



November 2024

Metropolitan Region Scheme Amendment

1431 (Standard Amendment)



Metropolitan Region Scheme Mapping Updates

Amendment Report

Cities of Perth, Joondalup, Wanneroo, Joondalup, Stirling, Bayswater, Swan, Kalamunda, Cockburn, Rockingham, Fremantle, South Perth, Melville, Subiaco, Kwinana, Armadale, Gosnells, Belmont, Canning, Nedlands & Towns of Victoria Park, Bassendean, Cottesloe, East Fremantle, Mosman Park, Claremont and Cambridge & Shires of Mundaring, Peppermint Grove and Serpentine Jarrahdale

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November 2024

The Western Australian Planning Commission acknowledges Aboriginal people as the traditional custodians of Western Australia. We pay our respects to the Ancestors and Elders, both past and present, and the ongoing connection between people, land, waters, and community. We acknowledge those who continue to share knowledge, their traditions and culture to support our journey for reconciliation. In particular, we recognise land and cultural heritage as places that hold great significance for Aboriginal people.

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MRS Amendment 1431 (Standard) Amendment Report
File RLS/1150

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

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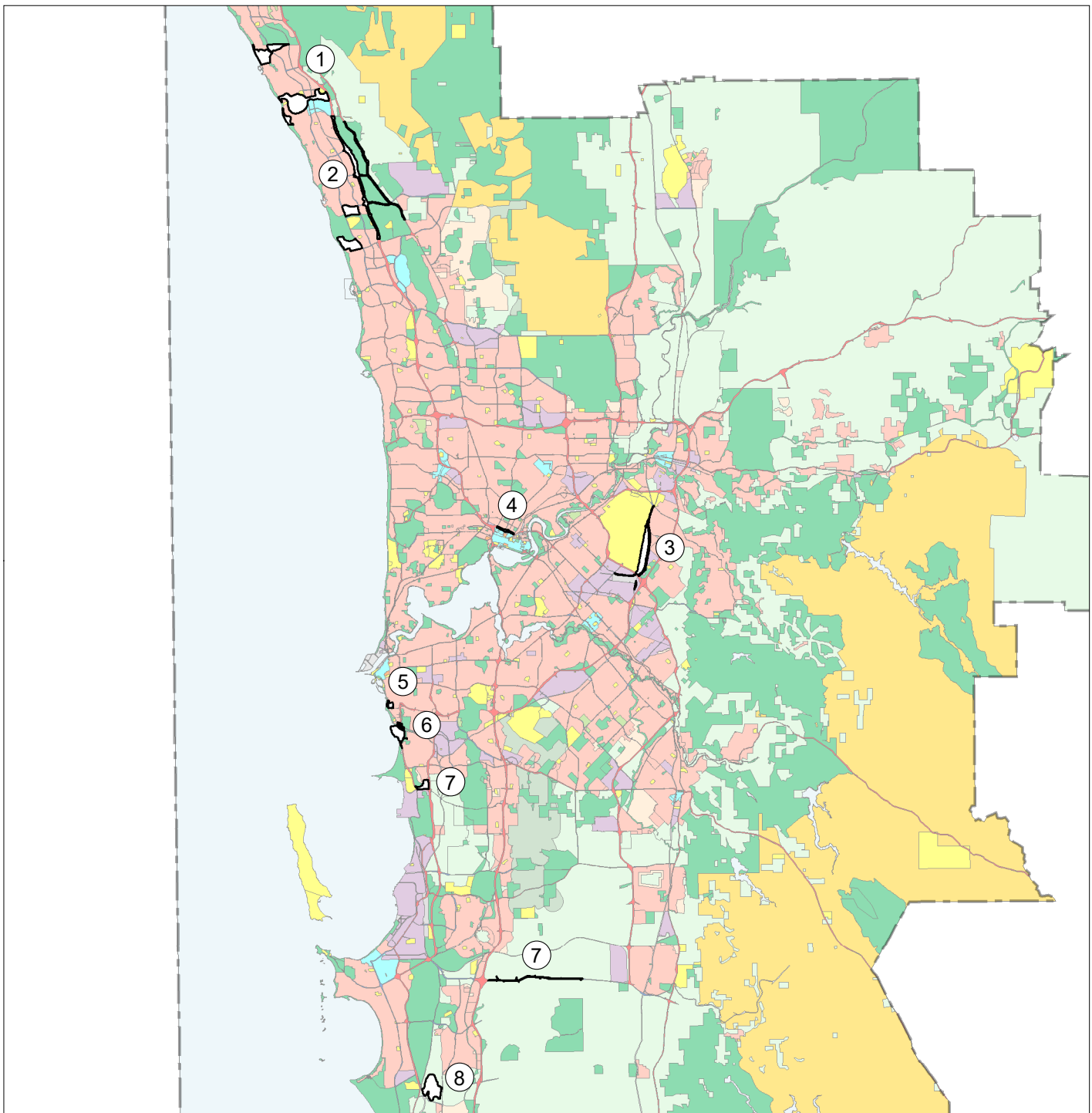
Appendix A List of detail plans supporting the amendment

Appendix B Preparing a submission

Appendix C Submission form for this amendment

Abbreviations

ACH	Aboriginal Cultural Heritage
AHA	<i>Aboriginal Heritage Act 1972</i>
DPLH	Department of Planning, Lands and Heritage
DWER	Department of Water and Environmental Regulation
EC	Environmental Condition
EPA	Environmental Protection Authority
EPP	Environmental Protection Policy
GBRS	Greater Bunbury Region Scheme
LPS	Local Planning Scheme
MOU	Memorandum of Understanding
MRS	Metropolitan Region Scheme
PRS	Peel Region Scheme
SPP	State Planning Policy
SWALSC	South West Aboriginal Land and Sea Council
WAPC	Western Australian Planning Commission





















Environmental Conditions amendment Locality Plan

Legend

- ① MRS Amd No.1029/33 Alkimos- Eglinton
- ② MRS Amd No.992/33 Clarkson-Butler
- ③ MRS Amd No.984/33 Forresterfield Marshalling Yards
- ④ MRS Amd No.999/33A Northbridge Urban Renewal
- ⑤ MRS Amd No.1008/33 South Fremantle-Hamilton Hill
- ⑥ MRS Amd No.1010/33 Port Catherine
- ⑦ MRS Amd No.991/33 SW Districts Omnibus 3B
- ⑧ MRS Amd No.1050/33 Stakehill Swamp

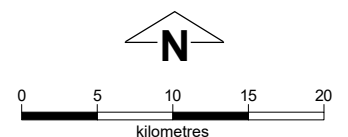
Metropolitan Region Scheme Legend

	Central city area		Railways
	Civic and cultural		Rural
	Industrial		Rural - water protection
	Other regional roads		Special industrial
	Parks and recreation		State forests
	Port installations		Urban
	Primary regional roads		Urban deferred
	Private recreation		Waterways
	Public Purposes		Region Schemes - Boundary

Oracle reference no: 4973
File number: RLS/1150
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Amendment Report

Metropolitan Region Scheme Amendment 1431 (Standard)

Metropolitan Region Scheme Mapping Updates

Amendment Report

1 Planning objective

The purpose of the amendment to the Metropolitan Region Scheme (MRS) is to:

Proposals 1 - 8

Include the EC symbol on the MRS map to reflect all areas currently subject to Environmental Conditions.

Proposal 9

The MRS map legend being amended as follows:

- a) Under the heading 'Reserved lands'
 - i. Delete 'Public Purposes - University (U)' and 'Public Purposes - Technical School (TS)' and insert 'Public Purposes - Tertiary Education (TE)'; and
 - ii. Delete 'Public Purposes - State Electricity Commission (SEC)' and 'Public Purposes - Water Corporation of WA (WSD)' and insert 'Public Purposes - Public Utilities (PU)'.

These proposals do not affect landowners existing zoning, reservation or development rights and is an administrative change only.

2 Background

Metropolitan Region Scheme Text

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

The MRS Text includes 'Schedule 1 - Environmental Conditions' which is a list of all MRS amendments which have been subject to 'formal' environmental assessment by the EPA, and the Minister for Environment has released a Statement that the amendment may be implemented subject to environmental conditions. Currently, there are eight MRS amendments which are subject to environmental conditions. The intent of this MRS amendment is to ensure that the EC symbol is included over all the current amendment areas which are subject to environmental conditions. This will ensure that the MRS map is consistent with the updated MRS Text.

The amendment also seeks to update the MRS legend to conform with contemporary naming to better align with the newer Greater Bunbury Region Scheme (GBRS) and Peel Region Scheme (PRS) designations and terminology.

Planning and Development Amendment (Metropolitan Region Scheme) Act 2024

The *Planning and Development Amendment (Metropolitan Region Scheme) Act 2024* has been passed by State Parliament and received Royal Assent and will become operational on 31 March 2025. The entire MRS text is replaced with new, contemporary provisions modelled on the GBRS and PRS. No zones or reservations are changed, however, minor changes to the map's legend are required to accord with proposed text changes.

In addition, the current MRS legend needs updating to conform to contemporary naming and to ensure that the EC symbol is included over all the amendment areas which are subject to environmental conditions.

3 Discussion

Strategic Context

Perth and Peel@3.5 Million (South Metropolitan Peel Sub-regional Planning Framework / North-East Sub-regional Planning Framework / North-West Sub-regional Planning Framework / Central-Sub-regional Planning Framework)

The *Perth and Peel@3.5Million* document provides a snapshot of the Perth and Peel regions in the future and makes the case for a change to a more considered, connected, and consolidated urban form. As such, it links four Frameworks and encourages the consideration of new urban growth opportunities. The proposed amendment includes the EC symbol on the MRS map and updating of the MRS legend to conform with contemporary naming and does not change the existing zoning, reservation or development rights of affected landowners and is consistent with the intent of *Perth and Peel@3.5Million*.

State Planning Policy 2.0 - Environment and Natural Resources Policy

State Planning Policy 2.0 - Environment and Natural Resources Policy (SPP 2.0) provides guidance on the integration of the consideration of environmental values into the land use planning system. It recommends that planning schemes and decision-making should support the conservation and protection of remnant vegetation where possible and avoid development that may result in unacceptable environmental damage.

The proposed MRS amendment is in accordance with SPP 2.0, as the inclusion of the EC symbol on the MRS map (to reflect that existing environmental conditions apply) will align with the updated MRS Text. This will better enable State Government agencies, Local Governments, and proponents/landowners to identify the areas which are subject to environmental conditions.

Statutory Context

Environment

The Department of Water and Environmental Regulation (DWER) raises no objections to the proposed amendment. DWER advises that the amendment does not need referral to the EPA as it would comply with the exemption under part 33B(2)(b) of the Environmental Protection Amendment Regulations 2024 as the amendment relates to the modification of the MRS to include EC on the map and updating of the MRS legend to conform to contemporary naming.

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 recognising 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 was not pre-referred to SWALSC as no Aboriginal heritage impacts are anticipated however the amendment will be referred to SWALSC during the formal advertising 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.

As no land is being zoned Urban, section 126(3) of the Act is not applicable to this amendment.

6 Substantiality

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

- The proposed amendment contributes to implementing the key aims and objectives of *Perth and Peel@3.5Million* and associated sub-regional Planning Frameworks particularly have regard to environmental considerations.
- The proposed amendment includes the EC symbol on the MRS map (to reflect that existing environmental conditions apply) and updating of the MRS legend to conform with contemporary naming and does not change the existing zoning, reservation, or development rights of affected landowners; and
- Key State Government agencies raise no objections or concerns with the proposed MRS amendment.

7 The amendment process

The procedures for amending a region scheme are prescribed by the Act 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 (if required)
- 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](#)

8 Submissions on the amendment

The amendment is being advertised for public submissions for a period of 42 days from 11 November 2024 to 23 December 2024.

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

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

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

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 23 December 2024.**

All submissions received by the WAPC will be acknowledged.

For your convenience a submission form is contained in this report (Appendix C). 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 B of this report regarding preparing a submission.

9 Modifications to the amendment

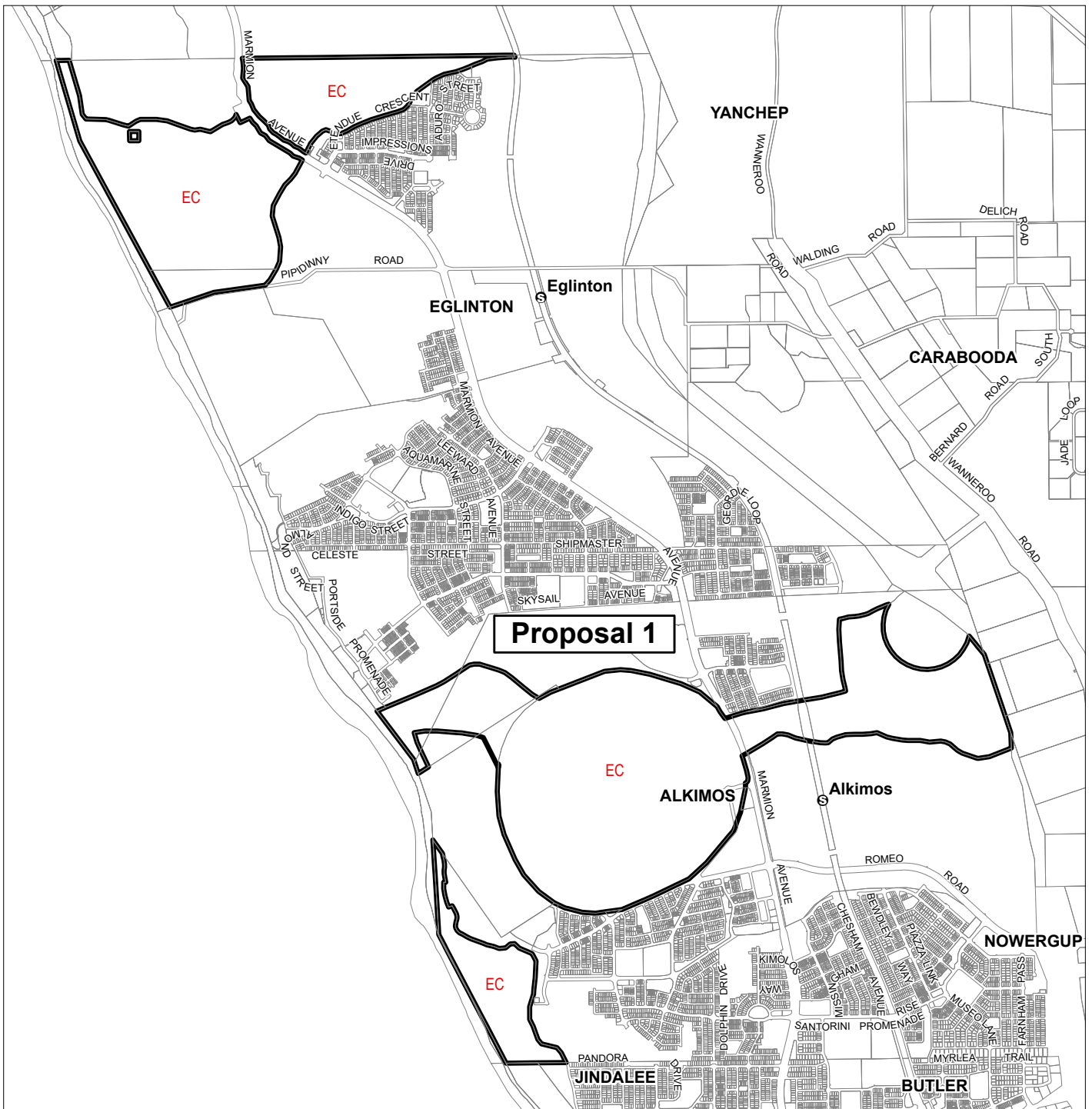
After considering any comments received the WAPC may recommend that the Minister for Planning modify the amendment. The Minister may approve the amendment, with or without any modifications in response to submissions, or decline to approve.

10 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 1431 (Standard)
Metropolitan Region Scheme
Mapping Updates**

Amendment Figure - Proposals 1-9



**Metropolitan Region Scheme Mapping Updates
Proposed Standard MRS amendment
as advertised**

14 August 2024

Proposal 1

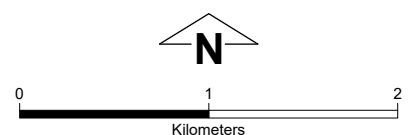
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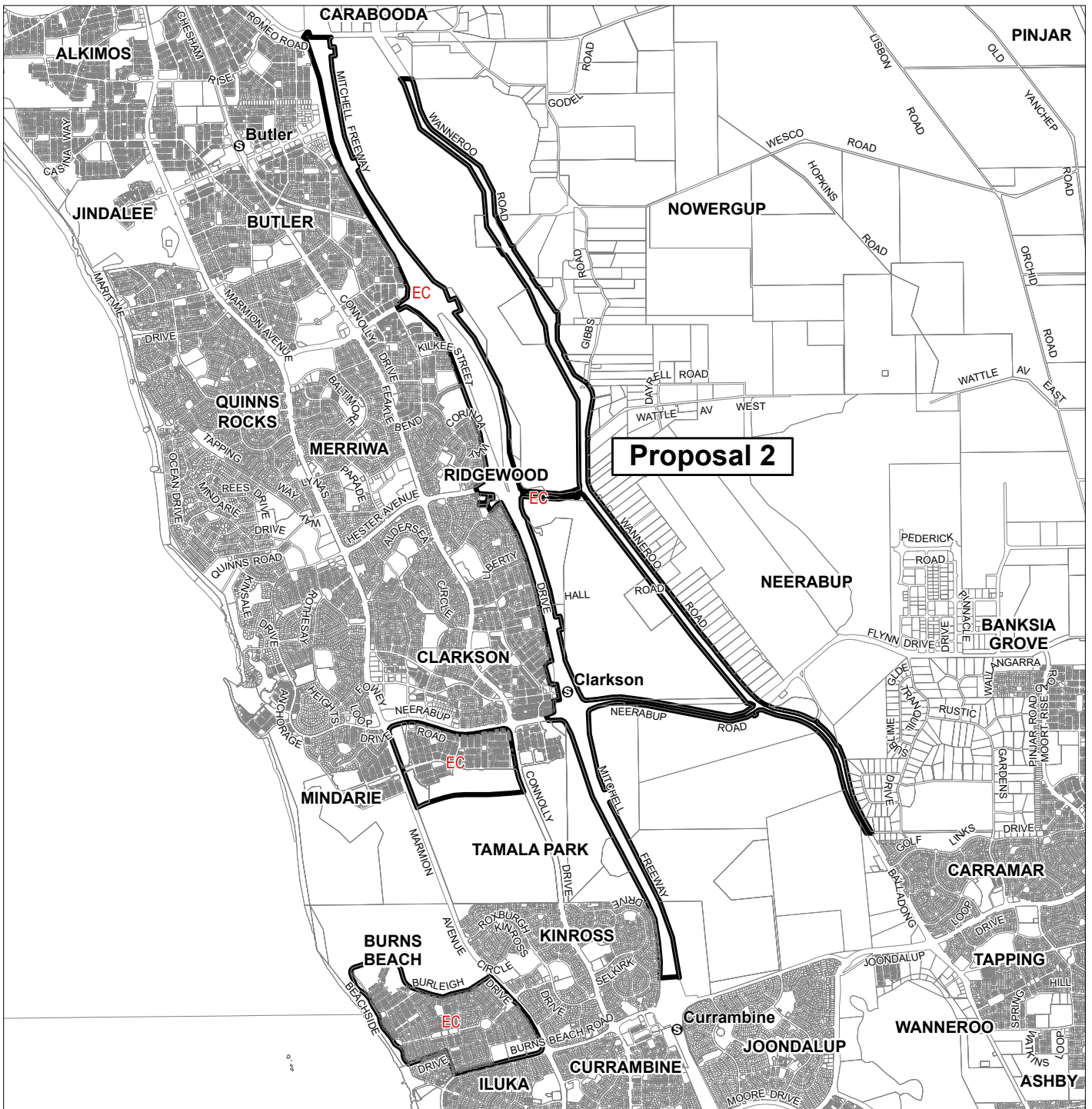
EC Environmental conditions

Reference no: 4973

File no: RLS/1150

Version number: 1





**Metropolitan Region Scheme Mapping Updates
Proposed Standard MRS amendment
as advertised**

14 August 2024

Proposal 2

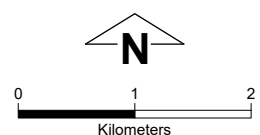
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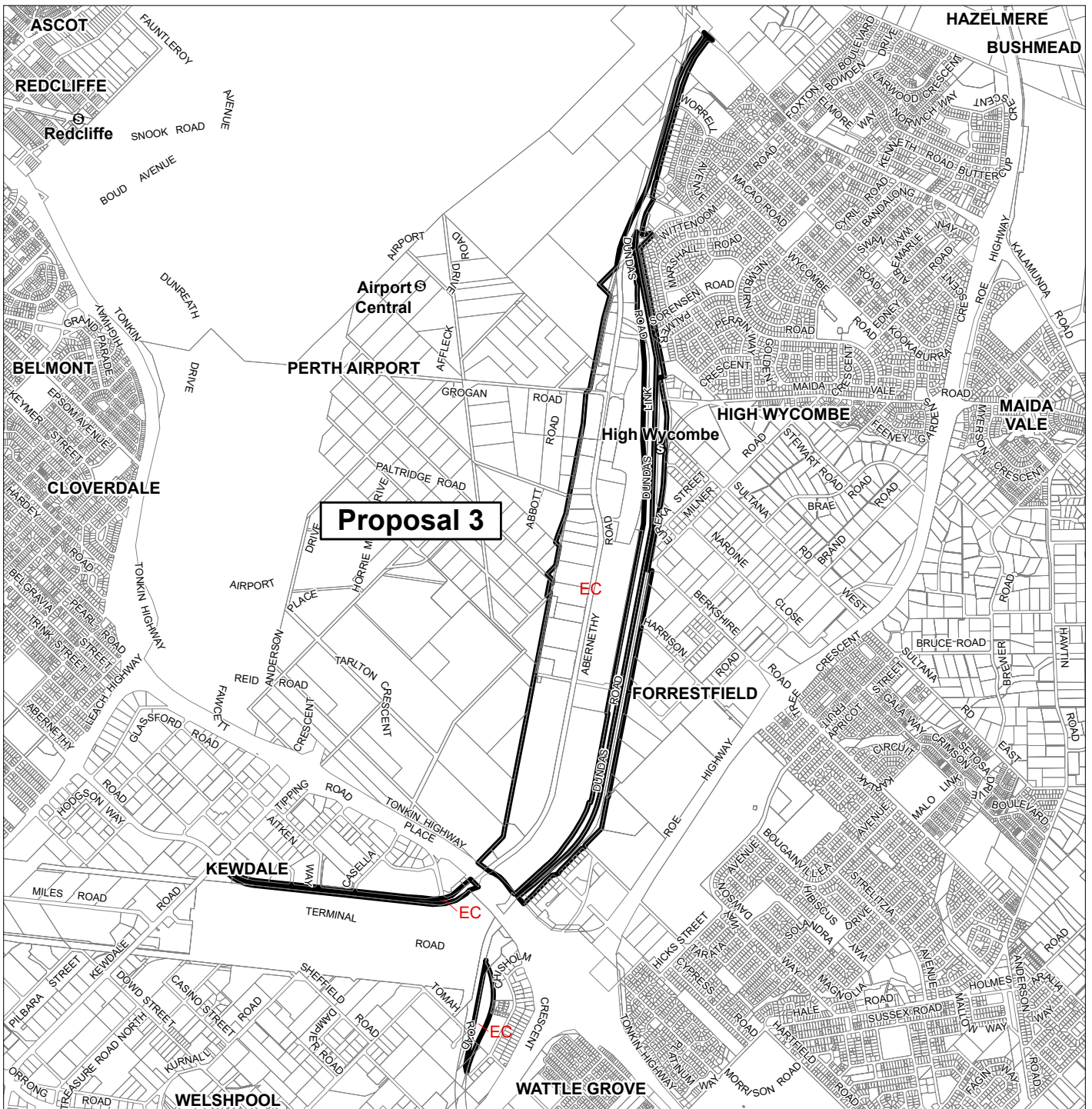
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Version number: 1





**Metropolitan Region Scheme Mapping Updates
Proposed Standard MRS amendment
as advertised**

14 August 2024

Proposal 3

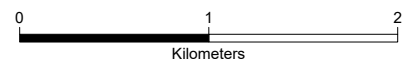
Proposed Amendment:

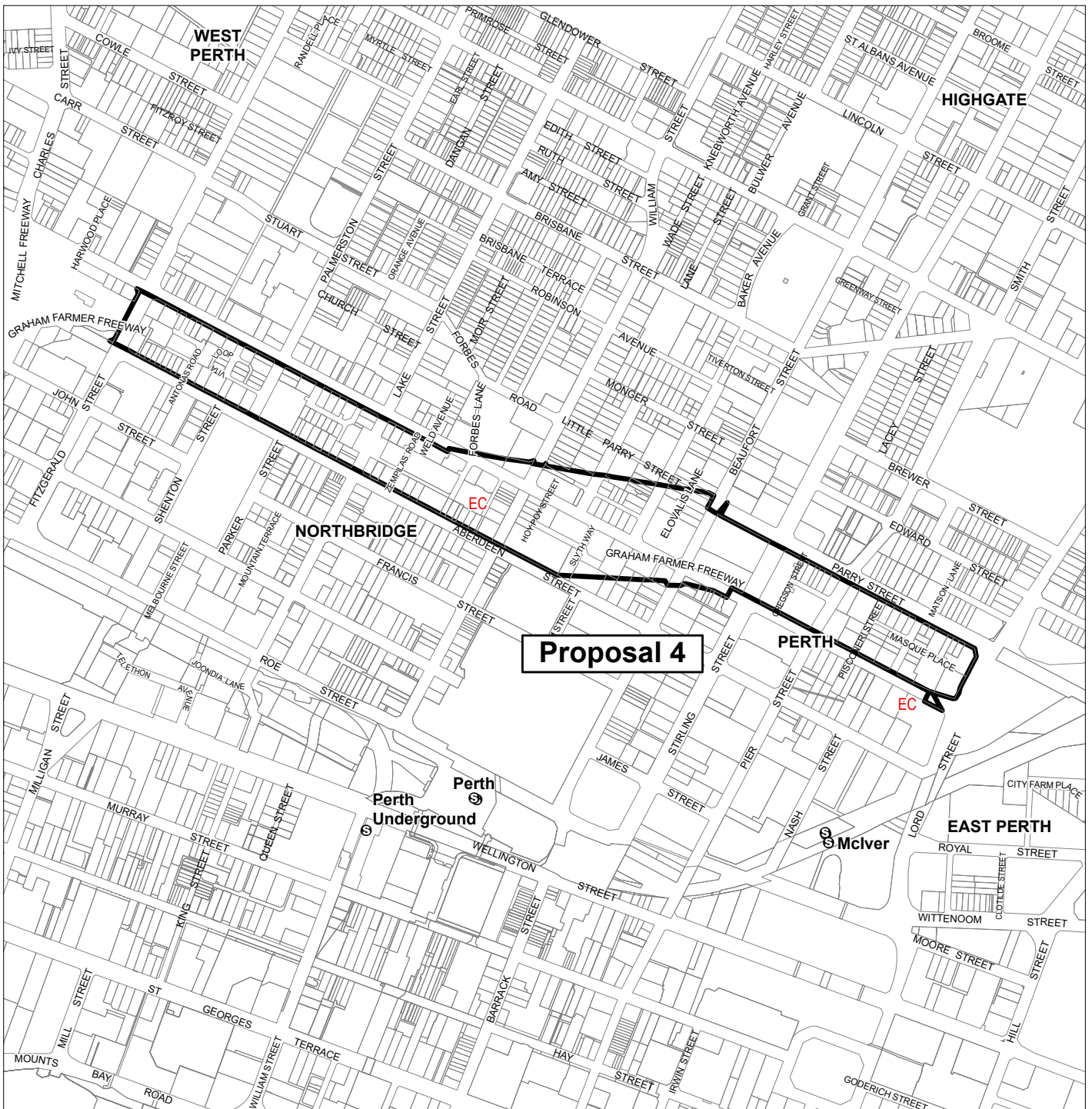
EC Environmental conditions

Reference no: 4973

File no: RLS/1150

Version number: 1





**Metropolitan Region Scheme Mapping Updates
Proposed Standard MRS amendment
as advertised**

14 August 2024

Proposal 4

Proposed Amendment:

 Environmental conditions

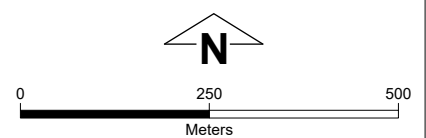
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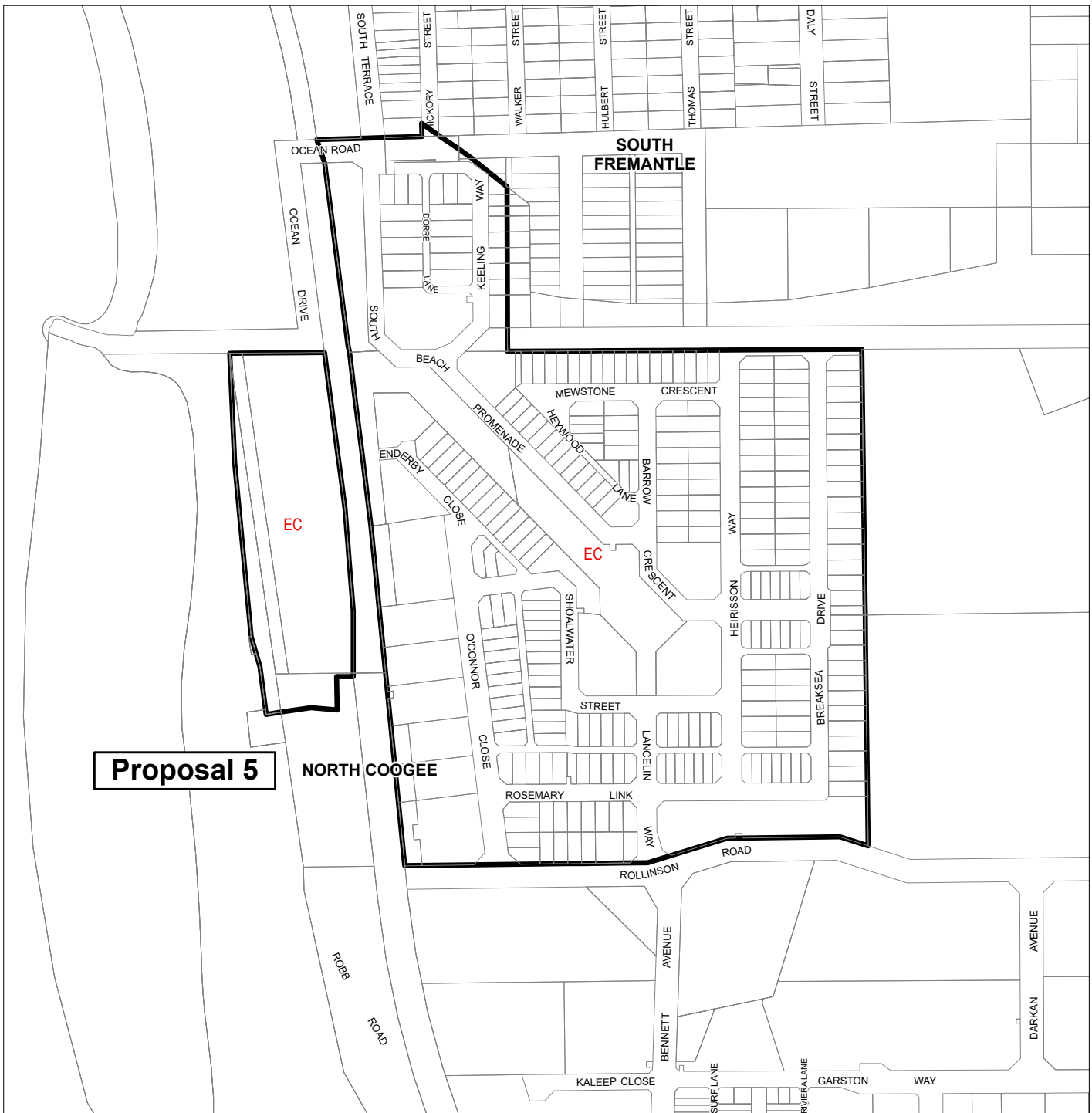
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Version number: 1



Date: 22/07/2024
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**Metropolitan Region Scheme Mapping Updates
Proposed Standard MRS amendment
as advertised**

14 August 2024

Proposal 5

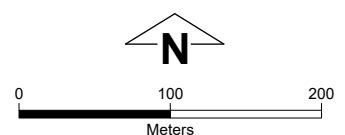
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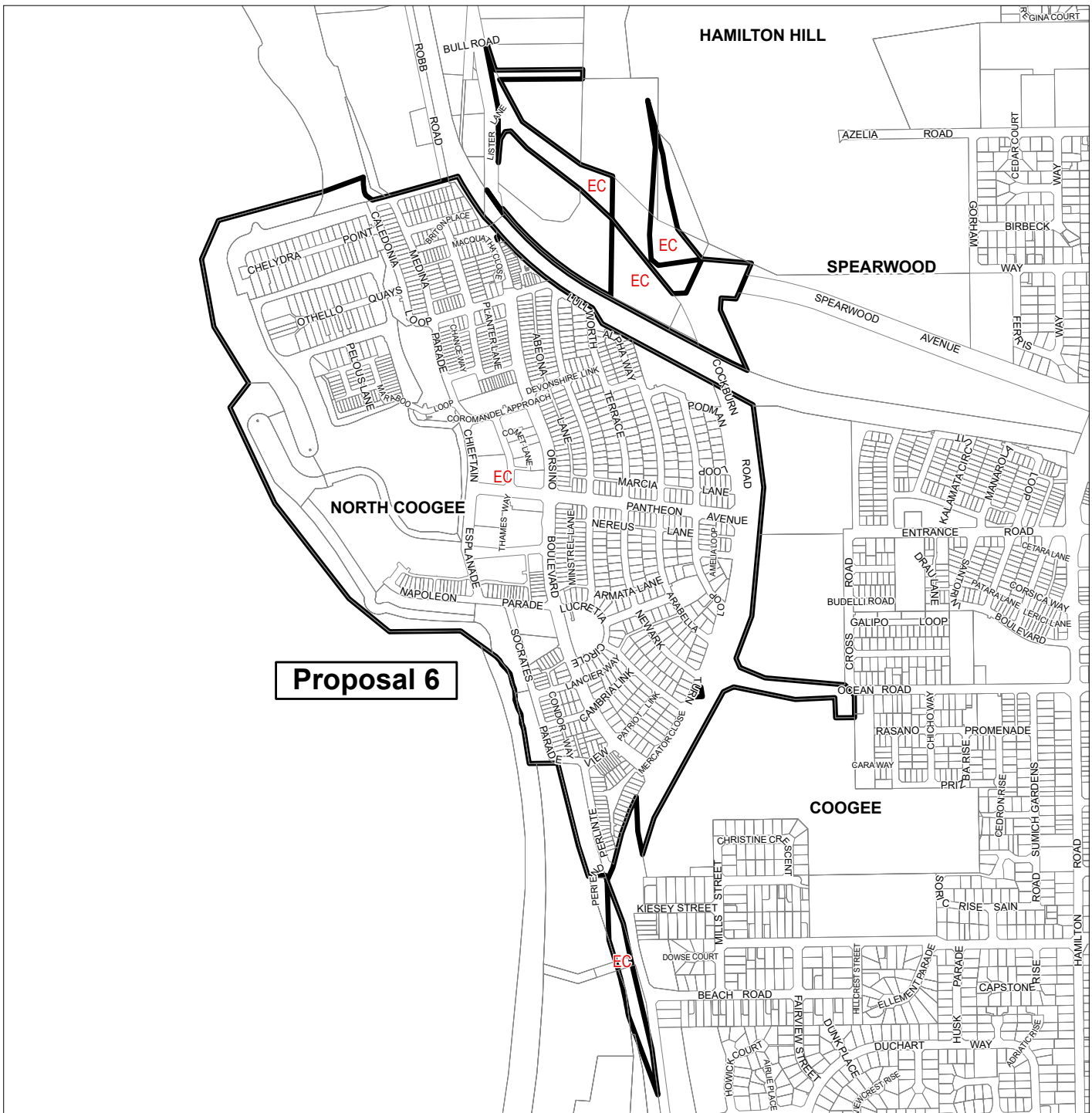
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Version number: 1





**Metropolitan Region Scheme Mapping Updates
Proposed Standard MRS amendment
as advertised**

14 August 2024

Proposal 6

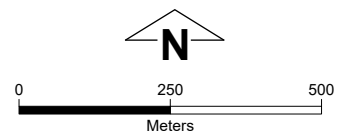
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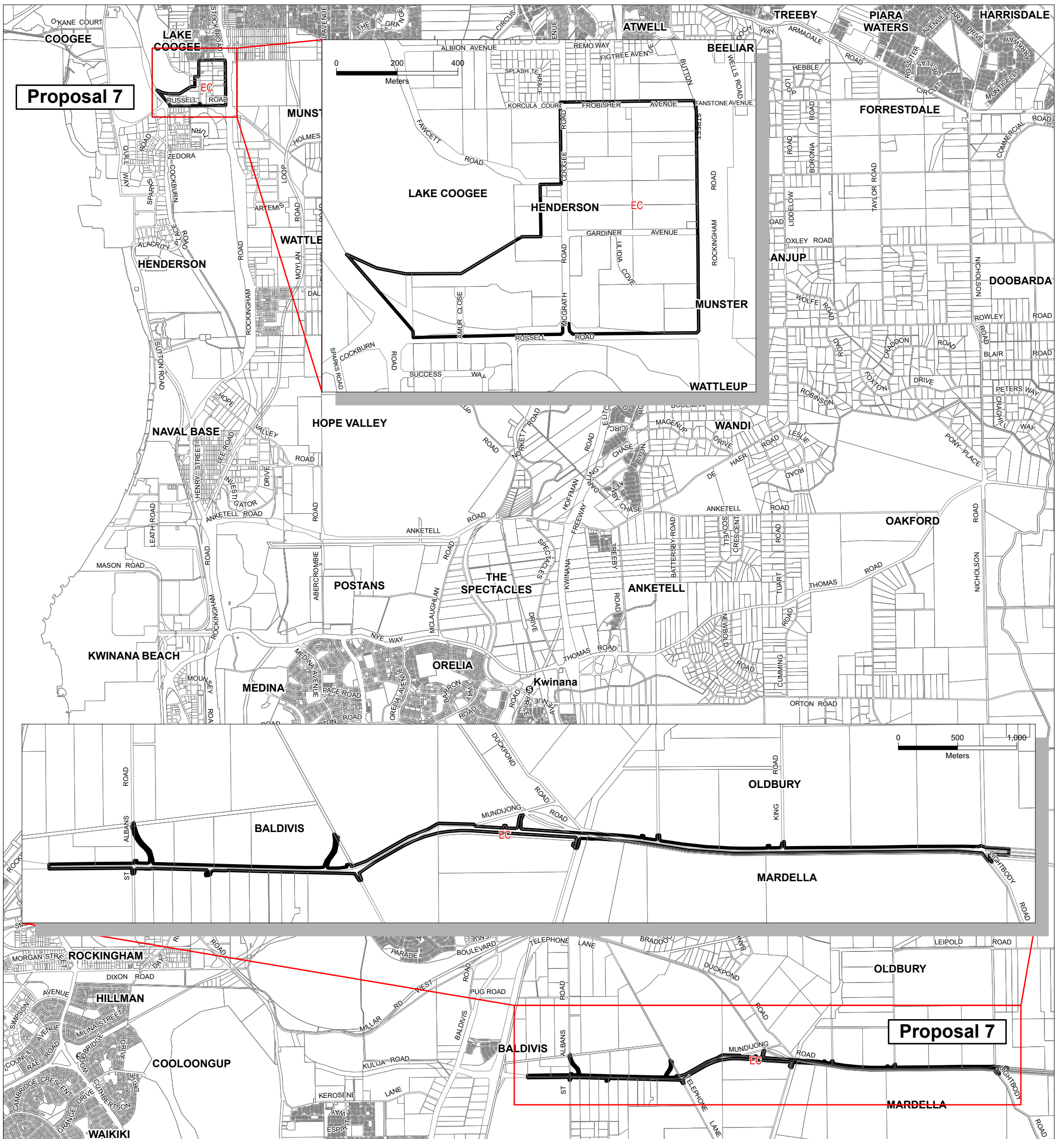
EC Environmental conditions

Reference no: 4973
File no: RLS/1150
Version number: 1



Date: 22/07/2024
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





**Metropolitan Region Scheme Mapping Updates
Proposed Standard MRS amendment
as advertised**

14 August 2024

Proposal 7

Proposed Amendment:

EC Environmental conditions

Reference no: 4973

File no: RLS/1150

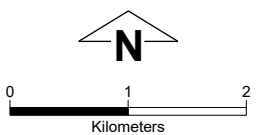
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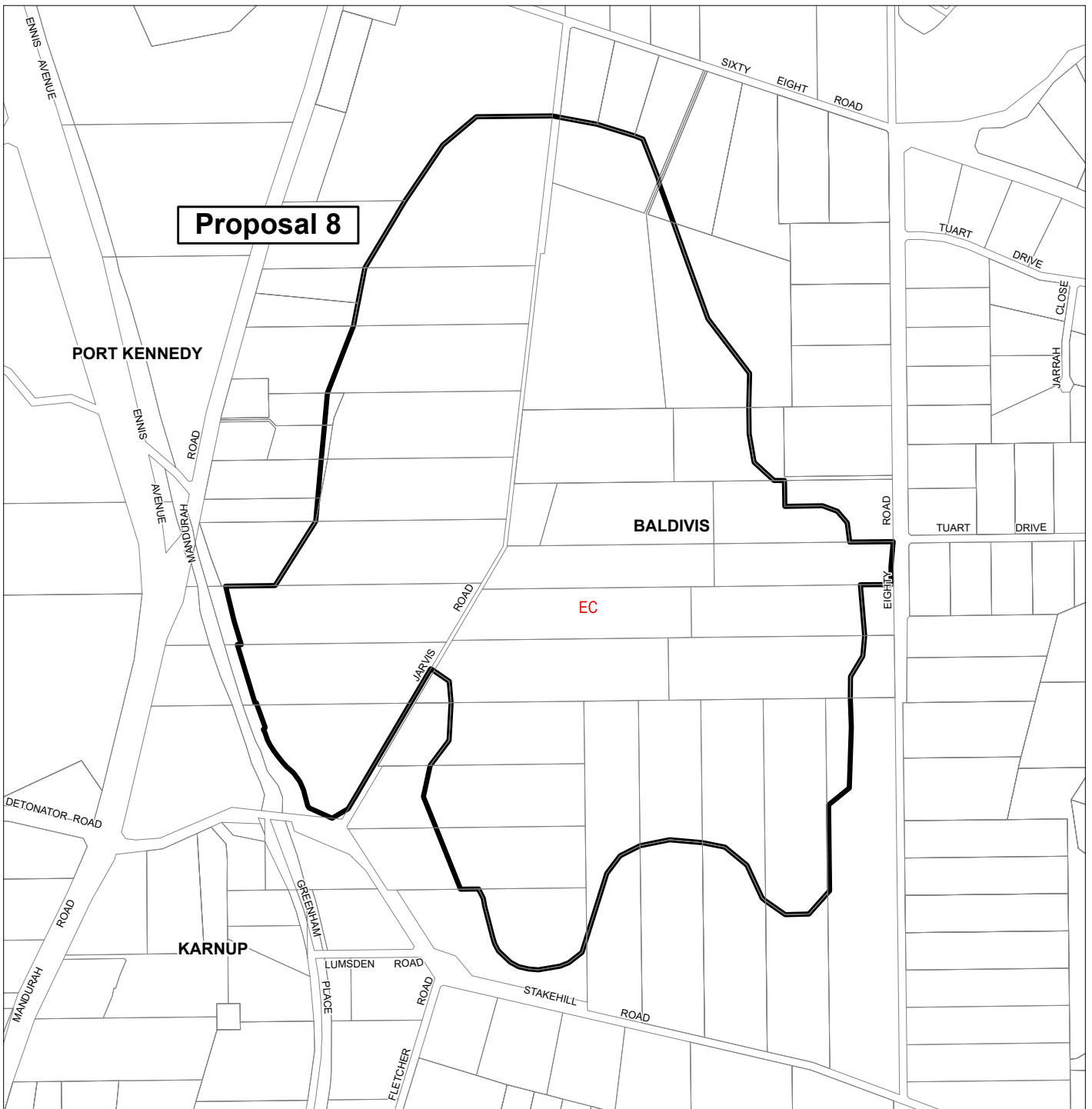


Date: 22/07/2024

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





**Metropolitan Region Scheme Mapping Updates
Proposed Standard MRS amendment
as advertised**

14 August 2024

Proposal 8

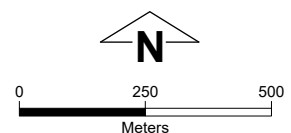
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


















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






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Current Legend Format

Legend	
	Scheme boundary
Reserved lands	
	Parks and recreation
	Restricted public access
	Railways
	Port installations
	State forests
	Civic and cultural
	Waterways
	Water catchments
	Public purposes - denoted as follows:
H	Hospital
HS	High school
TS	Technical school
CP	Car park
U	University
CG	Commonwealth Government
SEC	State Energy Commission
SU	Special uses
WSD	Water Authority of WA
P	Prison
Reserved roads	
	Primary regional roads
	Other regional roads
Zones	
	Urban
	Urban deferred
	Central city area
	Industrial
	Special industrial
	Rural
	Rural - water protection
	Private recreation
Notice of delegation	
	(Site No) Bush forever area
Redevelopment schemes	
	Redevelopment scheme/act area

Proposed Legend Format

Legend	
	Scheme boundary
Reserved lands	
	Regional open space
	Regional open space - Restricted public access
	Railways
	Port installations
	State forests
	Civic and cultural
	Waterways
	Water catchments
	Public purposes - denoted as follows:
H	Hospital
HS	High school
TE	Tertiary Education
CP	Car park
CG	Commonwealth Government
PU	Public Utilities
SU	Special uses
P	Prison
Reserved roads	
	Primary regional roads
	Other regional roads
Zones	
	Urban
	Urban deferred
	Central city area
	Industrial
	Industrial deferred
	Special industrial
	Rural
	Rural - water protection
	Private recreation
Other	
	(Site No) Bush forever area
	Redevelopment scheme/act area
	Environmental Condition (Proposal 1)

Appendix A

List of plans supporting the amendment

Metropolitan Region Scheme Amendment 1431 (Standard)

Metropolitan Region Scheme Mapping Updates

as advertised

Amending Plan 3.2845

Amending Plan 3.2846

Amending Plan 3.2847

Amending Plan 3.2848

Amending Plan 3.2849

Amending Plan 3.2850

Amending Plan 3.2851

Amending Plan 3.2852

Appendix B

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://haveyoursay.dplh.wa.gov.au>, however, hardcopy submissions can also be accepted (Appendix C).

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 C

Submission form for this amendment

