considered for the site.
- The proposed Urban zoning would be consistent with the Urban zoning of the existing residential area to the east.

### **City of South Perth Local Planning Strategy**

The *City of South Perth Local Planning Strategy* (the Local Planning Strategy) identifies the amendment area as 'Parks and Recreation regional reserve' consistent with the current reservation of this land under the MRS. In addition to this, the amendment area is not identified as a managed growth area in the Local Planning Strategy or as having a role in delivering the forecast growth in residential dwellings within the South Perth locality. The intent of the managed growth areas in the Local Planning Strategy is to ensure that the majority of future residential dwellings are provided within and around activity centres and along urban corridors.

This notwithstanding, the proposed Urban zoning is broadly consistent with the intent of the Local Planning Strategy given the amendment area is located adjacent to the Labouchere Road 'Urban Corridor' as identified in the Framework and in close proximity to the South Perth activity centre area.

### **Draft State Planning Policy 2.9 - Planning for Water**

Draft State Planning Policy 2.9 - Planning for Water seeks to ensure that planning and development considers water resource management and includes appropriate water resource management measures to achieve optimal water resource outcomes at the various stages of the planning process. In this respect, the Department of Water and Environmental Regulation advises that a district or local water management strategy does not need to be prepared in support of the amendment.

### **State Planning Policy 3.0 - Urban Growth and Settlement**

*State Planning Policy 3.0 - Urban Growth and Settlement* (SPP 3.0) sets out the principles and considerations that guide the development of new urban growth areas and settlements. Its objectives include promoting the growth and development of urban areas in response to the social and economic needs of communities, enhancing the quality of life in those communities, and creating an identifiable sense of place for each community.

The proposed amendment is consistent with SPP 3.0 as the proposed Urban zoning will assist with making efficient use of land in existing an existing urban area which has a high degree of



accessibility and is broadly consistent with the intent of the *Central Sub-regional Planning Framework*.

## **Statutory Planning Context**

### **Environment**

Most of the site is occupied by the existing clubroom buildings does not contain any remnant vegetation or have any other significant environmental values. As such, any future redevelopment of the site is not likely to significantly impact on any significant environmental values.

### **Water and Wastewater Infrastructure**

The Water Corporation advises that the amendment area is currently serviced with water and reticulated sewerage, and that the proponent may need to make a development contribution for any future infrastructure works required to connect any future development on the site to these services.

## **4 Aboriginal cultural heritage**

The process of rezoning or reservation of land in a region scheme is broad by nature and does not physically interfere with the land. Consideration of Aboriginal cultural heritage (ACH) is addressed more specifically at later stages of the planning process, typically when preparing a local structure plan or at the subdivision and development approval stages. All ACH is protected whether or not it has been previously recorded or reported.

Nevertheless, in recognition of the importance of having reliable Aboriginal cultural heritage information, 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 amendment proposals likely to be of interest to Aboriginal persons are pre-referred to SWALSC for comment. 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 will be formally referred to SWALSC during the public submission period.

## **5 Coordination of local and region scheme amendments**

Pursuant to section 126(3) of the *Planning and Development Act 2005* (the Act), where land is being transferred to the Urban zone under a region scheme, the WAPC can resolve to concurrently amend the respective local planning scheme to transfer this land to a zone which is consistent with the objective of the Urban zone.

In this respect, the WAPC has the option of concurrently amending the City of South Perth Local Planning Scheme No. 7, to transfer the amendment area to a zone which is consistent with the objectives of the Urban zone under the Metropolitan Region Scheme. In accordance with standard practice a determination on the concurrent amendment of the respective local planning scheme will be made after the close of the public submission period.

## 6 Substantiality

The Planning and Development (Region Planning Schemes) Regulations 2023 allows for amendments to the MRS to be processed as either 'complex', 'standard' or 'basic' amendments, depending on the alteration to the MRS. In this regard, the WAPC has resolved to treat this amendment as a standard region scheme amendment for the following reasons:

- The amendment is not complex, and its size and scale is not regionally significant and does not reflect a significant change to the strategic planning for the Metropolitan region.
- The amendment is broadly consistent with the intent of the *Central Sub-regional Planning Framework*.
- The amendment is not likely to result in significant impacts to the environmental values of the amendment area and the surrounding locality.
- The City of South Perth and key State Government agencies have not raised any matters which would prevent the initiation and advertising of the amendment.

## 7 Environmental Protection Authority advice

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

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

## 8 The amendment process

The procedures for amending the MRS are prescribed by the *Planning and Development Act 2005* and the Planning and Development (Region Planning Schemes) Regulations 2023. In essence, the procedure for a standard amendment involves:

- formulation of the amendment by the WAPC
- referral to the EPA for environmental assessment
- completion of an Environmental Review (if required) in accordance with 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
- the amendment takes legal effect with Gazettal of the Minister's approval.

An explanation of the [region scheme amendment process](#) can be found on the Department of Planning, Lands and Heritage's website, along with further information for [your property and planning region schemes](#)

## 9 Submissions on the amendment

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

The amendment is being advertised for public submissions for a period of 42 days from 20 May 2024 to 01 July 2024.

The amendment report and plans showing the proposed changes are available for public inspection [online](#).

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

However, written submissions commenting on the amendment can be sent to:

[RegionPlanningSchemes@dplh.wa.gov.au](mailto:RegionPlanningSchemes@dplh.wa.gov.au)

or posted to:

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

and **must be received by 01 July 2024**.

All submissions received by the WAPC will be acknowledged.

For your convenience a submission form is contained in this report (Appendix D). Additional copies of the form are available from the Department of Planning, Lands and Heritage [website](#).

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

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

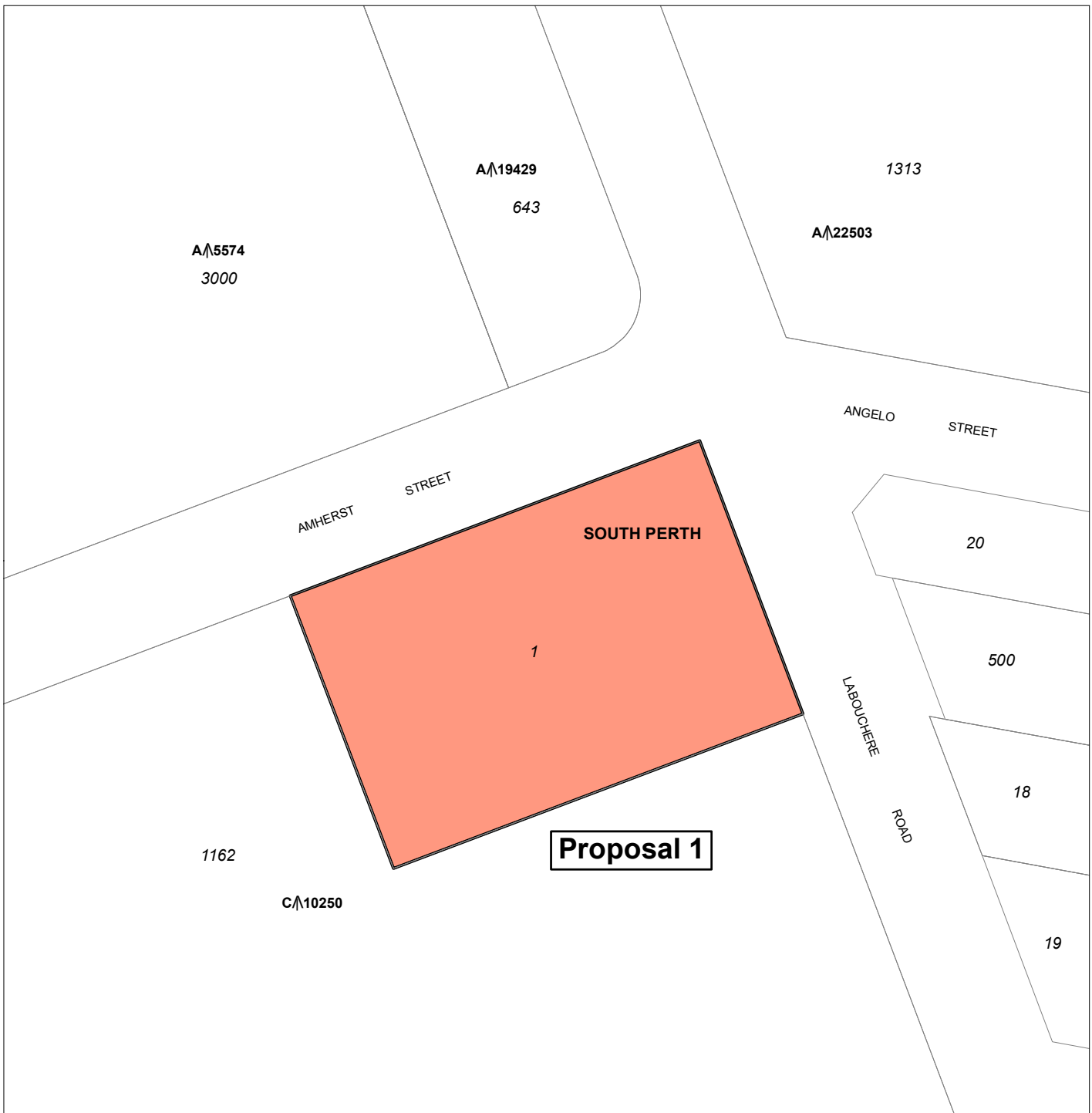
## 10 Modifications to the amendment

After considering any comments received the WAPC may recommend that the Minister for Planning modify the amendment. The Minister may approve the amendment, with or without any modifications in response to submissions, or decline to approve.

## 11 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 1423  
Lot 1 Labouchere Road, South Perth  
Amendment Figure - Proposal 1**




**Lot 1 Labouchere Road, South Perth  
Proposed Standard MRS amendment  
as advertised**

28 February 2024

Proposal 1

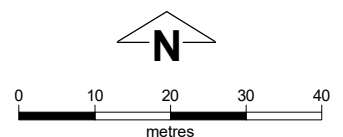
Proposed Amendment:

 Parks and Recreation – restricted public access reservation to Urban zone

Oracle reference no: 3029  
File number: RLS/0864  
Version number: 1



Date: 13/03/2024  
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA  
Base information supplied by Western Australian Land Information Authority SLIP 1447-2023-1



## **Appendix A**

### **Notice of environmental assessment**



## Environmental Protection Authority

Chair  
Western Australian Planning Commission  
140 William Street  
**PERTH WA 6000**

Our Ref: APP-0025269  
Enquiries: Grace Fereday, 08 6364 7005  
Email: [grace.fereday@dwer.gov.wa.edu](mailto:grace.fereday@dwer.gov.wa.edu)

Dear Mr Caddy

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

<b>SCHEME</b>	<b>Metropolitan Region Scheme Amendment 1423</b>
<b>LOCATION</b>	<b>Lot 1 Labouchere Road, South Perth</b>
<b>RESPONSIBLE AUTHORITY</b>	<b>Western Australian Planning Commission</b>
<b>DECISION</b>	<b>Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme Amendment Not to be Assessed Under Part IV of the EP Act. No Advice Given (Not Appealable)</b>

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

After consideration of the information provided by you, the EPA considers that the proposed scheme should not be assessed under Part IV Division 3 of the *Environmental Protection Act 1986* (EP Act).

Please note the following:

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

A copy of the EPA's Determination is attached and will be made available to the public via the EPA website.

Yours sincerely

**Lee McIntosh**  
**Deputy Chair of the Environmental Protection Authority**

1 May 2024

Encl. EPA Determination



## Environmental Protection Authority

s.48A Referrals

**Title:** Metropolitan Region Scheme Amendment 1423

**Location:** Lot 1 Labouchere Road, South Perth

**Description:** The amendment proposes to rezone Lot 1 Labouchere Road, South Perth from 'Parks and Recreation - restricted public access' to 'Urban'.

**Ref ID:** APP-0025269

**Date Received:** 11/04/2024      **Date Sufficient Information Received:** 11/04/2024

**Responsible Authority:** Western Australian Planning Commission, 140 William Street, Perth WA 6000

**Contact:** Zoe Chalwell-James

**Preliminary Environmental Factors:** None

**Potential Significant Effects:** None

**Protection:** Not required

**Determination:** **Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme Not to be Assessed under Part IV of the EP Act. No Advice Given. (Not Appealable).**

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

This Determination is not appealable.

Deputy Chair's Initials: *MMA*

1 May 2024



## **Appendix B**

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

**Metropolitan Region Scheme  
Amendment 1423**

**Lot 1 Labouchere Road, South Perth**

**as advertised**

**Amending Plan 3.2831**

## **Appendix C**

### **Preparing a submission**

## Preparing a Submission

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

### What is a submission?

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

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

### What should I say?

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

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

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

### Before lodging your submission

The WAPC prefers to receive submissions online at <https://consultation.dplh.wa.gov.au>, however, hardcopy submissions can also be accepted (Submission Form - Appendix D).

Please remember to complete all fields in the submission form including your name and contact details. Please limit the number of attachments, where possible, ensuring they are directly relevant to the proposed amendment you are commenting on.

The closing date for submissions and how to lodge them is shown on the submission form and in the submissions on the amendment section of the amendment report.

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

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

## **Appendix D**

**Submission form for this amendment**

**Amendment (Standard)**  
Submission Form

**Submission**

**Metropolitan Region Scheme Amendment 1423**

**Lot 1 Labouchere Road, South Perth**

Secretary  
Western Australian Planning Commission  
Locked Bag 2506  
PERTH WA 6001

**FILE**  
RLS/0864

---

Title (*Mr, Mrs, Miss, Ms*) ..... First Name .....

Surname ..... (PLEASE PRINT CLEARLY)

Address ..... Postcode .....

Contact Number ..... Email Address .....

---

*Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?  Yes  No*

**Submission**

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

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

**turn over to complete your submission**

(Please attach additional pages if required)

.....  
.....  
.....  
.....  
.....  
.....  
.....  
.....  
.....  
.....  
.....  
.....  
.....  
.....  
.....  
.....  
.....  
.....  
.....  
.....  
.....  
.....  
.....  
.....  
.....  
.....

You should be aware that:

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

**To be signed by person(s) making the submission**

Signature ..... Date .....

**Note: Submissions MUST be received by the advertised closing date on 01 July 2024.  
Late submissions will NOT be considered.**