

# Planning and Development Amendment (Metropolitan Region Scheme) Bill 2024

## Metropolitan Region Scheme Clause 28: - Western Australian Planning Commission may require development of Zoned land to have approval

### Draft Notice of Resolution for Consultation Purposes

#### 1 Development of State or Regional Significance

Development in respect of which the Western Australian Planning Commission (WAPC), by Notice in writing, in each case advises the local government the development is of State or Regional significance or in the public interest, and the development should be the subject of an application, to be determined by the WAPC.

Preliminary Recommendation for Delegation: *not applicable, decision-making remains with the WAPC*

#### 2 Land abutting a Regional Open Space Reservation

Development on land abutting a Regional Open Space Reservation.

Exceptions: -

- (i) residential development of four or fewer dwellings
- (ii) ancillary and incidental development, which in the opinion of the local government, does not conflict with the purposes of the Regional Open Space Reservation, stated in Clause 6(c) of the Metropolitan Region Scheme
- (iii) development other than intensive agriculture associated with existing rural activities which in the opinion of the local government, does not conflict with the purposes of the Regional Open Space Reservation, stated in Clause 6(c) of the Metropolitan Region Scheme

Preliminary Recommendation for Delegation: *local government, subject to the advice from the relevant referral agency being accepted*

#### 3 Land abutting a Regional Road Reservation

On land abutting a Regional Road Reservation, Development Proposals: -

- a) including earthworks and drainage
- b) with direct access or existing vehicular access to a Regional Road Reservation
- c) where access to a Regional Road Reservation is proposed
- d) that, in the opinion of the WAPC, have potential to significantly increase traffic and access to a Regional Road Reservation
- e) where existing access to a Regional Road Reservation is to be retained, and where alternative access is available

Exceptions: -

- (i) residential development of four or fewer dwellings where no additional, relocated or new access is proposed
- (ii) ancillary and incidental development where no additional, relocated or new access is proposed

Preliminary Recommendation for Delegation: *local government, subject to the advice from the relevant referral agency being accepted*

#### 4 Land abutting Port Installations and Railway Reservations

Development on land abutting a Port installation and/or a Railway Reservation.

Preliminary Recommendation for Delegation: *local government, subject to the advice from the relevant referral agency being accepted*

# Planning and Development Amendment (Metropolitan Region Scheme) Bill 2024

## 5 Development in a Bush Forever Area

Development in or adjacent to a Bush Forever Area, where clearing of native vegetation or direct drainage into a Bush Forever Area, is proposed.

Preliminary Recommendation for Delegation: *local government, subject to the advice from the relevant referral agency being accepted*

## 6 Development in Activity Centres

Development in an Activity Centre, as provided in *State Planning Policy 4.2*, relating to a building or extension/s to an existing building, for shop, retail or office purposes, where the proposed development constitutes a Major Development, under *State Planning Policy 4.2*.

Exception: -

Development generally in accordance with WAPC endorsed Precinct (formerly Activity Centre) Structure Plans

Preliminary Recommendation for Delegation: *local government, subject to the advice from the relevant referral agency being accepted*

## 7 Kwinana Industrial Area

Development within the area shown on WAPC Plan No 4.1489/1.

Exception: -

Development that is estimated, by the applicant, to be less than \$2 million

Preliminary Recommendation for Delegation: *not applicable, decision-making remains with the WAPC*

## 8 North Coogee Industrial Area

Development within the area shown on WAPC Plan No 4.1622.

Preliminary Recommendation for Delegation: *not applicable, decision-making remains with the WAPC*

## 9 Parliament House Precinct

Development within the area depicted as 'Inner Precinct' on WAPC Plan No 3.2096.

Preliminary Recommendation for Delegation: *not applicable, decision-making remains with the WAPC*

## 10 Public Works

The following development types: -

- a) non-residential Public Works over \$15 million
- b) non-residential Public Works considered by WAPC as intensification of the site, and/or impacts on the amenity of the area
- c) residential Public Works, public grouped or multiple housing developments

Preliminary Recommendation for Delegation: - *Department of Finance for non-residential Public Works, with exception of development of State or Regional significance*  
- *Department of Communities Housing Authority for Public Works up to and including 30 dwellings / units*

## 11 Non-Conforming Use

Any extension and/or change to a Non-Conforming Use.

Preliminary Recommendation for Delegation: *local government, subject to the advice from the relevant referral agency being accepted*