



WAPC Western
Australian
Planning
Commission

LEADING A
CONTEMPORARY
PLANNING SYSTEM

agenda

Western Australian Planning Commission

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

Wednesday, 17 June, 2026, 9:00 am

1. Meeting Opening and Commencement	
1.1 Acknowledgement of Country	
1.2 Apologies and leave of absence	
1.3 Disclosure of interests	
1.4 Disclosures of representation	
1.5 Declaration of due consideration	
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2. Deputations and presentations	
2.1 MRS Amendment (Standard) – North Ellenbrook (West) Precinct 4 – Approval to Advertise (Item 3.1)	15 - 23
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2.2 Potential MRS Amendment - Upper Swan Urban Precinct - Pre- lodgement advice (Item 4.1)	24 - 25
Presenters: Daniel Martinovich - CLE Town Planning + Design; Grant Shapherd and James Daw - Hesperia	
2.3 Precincts WA – Station Precincts Improvement Plan (Item 4.2)	26 - 29
Presenter: Pete Zadeian - Shire of Peppermint Grove	
2.4 Precincts WA – Station Precincts Improvement Plan (Item 4.2)	30 - 35
Presenter: Josh Dallimore - Town of Mosman Park	
2.5 City of Swan – Local Planning Scheme No. 17, Amendment No. 191 (Complex) – Recommendation to Minister (Item 4.10)	36 - 61
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2.6 City of Swan – Local Planning Scheme No. 17, Amendment No. 191	62 - 65

(Complex) – Recommendation to Minister (Item 4.10)

Written Submission - Andrew McLane - Indara

- 2.7 Precincts WA – Station Precincts Improvement Plan (RLS/1204) (Item 4.2) 66 - 68**

Written Deputation: Timothy Dawson - City of Bayswater

- 2.8 Precincts WA – Station Precincts Improvement Plan (RLS/1204) (Item 4.2) 69 - 72**

Written Deputation: Paul Neilson - Town of Cottesloe

3. Non-confidential items for discussion, decision or noting

- 3.1 MRS Amendment (Standard) – North Ellenbrook (West) Precinct 4 – Approval to Advertise (RLS/1203) 73 - 99**

Attending Officers: Oscar Thomson - Senior Planner, Schemes and Strategies; Christine Collins - A/Planning Director, Schemes and Strategies and Rohan Miller - A/Executive Planning Director, Land Use Planning

The key considerations identified in assessing this proposal are as follows:

An MRS Amendment request has been received that seeks to rezone nine (9) lots totalling approximately 215 hectares in Bullsbrook from the Rural zone to the Urban zone (193 ha) and Regional Open Space (ROS) reservation (22 ha) in the Metropolitan Region Scheme (MRS).

The intent of the proposed amendment is primarily to facilitate future residential development (2,285 homes) and a future population of about 6,800 people, including one new primary school site, a local centre for shops and services, 46 ha of local public open space (POS) and 22 ha of ROS.

- 3.2 Draft Metropolitan Region Scheme Planning Policy – Parliament House Precinct – Approval to Advertise (PLH2026P0810) 100 - 126**

Attending Officers: Melinda Payne - Director, Design and Built Environment; Tim Greenhill - Manager, Design Projects; and Oenone Rooksby - Senior Architecture Officer, Design Projects

This report seeks approval for advertising the draft Metropolitan Region Scheme (MRS) Planning Policy for the Parliament House Precinct (Attachment 1). The period for public comment should seek to accommodate feedback from the City of Perth Council. Subject to lead time and date of council meetings this period may extend beyond the statutory 28 days, and it is suggested that the advertising period be scheduled to accommodate their formal submission.

4. Confidential items for discussion, decision or noting

- 4.1 Potential MRS Amendment – Upper Swan Urban Precinct – Pre-lodgement Advice (RLS/1205)**
- 4.2 Precincts WA – Station Precincts Improvement Plan (RLS/1204)** 127 - 127
- 4.3 Draft State Planning Policy Neighbourhood Design – Stakeholder Policy Review and Testing Feedback (DP/17/00097)**
- 4.4 Renewable Energy - Draft Planning and Development (Significant Development) Amendment Regulations 2026 (PLH2024P0744)**
- 4.5 South Metropolitan Peel Strategic Planning Study (DP/15/00332/1)**
- 4.6 Perth and Peel @3.5million Health Check Overview Publication (DP/15/00332/1)**
- 4.7 Perth and Peel@3.5million Health Check Action Plan and Process for Assessment of Strategic Planning Investigation Areas (DP/15/00332/1)**
- 4.8 Efficient Statutory Processes Strategic Priority Workstream – Scoping Paper – Final Approval**
- 4.9 WAPC Committee Minutes**
- 4.10 City of Swan – Local Planning Scheme No. 17, Amendment No. 191 (Complex) – Recommendation to Minister (TPS/2999)** 128 - 128

5. Urgent or other business

6. Meeting conclusion and closure

Information for WAPC members

Quorum: 5 of 9 members



Ms Emma COLE
WAPC Chairperson



Mr Ray HAEREN
WAPC Deputy Chairperson



Ms Megan ADAIR
WAPC Board Member



Ms Jane BENNETT
WAPC Board Member



Ms Helen BROOKES
WAPC Board Member



Mr Ryan HALL
WAPC Board Member



Mr Paul LAKEY
WAPC Board Member



Ms Bianca SANDRI
WAPC Board Member



Ms Amanda SHEERS
WAPC Board Member

The Western Australian Planning Commission (WAPC) is established under the *Planning and Development Act 2005* to provide independent advice to the Government on integrated land use planning and development, and to facilitate the preparation, implementation and delivery of state planning policies, strategies and plans through its functions and statutory decisions.

The WAPC's functions are defined under Section 14 of the *Planning and Development Act 2005* and include:

- advising the Minister for Planning on strategic land use planning and development, legislation and planning schemes.
- maintaining the State Planning Strategy to provide a vision for the future development of Western Australia.
- developing integrated land use planning strategies and policies for the coordination of transport, infrastructure and development.
- preparing and reviewing region schemes to cater for anticipated growth.
- researching and developing planning methods and models relating to land use planning, land development and associated matters (including monitoring land and housing supply).
- reserving and acquiring land for public purposes in region planning scheme areas.

- making statutory decisions on a range of planning application types including applications to subdivide land and significant development.

Membership:

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

10. Membership of board

- (1) The board is to consist of 7 to 9 members appointed by the Minister.
- (2) The Minister must appoint 1 of the members to be the chairperson.
- (3) The Minister may appoint 1 or more other members to be deputy chairpersons.
- (4) A member cannot be a public service officer.
- (5) The terms and conditions of a member's appointment are to be determined by the Minister, subject to —
 - (a) any regulations made for the purposes of section 11(1); and
 - (b) section 12.
- (6) The Minister must ensure that, taken together, the members have what the Minister considers to be a suitable level of knowledge, expertise and experience in the following fields —
 - (a) urban and regional planning;
 - (b) subdivision of land;
 - (c) property development;
 - (d) planning and management of infrastructure;
 - (e) economic, social and environmental policy;
 - (f) public sector governance and administration.
- (7) In addition to the requirement of subsection (6), the Minister must ensure the following —
 - a. that the chairperson, and at least 1 other member, each has what the Minister considers to be —
 - i. extensive knowledge, expertise and experience in the field of urban and regional planning; and
 - ii. a suitable professional qualification or accreditation in that field;
 - b. that at least 1 member has what the Minister considers to be extensive experience in local government administration as either or both of the following —
 - (i) a member of the council of a local government;
 - (ii) an employee of a local government;
 - c. that at least 1 member has what the Minister considers to be extensive experience of living and working in regions other than the following —
 - i. the metropolitan region;
 - ii. the region referred to in item 6 of Schedule 4.

Western Australian Planning Commission

Minutes

Wednesday, 20 May 2026

- Members: Commissioner Cole - Chairperson
Commissioner Haeren - Deputy Chairperson
Commissioner Bennett
Commissioner Brookes
Commissioner Hall
Commissioner Lakey
Commissioner Sandri
Commissioner Sheers
- Observers: Justin McKirdy – Department of Transport
- Apologies: Commissioner Adair
- Others present: Marta Alexander - Communications Coordinator, Corporate Communications
Hannah Beck - Director, State Development Areas, Office of the Coordinator General
Tia Byrd - A/Assistant Director General, Land Use Planning
Adrian Cagnana - Planning Manager, Urban Development
Jenna Campbell - Manager, Design Policy
Jason Carr - A/Planning Director, Infrastructure Policy and Planning
Garreth Chivell - Director, Planning Frameworks
John Chortis - Director, S&E Executive Management
Chris Clark - Coordinator General, Office of the Coordinator General
Christine Collins - A/Planning Director, Schemes and Strategies
Michael Daymond - Strategic Advisor WAPC
Tristan Emrich - A/Commission Support Team Leader
Glen Finn - Executive Director, Precincts and Projects
Scott Haine - Principal Policy Planner, Infrastructure Policy and Planning
Luke Jacenko - Program Director, Bilateral Implementation, Department of Water and Environmental Regulation
Samantha Lappan - Senior Policy Planner, Infrastructure Policy and Planning
Nicole Lucas-Smith - Director, Strategic Planning Initiatives
Cath Meaghan - Planning Director, Planning Online
Jonathan Mesnard - A/Manager, Commission Business
Moe Moe Myint - A/Manager, Planning Analytics
Ben Nayton - Manager, Planning Analytics
Irene Obales - Senior Commission Support Officer

Diarmuid O'Connor - Planning Director, Planning Projects
Vivienne Panizza - Planning Policy Manager, Land Use Planning
Policy Coastal
Candice Patterson - Principal Demographic Forecaster, Research
& Modelling
Melinda Payne - Director, Design and Built Environment
Lisa Powell - A/Executive Director, Infrastructure Policy and
Planning
Karsen Reynolds - Planning Manager, Residential Design Codes
Tracey Scroop - A/Planning Policy Manager, Land use Planning
Policy
Jacquie Stone – Executive Director, Policy
Andrew Thomas - Principal Planner, Office of the Coordinator
General
Loretta van Gasselt - Director, Land Use Planning Policy
Andrew Wilkinson - Manager Forecaster, Research & Modelling
Nicole Zago - Manager, Bilateral Implementation, Department of
Water and Environmental Regulation

1. Meeting Opening and Commencement

The Chairperson declared the meeting open at 9:03 am.

1.1 Acknowledgement of Country

The Chairperson acknowledged the Whadjuk people of the Noongar Nation as the Traditional Owners and custodians of the land on which the meeting is taking place and welcomed members.

1.2 Apologies and leave of absence

Commissioner Adair - Apology

1.3 Disclosure of interests

Commissioner Bennett declared a Perceived Impartiality Interest on Item 3.1 - MRS Amendment – Kwinana Rail Loop – Approval to Advertise. Commissioner Bennett advised that her employer, CLE, act for CBH on other matters outside of the metropolitan area and that CBH are not the proponent for this item. Members agreed that Commissioner Bennett is permitted to be present during the discussion and decision-making procedure on the item as it is unlikely to influence Commissioner Bennett's conduct in relation to the matter.

Commissioner Bennett declared an Indirect Pecuniary Interest on Item 4.3 - Improvement Scheme – Bennett Springs East No.1, City of Swan - Recommendation to Minister. Commissioner Bennett advised that her employer, CLE, were engaged by the Department of Planning, Lands and Heritage to prepare the Precinct Structure Plan and Improvement Scheme over this land, with work concluding in 2023. Commissioner Bennett further advised that CLE are engaged by Parcel Property on

other projects but was not involved in the preparation of this submission. Members agreed that Commissioner Bennett should not be present during the discussion and decision-making procedure on the item.

Commissioner Bennett declared a Perceived Impartiality Interest on Item 4.4 - Operational Policy 1.12 Proposals Adjoining Regional Roads – Final Approval. Commissioner Bennett advised that Parcel Property made a submission in relation to the Operational Policy. Commissioner Bennett further advised that her employer, CLE, are engaged by Parcel Property on other projects, but was not involved in the preparation of this submission. Members agreed that Commissioner Bennett is permitted to be present during the discussion and decision-making procedure on the item as it is unlikely to influence Commissioner Bennett's conduct in relation to the matter.

1.4 Disclosures of representation

Nil.

1.5 Declaration of due consideration

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

1.5.1 Additional Information for Members

Members noted receipt of additional information provided following publication of the agenda.

1.6 Confirmation of Previous minutes - Wednesday, 22 April 2026

Moved by Commissioner Sheers
Seconded by Commissioner Brookes

That the minutes of the Western Australian Planning Commission meeting held on Wednesday, 22 April 2026, be confirmed as a true and correct record of the proceedings.

The motion was put and carried

2. Deputations and presentations

2.1 and 2.4 MRS Amendment 1443 (standard) – ECU Mount Lawley Redevelopment - Recommendation to Minister (RLS/1176) (Item 4.1)

Verbal Deputation (WITHDRAWN)

Members noted that Item 4.1 - MRS Amendment 1443 (standard) – ECU Mount Lawley Redevelopment - Recommendation to Minister was withdrawn from the agenda due to inability to form quorum for the item, and that the item was to be determined by the Statutory Planning Committee.

2.2 Improvement Scheme – Bennett Springs East No.1, City of Swan - Recommendation to Minister (RSL/1019) (Item 4.3)

Commissioner Bennett declared an Indirect Pecuniary interest on Item 4.3 and left the meeting at 9:08 am.

Presenters: Carla Shearman - The PR Collaborative; Barry Cocking - CF Farms Pty Ltd and Landowner; and Amanda Butterworth – Allerding and Associates

Carla Shearman, Barry Cocking and Amanda Butterworth made a deputation to the Western Australian Planning Commission regarding Item 4.3 - Improvement Scheme – Bennett Springs East No.1, City of Swan - Recommendation to Minister.

2.3 Improvement Scheme – Bennett Springs East No.1, City of Swan - Recommendation to Minister (RSL/1019) (Item 4.3)

Presenters: Rachel Chapman - TBB Planning and Lachlan Gerrard - GM Property

Rachel Chapman and Lachlan Gerrard made a deputation to the Western Australian Planning Commission regarding Item 4.3 - Improvement Scheme – Bennett Springs East No.1, City of Swan - Recommendation to Minister.

Commissioner Bennett returned to the meeting at 9:26 am.

2.5 – 2.6 Improvement Scheme – Bennett Springs East No.1, City of Swan - Recommendation to Minister (RSL/1019) (Item 4.3)

Written Deputations:

**Jan Zeck - Resident of West Swan
Nathan Stewart - Lateral Planning**

Members noted the written deputations on Item 4.3 - Improvement Scheme – Bennett Springs East No.1, City of Swan - Recommendation to Minister.

2.7 MRS Amendment – Kwinana Rail Loop – Approval to Advertise (RLS/1159) (Item 3.1)

Written Deputation: Tristan Fernandes - City of Rockingham

Members noted the written deputation on Item 3.1 - MRS Amendment – Kwinana Rail Loop – Approval to Advertise.

3. Non-confidential items for discussion, decision or noting

3.1 MRS Amendment – Kwinana Rail Loop – Approval to Advertise (RLS/1159)

REASON FOR DECISION

Members outlined their reasons for supporting the proposal, noting the following points:

- The Department of Transport and Major Infrastructure (DTMI) has progressed a revised alignment for the Kwinana Rail Loop, addressing constraints in the existing alignment, following extensive inter-agency consultation.
- The MRS amendment focuses on protecting land for the alignment of future road and freight rail corridors.
- Issues raised during the pre-referral process primarily relate to delivery and future operational matters and can be further considered during consultation.
- The Western Trade Coast State Development Area declaration does not impact the progression of the MRS amendment, with support received from the Office of the Coordinator General.
- Road classification and management responsibilities raised by the City of Rockingham can be discussed further with Main Roads WA. This includes matters relating to RAV 7 access and Mandurah Road, which are subject to further design work with Main Roads WA.

Members endorsed the recommendation of the Department of Planning, Lands and Heritage for the reasons discussed and outlined in the Department's report.

Moved by Commissioner Haeren
Seconded by Commissioner Brookes

That the Western Australian Planning Commission resolves, under section 35 of the Planning and Development Act 2005 and Regulation 5 of the Planning and Development (Region Planning Schemes) Regulations 2023, to:

1. *Initiate an amendment to the Metropolitan Region Scheme as detailed in Attachment 8 – MRS Amendment 14xx (Standard) – Kwinana Rail Loop, Rockingham.*
2. *Form the opinion that the amendment constitutes a standard amendment to the MRS as it is generally consistent with the sub-regional planning framework but may have some impact or community interest.*

The motion was put and carried

4. Confidential items for discussion, decision or noting

That the Western Australian Planning Commission move to the consideration of confidential items for discussion, decision or noting and resolve, pursuant to Regulation 27 of the Planning and Development (Western Australian Planning Commission) Regulations 2024, that the meeting be closed to members of the public as the remaining agenda items raise matters outlined in regulation 4(2) and require confidentiality due to the recommendations submitted to the Minister; legally and commercially sensitive material; and enable free and unfettered debate on strategic, policy and governance directions pending their confirmation and formal release.

Moved by Commissioner Sheers

Seconded by Commissioner Bennett

The motion was put and carried

**4.1 MRS Amendment 1443 (standard) – ECU Mount Lawley
Redevelopment - Recommendation to Minister (RLS/1176)**

WITHDRAWN

**4.2 MRS Planning Control Area - Lloyd Street (Great Eastern Highway
Bypass and Workshops Avenue) - Declaration (RLS/1221)**

THIS ITEM IS CONFIDENTIAL

**4.4 Operational Policy 1.12 Proposals Adjoining Regional Roads –
Final Approval (DP/10/01648)**

THIS ITEM IS CONFIDENTIAL

**4.6 National Planning Reform Blueprint – Western Australia Progress
Report and Metrics – March 2026 (PLH2024P0066)**

THIS ITEM IS CONFIDENTIAL

- 4.7 WAPC Instruments of Delegation – Department of Housing and Works and Department of Transport and Major Infrastructure - Biannual Report (May 2026) (WAPC/22/0126)**

THIS ITEM IS CONFIDENTIAL

- 4.8 Amendments to Delegation DEL 2024/04 – Powers of Committees (Statutory Planning Committee)**

THIS ITEM IS CONFIDENTIAL

- 4.9 BankWest Curtin Economics Centre report: Every Person Counts Planning for Western Australia’s Future Population (352/01/01/0001P)**

THIS ITEM IS CONFIDENTIAL

- 4.10 WAPC Committee Minutes**

THIS ITEM IS CONFIDENTIAL

- 4.11 Information Report - Western Australian Planning Commission**

THIS ITEM IS CONFIDENTIAL

- 4.3 Improvement Scheme – Bennett Springs East No.1, City of Swan - Recommendation to Minister (RSL/1019)**

Commissioner Bennett declared an Indirect Pecuniary Interest on Item 4.3 and left the meeting at 9:37 am.

THIS ITEM IS CONFIDENTIAL

Commissioner Sandri joined the meeting at 10:11 am.

Commissioner Bennett returned to the meeting at 10:17 am.

- 4.5 Residential Design Codes Review Update**

THIS ITEM IS CONFIDENTIAL

The Chairperson declared a break at 11:18 am.

The meeting resumed at 11:28 am with all members present.

- 5. Urgent or other business**

Nil.

- 6. Meeting conclusion and closure**

The next ordinary meeting is scheduled for 9:00 am on Wednesday, 17 June 2026.

There being no further business before the Board, the Chairperson thanked members for their attendance and declared the meeting closed at 1:38 pm.

CHAIRPERSON

DATE

UNCONFIRMED

Committee:

Western Australian Planning Commission

Meeting Date:

Wednesday, June 17, 2026

Deputation Information

Type of Deputation:

Verbal Deputation

Agenda Item:

3.1

Agenda Title:

MRS Amendment (Standard) – North Ellenbrook (West)
Precinct 4 – Approval to Advertise (RLS/1203)

Is the presentation in support or against the report recommendation? (contained within the agenda)

Support

Presenter Information

Name of Presenter

Rebecca Thompson

Preferred pronouns/title

Ms

Organisation:

Rowe Group

Email Address:

Mobile Number:

Additional Attendees

Robyn Hitchin, Rowe Group
Mitch Brown, Wolfdene
Sean Fairfoul, Landowner Representative

Special Requirements: In the interest of accessibility and inclusion for people with disabilities, please identify if you have any special requirements:

No

Presentation Information

Brief Outline of Deputation:

Deputation in support of officer recommendation.

Will there be a PowerPoint Presentation?

Yes

Please attach any documents here

 9972_20250608_WAPC_Dep_v2_rh.pdf

Acknowledgements

In submitting this request, you acknowledge that your request form and presentation content will be published to the Planning Online website as part of the agenda.

Yes

I acknowledge that if my request or accompanying documents are not submitted within the required timeframe, they will not be accepted.

Yes

Please attach all accompanying documents to this request. Late submissions will not be accepted. Handouts or PowerPoints will not be accepted on the day of the meeting.



NORTH ELLENBROOK (WEST) PRECINCT 4 MRS AMENDMENT (RLS/1203)

DEPUTATION TO WAPC | 17 JUNE 2026

Our Request:

■ **WAPC endorsement of the Officer's Recommendation**

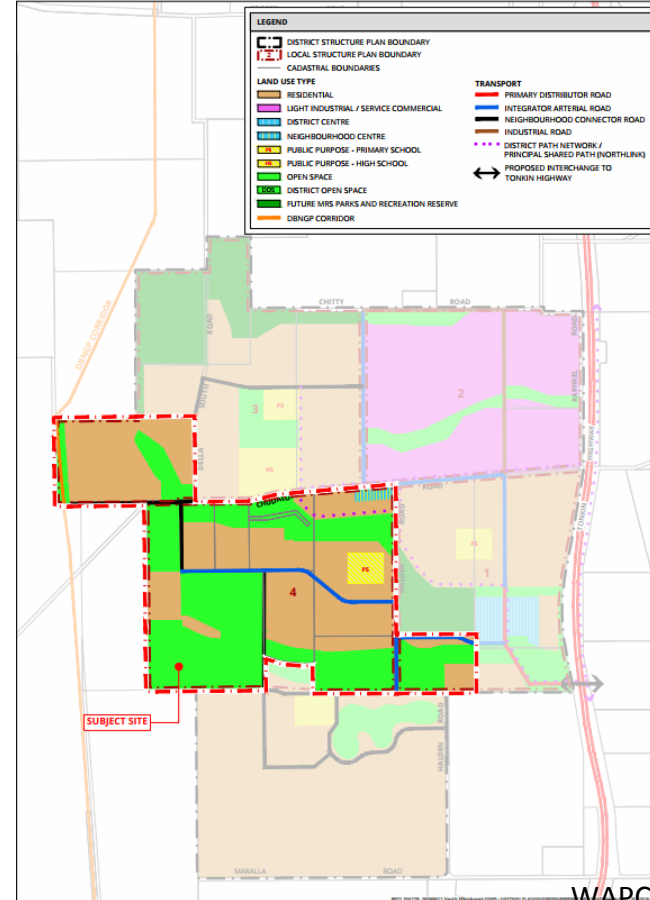
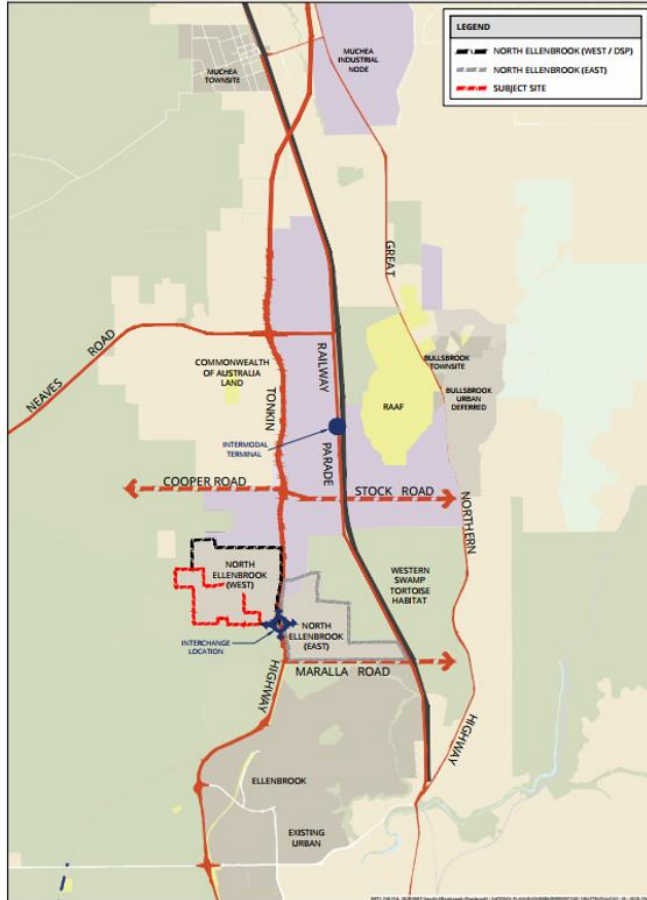
That the Western Australian Planning Commission, under section 35 of the Planning and Development Act 2005 and Regulation 5 of the Planning and Development (Region Planning Schemes) Regulations 2023, resolves to:

1. *Initiate an amendment to the Metropolitan Region Scheme to rezone Lot 1474 (D/P 254632), Lot 1479 (D/P 102015), Lot 1480 (D/P 102016), Lot 1572 (D/P 101340), Lot 2382 (143703), Lot 2946 (D/P 143699), Lot 2953 (D/P 143703), Lot 5890 (D/P 208236) and Lot 5891 (D/P 208236) from the Rural zone to the Urban zone and the Regional Open Space reserve as detailed in Attachment 6 – MRS Amendment 14xx (Standard) – North Ellenbrook (West) Precinct 4; and*
2. *Form the opinion that the amendment constitutes a standard amendment to the MRS as it is generally consistent with the State and Strategic Planning Framework but may have some impact or attract community interest*

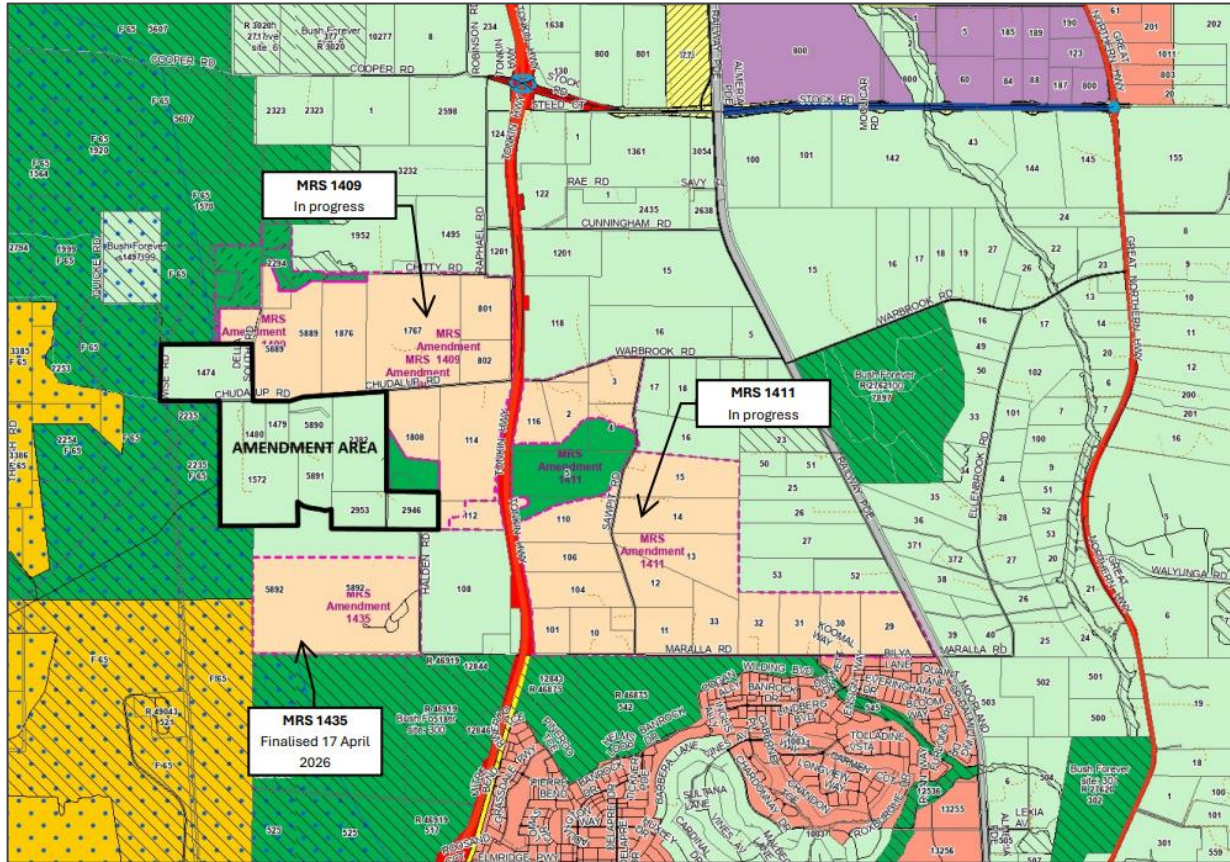
Key Messages:

- The proposal is consistent with State Planning Framework which predominantly designates the land for 'Urban Investigation' in the Perth and Peel @3.5 Million Sub-regional Planning Framework.
- The proposed Amendment is consistent with the future residential development outcomes identified in the approved North Ellenbrook West District Structure Plan.
- Significant detailed environmental investigations on each of the subject lots has been undertaken to inform this MRS Amendment request and demonstrate the land is capable of a change of zoning.
- North Ellenbrook West Precinct Area 4 will contribute additional residential land supply at a time of need to the northeast corridor.

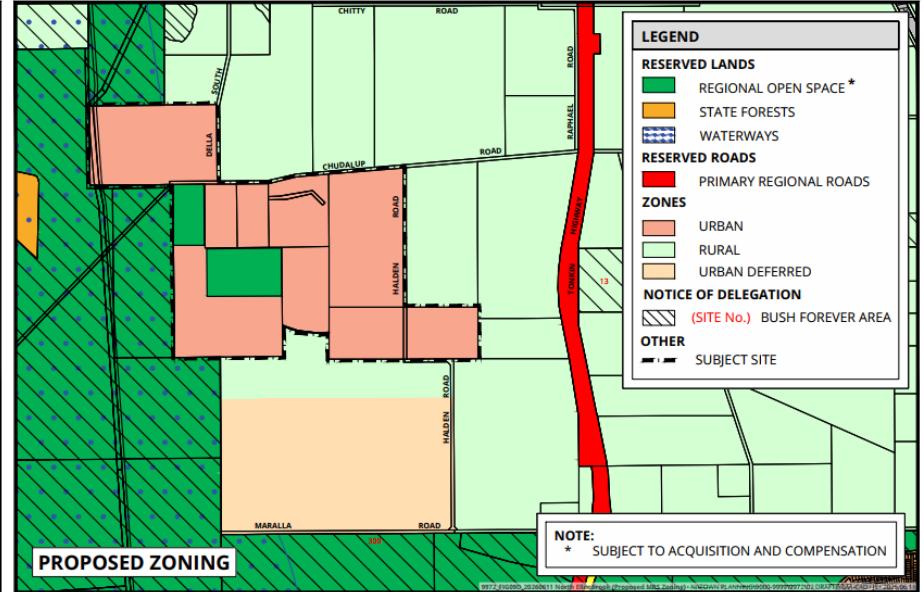
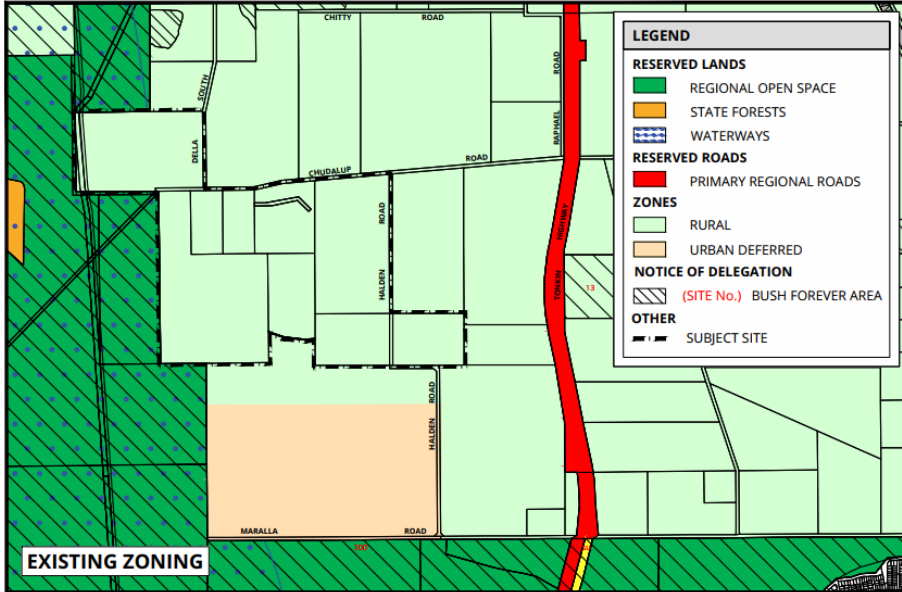
SITE CONTEXT AND DISTRICT STRUCTURE PLAN



CURRENT & PROPOSED NORTH ELLENBROOK MRS AMENDMENTS



EXISTING AND PROPOSED ZONING





ROWE
GROUP
DESIGN

NORTH ELLENBROOK PRECINCT 4
MRS AMENDMENT (RLS/1203)
APPROVAL TO ADVERTISE

THANK YOU

Committee:

Western Australian Planning Commission

Meeting Date:

Wednesday, June 17, 2026

Deputation Information

Type of Deputation:

Verbal Deputation

Agenda Item:

4.1

Agenda Title:

Potential MRS Amendment - Upper Swan Urban Precinct - Pre-lodgement advice

Is the presentation in support or against the report recommendation? (contained within the agenda)

Support

Presenter Information

Name of Presenter

Daniel Martinovich

Organisation:

CLE Town Planning + Design

Email Address:

Mobile Number:

Additional Attendees

Grant Shepherd, Hesperia
James Daw, Hesperia

Special Requirements: In the interest of accessibility and inclusion for people with disabilities, please identify if you have any special requirements:

Yes

If yes, please detail below:

We respectfully request to attend the meeting in person please.

Presentation Information

Brief Outline of Deputation:

- We are presenting in support of a future amendment to the Metropolitan Region Scheme to rezone the

Upper Swan Precinct from 'Rural' to 'Urban' and 'Urban Deferred'.

- The presentation will discuss the Precinct's history, context and key considerations that warrant a change in land use.

Will there be a PowerPoint Presentation?

Yes

Please attach any documents here

 260615_Upper_Swan_WAPC_Pre_Lod... .pdf

Acknowledgements

In submitting this request, you acknowledge that your request form and presentation content will be published to the Planning Online website as part of the agenda.

Yes

I acknowledge that if my request or accompanying documents are not submitted within the required timeframe, they will not be accepted.

Yes

Please attach all accompanying documents to this request. Late submissions will not be accepted. Handouts or PowerPoints will not be accepted on the day of the meeting.

Committee:

Western Australian Planning Commission

Meeting Date:

Wednesday, June 17, 2026

Deputation Information

Type of Deputation:

Verbal Deputation

Agenda Item:

4.2

Agenda Title:

Precincts WA – Station Precincts Improvement Plan (RLS/1204)

Is the presentation in support or against the report recommendation? (contained within the agenda)

Against

Presenter Information

Name of Presenter

Pete Zadeian

Preferred pronouns/title

Mr

Organisation:

SHIRE OF PEPPERMINT GROVE

Email Address:

Mobile Number:

Special Requirements: In the interest of accessibility and inclusion for people with disabilities, please identify if you have any special requirements:

No

Presentation Information

Brief Outline of Deputation:

Advocacy for progressing current local planning framework strategic planning initiatives and championing the Shire's medium growth infill density modelling.

Will there be a PowerPoint Presentation?

No

Please attach any documents here



WAPC_Submission_-_June2726.pdf

Acknowledgements

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Yes

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Western Suburbs

In the 'western suburbs' sub-region of Perth, the Shire plays a predominately a low density residential role

That's why the Garden Shire is more than doubling its housing effort by more than doubling (123%) its housing stock with a greater variety of housing types and styles

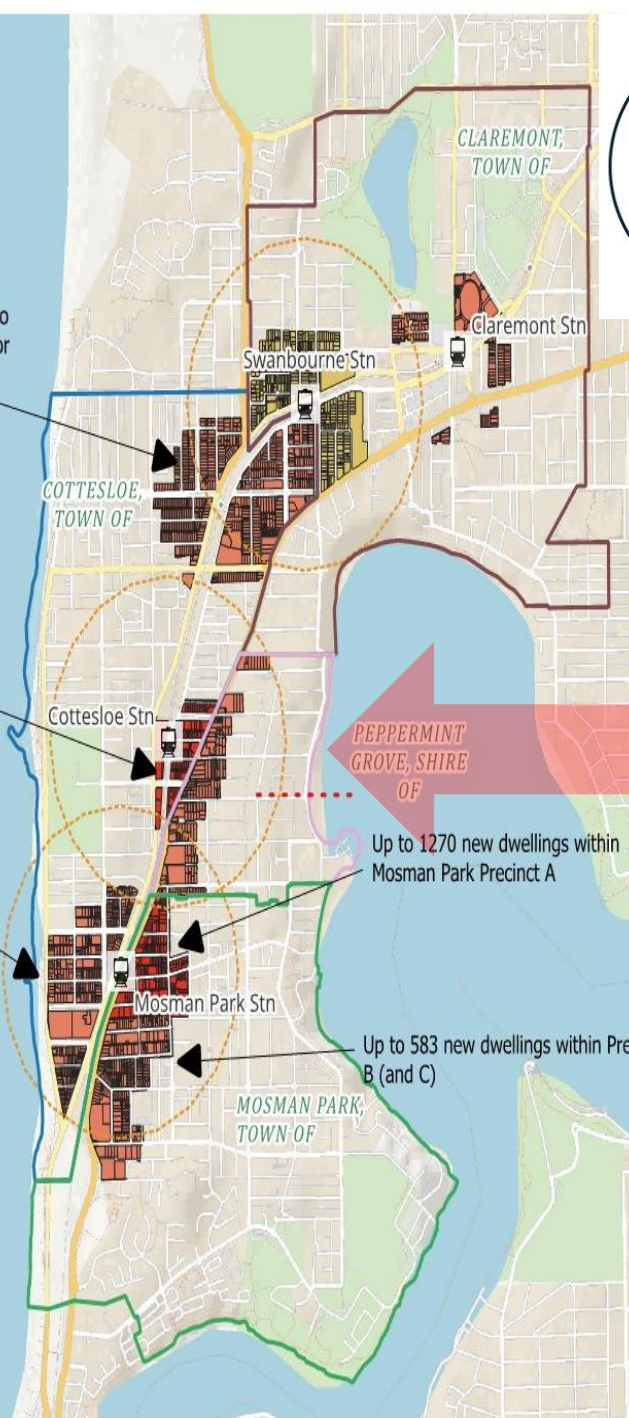


Estimated 342 (49% take up) to 502 (72% take up) dwellings for Cottesloe Precinct

Cottesloe side up to 692 dwellings capacity within the District Centre

Estimated 107 (49%) to 157 (72%) new dwellings

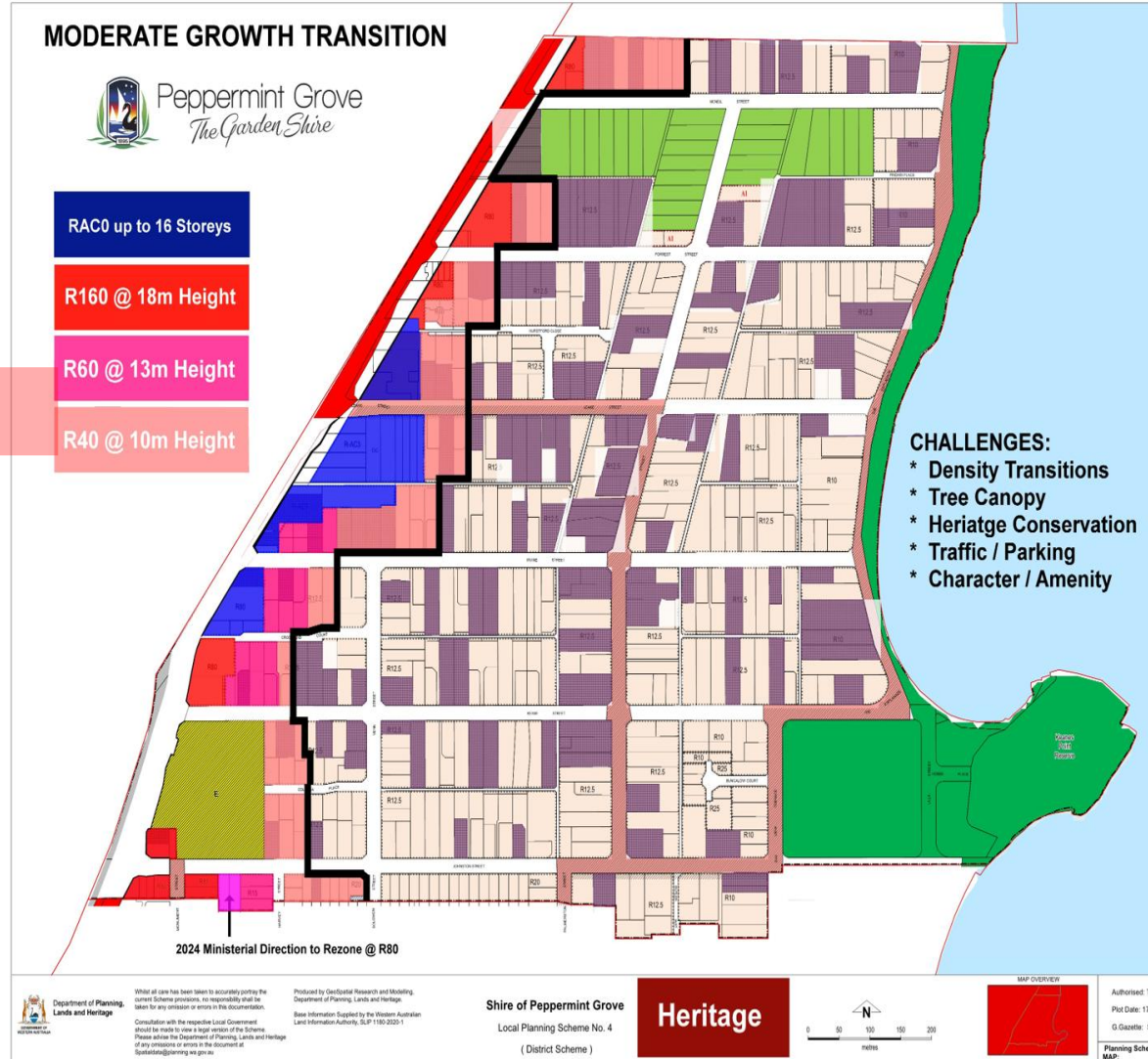
- ✓ Liveability
- ✓ Economy
- ✓ History
- ✓ Culture
- ✓ Landscapes
- ✓ Diversity



MODERATE GROWTH TRANSITION



- RAC0 up to 16 Storeys
- R160 @ 18m Height
- R60 @ 13m Height
- R40 @ 10m Height



INVESTIGATION AREA			
DENSITY TRANSITION OPTIONS			
	LOW GROWTH	MODERATE GROWTH	HIGH GROWTH
Transition Area	6.1Ha	11.5Ha	15.2Ha
Existing	150 Dwgs	186 Dwgs	248 Dwgs
Heritage	0.76Ha (12%)	2.38Ha (22%)	3.08Ha (20%)
Take-Up Rates			
100%	358 Dwgs	781 Dwgs	1012 Dwgs
90%	322 Dwgs	711 Dwgs	920 Dwgs
75%	268 Dwgs	590 Dwgs	763 Dwgs
70%	250 Dwgs	550 Dwgs	713 Dwgs
50%	180 Dwgs	393 Dwgs	509 Dwgs
45%	163 Dwgs	331 Dwgs	435 Dwgs

+ 205 Dwellings within CVSPS

TOTAL New Dwellings = 756 @ 70% take up rate

Shire's Housing Target = 480 Dwellings

BASIS OF MULTI CRITERIA WEIGHTING		
HIGH (66%)	MODERATE (70%)	LOW (45%)
In Next Heritage Listed	Adjoins / Abuts Heritage	Heritage Listed
Primary + Zndry Frontages	Primary Street Frontage	Balliway Frontage
ROW Access	ROW Access	No ROW Access
1 x Regulated Tree / 700m2	1 x Regulated Tree / 400m2	1 x Regulated Tree / 200m2
31-45yrs Building Age	16-30yrs Building Age	0-15yrs Building Age
Adjoins / Abuts Commercial	Within 50m of Commercial	Within 100m of Commercial

ASSUMPTIONS	
High Shire Land Values	Quick Market Sales Reflecting High Demand
Secondary or ROW Frontages Enables Redevelopment Potential	High Tree Canopy Reduces Redevelopment Potential
Heritage Reduces Redevelopment Potential	High Quality and High Cost of Construction
Large Lots / Frontages Generates Economies of Scale	

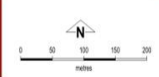


Whilst all care has been taken to accurately portray the current Scheme provisions, no responsibility shall be taken for any omission or error in the documentation. Consultation with the respective Local Government should be made to view a legal version of the Scheme. Please advise the Department of Planning, Lands and Heritage of any omissions or errors in the document at Spatial@planning.wa.gov.au

Produced by GeoSpatial Research and Modelling Department of Planning, Lands and Heritage. Base Information Supplied by the Western Australian Land Information Authority, GIP 1100-2025-1

Shire of Peppermint Grove
Local Planning Scheme No. 4
(District Scheme)

Heritage



Authorised: T. Servo
Print Date: 17 Janur
G. Gazette: Scheme
Planning Scheme No. 4
MAP:



FIGURE 6: Cross section illustrating proposed interface from corridors to adjacent neighbourhood areas

Housing Effort:

Existing Dwellings = **613 dwlgs**

Planned New Dwellings = **756 dwlgs (123%)**

More than doubling its housing stock

This is a ‘Moderate’ Growth Strategy:

- ✓ Retain the Garden Shire character, amenity and high tree canopy
- ✓ Intensify Mixed-Uses Along Stirling Highway Transit Corridor
 - ✓ Adopt the Cottesloe Village Precinct Structure Plan
- ✓ Support the District Centre with a Density Transition Area (R40 – R60)
- ✓ Seamless Density Transitions To and Between New Built Forms
 - ✓ Sub-Regional Integrated Public Transport
 - ✓ Public Realm Improvements

WAPC to enable (adopt / improve) the Garden Shire’s current local strategic planning work through either the improvement scheme pathway and/or the planning scheme amendment pathway



Committee:

Western Australian Planning Commission

Meeting Date:

Wednesday, June 17, 2026

Deputation Information

Type of Deputation:

Verbal Deputation

Agenda Item:

4.2

Agenda Title:

Precincts WA – Station Precincts Improvement Plan
(RLS/1204)

Is the presentation in support or against the report recommendation? (contained within the agenda)

Support

Presenter Information

Name of Presenter

Josh Dallimore

Preferred pronouns/title

Mr

Organisation:

Town of Mosman Park

Email Address:

Mobile Number:

Special Requirements: In the interest of accessibility and inclusion for people with disabilities, please identify if you have any special requirements:

No

Presentation Information

Brief Outline of Deputation:

The Town of Mosman Park wishes to advocate for the inclusion of its own local frameworks within the Mosman Park station portion of the improvement scheme, as well as raise points of consideration for the consideration of the Western Australian Planning Commission.

Will there be a PowerPoint Presentation?

No

Please attach any documents here



Station_Precinct_WAPC_Deputation_1... .pdf

Acknowledgements

In submitting this request, you acknowledge that your request form and presentation content will be published to the Planning Online website as part of the agenda.

Yes

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Yes

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Improvement Plan

Statutory Planning Committee – 17th June 2026

Deputation Josh Dallimore – Principal Urban Planner, Town of Mosman Park.

Good morning Chair, Deputy Chair, Panel Members and Department staff. Thank you for the opportunity to provide a deputation today on Item 4.2.

The Town of Mosman Park supports the intent of increasing housing and population density around train stations. However, we ask that the WAPC recognise the significant work already undertaken by the Town through its own planning framework for the Mosman Park Station Precinct.

Town's Preferred Pathway

The Town's Draft Mosman Park Village Precinct Structure Plan has been informed by detailed research, technical work and community input. It increases density around the train station and would deliver the Town's minimum housing requirements under Perth and Peel @ 3.5 million.

The plan, together with Scheme Amendment No. 11, was submitted to the State Government in February 2025 for consent to advertise. That consent has not yet been granted.

The Town has also endorsed its 2026 Local Planning Strategy, which aligns with State planning objectives for density around train stations. Its current planning framework includes contemporary scheme provisions, ongoing planning reform amendments, and community benefit contribution mechanisms.

Timing and Delivery

The Town understands that activation of the Improvement Scheme may not occur until 2028. By contrast, the Town's existing planning instruments are well advanced and could support implementation in 2027.

If the priority is the timely delivery of housing, the Town considers that the most efficient pathway is for the WAPC to endorse the Draft Precinct Structure Plan and Scheme Amendment No. 11, and grant consent for those documents to be advertised.

If the Improvement Scheme Proceeds

If the WAPC does proceed with the Improvement Scheme, the Town asks that it be shaped by the following principles:

- meaningful community engagement at the 'involve' level of the IAP2 spectrum;
- incorporation of the Town's detailed precinct planning work;
- funding for a sub-regional integrated transport strategy along the Fremantle train line;
- consideration of level-crossing removal, safer beach access, elevated rail and improved connections to Curtin Avenue;
- appropriate delegations so the Town can retain development control for single houses and related applications; and
- a Community Benefits Framework that builds on the Town's successful local approach.

Government Land Opportunities

The Town also asks the WA Government to prioritise underutilised government-controlled land for timely housing outcomes, including the McCall Centre, Leighton Marshalling Yards, WAPC-controlled land at 594–626 Stirling Highway while preserving the heritage-listed shops, and ageing Department of Communities sites within the Improvement Plan boundary.

Closing Request

In summary, the Town supports the intent of the Station Improvement Scheme but is concerned that a broad-brush approach may not fully reflect local context or community outcomes.

The Town therefore respectfully requests that the WAPC first advance the Town's prepared planning framework or otherwise ensure that it is meaningfully incorporated into any Improvement Scheme for Mosman Park. This would deliver housing outcomes sooner while preserving the local planning context that has already been carefully developed. Thank you.



KEY MATTERS COVERSHEET			
REPORT TO	Western Australian Planning Commission		
Meeting date	17 June 2026	File number	RLS/1204
Title	Precincts WA – Station Precincts Improvement Plan		
Purpose	For recommendation to Minister		
Head of power	Part 8 of the <i>Planning and Development Act 2005</i>		
Responsible officer	Glen Finn – Executive Director (Strategy and Engagement)		
KEY MATTERS IDENTIFIED BY THE DEPARTMENT OF PLANNING, LANDS AND HERITAGE			
<p>The draft Station Precincts Improvement Plan has been prepared under Part 8 of the <i>Planning and Development Act 2005</i> to support increased housing supply and coordinated planning outcomes around priority metropolitan train stations. Its function is to identify the land that may be included in a future Improvement Scheme, establish the strategic planning intent for the precincts, and set the objectives that will guide preparation of that scheme. It applies to the Bassendean, Carlisle and Oats Street, Claisebrook, Cottesloe, Glendalough, Morley, Mosman Park and Swanbourne station precincts.</p> <p>The following key matters have been identified by the Department of Planning, Lands and Heritage:</p> <ul style="list-style-type: none"> • the role of the Improvement Plan in supporting increased housing supply, urban consolidation and transit oriented development around priority station precincts; • the proposed extent of the Improvement Plan areas, including changes made in response to consultation with affected local governments and further precinct planning; • the purpose and effect of the Improvement Plan, including its role in establishing the strategic planning intent for the precincts and enabling a future Improvement Scheme; • the proposed objectives for the future Improvement Scheme, including how they address coordinated planning, infrastructure delivery, public benefit, urban design and local context; and • how matters raised through consultation, including infrastructure, heritage, servicing, and development standards, are proposed to be considered through the future Improvement Scheme. <p>This summary is provided to assist interested parties to understand the key matters relevant to the proposal.</p> <p>This does not fetter consideration of the proposal by the Western Australian Planning Commission, its Committees or the decision-maker which / who may identify others.</p>			

Committee:

Western Australian Planning Commission

Meeting Date:

Wednesday, June 10, 2026

Deputation Information

Type of Deputation:

Written Deputation

Agenda Item:

4.1

Agenda Title:

City of Swan – Local Planning Scheme No. 17, Amendment No. 191 (Complex) – Recommendation to Minister (TPS/2999)

Is the presentation in support or against the report recommendation? (contained within the agenda)

Against

Presenter Information

Name of Presenter

Dixon Lowe

Preferred pronouns/title

Mr

Organisation:

Vines Residents and Ratepayers Association and Swan Community Environmental Alliance

Email Address:

Mobile Number:

Additional Attendees

Nil

Special Requirements: In the interest of accessibility and inclusion for people with disabilities, please identify if you have any special requirements:

No

If yes, please detail below:

NA

Presentation Information

Brief Outline of Deputation:

Opposes Additional Use for Telecommunication Tower on Lot 1003, Verdelho Drive, The Vines on these grounds:

1. Vague and discretionary Planning details
2. Incomplete Technical details
- 3 There are no changes since the previous Amendment 191 was rejected
4. Assessing Existing Network

Refer SPP 5.2, and Guidelines for the Location, Siting and Design of Telecommunications Infrastructure - gaps evident

Will there be a PowerPoint Presentation?

No

Please attach any documents here



SPP-5_2_Telecommunications_Infrast... .pdf



GD_Telecommunications_infrastructu... .pdf



Written Deputation at SPC Meeting 10... .pdf

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Yes

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Department of
Planning



STATE PLANNING POLICY

5.2

Telecommunications Infrastructure

September 2015

*Prepared under Part Three of the Planning
and Development Act 2005 by the Western
Australian Planning Commission*



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1. CITATION

This is a State Planning Policy prepared under Part 3 of the *Planning and Development Act 2005*. This policy may be cited as *State Planning Policy 5.2: Telecommunications Infrastructure Policy*.

After this policy has been gazetted, Statement of Planning Policy 5.2 Telecommunications Infrastructure (2004) will be repealed.

2. POLICY INTENT

Installation of telecommunications network infrastructure usually involves the development of land and/or alteration to the appearance of buildings or structures, which may have visual impacts. This planning policy aims to balance the need for effective telecommunications services and effective roll-out of networks, with the community interest in protecting the visual character of local areas. Using a set of land use planning policy measures, the policy intends to provide clear guidance pertaining to the siting, location and design of telecommunications infrastructure.

3. BACKGROUND

Adequate and reliable telecommunications are essential for all aspects of contemporary community life, from supporting the State's economy to creating and maintaining connected and cohesive social networks. Contact between emergency services and the community increasingly relies on the telecommunications networks.

The importance of telecommunications services in Western Australia is recognised in the Western Australian Planning Commission's (WAPC's) *State Planning Strategy 2050* (2014), which advocates for the provision of an effective state-wide telecommunications network. This network includes both above and below ground infrastructure to support both fixed line and wireless telecommunications.

3.1 Electromagnetic Emissions (EME)

The use of mobile telephones has raised public concern about possible health issues associated with exposure to electromagnetic emissions. However, telecommunications carriers must comply with the Australian Communications and Media Authority (ACMA) *Radiocommunications Licence Conditions (Apparatus Licence) Determination 2003*. These licence conditions make mandatory the limits in the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) *Radiofrequency (RF) Standard* which sets limits for human exposure to RF electromagnetic fields from all sources, including telecommunications infrastructure. ARPANSA is the primary Commonwealth agency responsible for protecting the health and safety of people and the environment from the harmful effects of radiation.

Measurement surveys undertaken by ARPANSA demonstrate that environmental radiofrequency levels near base stations for the mobile telephone network are extremely low. The ARPANSA surveys reported that typical exposures to radiofrequency fields were well below one per cent of the Standard's public exposure limits. It concluded that "given the very low levels recorded and the relatively low power of these types of transmitters, it is unlikely that the radiofrequency radiation from base stations would cause any adverse health effects, based on current medical research".

Standards set by ARPANSA incorporate substantial safety margins to address human health and safety matters; therefore it is not within the scope of this Policy to address health and safety matters. Based on ARPANSA's findings, setback distances for telecommunications infrastructure are not to be set out in local planning schemes or local planning policies to address health or safety standards for human exposure to electromagnetic emissions.

3.2 Where this policy applies

This policy applies throughout Western Australia in respect to above and below ground telecommunications infrastructure other than those facilities exempted under the Commonwealth *Telecommunications Act 1997* (Telecommunications Act). (See Section 3.5 Policy Exemptions for further information)

All other facilities constitute 'development' under the *Planning and Development Act 2005* and development approval may be required from the relevant planning authority. Separate approval may also be required from other government agencies under other legislation.

3.3 Above ground telecommunications infrastructure

For the purposes of this policy, above ground telecommunications infrastructure refers to any line, equipment, apparatus, tower, antenna or any other structure that is visible above ground level.

3.3.1 Mobile telephone networks

Mobile telephone networks operate through base stations, which incorporate a radio transmitter, a receiver and an antenna. Base stations provide coverage to a geographic area known as a 'cell', which may vary in size but generally has a radius of up to 10 kilometres. Each cell has its own transceiver which sends and receives radio signals throughout its specified zone.

The location of new mobile telephone base stations needs to be carefully considered in relation to existing base stations, to ensure that the network functions effectively. Mobile telephone antennas generally need to be mounted clear of surrounding obstructions like trees and buildings to avoid loss of reception and to allow each mobile telephone base station to cover its intended cell with minimum transmitter power. They must also be sited where they will not interfere with neighbouring cells. The more base stations of a particular carrier there are in an area, the smaller the cells, which means the power and energy levels of each station are generally lower. In areas of high mobile use there are many small cells to meet traffic demands, maintaining service quality and capacity. Antennas do not need to be very high and can be installed on building roofs or small poles. If additional base stations are needed in areas where mobile network coverage already exists, demand may be met by adding

more panels to existing towers, or by constructing new towers. In areas of low mobile use, the cells are larger and the antennae are mounted on taller masts and towers.

As telecommunications networks expand due to increasing demand for mobile telephone and data services, the location, siting and design of proposed facilities becomes critical.

3.3.2 National Broadband Network fixed wireless broadband towers

National Broadband Network (NBN) fixed wireless broadband towers are usually bigger than mobile phone towers, and are more likely to be required in metropolitan fringe and regional areas.

Fixed wireless technology can transmit data at broadband speeds using radio signals instead of cables. This technology uses fixed transmission towers or base stations to communicate 'over the air' with the NBN installed equipment within the home or business. Line of sight from the tower to the equipment at the home or business is essential. Western Australia is a vast state with complex geography and fixed wireless technology enables access to NBN services in locations that are difficult or not cost effective to reach with fixed line technology.

3.3.3 Amateur radio equipment

The amateur service is designed primarily to facilitate hobby radio communications and for technical experimentation and operates on specified frequency bands. Amateur radio operators communicate using transmission modes including, but not limited to, Morse code, telephony and data.

Anyone can listen to the amateur bands using a receiver, but to transmit, operator qualifications and a licence issued by the Australian Communications and Media Association (ACMA) are required.

An amateur apparatus licence is issued to authorise a station that:

- a) is operated for the purposes of self-training in radio communications; intercommunication using radio communications; and technical investigation into radio communications by persons who do so solely with a personal aim, and who have no pecuniary interest in the outcome of the operations of the station;
- b) is operated on amateur frequencies or amateur frequency bands; and
- c) may participate in the amateur-satellite service.

3.4 Below ground telecommunications infrastructure

For the purposes of this policy, below ground infrastructure refers to pit and pipe infrastructure used to house fixed line (fibre, Hybrid Fibre Coaxial, copper) to carry voice and data services.

In accordance with the Fibre Deployment Amendment 2011 to the Telecommunications Act, developers that are corporations are required to provide fibre-ready pit and pipe infrastructure to new developments that are within the National Broadband Network Corporations' (NBN Co) fibre footprint.

Developers of all new developments are encouraged to engage with a telecommunications carrier to ensure that pit and pipe infrastructure complies with industry specifications or any standards set by the ACMA.

3.5 Policy exemptions

Some telecommunications facilities are exempted from development approval under the Telecommunications Act.

Schedule 3 of the Telecommunications Act and related subordinate legislation provides telecommunications carriers with powers to enter land to inspect land, maintain facilities and install certain types of facilities (known as low-impact facilities), and immunity from some state and territory laws, including planning laws, when carrying out these activities.

Schedule 3 of the Telecommunications Act includes:

- low-impact facilities described in the Telecommunications (*Low-Impact Facilities Determination 1997*) and all existing and future amendments, when installed by a carrier;
- a temporary defence facility; and
- a facility authorised by a Facilities Installation Permit issued under the Telecommunication Act.

Carriers seeking to install low-impact facilities are required to comply with Schedule 3 of the Telecommunications Act and the Telecommunications Code of Practice 1997.

3.6 When this policy should be applied

Due regard should be given to this policy by State and local government planning decision-makers for:

- a) The preparation and assessment of local planning schemes and local planning policies;
- b) The preparation of local structure plans; and
- c) Development proposals for telecommunications infrastructure.

3.7 Relationship of this policy to Commonwealth legislation

The Telecommunications Act provides the regulatory framework for the Australian telecommunications industry. All telecommunications carriers and service providers must comply with the Act and its subordinate legislation. The ACMA is empowered through the Telecommunications Act to regulate and monitor the performance of the industry, and reports to the Minister for Communications annually.

Relevant amendments to the Telecommunications Act include:

- *Telecommunications Legislation Amendment (Fibre Deployment) Act 2011* - This amendment to the Telecommunications Act provides a framework for the roll-out of the National Broadband Network, specifically the deployment of optical fibre lines and fibre-ready infrastructure.

Other relevant Commonwealth legislation and subordinate codes include:

- *National Broadband Network Companies Act 2011* – This Act provides a regulatory framework for NBN Corporations that promotes the long term interests of end-users of carriage services or of services provided by means of carriage services; and
- *Mobile Phone Base Station Deployment Industry Code (C564:2011)* – This code applies a precautionary approach to the deployment of mobile telephone infrastructure to ensure that the exposure of the community to EME is minimised. It also sets out a consultation procedure for infrastructure development that does not require development approval (low impact facilities).

This policy complements the Telecommunications Act and other relevant and subordinate legislation.

4. POLICY OBJECTIVES

The objectives of this policy are to:

- a) facilitate the provision of telecommunications infrastructure in an efficient and environmentally responsible manner to meet community needs;
- b) manage the environmental, cultural heritage, visual and social impacts of telecommunications infrastructure;
- c) ensure that telecommunications infrastructure is included in relevant planning processes as essential infrastructure for business, personal and emergency reasons; and,
- d) promote a consistent approach in the preparation, assessment and determination of planning decisions for telecommunications infrastructure.

5. POLICY MEASURES

5.1 Visual impacts

For telecommunications infrastructure to be effective, structures are generally located prominently, at high points in the landscape or on top of buildings, where they are more likely to be visible to the public.

The planning authority may exercise discretion in addressing the visual impacts of telecommunications infrastructure. Visual impacts of an infrastructure development proposal should be assessed by applying the following set of policy measures to guide the location, siting and design of the structure.

5.1.1 The benefit of improved telecommunications services should be balanced with the visual impact on the surrounding area.

- i) Assessment of the visual impact of development proposals for telecommunications infrastructure should be made on a case by case basis;
- ii) Telecommunications infrastructure should be sited and designed to minimise visual impact and whenever possible:
 - a) be located where it will not be prominently visible from significant viewing locations such as scenic routes, lookouts and recreation sites;
 - b) be located to avoid detracting from a significant view of a heritage item or place, a landmark, a streetscape, vista or a panorama, whether viewed from public or private land;
 - c) not be located on sites where environmental, cultural heritage, social and visual landscape values maybe compromised and

- d) display design features, including scale, materials, external colours and finishes that are sympathetic to the surrounding landscape;
- iii) In addition to the existing exemptions under the Telecommunication Act, local governments should consider exempting telecommunications infrastructure from the requirement for development approval where:
 - a) The infrastructure has a maximum height of 30 metres from finished ground level;
 - b) The proposal complies with the policy measures outlined in this policy; and
 - c) The proponent has undertaken notification of the proposal in a similar manner to 'low impact facilities' as defined and set out in the Mobile Phone Base Station Deployment Industry Code (C564:2011);
 - iv) Telecommunications infrastructure should be located where it will facilitate continuous network coverage and/or improved telecommunications services to the community; and
 - v) Telecommunications infrastructure should be co-located and whenever possible:
 - a) Cables and lines should be located within an existing underground conduit or duct; and
 - B) Overhead lines and towers should be co-located with existing infrastructure and/or within existing infrastructure corridors and/or mounted on existing or proposed buildings.
- Section 6.3.1 provides guidance on what applicants should submit in support of a development application to assist planning assessment.

6. IMPLEMENTATION

This policy is given effect by the *Planning and Development Act 2005*. Telecommunications infrastructure should be included as a relevant planning consideration in the preparation and assessment of local planning schemes and local planning policies, structure plans (at the local level) and development applications.

6.1 Local planning schemes and local planning policies

When preparing or reviewing local planning schemes or local planning policies, local governments should ensure that:

- a) Telecommunications infrastructure is included in the zoning table as a land use;
- b) Telecommunications infrastructure is not designated as a 'use not permitted' (X) by the scheme in any zone in the zoning table;
- c) In zones where the location of telecommunications infrastructure is supported, telecommunications infrastructure is designated as a permitted use (P) in the zoning table;
- d) In zones where telecommunications infrastructure is permitted, the Scheme provides guidance on development approval exemptions;
- e) Buffer zones and/or setback distances are not included in local planning schemes or local planning policies; and
- a) Schemes and policies adhere to the policy measures outlined in Section 5 of this policy.

6.2 Structure planning at the local level

- a) In the preparation and assessment of structure plans at the local level, consideration should be given to the need for telecommunications services in supporting documentation. Early consideration of wireless and mobile phone telecommunication system requirements allows for them to be incorporated into the design process and mitigate any potential visual impacts to the community.

6.3 Development

In considering a development application, the local government should give consideration to:

- a) The extent to which the proposal adheres to the policy measures outlined in Section 5 of this policy
- b) The need for services to be located to optimise coverage; and
- c) Documentation to be submitted under Section 6.3.1 of this Policy.

The advertising period for a development proposal should be no more than 21 days.

6.3.1 Information to be submitted when lodging a development application

In addition to the requirements for development applications under the relevant local planning scheme, development applications for telecommunications infrastructure are to include the following information:

- a) a report demonstrating compliance with the Mobile Phone Base Station Deployment Industry Code

(C564:2011), excluding Sections 6 and 7 (which only apply to developments that do not require development approval);

- b) a statement and/or a map indicating the extent to which the proposed facility addresses the network capacity for future demand and/or current gaps in service;
- c) a statement about the extent to which the proposed facility complies with any relevant local planning scheme or planning policy adopted under a scheme and (if applicable) justification for any variation from the relevant scheme or policy provisions;
- d) plans and coloured graphic illustrations, including photo simulations, showing the type of facility and its relationship with adjacent development, including the proposal's elevations showing the extent, height and appearance, proposed materials and colour, any screening or fencing, and any external lighting;
- e) details of any significant environmental constraints, including those associated with the species, condition and significance of any vegetation to be removed;
- f) map and a statement about where the proposed facility is to be located. If the facility is proposed within an infrastructure easement or corridor, consultation with other users is to be demonstrated; and
- g) a statement explaining how the proposed facility addresses the policy measures for the location, siting and design of telecommunications infrastructure set out in Section 5.1.1 of this Policy.

7. DEFINITIONS

Telecommunications Carrier has the same meaning given to the term in the *Telecommunications Act 1997*.

Fibre-ready Facility has the same meaning given to the term in the *Telecommunications Act 1997*.

Relevant health and safety standard means health and safety standards specified for the installation and operation of telecommunications facilities under the:

- *(Commonwealth) Telecommunications Code of Practice 1997;*
- *(Commonwealth) Radiocommunications Act 1992;*
- *Mobile Phone Base Station Deployment Industry Code (C564:2011) (this is a document prepared by the Communications Alliance and registered with the ACMA as an Industry Code)*

Telecommunications infrastructure means any part of the infrastructure of a telecommunications network and includes any line, equipment, apparatus, tower, antenna, tunnel, duct, hole, pit, or other structure used, or for use, in or in connection with a telecommunications network.

Service provider has the same meaning given to the term in the *Telecommunications Act 1997*

National Broadband Network has the same meaning given to the term in the *National Broadband Companies Act 2011*

National Broadband Network Corporation has the same meaning given to the term in the *National Broadband Companies Act 2011*

Radiocommunications has the same meaning given to the term in the *Radiocommunications Act 1992*

Pit and pipe infrastructure refers to pits and conduits installed in subdivisions to house fixed line telecommunications cable.

Fibre-ready facility has the same meaning given to the term in the *Telecommunications Act 1997*

Carriage services include services for carrying communications, for example telephone services, Internet access services and Voice over Internet Protocol (VoIP) services.

Guidelines for the Location, Siting and Design of Telecommunications Infrastructure

**These Guidelines complement
Statement of Planning Policy No. 5.2: Telecommunications Infrastructure
and are to be read in conjunction with that Policy**



GUIDELINES FOR THE LOCATION, SITING AND DESIGN OF TELECOMMUNICATIONS INFRASTRUCTURE

These Guidelines complement
Statement of Planning Policy No. 5.2: Telecommunications Infrastructure
and are to be read in conjunction with that Policy.



WESTERN AUSTRALIAN
PLANNING COMMISSION

MARCH 2004

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1. PURPOSE OF THE GUIDELINES

The principal purpose of these Guidelines is to assist local government and planning practitioners in planning for telecommunications infrastructure at the local level. Underlying this purpose is the need to facilitate the provision of telecommunications services to the community, in an efficient and cost-effective way.

These Guidelines are intended to minimise uncertainty associated with decision-making. They should also result in better outcomes for the community. This means a cautionary approach to the issue of electromagnetic emissions, improved telecommunications service to users, and reduced impact on local amenities.

Clarification of application and assessment procedures will reduce time delays and costs for the telecommunications industry and assist local government and local communities to participate more meaningfully in the decision-making process.

2. APPLICATION OF THE GUIDELINES

These Guidelines are to be read in conjunction with Statement of Planning Policy No. 5.2: Telecommunications Infrastructure. They should also be read in conjunction with any town planning scheme for the particular area and any planning policies relevant to telecommunications infrastructure.

The Guidelines apply at the strategic planning stage, including town planning scheme review, amendment or structure planning and in the assessment of planning applications involving telecommunications facilities.

This is an advisory document only, although it may be adopted by local government as a planning policy in accordance with relevant town planning scheme provisions. The Guidelines do not override the provisions of an existing town planning scheme, and development in accordance with the Guidelines may take place only where it is permissible under the scheme. This requires either that:

- (a) the proposed facility is a permitted or discretionary use in the particular zone in which the site is located under the local government town planning scheme; or
- (b) the facility is exempt from State and local government approval under the Telecommunications Act 1997 (e.g. low-impact facilities¹).

3. WHO SHOULD USE THE GUIDELINES

The Guidelines should be consulted by proponents in both the initial planning of their telecommunications networks and prior to lodgement of applications for planning approval of telecommunications facilities. Attention to the Guidelines will reduce the prospect of ill-conceived applications being submitted to local government. It will also minimise delays involved in subsequent assessment and determination of applications.

The Guidelines should be employed by local government to ensure comprehensive assessment and consistent decision-making, taking into account the interests of all stakeholders (i.e. the proponent, users and local residents). Other users of the Guidelines include land developers, who may need to make provision for telecommunications infrastructure in conjunction with structure planning and/or subdivision.

¹ There is a range of activities exempt from State and local government approval under the Telecommunications Act 1997 including those facilities identified in the Telecommunications (Low-Impact Facilities) Determination 1997 and Amendment No. 1 1999 made under the Telecommunications Act 1997.

4. GUIDING PRINCIPLES FOR THE LOCATION, SITING AND DESIGN OF TELECOMMUNICATIONS INFRASTRUCTURE

The following principles are taken from Statement of Planning Policy No. 5.2: Telecommunications Infrastructure and are intended to provide the basis for the location, siting and design of telecommunications facilities. However, they also address certain construction and operational issues relevant to the development of facilities:

- There should be a co-ordinated approach to the planning and development of telecommunications infrastructure, although changes in the location and demand for services require a flexible approach.
- Telecommunications infrastructure should be strategically planned and co-ordinated, similar to planning for other essential infrastructure such as transport networks and energy supply.
- Telecommunications facilities should be located and designed to meet the communication needs of the community.
- Telecommunications facilities should be **designed and sited to minimise any potential adverse visual impact on the character and amenity of the local environment, in particular, impacts on prominent landscape features, general views in the locality and individual significant views.**
- Telecommunications facilities should be designed and sited to minimise adverse impacts on areas of natural conservation value and places of heritage significance or where declared rare flora are located.
- Telecommunications facilities should be designed and sited with specific consideration of water catchment protection requirements and the need to minimise land degradation.
- Telecommunications facilities should be **designed and sited to minimise adverse impacts on the visual character and amenity of residential areas.**
- Telecommunications cables should be placed underground, unless it is impractical to do so and there would be no significant effect on visual amenity or, in the case of regional areas, it can be demonstrated that there are long-term benefits to the community that outweigh the visual impact.
- Telecommunications cables that are installed overhead with other infrastructure such as electricity cables should be removed and placed underground when it can be demonstrated and agreed by the carrier that it is technically feasible and practical to do so.
- Unless it is impractical to do so telecommunications towers should be located within commercial, business, industrial and rural areas and areas outside identified conservation areas.
- The design and siting of telecommunications towers and ancillary facilities should be integrated with existing buildings and structures, unless it is impractical to do so, in which case they should be **sited and designed so as to minimise any adverse impact on the amenity of the surrounding area.**
- Co-location of telecommunications facilities should generally be sought, unless such an arrangement would detract from local amenities or where operation of the facilities would be significantly compromised as a result.
- Measures such as surface mounting, concealment, colour co-ordination, camouflage and landscaping to screen at least the base of towers and ancillary structures, and to draw attention away from the tower, should be used, where appropriate, to minimise the visual impact of telecommunications facilities.

- Design and operation of a telecommunications facility should accord with the licensing requirements of the Australian Communications Authority, with physical isolation and control of public access to emission hazard zones and use of minimum power levels consistent with quality services.
- Construction of a telecommunications facility (including access to a facility) should be undertaken so as to minimise adverse effects on the natural environment and the amenity of users or occupiers of adjacent property, and ensure compliance with relevant health and safety standards.

5. DESIGN GUIDELINES

The Guidelines have been prepared to provide assistance to designers and those responsible for assessment of applications.

The various design issues have been listed separately, although in practice they need to be addressed in concert. It should also be appreciated that not all of the techniques referred to may be feasible, in terms of the functional requirements for particular facilities (e.g. range, orientation, and network requirements).

5.1 Location

Telecommunications facilities that have the potential to be visually intrusive should, where possible, be located in industrial, commercial, business or rural areas, or be otherwise integrated into the design of existing or proposed building development. **Where there are existing structures such as water towers or base stations, additional facilities can often be accommodated without significantly contributing to the visual impact of the structure. This includes co-location with an existing telecommunications facility and integration with any other structure.**

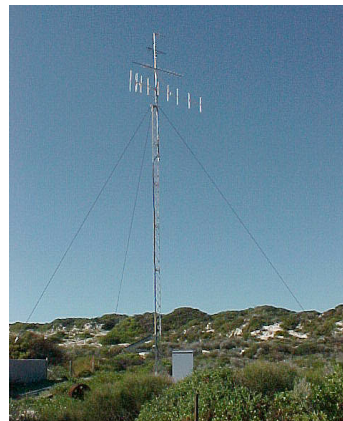
Visually intrusive facilities should generally not be situated within residential areas or in areas of particular environmental significance such as foreshores and Bush Forever sites. **They should also not be prominently visible from significant vantage points including tourist routes and lookouts and recreation sites,** in order to preserve the amenity and environmental value of these areas. Particular care should be taken in the design of facilities near certain land uses such as childcare centres, schools and aged persons' accommodation to minimise visual intrusion and community concern regarding electromagnetic emissions. Cultural and heritage sites should also be treated with sensitivity, and avoided altogether where a proposed facility is likely to **detract from the characteristics for which the site has been identified (e.g. cultural, historic, scenic).**

Some of these location principles are illustrated below.

Co-location of facilities where different carriers or systems share the one structure



Co-location - metropolitan setting



Co-location - rural setting

5.2 Integration

Where a proposed facility is to be located on, or immediately adjacent to, an existing or proposed building or structure, care needs to be taken with its design and siting so as to integrate the development as far as possible with the building or structure to which it relates. Facilities such as antennae should not merely be "hung off" the side of a building unless they can be designed to form an integral part of the overall development. Techniques which may be used to minimise adverse visual impacts include:

- adjustment to the overall size (height and scale) of the facility;
- colour-matching with adjacent walls;
- creating an architectural feature of the facility, such as a spire or column;
- complementing facade treatment so as to maintain visual balance;
- screening to minimise visibility of the facility from adjacent areas.

Some of these integration principles are illustrated below.

Integration using facilities as architectural features



Integration by means of concealment



Colour-matched to building



Antenna disguised as a chimney



Antenna disguised as part of architectural feature (facade extension)



Design and colour of antennas blend with the water tower to which they are attached

5.3 Design

In the case of free-standing facilities, such as above-ground housing or towers, design measures need to be employed to address visual impact where the opportunity for integration with adjoining structures is often limited. The design techniques are, in some cases, the same as those referred to above, and include:

- adjustment to the overall size (height and dimension) of the facility;
- colour to match the predominant background (e.g. sky, vegetation);
- designing the facility as a work of urban art;
- disguising the facility as another structure (e.g. flagpole, signpost, tree).

Some of these design principles are illustrated below.

A large but simply designed structure



Compact design reduces the intrusiveness of the structure

Designed as an architectural feature or different structure



Designed as an architectural feature



Designed as different structure

5.4 Landscaping

Tree planting can be used to reduce the visual impact of facilities such as above-ground housing and, in some cases, towers. In general, such measures should be applied only after location, siting and design issues have been addressed to the best possible effect. Where landscaping is desirable to screen facilities, species should be chosen based on the size of the facility and in sympathy with the existing landscape theme (if any) in the locality.

Some of these landscape principles are illustrated below.

Design and location of facilities blended into the landscape



Metropolitan setting



Rural setting

Examples of various facilities in suburban, industrial and rural settings



Remote Interface Module - suburban setting



Remote Interface Module - industrial setting



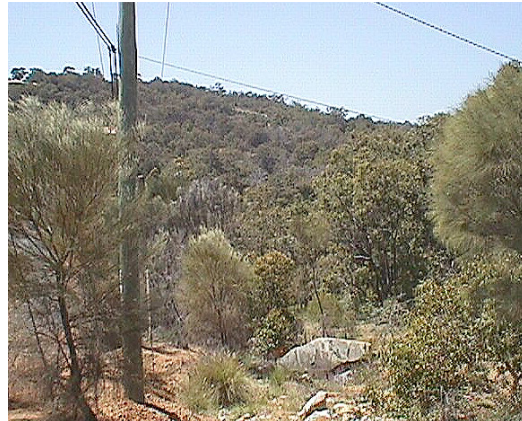
Pillar - suburban setting



Subscriber single-channel radio system - caravan park setting



Aerial cable - rural setting



Aerial cable - rocky terrain

6. APPLICATION AND ASSESSMENT PROCEDURES

Unless a telecommunications facility is exempt under the Telecommunications Act 1997, an application for planning approval is to be made and approved by the relevant consent authority before works commence .

Statement of Planning Policy No. 5.2: Telecommunications Infrastructure states that, in addition to the standard requirements for planning applications under the relevant town planning scheme, applications for telecommunications infrastructure are to include such of the following information as is relevant to a description and assessment of the particular proposal:

- graphic illustrations (including photographs of similar facilities and/or computer-generated simulations) showing the type of facility and its relationship with adjacent development;
- elevations showing the extent, height and appearance of the proposed facility as viewed from any adjacent street, public place and adjacent property;
- proposed materials and colour of the facility, and proposed arrangements for maintenance and/or future modifications in response to changes to any adjacent buildings or structure;
- any screening or fencing proposed in conjunction with the facility, including arrangements for maintenance;
- any external lighting of the proposed facility and/or the facility site;
- details of any existing vegetation to be removed and any proposals for landscaping and/or restoration of any disturbed land;
- details of any significant environmental constraints and, where relevant, commitments stating how these constraints will be managed to prevent an unacceptable impact on the environment; and
- details of the timing of works involved in establishing the facility and any arrangements for temporary access and/or changes to existing access facilities during the course of construction; and
- a written statement or report setting out:
 - (i) the maximum power output of the facility and radio frequency electromagnetic energy levels in accordance with the Industry Code for the Deployment of

² Other approvals under other legislation may be required prior to any construction taking place on a site.

Radiocommunications Infrastructure 2002. This statement is to demonstrate that the carrier accepts full responsibility for compliance with the Radiocommunications Act;

- (ii) how the proposed facility relates to the existing and proposed network of telecommunications infrastructure, and what (if any) additional facilities are known by the proponent to be under consideration to meet projected future increases in demand;
- (iii) the extent to which the proposed facility complies with any relevant town planning scheme or planning policy adopted under a scheme and (if applicable) justification for any variation from relevant scheme or policy provisions;
- (iv) where the proposed facility (e.g. trenching cables such as optic fibre) is to be located within an easement or corridor, details as to how the facility will affect the capacity for future installations within that easement or corridor; and
- (v) how the proposed facility addresses the Guiding Principles for the Location, Siting and Design of Telecommunications Infrastructure set out in Section 5.1 of the Policy.

In its determination of applications for telecommunications infrastructure, the local government is required to have due regard to those matters listed in the relevant town planning scheme. Such consideration should include the local government's assessment of the extent to which the particular proposal is consistent with these Guidelines and Statement of Planning Policy No. 5.2: Telecommunications Infrastructure.

7. CONSULTATION AND NOTIFICATION PROCEDURES

Local governments should establish clear guidelines for consultation and notification requirements relating to applications for telecommunications facilities that require planning approval.

Applications that do comply with the Guiding Principles set out in Section 4 of this document should be dealt with expeditiously and need not be advertised, unless required by the relevant town planning scheme.

Proposals that do not comply with the Guiding Principles should be advertised for public comment to encourage best practice in the preparation of applications.

8. FURTHER READING

Bush Forever, Final Report, Western Australian Planning Commission, Perth, 2000.

Commonwealth Telecommunications Code of Practice 1997.

Industry Code for the Deployment of Radiocommunications Infrastructure, 2002.

Telecommunications Act 1997.

Telecommunications in Road Reserves, Administrative Guidelines for Road Authorities, Ap-R178/02, Austroads, 2002.

Telecommunications in Road Reserves, Operational Guidelines for Installations, AP-G72/02, Austroads, 2002.

Telecommunications (Low-Impact Facilities) Determination 1997 and Amendment No. 1 1999.

Western Australian Municipal Association Telecommunications Kit.

Western Australian Planning Commission Planning Bulletin No. 22 - Telecommunications, July 1997.

Western Australian Planning Commission Planning Bulletin No. 46 - Applications for Telecommunications Infrastructure, November 2000.

Statutory Planning Committee Meeting 10 June 2026. Agenda Item 4

Confidential items for discussion, decision or noting 4.1 City of Swan – Local Planning Scheme No. 17, Amendment No. 191 (Complex) – Recommendation to Minister (TPS/2999)

PROPOSED AMENDMENT NO.191 TO LPS NO.17

ADDITIONAL USE OF LOT 1003 VERDELHO DRIVE, THE GOLF COURSE

Written Deputation: Dixon Lowe, The Vines Residents and Ratepayers Association, and Swan Communities Environmental Alliance

On behalf of these associations **Objects** to the proposed Amendment No. 191 to Local Planning Scheme No.17 – **To insert ‘Telecommunications Infrastructure’ as an Additional Use on Lot 1003 Verdelho Drive, The Vines**

Overview

The Community and Council were presented in May 2024 with incomplete information to make an informed decision. That application was unanimously rejected by Council on 8 May 2024 with proposals to modify the Amendment provisions.

The community have not been advised of a repeat application. In fact, we are informed that the Applicant refused to meet with City of Swan staff to pursue options and no public advertising has taken place since [P&D (LPS) Regs 51 of Part 5].

This opposition is pre-empted by:

- If an ADDITIONAL USE is approved for an area, that defines that area for that installation – further planning conditions become of muted value thereafter.
- By separating the design of the installation to be a later development application, that subsequent installation proposal is unlikely to be challenged.

This deputation therefore repeats the reasons for the 2024 Objections:

1. Vague and discretionary Planning details:

The proposal presents *“only the merits, the subject land or other details are not finalised”*, and that the *“precise location and layout are indicative only”*. There are similar quotes in the *Notes “land and other details are not finalised”*.

The proposed Additional Use is across the entire Lot 1003, an area of 176 Hectares which is unnecessary given that the footprint of a tower is 56 square metres.

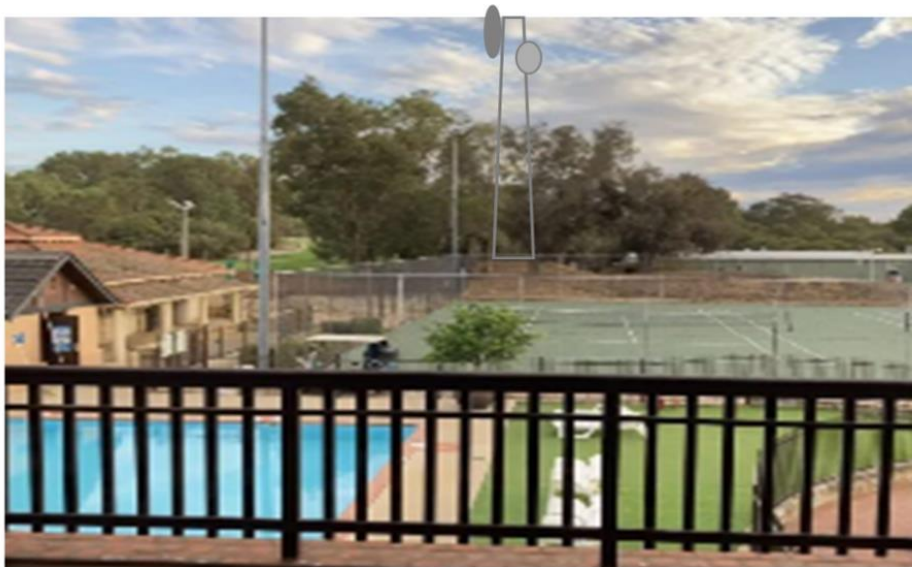
In order to provide informed approval of such an Amendment, a tower design and location is essential to enable appropriate consideration of the impacts of the tower installation. The application under consideration provides no such detail – still less a guarantee – that the **actual** site of the telecom’s equipment will be anywhere near the so-called “indicative” area.

The “indicative location” was starting to be used towards a solution. However, as shown in the photographs, with a tower structure inserted, that location is in full view of the Club lounge,

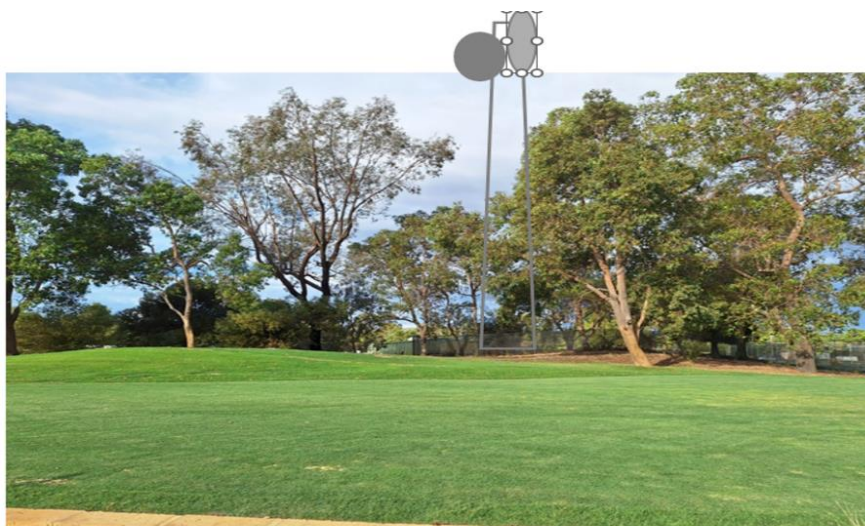
public outdoor entertainment area and restaurant. It will require clearing of trees, and even if the trees were somehow retained the tower would protrude at least 3-4x higher than the trees. This location needs to be understood and considered within the State Planning Policy 5.2 Telecommunications Infrastructure, particularly sections 5, 5.1, 5.1.1, and 6.3.1 before it can justly be considered as a location. There is also a complementary document: Guidelines for the Location, Siting and Design of Telecommunications Infrastructure, Part 4. Lists principles that this location does not meet.

Photos of “Indicative Location”

Tower will likely be 3-4x higher than the trees, if they aren’t removed for its placement.



Hotel view of potential Tower alongside Maintenance Yard



Alongside Tee-off on Competition Course



Tower within 200m and full view of resort recreation areas

2. Incomplete Technical details

There is insufficient information on the tower equipment,

Nor is there sufficient detail on justifying this tower and its location, no alternatives are presented – such as upgrading existing nearby towers.

We note the City of Swan staff report recommends that only a small portion of Lot 1003 be Additional Use, however this is without record of the proponent's evidence of the need or design of such a tower.

Whilst we appreciate the intent of the staff recommendation, the onus must be on the proponent, not the Council, to design and explain what the required location is, why this is the best location and what sort of installation is required.

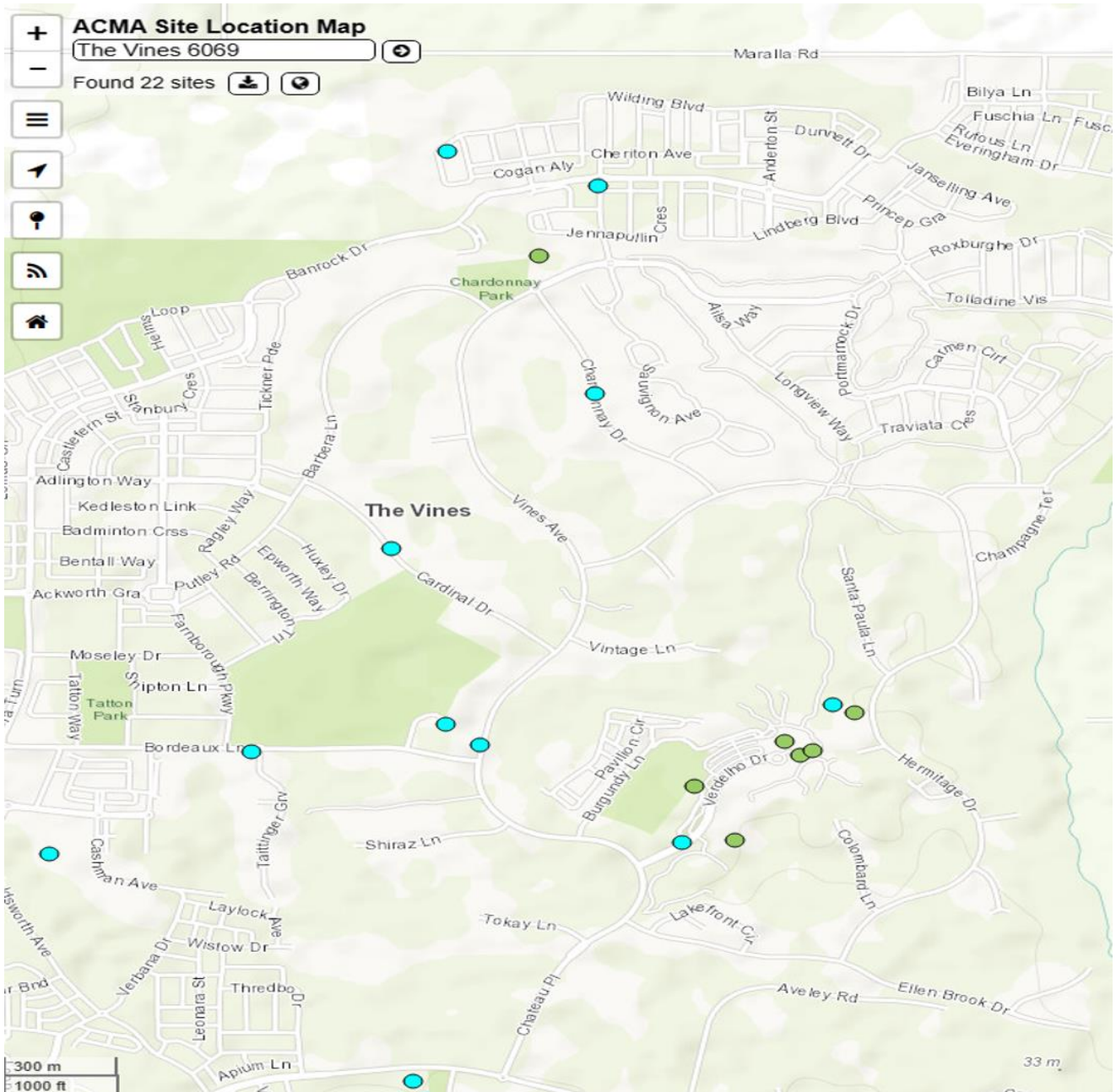
3. There are no changes since the previous Amendment 191 was rejected.

The residents endorse the previous City of Swan resolution of 14 April 2021, rejecting the same earlier proposal for reasons of “.. *in an inappropriate location and inconsistent with the character of the rural residential locality of The Vines and amenity of The Vines Resort catering to tourists and visitors attracted to this premier destination within the City of Swan.*”

We do not have any new information from the proponent to consider why this resolution would change and believe that this is effectively a re-submission of a previously declined application – a disrespectful waste of the Council's time and resources.

4. Assessing Existing Network

Details are difficult to extract with clarity on use, range etc. however, the following 22 sites are indicated by ACMA with various forms of transmitters capable of 5G. Further expert assessment is required.



In conclusion, we refer to State Planning Policy 5.2 Telecommunications Infrastructure. The proponent would be well advised, particularly as this is **not** a low impact facility, to account for adherence to other parts of this State Planning Policy (e.g. section 5 and 6.3.1). Selective quoting of section 6.1 does not negate other Policy requirements.

Thank you.

Dixon Lowe

Attachments:

1. State Planning Policy 5.2 Telecommunications Infrastructure
2. Guidelines for the Location, Siting and Design of Telecommunications Infrastructure

Committee:

Western Australian Planning Commission

Meeting Date:

Wednesday, June 10, 2026

Deputation Information

Type of Deputation:

Written Deputation

Agenda Item:

4.1

Agenda Title:

City of Swan Scheme Amendment No. 191 to LPS17 – Lot 1003 Verdelho Drive, The Vines WA 6069 (TPS/2999)

Is the presentation in support or against the report recommendation? (contained within the agenda)

Support

Presenter Information

Name of Presenter

Andrew McLane

Preferred pronouns/title

Mr

Organisation:

Indara

Email Address:

Mobile Number:

Special Requirements: In the interest of accessibility and inclusion for people with disabilities, please identify if you have any special requirements:

No

Presentation Information

Brief Outline of Deputation:

Written deputation of support for LPS17 Amendment No 191 - allowing a telecommunications facility at Lot 1003 Verdelho Drive, The Vines. The deputation is attached.

Will there be a PowerPoint Presentation?

No

Please attach any documents here



Indara Deputation DPLH - The Vines 2... .pdf

Acknowledgements

In submitting this request, you acknowledge that your request form and presentation content will be published to the Planning Online website as part of the agenda.

Yes

I acknowledge that if my request or accompanying documents are not submitted within the required timeframe, they will not be accepted.

Yes

Please attach all accompanying documents to this request. Late submissions will not be accepted. Handouts or PowerPoints will not be accepted on the day of the meeting.

8 June 2026

Our Reference: P8223 The Vines

Department of Planning, Lands and Heritage
Via email: committees@dplh.wa.gov.au

Deputation for Statutory Planning Committee Meeting 10 June 2026: City of Swan Scheme Amendment No. 191 to LPS17 – Lot 1003 Verdelho Drive, The Vines WA 6069 (TPS/2999)

Indara are working with Optus and Ventia to deploy a new telecommunications facility at The Vines. Scheme Amendment 191 is required to proceed with this project.

Indara has viewed the meeting agenda, and supplementary material provided by DPLH to Ventia on 4 June 2026.

Indara **supports** the modifications proposed by DPLH, which define the location and extent of any future telecommunications facility on the land. These changes are reasonable and appropriate. Such changes have also previously been supported by City of Swan in a letter dated 14 May 2024.

Indara requests that the Amendment be approved, with the changes proposed by DPLH, which would allow us to proceed with submission of a development application. We also make the following comments concerning why the Amendment is necessary:

- The Vines is a well-known coverage blackspot¹, currently lacking reliable access to modern telecommunications services. Optus has been trying to fix this issue for over 15 years.
- The Verdelho Drive scheme amendment will assist Optus to provide much needed mobile connectivity to this community. The following statistics underscore why this is important.
 - 98% of Australians use a mobile phone². Conversely, when Optus started this Amendment process in 2020, around 40% of Australians used a landline phone³; this has now dropped to just 12%⁴.
 - 80% of emergency calls are now made from a mobile handset⁵. This is critical in the context that The Vines is bushfire prone, with notable fires as recently as February 2026.
 - Recognising that the community increasingly rely on mobile phones, the Federal Government now considers mobile connectivity to be an essential service, as important as water or electricity⁶.

¹ See for example comments from the Federal Member for Hasluck at https://www.infrastructure.gov.au/media-communications-arts/phone/mobile-services-and-coverage/peri-urban-mobile-program/peri-urban-mobile-program-round-2-project-noticeboard?state=WA&sort_by=field_state_value&sort_order=ASC

² <https://www.acma.gov.au/publications/2026-02/report/communications-and-media-australia-how-we-communicate>

³ <https://www.acma.gov.au/publications/2020-12/report/mobile-only-australia-living-without-fixed-line-home>

⁴ <https://www.acma.gov.au/publications/2026-02/report/communications-and-media-australia-how-we-communicate>

⁵ https://oia.pmc.gov.au/sites/default/files/posts/2024/10/Impact%20Analysis_3.pdf

⁶ <https://www.infrastructure.gov.au/department/media/publications/telecommunications-new-developments>

- The project is aligned with the North-East Sub-Regional Planning Framework.
 - Section 3.6 provides telecommunications infrastructure will be “*progressively supplied to the growth areas within the sub-region as development proceeds*”, and that planning decisions will be guided by the State Planning Policy 5.2 Telecommunications Infrastructure.
 - Given the framework acknowledges mobile infrastructure is needed in new growth areas – and SPP5.2 classifies telecommunications infrastructure as essential – it may also be inferred that the framework supports delivery of new mobile infrastructure in established urban areas that are currently underserved, like The Vines.
- The project is aligned with SPP5.2 Telecommunications Infrastructure.
 - SPP5.2 classifies “*adequate and reliable telecommunications*” as an essential service (section 3) and telecommunications infrastructure as essential infrastructure (section 4(c)). This project will service an area where existing mobile infrastructure is lacking.
 - The project is consistent with the Policy Objectives and Policy Measures of the SPP.
 - Section 6.1(b) of the SPP requires that Telecommunications Infrastructure should not be classified as a ‘Prohibited Use’ in any land use zone. This Amendment is required specifically because of such a prohibition.
- Adding an Additional Use ‘Telecommunications Infrastructure’ to the scheme is appropriate in the context of existing surrounding land uses.
 - Mobile base stations are sited in areas where there is demand. Given their role as essential urban infrastructure, it is no longer unusual for facilities to be located in the vicinity of residential land uses.
 - There are no feasible alternative locations for the infrastructure. All other potential candidate sites in The Vines have been exhausted. The Verdelho Drive site remains the best and only location for a new telecommunications facility to service The Vines.
 - The scheme amendment simply removes a prohibition on telecommunications facilities in the zone, allowing Indara to submit a development application for a new facility. The detail of the facility (including visual treatments and mitigation measures) will form part of the development application submitted to City of Swan if this Amendment is approved.
- Indara consider that Amendment 191 is worthy of approval. It will enable us to submit a development application for essential telecommunications infrastructure in The Vines. If the scheme amendment is not approved, the opportunity to service this community will be lost.



Andrew McLane

Regulatory & Engagement Manager, Indara

andrew.mclane@indara.com 02 9495 9000

Tuesday, June 16, 2026



Request for Deputation / Presentation

Committee:

Western Australian Planning Commission

Meeting Date:

Wednesday, June 17, 2026

Deputation Information

Type of Deputation:

Written Deputation

Agenda Item:

4.2

Agenda Title:

Precincts WA – Station Precincts Improvement Plan

Is the presentation in support or against the report recommendation? (contained within the agenda)

Support

Presenter Information

Name of Presenter

Timothy Dawson

Organisation:

City of Bayswater

Email Address:

Mobile Number:

Additional Attendees

Lisa Previti, Strategic Planning Officer

Special Requirements: In the interest of accessibility and inclusion for people with disabilities, please identify if you have any special requirements:

No

Presentation Information

Brief Outline of Deputation:

The City has worked with the Department since 2023 preparing a new planning framework for the Morley Station Precinct, and commends the collaborative partnership undertaken throughout this process, and since the Station Precincts announcement in November 2025.

The key development constraint identified throughout this process has been the need for urban infrastructure to match the planning conditions.

The City of Bayswater Council and local community are supportive of this project, and landowners in the

area are ready to see development occur.

To enable this to happen, infrastructure needs to be coordinated to match the planning context and deliver the development conditions to enable 1000+ new homes within the Morley Station precinct. The precinct's most urgent need is reticulated sewer within the industrial zoned portion, where there is greatest opportunity for new housing.

The City of Bayswater is committed to the delivery of new housing within the Morley Station Precinct. We look forward to the ongoing positive collaboration with the Department and the Commission to deliver the conditions to support future housing and the METRONET project.

We are happy to answer any questions the Chair or Commissioners may have.

Will there be a PowerPoint Presentation?

No

Acknowledgements

In submitting this request, you acknowledge that your request form and presentation content will be published to the Planning Online website as part of the agenda.

Yes

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Yes

Please attach all accompanying documents to this request. Late submissions will not be accepted. Handouts or PowerPoints will not be accepted on the day of the meeting.

Deputation



Item 4.2

PrecinctsWA – Station Precincts Improvement Plan (RLS/1204)

Western Australian Planning Commission 17 June 2026

The City of Bayswater is strongly supportive of mechanisms to resolve infrastructure coordination constraints and streamline development approval processes to achieve the established vision for the Morley Station Precinct. The City welcomes planning, infrastructure, governance and economic reforms needed to leverage the investment of METRONET in Morley, and enable well-located and diverse housing options for our community.

The City has been actively preparing a new planning framework for the Morley Station Precinct in partnership with the Department of Planning, Lands and Heritage and Western Australian Planning Commission since 2023. The objective of the Morley Station Precinct project is to enable a future transit-oriented urban village, leveraging the significant infrastructure investment of METRONET, and the precinct's strategic location, accessibility and amenity. We commend the collaborative partnership undertaken throughout this process, and since the Station Precincts announcement in November 2025.

The key development constraint identified throughout this process has been the need for urban infrastructure to match the planning conditions. The City of Bayswater Council and local community are supportive of this project, and landowners in the area are ready to see development occur.

To enable this to happen, infrastructure needs to be coordinated to match the planning context and deliver the development conditions to support growth in this METRONET precinct. The precinct's most urgent need is reticulated sewer within the industrial zoned portion, where there is greatest opportunity for new housing. This portion of the precinct forms part of the Bayswater Industrial Area, which is ageing and not serviced by reticulated sewer. There is significant opportunity for the coordination of infrastructure with planning in the Morley Station Precinct to deliver the development conditions to both enable significant new housing within close proximity of Morley Station, as well as catalyse economic development through the intensification of the existing Bayswater Industrial Area. This infrastructure coordination can deliver the conditions for 1000+ new homes, and significant increases in industrial floor area and jobs within the Central Sub-region.

The City of Bayswater is committed to the delivery of new housing within the Morley Station Precinct. We look forward to the ongoing positive collaboration with the Department and the Commission to deliver the conditions to support future housing and the METRONET project.

Thank you for considering this deputation from the City of Bayswater.

Request for Deputation / Presentation

Committee: Western Australian Planning Commission

Meeting Date: Wednesday, June 17, 2026

Deputation Information

Type of Deputation: Written Deputation

Agenda Item: Item 4.2

Agenda Title: Precincts WA – Station Precincts Improvement Plan (RLS/1204)

Is the presentation in support or against the report recommendation? (contained within the agenda) Support

Presenter Information

Name of Presenter Paul Neilson

Preferred pronouns/title Mr

Organisation: Town of Cottesloe

Email Address:

Mobile Number:

Additional Attendees

Nil.

Special Requirements: In the interest of accessibility and inclusion for people with disabilities, please identify if you have any special requirements: No

Presentation Information

Brief Outline of Deputation:

Outlining the Town of Cottesloe's position in respect to the proposed draft Improvement Plans for the Swanbourne, Cottesloe and Victoria Park Stations.

Will there be a PowerPoint Presentation?

No

Please attach any documents here



Town_of_Cottesloe_Written_Deputatio...pdf

Acknowledgements

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Yes

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Yes

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Town of Cottesloe Written Deputation to the WAPC on Item 4.2 Precincts WA – Station Precincts Improvement Plan (RLS/1204) - WAPC Meeting to be held on 17 June 2026.

Thank you for the opportunity to provide a written deputation on the above Item.

At its Ordinary Council Meeting held on 24 February 2026, Council considered the announcement by the Hon Minister for Planning and the Western Australian Planning Commission (WAPC) in November 2025 to introduce an Improvement Plan and Improvement Scheme/s for the Cottesloe, Swanbourne and Mosman Park Train Stations.

Council determined that it:-

- a) Acknowledged the State Government announcement and respects the intended outcomes including the delivery of housing, and coordination of State agencies to ‘unlock’ and better use state assets.
- b) Noted that the Town had already spent considerable funding and resources to develop and adopt, for advertising, its Cottesloe Village Precinct Structure Plan (CVPSP) in December 2024. The CVPSP and the Town’s nearly completed draft Local Planning Strategy clearly demonstrates how the Town was to easily meet the State Government’s infill targets at the Town’s train stations.
- c) Requested that the WAPC incorporate and utilise the CVPSP work, the supporting technical investigations and planning objectives as the foundation for the planning and preparation of the Cottesloe Train Station Improvement Scheme.
- d) Requested that the WAPC undertake genuine engagement with the Cottesloe community throughout the development of the Improvement Scheme/s at the “Involve” level in respect to the IAP2 international standard for community engagement and the Department of Planning Lands and Heritage (DPLH) Guide to best practice planning engagement in Western Australia
- e) Requested that the WAPC consider providing delegation to the Town of Cottesloe to maintain development control over single houses and associated development applications within the Improvement Scheme/s area, including retention of fees paid for development assessment in that category of development assessment. The retention of fees would assist to offset the Town’s costs in assessing these applications on a cost-recovery basis.
- f) Requested that the WAPC consider providing delegation for the application of non-conflicting local planning policies for the Improvement Scheme/s. This includes policies such as the Town’s Developer Contributions for Public Art, Advertising Signage policy, Unhosted Short-Term Residential Accommodation policy and the Payment in Lieu of Parking Plan.
- g) Requested that the State Government consider providing funding and/or resources for the development of a sub-regional Integrated Transport Strategy, that identifies current priorities for infrastructure upgrades, clear partnership with State Government agencies and local government which clearly address ageing and non-accessible infrastructure between Fremantle and Perth, both road, rail and cycling. Once priorities are identified, the Town requests that the State, in partnership with other levels of government, fund and deliver the required transport infrastructure identified in the Strategy.
- h) Requested that the State, as part of its delivery of the Improvement Scheme/s prioritise:-
 - the removal of level crossings at Jarrad Street, Salvado Street and Victoria Street and replacement with a grade separated crossing,
 - east-west pedestrian and cyclist connectivity across the railway line, Curtin Avenue and Stirling Highway and into nearby neighbourhood areas, and

- critical transport planning for Curtin Avenue, the Perth to Fremantle ‘heritage’ rail line and its stations, to resolve outstanding transport planning matters, remove blockages and use State Government controlled land adjacent the rail stations.

More specifically, in respect to the then released WAPC’s draft Improvement Plan released for comment on 5 December 2025, Council:-

- a) Noted and supported the objectives within Clause 12 addressing the delivery of housing opportunity and choice as well as utilisation of State assets.
- b) Requested that the WAPC and Minister for Planning consider an additional objective reinforcing the WAPC’s stated intent to deliver high-quality precincts, which focuses on ‘liveability’ and ensures detailed planning for the precincts including:-
 - high-quality public realm, including improved streetscapes, piazzas and public spaces, open space,
 - safe and accessible walking and cycling connections to and from stations,
 - urban ecology outcomes such as shade and tree canopy retention,
 - heritage and character assessment, and,
 - appropriate community facilities and amenities to encourage and promote public transport usage.
- c) Requested that the WAPC consider implementing an appropriate delivery and funding mechanism to support that infrastructure, such as a Community Benefits / Contributions Framework or a Development Contributions Plan (DCP)-style model, whereby developers, Local Government and the State contribute fairly to the provision of upgraded public realm infrastructure and community benefit outcomes.

The above determination was provided during the community consultation phase.

The Town strongly encourages the WAPC to consider the above requests and considerations as part of its deliberations.

As you would be aware, the Town has three train stations affected by the Improvement Plans, the Swanbourne, Cottesloe and Mosman Park Stations. Given the 800 metre radius of the draft Improvement Plans, the spatial implications on the Town are significant. We would urge the WAPC to consider this as part of its decision making.

Paul Neilson

Acting Director Development and Regulatory Services

Town of Cottesloe

REPORT TO	Western Australian Planning Commission		
Meeting date	17 June 2026	File number	RLS/1203
Title	MRS Amendment (Standard) – North Ellenbrook (West) Precinct 4 – Approval to Advertise		
Purpose	For decision		
Head of power	Section 35 of the <i>Planning and Development Act 2005</i> and Regulation 5 of the Planning and Development (Region Planning Schemes) Regulations 2023		
Confidentiality	Non-confidential		
Responsible officer	Rohan Miller – A/Executive Planning Director, Land Use Planning	Responsible Officer Conflict of Interest:	Nil
Processing days	219		
SITE DETAILS			
Region(s)	Metropolitan (North East)		
Region Scheme / Zoning	Metropolitan (MRS) Rural		
Landowner/s	Rangedale Corporation Pty Ltd, Sophie Kailis, Warbrook Road Pty Ltd, Vincent Nominees Pty Ltd, Halden Road Pty Ltd, W.S. Kuhn and J. A. Kuhn.		
Applicant/s Consultant/s	Rowe Group		
ATTACHMENTS			
A1 – Existing and Proposed MRS Plans A2 – Aerial Plan A3 – Map of MRS Amendments North Ellenbrook Area A4 – District Structure Plan A5 – Indicative Concept Plan A6 – Perth and Peel @3.5 Million/North-East Metropolitan Sub-regional Planning Framework (plan extract) A7 – Draft Amendment Report 14xx (Standard) – North Ellenbrook (West) Precinct 4			

EXECUTIVE SUMMARY

The key considerations identified in assessing this proposal are as follows:

An MRS Amendment request has been received that seeks to rezone nine (9) lots totalling approximately 215 hectares in Bullsbrook from the Rural zone to the Urban zone (193 ha) and Regional Open Space (ROS) reservation (22 ha) in the *Metropolitan Region Scheme* (MRS).

The intent of the proposed amendment is primarily to facilitate future residential development (2,285 homes) and a future population of about 6,800 people, including one new primary school site, a local centre for shops and services, 46 ha of local public open space (POS) and 22 ha of ROS.

The *North-East Sub-regional Planning Framework* (Framework) designates the area as “*Urban Investigation*” with a “*Medium-Long Term (2022+)*” staging timeframe.

The amendment area generally corresponds to one of the five precincts of the *North Ellenbrook (West) District Structure Plan* (DSP), which was originally endorsed by the WAPC in August 2022. Following substantial amendments, the DSP was endorsed by the WAPC again on 20 February 2026. The proposed MRS amendment is a key step in the urbanisation process for Precinct 4 under the endorsed DSP.

A separate MRS Amendment for DSP Precincts 1-3 (MRS 1409/41) is already underway. Amendment No. 1435, which transferred the majority of Precinct 5 to the Urban Deferred zone, has already been approved and was published in the Government Gazette on 17 April 2026.

Together, the Framework and the DSP provide the strategic planning basis for urbanising the land. The DSP identifies the amendment area primarily as “*Residential*” and “*Open Space*”, with small areas identified as “*Neighbourhood Centre*” and “*Public Purpose – Primary School*”. The proposed MRS Amendment is largely consistent with the DSP. Proposed departures from the DSP are discussed in this report.

The MRS Amendment request is for rezoning from Rural to the Urban and the Regional Open Space reserve. At the time of the request being submitted, the MRS Amendments in the area were initiated to the Urban Deferred zone and subject to the following key criteria to be addressed prior to lifting the Urban Deferred status:

- A mesoscopic transport model and subsequent transport assessment being prepared and undertaken by Main Roads WA (MRWA) in collaboration with the DPLH and the City of Swan. The Traffic Impact Assessment (TIA) that accompanies the *North Ellenbrook (West) District Structure Plan* (DSP) is to be updated to reflect the outcomes of the State Government transport assessment. The updated TIA will inform subsequent stages of planning, specifically TIAs that accompany local structure plans;
- Confirmation of the location and land requirements for a road interchange with Tonkin Highway;
- Agreement with the Water Corporation regarding the funding of water and wastewater headworks to service the site; and
- Consideration of the existing sand mining buffer and/or suitable transitional arrangements.

In the course of seeking pre-referral comment from key agencies and during assessment of the MRS Amendment request, the requirements for Lifting the Urban Deferment in other areas have now been addressed. Accordingly, it is recommended that the Amendment be initiated with the Urban zone and the ROS reserve and progressed to the Environmental Protection Authority (EPA) and subsequently to public consultation.

On 13 May 2026 Hon Dr Brad Pettitt moved Motions for Disallowance of two MRS amendments in the North Ellenbrook locality – MRS 1409/41 North Ellenbrook (West) Precincts 1-3 and MRS 1411 North Ellenbrook (East). While the motions do not concern the subject land and will not directly affect the proposed amendment, there could be implications for the staged roll out of infrastructure into the subject land if MRS 1409/41 and MRS 1411 are disallowed.

The MRS Amendment is consistent with the Framework’s designation of the land and is broadly consistent with the endorsed DSP. While differences with the DSP in respect of the ROS locations are noted, the variations are limited to differing classifications of open space, which do not affect

dwelling yields, road layouts or other strategic planning considerations. Funding for the water and wastewater infrastructure has also been confirmed. Accordingly the proposal can be supported as a standard amendment. In contrast, the MRS amendments associated with DSP Precincts 1-3 (MRS 1409/41) and North Ellenbrook West (MRS 1411) have progressed as complex amendments as the proposed zonings are substantially inconsistent with some of the Frameworks' designations, and the timing of funding for water/wastewater infrastructure was less certain at the time of lodgement.

It is recommended that the WAPC support the initiation of the amendment and its referral to the Environmental Protection Authority for a determination prior to being advertised for public comment. In recognition of the disallowance motions for MRS 1409/41 and MRS 1411, the advertising and finalisation of the amendment can be held in abeyance until the outcomes of the motions are clear.

RECOMMENDATION

That the Western Australian Planning Commission, under section 35 of the Planning and Development Act 2005 and Regulation 5 of the Planning and Development (Region Planning Schemes) Regulations 2023, resolves to:

- 1. Initiate an amendment to the Metropolitan Region Scheme to rezone Lot 1474 (D/P 254632), Lot 1479 (D/P 102015), Lot 1480 (D/P 102016), Lot 1572 (D/P 101340), Lot 2382 (143703), Lot 2946 (D/P 143699), Lot 2953 (D/P 143703), Lot 5890 (D/P 208236) and Lot 5891 (D/P 208236) from the Rural zone to the Urban zone and the Regional Open Space reserve as detailed in Attachment 6 – MRS Amendment 14xx (Standard) – North Ellenbrook (West) Precinct 4; and***
- 2. Form the opinion that the amendment constitutes a standard amendment to the MRS as it is generally consistent with the State and Strategic Planning Framework but may have some impact or attract community interest.***

PROPOSAL DETAILS

The amendment proposes to rezone approximately 215 ha in Bullsbrook from the Rural zone to the Urban zone and Regional Open Space (ROS) reserve in the MRS. The proposed amendment will facilitate future residential development, open space, a primary school and a small neighbourhood centre (**A1 – Existing and Proposed MRS Zoning Plans, A2 – Aerial Plan and A3 – Map of MRS Amendments North Ellenbrook Area**)

The proposed amendment is approximately 30 km north-east of the Perth CBD and is approximately 6.5 km north of the Ellenbrook town centre. The site is located within the south-western part of the WAPC approved *North Ellenbrook (West) District Structure Plan* and is mostly bound by Halden Road and Della South Road to the east, and by Chudalup Road to the north. A large ROS reservation including Bush Forever site 399 is situated to the west.

Land use and development within the amendment area is generally controlled by the City of Swan Local Planning Scheme No. 17 (LPS 17). The subject land is currently zoned "General Rural" under LPS 17 and Rural under the MRS.

BACKGROUND

The subject site is currently used for a range of rural activities. An existing sand extraction operation on Lot 2382 is intended to supply fill to urbanisation activities in the area in the short term and transition to urban land uses over the coming years. A small number of existing dwellings and associated outbuildings exist on the lots. The majority of the site was cleared of native vegetation and subdivided for rural land uses including pasture paddocks.

The amendment area contains a Resource Enhancement Wetland (REW), Multiple Use Wetlands (MUW) and minor watercourses associated with each. The DSP and the indicative concept plan show that the REW, MUW and watercourses will be protected along with their buffers in open space areas.

North Ellenbrook (West) District Structure Plan

The amendment intends to align the MRS with the approved DSP (**A4 – District Structure Plan**), which provides a framework for the urbanisation of 774 ha inclusive of the subject land. The amendment area generally corresponds to DSP Precinct 4 (173 ha) and includes approximately 40 ha of DSP Precinct 3 (Lot 1474).

The DSP recognises two large areas of local Public Open Space (POS) which follow the east-west alignment of the REW, MUW and riparian corridors. These areas are linked to the north to two rectangular portions of Lot 1572 that have high conservation value and are proposed to be reserved as ROS. The proposed amendment differs from the DSP with regard to this ROS, which is shown on the DSP map as POS.

Indicative Concept Plan

The proponent has provided an indicative development concept in support of the amendment. The concept proposes primarily residential development, with areas of POS, a road network, a primary school and neighbourhood activity centre (**A5 – Indicative Concept Plan**). The concept plan also indicates POS associated with the REW, MUW, watercourses and associated buffers and is largely consistent with the DSP and the proposed amendment.

However, the concept plan is indicative only and through a formal local structure planning process, may require modification to improve alignment with the DSP.

Motions for Disallowance for nearby MRS Amendments

On 13 May 2026 Hon Dr Brad Pettitt moved Motions for Disallowance of two MRS amendments in the North Ellenbrook locality - 1409/41 North Ellenbrook (West) Precincts 1-3 and MRS 1411 North Ellenbrook (East). The motions do not relate directly to the subject land, however, the advertising and finalisation of the proposed amendment can be held in abeyance until the outcomes of the motions are clear.

Framework and Policy Assessment Overview

Legislation, Policies and Framework	Consistency
<i>Perth and Peel @3.5Million / South Metropolitan Peel Sub-regional Planning Framework</i>	Fully consistent
<i>North Ellenbrook (West) District Structure Plan (as amended)</i>	Broadly consistent, some discretion required
<i>State Planning Policy 2.4 - Planning for Basic Raw Materials</i>	Fully consistent
<i>State Planning Policy 2.8 - Bushland Policy for the Perth Metropolitan Region</i>	Fully consistent
<i>State Planning Policy 2.9 - Planning for Water</i>	Broadly consistent, some discretion required
<i>State Planning Policy 3.0 - Urban Growth and Settlement</i>	Fully consistent

<i>State Planning Policy 3.7 – Bushfire</i>	Broadly consistent, some discretion required
<i>Draft Development Control Policy 4.3 - Planning for High Pressure Gas Pipelines</i>	Fully consistent
<i>WAPC Fact Sheet - Amendments to Region Schemes, amendment types and processes for public consultation</i>	Fully consistent

DISCUSSION

Pre-referral Consultation

City of Swan

The Council's decisions on various planning instruments including MRS amendments in the NEWDSP have consistently raised the following points:

1. Significant vegetation and wetlands need to be properly protected at the highest levels of planning to inform the Metropolitan Region Scheme; and
2. Urban Deferred can be supported, where appropriate.

City officers note that the Environmental Assessment indicates a substantial amount of the proposed Urban land contains Black cockatoo habitat, Threatened Ecological Communities, wetlands, and other vegetation in varying condition.

The City's officer-level advice is that environmental features of State significance should be reserved as Regional Open Space, while the environmentally unconstrained land should be zoned Urban Deferred, with deferment to be lifted once the earlier-mentioned key matters are resolved.

The Amendment departs from the DSP by proposing two substantial Regional Open Space reservations over land identified as open space, while also expanding the Urban-zoned area over land identified as open space and associated with the REW and MUW in the southern area of the precinct.

The City has advised that it does not have, and will not have, the capacity or financial resources to undertake or accept responsibility for a Developer Contribution Plan for regional infrastructure. This includes major infrastructure such as the proposed NorthLink interchange, which would need to be addressed through other funding and delivery mechanisms.

DPLH Comment: The proposed MRS amendment has taken the environmental values of the area into consideration. The values directly inform the locations of ROS, which are intended to:

- *conserve intact, large areas of high-quality native vegetation and associated values (Banksia Woodland TEC and Caladenia huegelii in particular);*
- *reduce the potential for edge effects; and*
- *retain as much ecological function as possible.*

The City supports the protection of these values in ROS. The consultant has been advised of the City's comments which will require further consideration in subsequent planning stages. The City's concern regarding funding for the interchange is no longer applicable as this is being funded in partnership with the Commonwealth and industry.

Department of Water and Environmental Regulation (DWER)

DWER does not currently support the amendment as the supporting *North Ellenbrook West District Structure Plan – Precinct 4 – Hydrology Review to Support Proposed MRS Amendment (Avant Hydro, Oct 2025)* is considered insufficient and requires additional information.

DPLH Comment: The DSP and the MRS Amendment are supported by a District Water Management Strategy (DWMS) that was endorsed by DWER. However, the endorsement of the DWMS was conditional on the applicant securing sufficient groundwater licences for the proposed schools and public open space. The supporting Avant Hydro, Oct 2025 indicates there are insufficient groundwater licences for the school or local open space. Either before this MRS Amendment is finalised, or through the local structure planning process, the proponent will need to secure a sufficient groundwater supply through DWER or other landowners under the Rights in Water and Irrigation Act 1914. At that time, Avant Hydro, Oct 2025 and/or more detailed local water management reporting should be updated to detail how additional groundwater licences have been secured to support the urbanisation of precinct 4 on a stage-by-stage basis.

The consultant has been advised of DWER's comments. The level of detail provided by the proponent is considered appropriate for the MRS amendment stage, given there is an endorsed DWMS for the DSP. Groundwater licensing will be further considered either before the amendment is finalised through a later Report on Submissions to the WAPC, or in a Local Water Management Report prepared in support of a Local Structure Plan for Precinct 4.

Department of Biodiversity, Conservation and Attractions (DBCA)

The DBCA advises as follows:

- (a) Strategic Planning Considerations: Significant environmental values should be protected by additional conservation-focused public open space. Flora, fauna, vegetation, wetland and hydrological investigations should inform reserve design, land tenure, management responsibilities and future ceding arrangements.
- (b) Western Swamp Tortoise, Threatened Flora and Threatened Black Cockatoos: The amendment area is within the historical range of the Critically Endangered Western Swamp Tortoise, and contains threatened black cockatoo habitat inclusive of potential foraging, roosting and breeding areas. Some areas also contain threatened flora species *Caladenia huegelii*. Future planning should maximise retention of habitat, particularly along Sawpit Gully Creek, around wetlands and within remnant vegetation in Good or better condition.
- (c) Bushfire Protection: Bushfire risk remains a key planning consideration, particularly given the bushfire-prone status of much of the amendment area and its proximity to conservation areas and State Forest. Bushfire protection measures should be contained within the development footprint and should not rely on clearing or modifying conservation areas intended for retention. The Bushfire Management Plan should be revised to align with the environmental commitments in the MRS Amendment Report and Environmental Assessment Report. It should also address fire risk from the adjoining State Forest and consider appropriate setbacks, road reserves and low-fuel interface areas.
- (d) Kangaroo Management: Urban development may displace kangaroos currently using rural and bushland areas. Future planning should identify the appropriate fauna management measures.
- (e) Wetlands: Wetland evaluation by the DBCA indicates that some wetlands within the amendment area may warrant Conservation Category status. Future planning should not proceed without

accurate wetland mapping, including formal DBCA confirmation of wetland types, boundaries and management categories.

- (f) Sawpit Gully, Ellen Brook and Swan and Canning River System: The quality of water entering Sawpit Gully, Ellen Brook and the Swan and Canning river system should not be degraded. Water management plans should address the issues of local flooding and nutrient sensitivity. Sawpit Gully should be further assessed to determine appropriate foreshore widths, buffers and management measures. A minimum 30-metre foreshore area, revegetation with locally endemic species and a Foreshore Management Plan should be provided.
- (g) Urban Water Management: Stormwater management should be consistent with relevant State policy, DBCA and DWER guidance, and water sensitive urban design principles. A Local Water Management Strategy should be prepared to maintain pre-development flow rates, flow frequency and runoff volumes to protect ecological values and water quality.
- (h) DBCA Managed Land Interface: The proposal directly adjoins DBCA-managed Gngangara-Moore River State Forest. Development should reflect appropriate setbacks, interface treatments, drainage controls and land use measures.

DPLH Comment: The consultant has been advised of DBCA's comments which will require further consideration in subsequent planning stages. The level of detail provided by the proponent is considered appropriate for the MRS amendment stage.

Further wetland mapping and confirmation of wetland categories will be required before subdivision and development, and may inform the final amendment boundaries, local public open space design, water management documentation and foreshore/buffer requirements.

Department of Fire and Emergency Services (DFES)

DFES acknowledges that some areas of the vegetation assessment are inconsistent with the current Bushfire Management Plan (BMP), however as this will not impact decision making at this stage, issues can be resolved via changes to the BMP at future stages.

DPLH Comment: The consultant has been advised of DFES's comments which will require further consideration in subsequent planning stages.

The Department's Bushfire team raised concerns over the apparent absence of access roads, a possible requirement for a Broader Landscape Assessment, vegetation clearing/post-development Bushfire Hazard Levels, future water supply, and consistency with SPP 3.7 and Guidelines since becoming operational on 18 November 2024.

The proposed amendment implements an approved DSP informed by a BMP that was supported under the pre-2024 policy framework. As the Guidelines allow for continued use of BMPs prepared under the pre-2024 policy framework and the DFES has not identified any issues with the BMP for Precinct 4 that cannot be resolved at subsequent planning stages, a decision at the MRS level does not require additional information. Details of access roads are in the Indicative Concept Plan (A5), and the Western Australian State Budget 7 May 2026 confirmed funding for staged water supply infrastructure in the DSP area.

Water Corporation

The Water Corporation recommends that Precinct 4 be zoned Urban Deferred until funding surrounding the required capital works program have been confirmed.

Water: Long-term conceptual water infrastructure planning is in place to respond to the proposed development. Significant infrastructure projects are required to service the full extent of the North Ellenbrook development front, these are currently unfunded. An additional 3,100 residential lots (cumulative total from North Ellenbrook (West) Precinct 4 or other developments occurring simultaneously) on top of the fully complete Chudalup development or an equivalent size development will require several capital works projects to support the full development.

A North Ellenbrook water services alignment assessment study was commenced by Water Corporation, funded by the Housing Enabling Infrastructure Fund (HEIF) during 2025. Recommended North Ellenbrook infrastructure alignments are planned to be finalised by Mid 2026 for progressing to design on the basis the development is prioritised for funding by Government.

Wastewater: Long-term conceptual sewer infrastructure planning for the proposed development includes an interim pump station around the precinct near Chudalup Road with a pressure main discharging into the proposed major gravity sewer from Barambie Way. This arrangement would eventually be graded out by a main sewer to the Stock Road pump station per the long-term plan. Gravity sewers as per the long-term plan will be required to head north to the interim pump station.

Sequencing and constructing long gravity sewers will be challenging if development is ad hoc. North Ellenbrook (West) Precincts 1-3 are the next orderly development front. Services for Precinct 4 require expansion through Precincts 1-3 first.

To accelerate delivery, Water Corporation can enter into Developer Constructed Works Agreements allowing developers to build infrastructure on its behalf, enabling parallel progress to reduce delays. Formal agreements cannot proceed until funding is confirmed.

DPLH Comment: The Water Corporation's comments were dated 26 April 2026 and have been noted and were forwarded to the proponent. On 7 May 2026, the 2026-27 Western Australian State Budget was released with funding for most of the Capital Works required for the DSP area and other sites in the locality. The Water Corporation provided the DPLH with further comment inclusive of a servicing staging plan on 15 May 2026. While the Water Corporation has recommended that only certain portions of the DSP area be rezoned to Urban in the short-term, servicing issues are expected to be resolved in subsequent planning stages, Developer Constructed Works Agreements and upcoming budget requests. There is therefore no impediment to the proposed MRS Amendment for Precinct 4 being progressed to the Urban zone at this time.

Main Roads WA (MRWA)

MRWA supports the proposal and advises as follows:

- The 'Indicative Precinct 4 Concept Plan' does not include a north-south local road network. The proposed road network is disjointed and not logical. Future structure planning for Precinct 4 must provide for a functional north-south local road network.
- Future structure planning must make adequate allowance for the local road network to integrate with the planned grade-separated interchange, being from Halden Road to the new grade-separated interchange to Tonkin Highway.

DPLH Comment: MRWA's requirements are noted and have been provided to the proponent who will address them in future planning stages.

Western Power

As it is standard practice for proponents to liaise directly with Western Power over the matters of funding and delivery of electricity infrastructure, Western Power were not typically required to

comment to the Department at the MRS Amendment stage of development. However, this process has recently changed, and Western Power is now included in the MRS pre-referral process.

Notwithstanding, the Department's Infrastructure Planning and Policy team (IPP) has commented on the infrastructure requirements for the whole DSP area, noting that there are currently no existing power capacity and no distribution network. Development of the whole DSP area will necessitate one new zone substation (with three transformers), 18 km of transmission lines and a new distribution network.

DPLH Comment: IPP's comments on the electricity infrastructure required for full development of the DSP area are noted. The proponents will be required to address the matter of electricity infrastructure directly with Western Power.

APA Group / ATCO / Department of Education / Department of Health / Department of Housing and Works / Department of Mines, Petroleum and Exploration / Department of Primary Industries and Regional Development / Department of Transport and Major Infrastructure

DPLH Comment: The above departments and service providers raise no objections, offer no comment or provide advice applicable in the subsequent planning stages. Wherever applicable, this advice has been provided to the proponent for consideration.

Key Legislation, Framework and Government Considerations

Perth and Peel @ 3.5 Million / North-East Sub-regional Planning Framework

The *Perth and Peel @ 3.5 Million* document provides a snapshot of the Perth and Peel regions in the future and makes the case for change to a more considered, connected, consolidated urban form.

DPLH Comment: The North-East Sub-regional Planning Framework identifies the subject site as "Urban Investigation" with a "Medium-Long Term (2022+)" staging timeframe and "Industrial Expansion" (A6 - Perth and Peel @3.5 Million/North-East Metropolitan Sub-regional Planning Framework (plan extract)). The key considerations of the "Urban Investigation" area are as follows (some matters only relate to the abutting North Ellenbrook (East) DSP area):

- *Protection of Bush Forever areas and Conservation Category Wetlands.*
- *Protection of high value Carnaby's Black Cockatoo habitat and vegetation with 10-30% remaining in Perth and Peel regions.*
- *Protection of threatened ecological communities and flora populations.*
- *Offsite impacts on Western Swamp Tortoise habitat (EPP).*
- *Best practice drainage and nutrient management.*
- *Impacts, risks and management of Gngangara groundwater resources (existing Priority 3 Source Protection Area).*
- *Pearce Airbase operations (Department of Defence).*
- *Transition/interface with regional open space areas.*
- *Bushfire risk.*
- *Access to the regional road network.*
- *Basic raw materials – sequential land use allowing for extraction of sand resources.*

The WAPC endorsed North Ellenbrook (West) DSP and the assessment of this MRS amendment has considered the above requirements as discussed below.

State Planning Policy 2.4 – Planning for Basic Raw Materials (SPP 2.4)

SPP 2.4 seeks to ensure basic raw materials (BRM) and extractive industries matters are considered during planning and development decision-making, to facilitate the responsible extraction and use of the State's BRM resources.

DPLH Comment: SPP 2.4 identifies a 'Priority Resource Location' containing 'Sand' over Lot 2382. While Lots 2382, 5891, 5890 and 1479 are further identified under SPP 2.4 as an 'Extraction Site', extraction is underway on Lot 2382 only. Lots 1479 and 1480 identified as an 'Exclusion Area' for environmental reasons. This sand is being extracted by the landowner from Lot 2382 in accordance with current approvals and licences from the Department of Mines, Petroleum and Exploration (DMPE). The anticipated conclusion of mining operations on Lot 2382 is expected to coincide with the first stages of development within North Ellenbrook West (circa 2027). The DMPE has no objection to the proposed amendment.

State Planning Policy 2.8 - Bushland Policy for the Perth Metropolitan Region (SPP 2.8)

SPP 2.8 aims to provide a policy and implementation framework that will ensure bushland protection and management issues are addressed and integrated with broader land use planning and decision-making. In general, the policy does not prevent development where it is consistent with policy measures and other planning and environmental considerations.

DPLH Comment: There are two geomorphic wetlands within the land and Bush Forever sites abutting. While threatened and priority flora and threatened and priority ecological communities were identified during the flora and vegetation survey, these values are intended for protection in ROS and POS, and the DBCA has not objected to the proposed amendment.

State Planning Policy 2.9 – Water (SPP 2.9)

SPP 2.9 seeks to ensure that planning and development considers water resource management and includes appropriate water management measures to achieve optimal water resource outcomes at the various stages of the planning process.

DPLH Comment: DPLH notes that the DSP was supported by a DWMS that was endorsed by DWER on the condition that the applicant secures sufficient groundwater licences for the proposed schools and public open space. As the proponents have confirmed an intention to obtain the necessary licences as part of the Local Water Management Report that will be submitted in support of the Local Structure Plan, it is considered that SPP 2.9 has been satisfied in a manner appropriate for an MRS amendment.

State Planning Policy 3.0 – Urban Growth and Settlement (SPP 3.0)

SPP 3.0 sets out principles, considerations and key requirements for new urban growth and sustainable communities include making the most efficient use of land in urban areas through the use of vacant and underutilised land, and providing a variety and choice in the size, type and affordability of housing in response to housing demand and preference.

DPLH Comment: The proposed amendment is consistent with the Framework and will integrate the subject land with the broader locality, optimise the use of existing urban infrastructure, and contribute to the supply of land for housing. The proposed amendment is therefore consistent with SPP 3.0.

State Planning Policy 3.7 - Bushfire (SPP 3.7)

SPP 3.7 forms the foundation for land-use planning to address bushfire risk management in Western Australia. It is used to inform and guide decision-makers, referral authorities and proponents to achieve acceptable fire protection outcomes on planning proposals in bushfire-prone areas.

DPLH Comment: A BMP has been considered by the DFES and changes have been requested. These can be reflected in an updated BMP which will be finalised at the precinct planning stage.

Draft Development Control Policy 4.3 – Planning for High Pressure Gas Pipelines (Draft DC 4.3)

Draft DC 4.3 is intended to guide planning for land near high-pressure gas pipelines across the State at all levels of the planning system. Some lots in the eastern area of the subject land (Lots 1474, 1480 and 1572) fall within the trigger distance for the Dampier to Bunbury Gas Pipeline and Draft DC 4.3 applies.

DPLH Comment: The proposed amendment was referred to APA Group and ATCO who have no objection to the proposal.

Coordination of Local and Region Scheme Amendments

Under Section 126(3) of the *Planning and Development Act 2005* the WAPC has the option of concurrently rezoning land being zoned Urban under the MRS to a 'Development' zone (or equivalent) in a local planning scheme. A recommendation with respect to concurrent amendment to the local planning scheme will be made in the Report on Submissions following public advertising.

Substantiality

The *Planning and Development (Region Planning Schemes) Regulations 2023* allow for amendments to the MRS to be processed as either complex, standard or basic amendments depending on the alteration to the MRS. This amendment is recommended to be processed as a standard (Regulation 5) amendment for the following reasons:

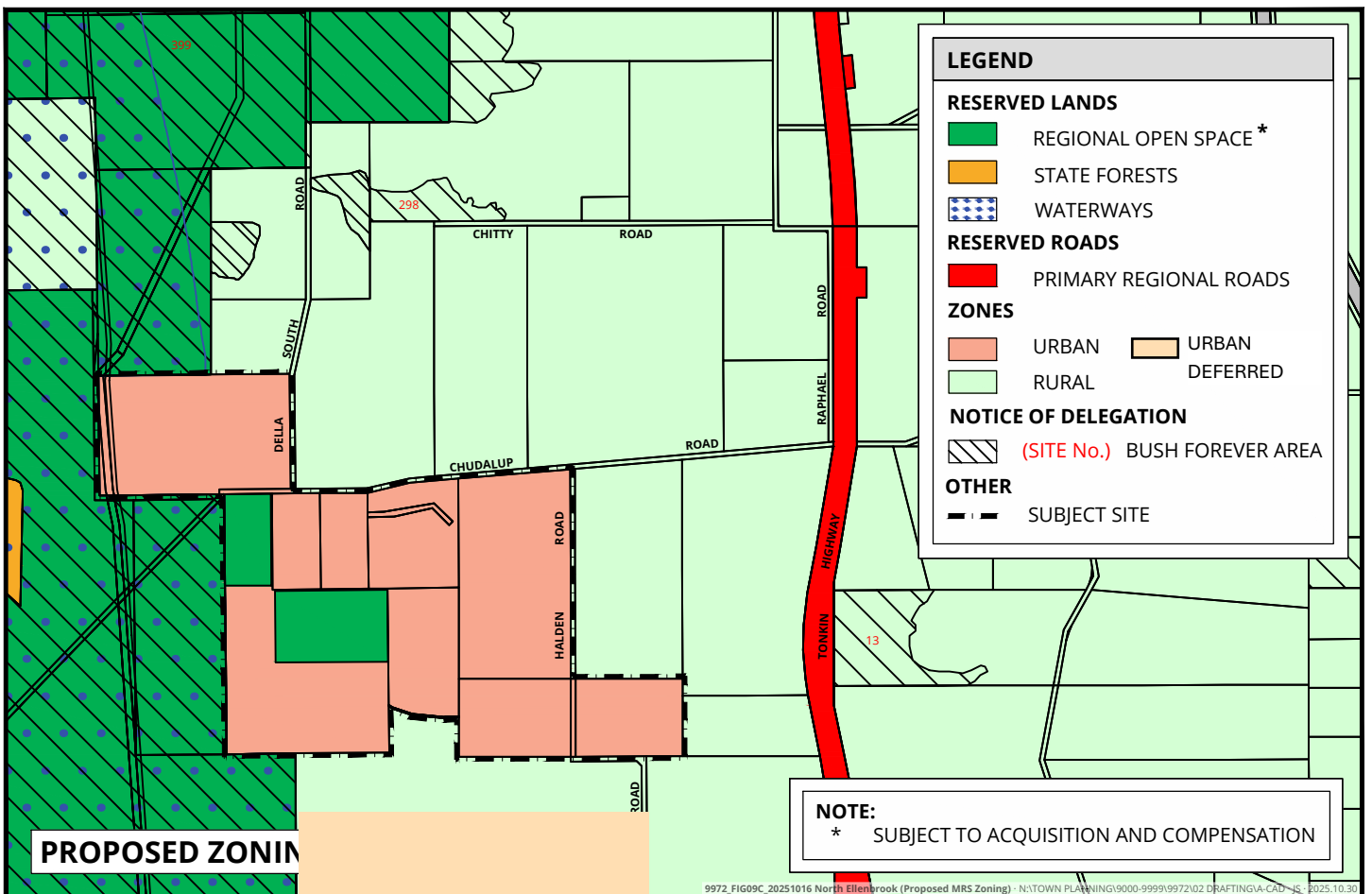
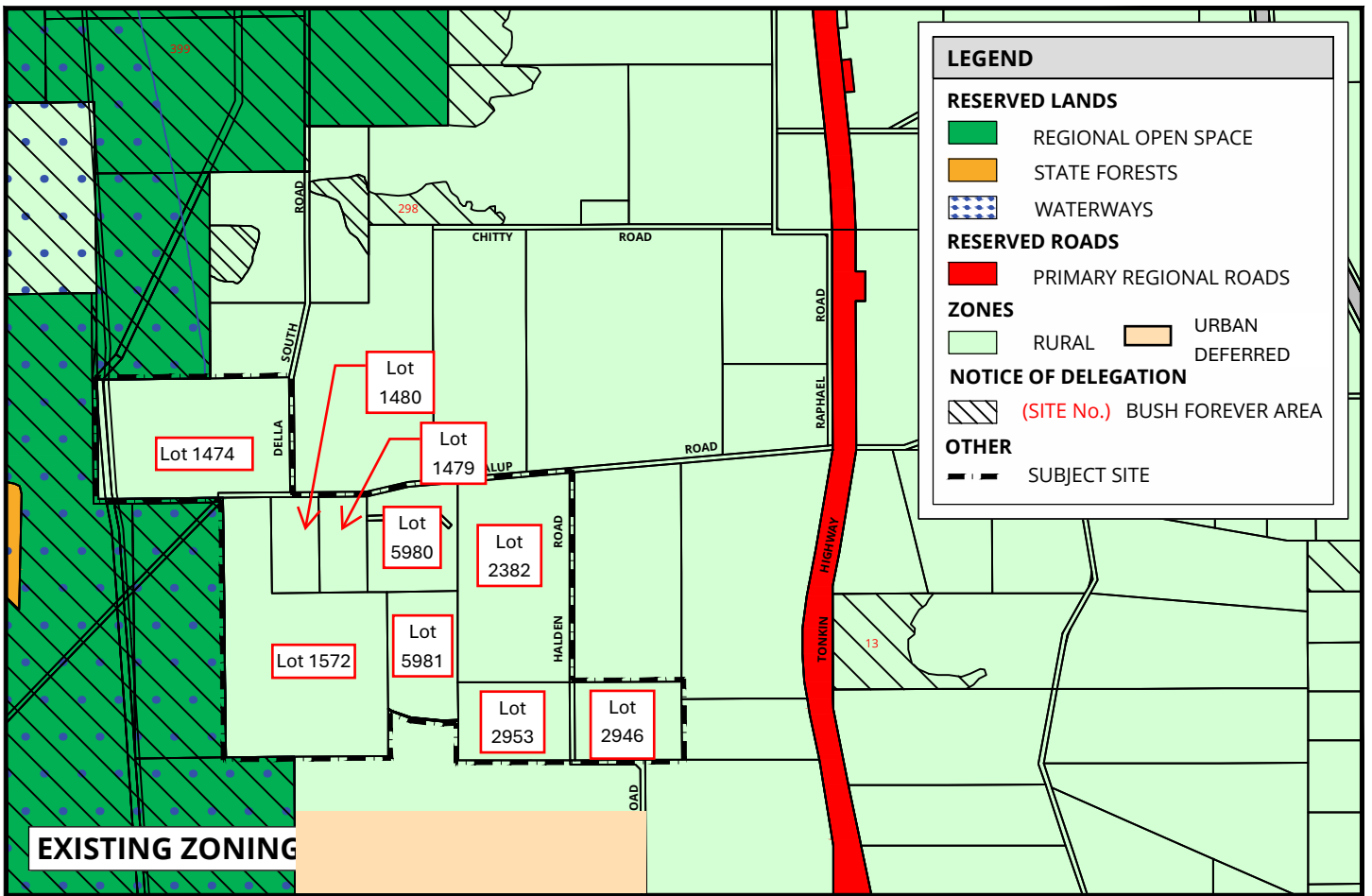
- The proposal aligns with the *Perth and Peel@3.5 Million / North-East Sub-regional Planning Framework* as the issues identified for investigation have been resolved, and the subject land is suitable for consolidated urbanisation;
- The proposed amendment is consistent with the WAPC approved *North Ellenbrook (West) DSP (as amended)* which identifies the site for future urbanisation;
- The proposed amendment is a continuation of *MRS Amendment 1409/41 – Pt of North Ellenbrook (West)* to the north (Precincts 1-3) which seeks to rezone approximately 381.60 ha from the Rural zone to the Urban zone and Parks and Recreation reservation, and a continuation of *MRS 1435 – Pt of Lot 5892 Maralla Road, Bullsbrook* to the south (Precinct 5) which seeks to rezone approximately 125.86 ha from the Rural zone to the Urban Deferred zone; and
- The City of Swan and most State Government agencies raise no objection or identify matters that can be addressed at later planning stages. DWER does not currently support the amendment and has requested additional hydrological and groundwater licensing information. Notwithstanding, these matters are considered capable of being addressed through the amendment process, the Report on Submissions and/or subsequent local structure planning and water management documentation.

CONCLUSION

For the reasons set out in this report, it is recommended that the WAPC initiate a standard amendment to the Metropolitan Region Scheme. The land is identified as Urban Investigation in the North-East Sub-regional Planning Framework and forms part of the endorsed North Ellenbrook (West) District Structure Plan area.

The amendment will facilitate the orderly and proper planning of Precinct 4 for future urban development, open space, a primary school and a neighbourhood centre. Matters relating to water

management, environmental values, bushfire management, infrastructure staging and servicing will be further addressed following public advertising in the Report on Submissions and subsequent local structure planning processes. It is recommended that the MRS Amendment be adopted for the purpose of public advertising, to transfer the land from the Rural zone to the Urban zone and the Regional Open Space reserve, as set out in **A7 – Draft Amendment Report 14xx (Standard) – North Ellenbrook (West) Precinct 4**.



9972_FIG09C_20251016 North Ellenbrook (Proposed MRS Zoning) - N:\TOWN PLANNING\9000-9999\9972\02 DRAFTING\A-CAD\15-2025.10.30

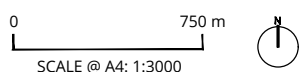
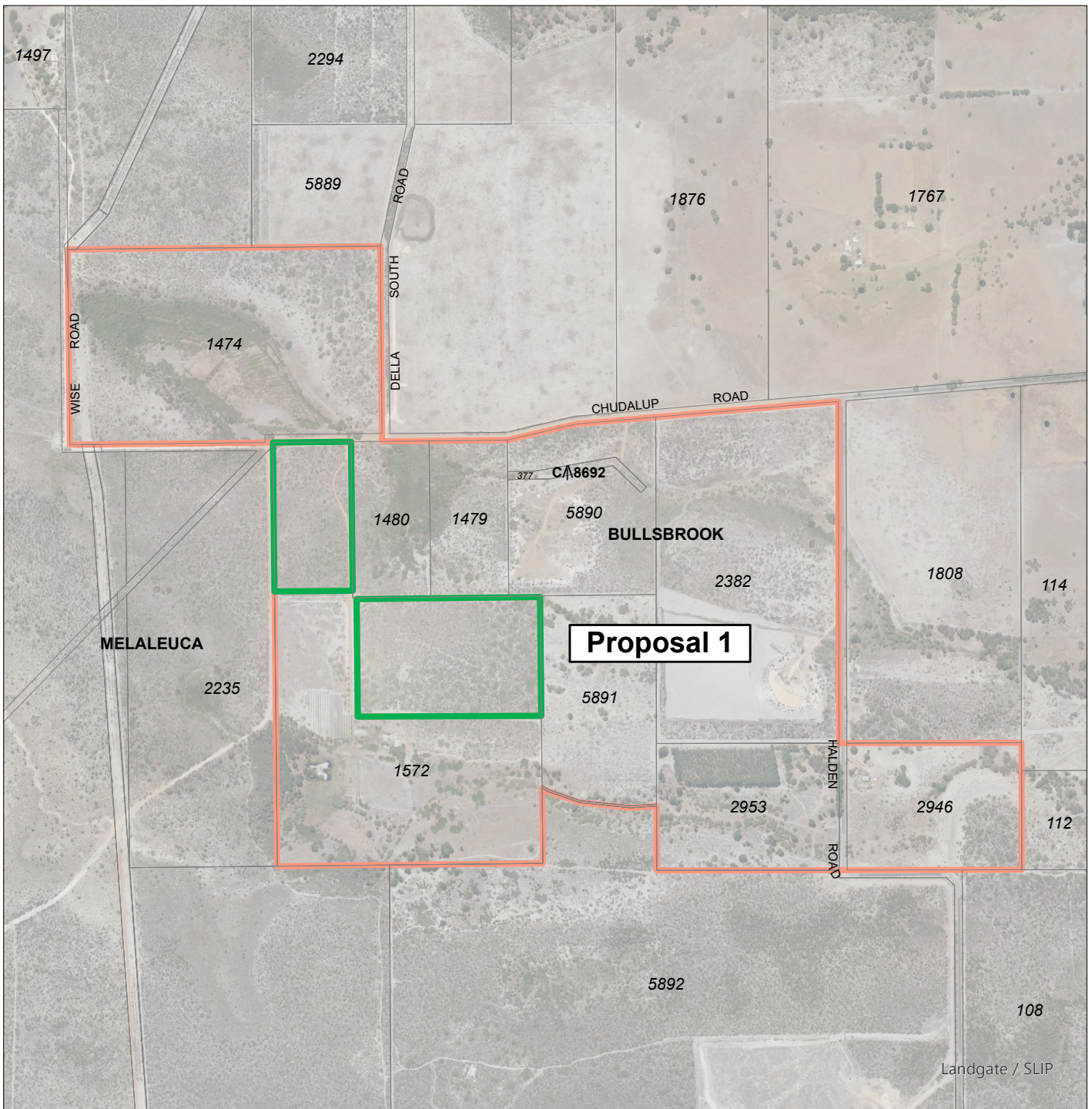


FIGURE 14
METROPOLITAN REGION SCHEME ZONING
WAPC Agenda Page 85



**Pt of North Ellenbrook (West) – Precinct 4
Proposed standard MRS amendment**

Proposal 1

Proposed Amendment:

- Rural zone to Urban zone
- Rural zone to Regional Open Space reservation

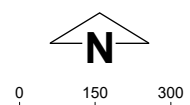
Reference no: 5820

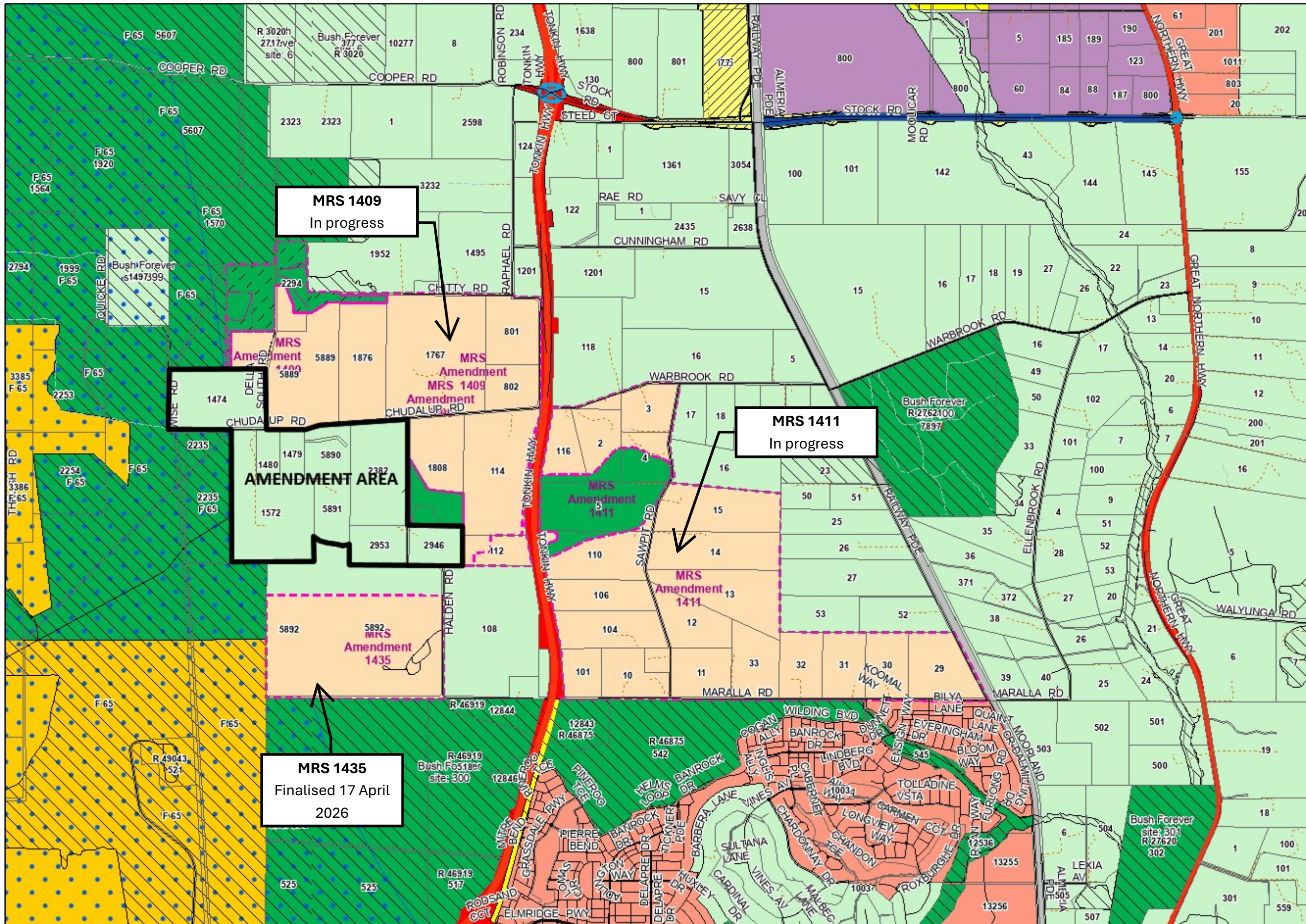
File no: RLS/1203

Version number: 1



Date: 11/11/2025
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





Legend

Cadastre (View 2)

Roads

- National Highway
- State Highway
- Main
- Minor
- Track
- Not Applicable

Advised RS Amendment Indicator

- Advised RS Bush Forever Area Amendment

Advised RS Zones and Reserves Amendment

- Regional open space
- Urban deferred

RS Application Planning Control Area

- Region Scheme Boundary
- Region Scheme Bush Forever Areas
- Region Scheme Water Catchments

Region Scheme Zones and Reserves

- Industrial
- Other regional roads
- Primary regional roads
- Public purposes - Commonwealth Government
- Public purposes - special uses
- Railways
- Regional open space
- Regional open space - restricted public access
- Rural
- State forests
- Urban
- Urban deferred

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.

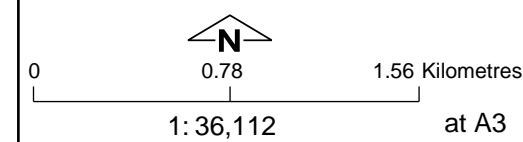
* This map is not intended to be used for measurement purposes.

InQuery Map

DPLH BUSINESS USE ONLY

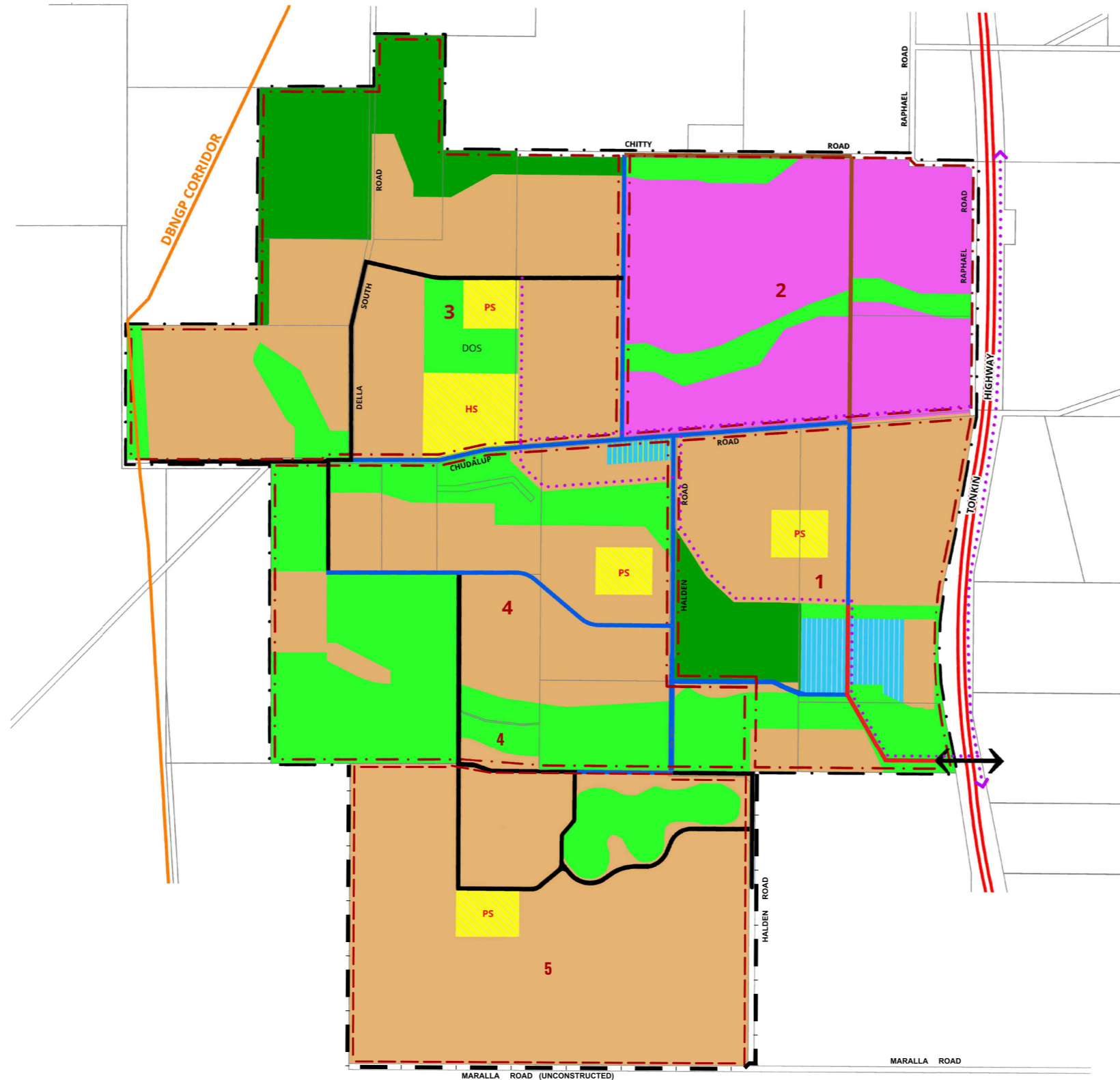
Internal Spatial Viewer

Aerial photography © Nearmap and/or © Western Australian Land Information Authority (Landgate).
 Location information data licensed from Western Australian Land Information Authority (WALIA) trading as Landgate. Copyright in the location information data remains with WALIA. WALIA does not warrant the accuracy or completeness of the location information data or its suitability for any particular purpose.



Projection: WGS 1984 Web Mercator Auxiliary Sphere
 Graticules (if visible): GDA 1994 Latitude/Longitude

Map was produced using DPLH's InQuery.



LEGEND

- DISTRICT STRUCTURE PLAN BOUNDARY
- LOCAL STRUCTURE PLAN BOUNDARY
- CADASTRAL BOUNDARIES

LAND USE TYPE

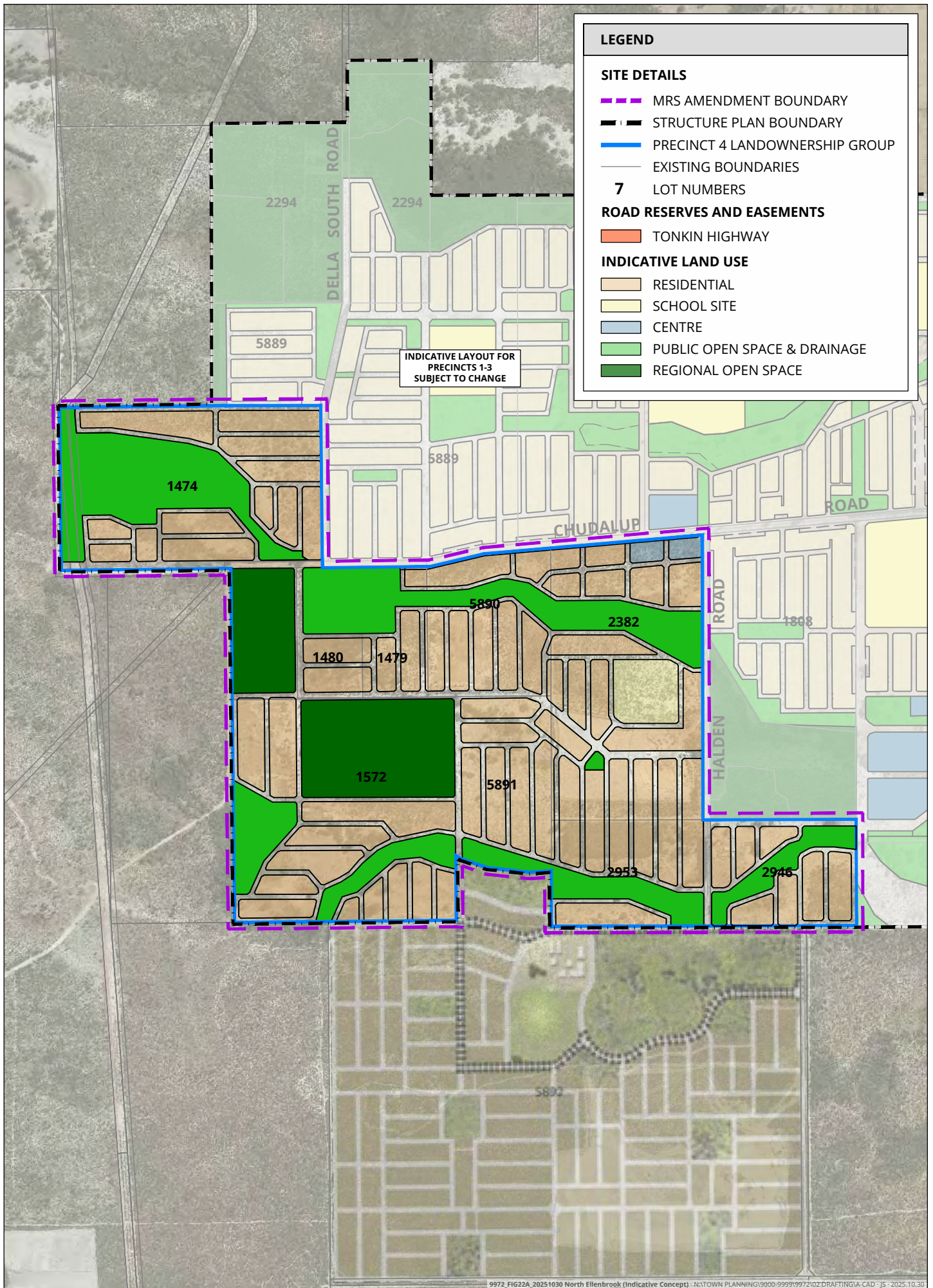
- RESIDENTIAL
- LIGHT INDUSTRIAL / SERVICE COMMERCIAL
- DISTRICT CENTRE
- NEIGHBOURHOOD CENTRE
- PUBLIC PURPOSE - PRIMARY SCHOOL
- PUBLIC PURPOSE - HIGH SCHOOL
- OPEN SPACE
- DISTRICT OPEN SPACE
- FUTURE MRS PARKS AND RECREATION RESERVE
- DBNGP CORRIDOR

TRANSPORT

- PRIMARY DISTRIBUTOR ROAD
- INTEGRATOR ARTERIAL ROAD
- NEIGHBOURHOOD CONNECTOR ROAD
- INDUSTRIAL ROAD
- DISTRICT PATH NETWORK / PRINCIPAL SHARED PATH (NORTHLINK)
- PROPOSED INTERCHANGE TO TONKIN HIGHWAY

- NOTES**
1. The Tonkin Highway interchange is subject to confirmation as part of the Metropolitan Region Scheme Amendment process required to reserve the interchange land.
 2. The Parks and Recreation identified areas recognise BushForever, Conservation Category Wetland (CCW) and EPBC Act areas to be retained. They are subject to refinement as part of the Metropolitan Region Scheme amendment process.
 3. Public Open Space areas encompass vegetation retention, heritage and hydrology land requirements of District Structure Plan level significance. The refinement, reservation or reclassification of these and localised areas of open space as restricted open space, unrestricted open space or otherwise will be determined following environmental reporting at the local structure plan stage.
 4. An area of District Open Space (DOS) is identified for co-location with the High School site and will accommodate the future active district recreation needs of the community. The acquisition and development of the DOS is to be provided for within the relevant Development Contribution Scheme(s) for the North Ellenbrook West District Structure Plan area to ensure the equitable provision of open space.
 5. The extent of Open Space adjoining the Sawpit Gully Resource Enhancement Wetland is subject to detailed investigations at local structure planning stage to determine exact buffer requirements.

PLAN 1. DISTRICT STRUCTURE PLAN



LEGEND

SITE DETAILS

- MRS AMENDMENT BOUNDARY
- STRUCTURE PLAN BOUNDARY
- PRECINCT 4 LANDOWNERSHIP GROUP
- EXISTING BOUNDARIES
- 7** LOT NUMBERS

ROAD RESERVES AND EASEMENTS

- TONKIN HIGHWAY

INDICATIVE LAND USE

- RESIDENTIAL
- SCHOOL SITE
- CENTRE
- PUBLIC OPEN SPACE & DRAINAGE
- REGIONAL OPEN SPACE

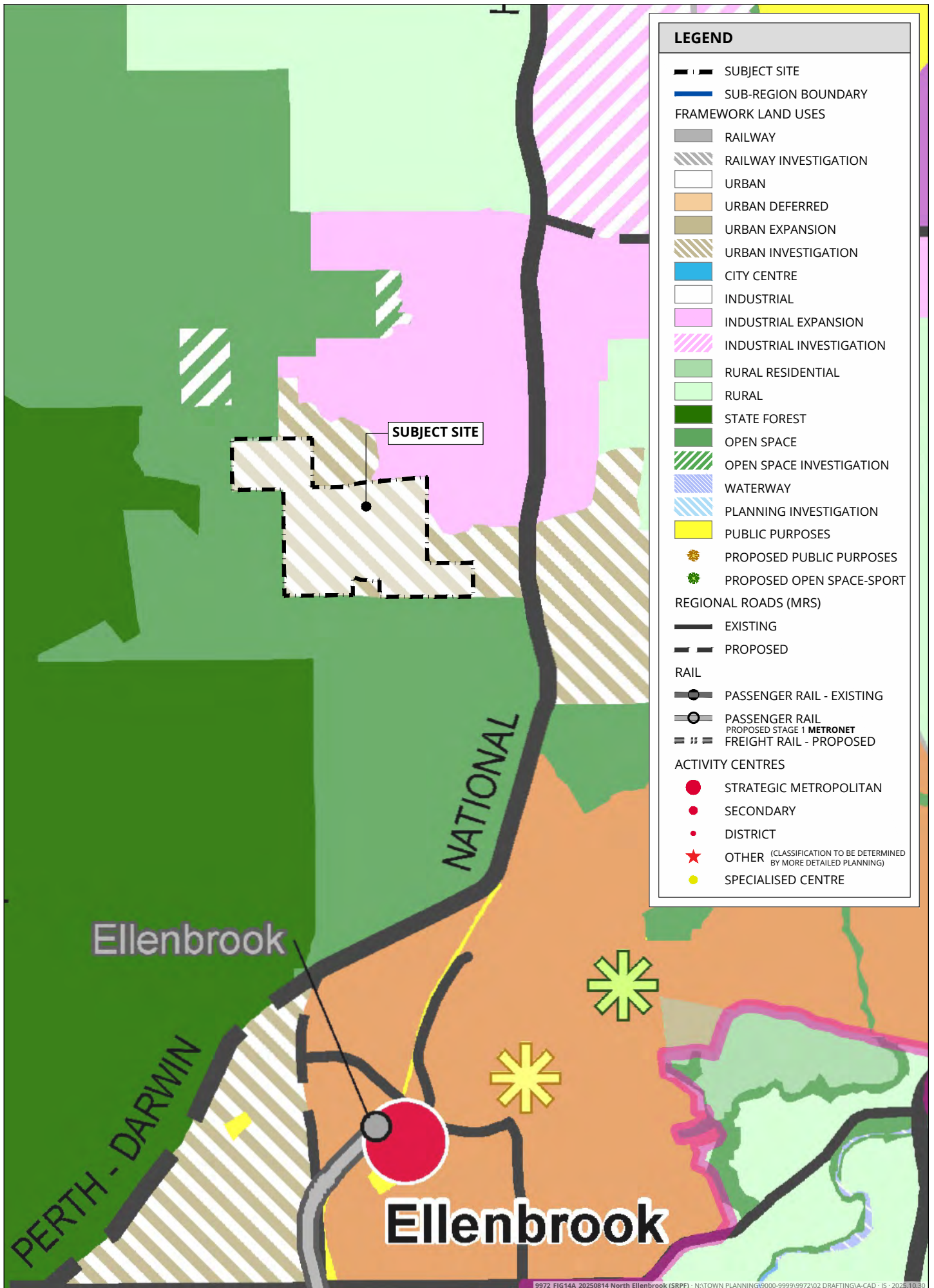
INDICATIVE LAYOUT FOR
PRECINCTS 1-3
SUBJECT TO CHANGE



0 375 m
SCALE @ A4: 1:15,000



FIGURE 16
INDICATIVE CONCEPT PLAN



9972_FIG14A_20250814 North Ellenbrook (SRPF) - N:\TOWN PLANNING\9000-9999\9972\02 DRAFTING\A-CAD - JS - 2025.10.30

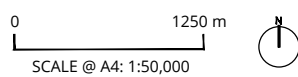


FIGURE 7
SUB-REGIONAL PLANNING FRAMEWORK

Region Scheme Amendment 14xx (Standard) North Ellenbrook (West) Precinct 4

1. Planning objective

The purpose of the amendment is to rezone approximately 215 ha of land in Bullsbrook (referred to as North Ellenbrook (West) Precinct 4) from the Rural zone to the Urban zone (193 ha) and Regional Open Space (ROS) reserve (22 ha) in the Metropolitan Region Scheme (MRS), as shown on the **Amendment Figure – Proposal 1 (Attachment 1)**.

The intent of the proposed amendment is primarily to facilitate future residential development (2,285 homes) and a future population of about 6,800 people, including one new primary school site, a local centre for shops and services, 46 ha of local Public Open Space (POS) and 22 ha of (ROS).

2. Background

The proposed amendment area is approximately 30 km north-east of the Perth Central Business District (CBD) and is approximately 6.5 km north of the Ellenbrook town centre. The site is located within the south-western part of the WAPC-approved *North Ellenbrook (West) District Structure Plan (DSP)* and is mostly bound by Halden Road and Della South Road to the east, and by Chudalup Road to the north. A large ROS Reserve including Bush Forever site 399 is situated to the west.

The subject site is currently used for a range of rural activities. An approved sand extraction operation will continue in the short-term and service the development, and those surrounding, with fill. A small number of existing dwellings and associated outbuildings exist. Much of the site is already cleared of native vegetation and subdivided for rural land uses including pasture paddocks.

The amendment area contains a Resource Enhancement Wetland (REW), a Multiple Use Wetland (MUW) and the minor watercourses associated with each. The DSP and the indicative concept plan show that the REW, MUW and watercourses will be protected along with their buffers in POS.

3. Discussion

Strategic Context

Perth and Peel@3.5million / North-East Sub-regional Planning Framework

The *Perth and Peel@3.5million / North-East Sub-regional Planning Framework* (the Framework) forms part of the *Perth and Peel@3.5million* strategic suite of planning documents. The Framework identifies areas for future urban development and areas that have regionally significant environmental value.

The Framework identifies the subject site as “*Urban Investigation*” with a “*Medium-Long Term (2022+)*” staging timeframe. The endorsed DSP and the proposed MRS amendment address the matters associated with the Framework’s designation. Accordingly, the proposed MRS amendment is consistent with the Framework.

Statutory Context

City of Swan Local Planning Scheme 17

Land use and development within the amendment area is generally controlled by the City of Swan Local Planning Scheme No. 17 (LPS 17). The subject is currently zoned “General Rural” in LPS 17.

North Ellenbrook (West) District Structure Plan

On 20 February 2026, the WAPC endorsed an amended version of the *North Ellenbrook (West) District Structure Plan* (DSP) which guides the planning and development of the site.

The amendment aligns the MRS with the approved DSP, which provides a framework for the urbanisation of 774 ha, inclusive of the subject land. The amendment area largely corresponds to DSP Precinct 4 (173 ha) and includes approximately 40 ha of DSP Precinct 3 (Lot 1474). The proposed MRS amendment is generally consistent with the range of uses contemplated in the DSP.

An indicative concept plan shows changes to the local open space network that will need to be considered in consultation with stakeholders at the local structure planning stage. The DSP recognises two large areas of Public Open Space (POS) which follow the east-west alignment of the REW, MUW and riparian corridors. These areas incorporate two land parcels with high conservation values, which are reflected in the two areas of ROS reserve proposed as part of the MRS amendment.

The amendment will allow for the future residential and commercial development of the land, following structure planning and subdivision approval at later stages.

The North Ellenbrook (West) DSP is available on the Department’s [website](#).

Indicative Concept Plan

An indicative development concept has been prepared in support of the amendment, which proposes primarily residential development, with areas of POS, a road network, a primary school and neighbourhood activity centre. The concept plan also indicates POS associated with the REW, MUW, watercourses and associated buffers. The concept plan is largely consistent with the DSP and the proposed amendment and will be refined through a formalised local structure planning process, inclusive of extensive stakeholder engagement and public consultation.

Environment

The DWER EPA services branch and the DBCA advise that the site contains regionally significant remnant vegetation, as well as wetlands, possible western swamp tortoise habitat and possible black cockatoo habitat.

The MRS Amendment intends to protect the most ecologically valuable vegetation in two ROS reserves. The concept plan indicates that other significant vegetation, plus the watercourses associated with the wetlands will largely be protected in POS and/or associated buffers at later planning stages.

Urban Water Management

The DSP was supported by a District Water Management Strategy (DWMS) that was endorsed by the Department of Water and Environmental Regulation (DWER). As per one of the conditions of endorsement, the applicant is obliged to secure sufficient groundwater licences for the proposed schools and public open space. The proponent has provided a Hydrology study to supplement the amendment and address the principles in the DWMS, including availability of some of the total groundwater licencing required to support the ultimate development. The level of detail provided by the proponent is considered appropriate to initiate the MRS amendment. However, availability of groundwater licencing will be further considered following public advertising of the amendment and/or in Local Water Management Reports prepared to support/inform the Local Structure Planning for Precinct 4.

Road Infrastructure

Main Roads Western Australia raises no objections to the amendment. Regional transport issues are largely addressed by the Tonkin Highway North Ellenbrook Interchange project, which will be delivered in partnership by the Federal and State Government, within 25 percent of the State's share being funded by the private sector.

Remaining road infrastructure will be designed and delivered through the local structure planning and subdivision process in close consultation between the local government, key agencies and proponent developers.

Water and Wastewater

Long-term conceptual water and wastewater infrastructure planning for the North Ellenbrook area is underway. Funding for the Capital Works Projects required to service the North Ellenbrook (West) Precinct 4 area was confirmed on the 2026-27 Western Australian State Budget on 7 May 2026. The Water Corporation has indicated that significant portions of the DSP can be rezoned to Urban in the short-term, servicing gaps are expected to be resolved through staged subdivision and development over an extended period. There is therefore no impediment to the proposed MRS Amendment for DSP Precinct 4 proceeding directly to the Urban zone, as all criteria previously identified to lift the Urban Deferment of the land have now been met.

State Planning Policy 2.4: Planning for Basic Raw Materials (SPP 2.4)

SPP 2.4 seeks to facilitate the responsible extraction and use of the State's Basic Raw Materials (BRM) by ensuring that BRM and extractive industry matters are considered during planning and development decision-making.

SPP 2.4 identifies a 'Priority Resource Location' containing 'Sand' over Lot 2382. While Lots 2382, 5891, 5890 and 1479 are further identified under SPP 2.4 as 'Extraction Sites', extraction is underway on Lot 2382 only. Lots 1479 and 1480 identified as 'Exclusion Area'. Sand extraction on Lot 2382 is occurring in accordance with current approvals and licences from the Department of Mines, Petroleum and Exploration (DMPE) and the Local Government. The anticipated conclusion of extractive activities on Lot 2382 is expected to coincide with the first stages of development within North Ellenbrook West (circa 2027). In any case, the local structure planning process provides a means to carefully design a staged delivery of urban development in coordination with the retreat and/or ceasing of extractive industry activities. The sand being extracted is a vital resource for the urbanisation for both the subject land and the surrounding area.

SPP 2.4 outlines that the extraction of BRM should be followed by sequential urban or industrial development. This MRS Amendment provides for the extraction of the remaining sand resource and transition to the intended future urban land use and is therefore consistent with SPP 2.4.

State Planning Policy 2.8: Bushland Policy for the Perth Metropolitan Region (SPP 2.8)

SPP 2.8 aims to provide a policy and implementation framework that will ensure bushland protection and management issues are addressed and integrated with broader land use planning and decision-making. In general, the policy does not prevent development where it is consistent with policy measures and other planning and environmental considerations.

There are two geomorphic wetlands within the land and Bush Forever sites abutting. While threatened and priority flora and threatened and priority ecological communities were identified during the flora and vegetation survey, these values are intended for protection in ROS and POS, and the DBCA has not objected to the proposed amendment.

The Environmental Assessment report indicates the impacted Threatened Ecological Communities will be further assessed in the context of an Environment Offset plan prepared to address the requirements of the *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act).

The WAPC supports the initiation and referral of the proposed amendment to the Environmental Protection Authority (EPA) for a decision on whether the amendment requires an environmental assessment, at which time further environmental information may be requested by the EPA to inform its decision.

State Planning Policy 2.9: Water (SPP 2.9)

SPP 2.9 and the associated Guidelines aim to clarify the planning framework and simplify the implementation of water-related provisions.

The approved DSP is supported by a District Water Management Strategy (DWMS) that was endorsed on by DWER on the condition on the applicant secure sufficient groundwater licences for the proposed school and public open space. The proponent has indicated an intention to obtain the necessary licences as part of the Local Water Management Report that will be submitted in support of the Local Structure Plan. Accordingly, it is considered that SPP 2.9 has been satisfied in a manner appropriate for an MRS amendment given there are no fatal flaws to water and water management that cannot be appropriately managed through the local structure planning and subdivision process.

State Planning Policy 3.0: Urban Growth and Settlement (SPP 3.0)

SPP 3.0 sets out that the principles, considerations and key requirements for new urban growth and sustainable communities include making the most efficient use of land in urban areas through the use of vacant and underutilised land, and providing a variety and choice in the size, type and affordability of housing in response to housing demand and preference.

The proposed amendment is consistent with the Framework and will integrate the subject land with the broader locality, optimise the use of existing urban infrastructure, and contribute to the supply of land for housing. The proposed amendment is therefore consistent with SPP 3.0.

State Planning Policy 3.7: Bushfire (SPP 3.7)

SPP 3.7 forms the foundation for land-use planning to address bushfire risk management in Western Australia. It is used to inform and guide decision-makers, referral authorities and proponents to achieve acceptable fire protection outcomes on planning proposals in bushfire-prone areas.

A Bushfire Management Plan (BMP) provided in support of the proposed amendment has been considered by the DFES and changes have been requested. The BMP provides an appropriate level of detail for the broad change in land use of an MRS amendment, the required changes relate to more detailed urban design measures that can be reflected in an updated BMP in support of a local structure plan.

Draft Development Control Policy 4.3: Planning for High Pressure Gas Pipelines (Draft DC 4.3)

Draft DC 4.3 is intended to guide planning for land near high-pressure gas pipelines across the State at all levels of the planning system.

Some lots in the eastern area of the subject land (Lots 1474, 1480 and 1572) fall within the trigger distance for the Dampier to Bunbury Gas Pipeline and Draft DC 4.3 applies.

The proposed amendment was referred to APA Group and ATCO who have no objection to the proposal.

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 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 area is partially within Aboriginal Cultural Heritage Place No. 3525 – Ellen Brook: Upper Swan and Lot 1474 contains Place No. 4143 – Artefacts / Scatter. The proposed amendment was pre-referred to SWALSC and no advice was received. However, the amendment will be formally referred to SWALSC during the public submission period.

5. Coordination of local and region planning schemes

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 Swan Local Planning Scheme No. 17*, 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 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 resolved to treat this amendment as a standard region scheme amendment for the following reasons:

- The proposal aligns with the *Perth and Peel@3.5million / North-East Sub-Regional Planning Framework* as the issues identified for investigation have been resolved, and the subject land is suitable for consolidated urbanisation;
- The proposed amendment is consistent with the WAPC approved *North Ellenbrook (West) DSP (as amended)* which identifies the site for future urbanisation;
- The proposed amendment closes the gap between *MRS Amendment 1409/41 – Pt of North Ellenbrook (West)* to the north (Precincts 1-3) which seeks to rezone approximately 381.60 ha from the Rural zone to the Urban zone and Regional Open Space reserve and *MRS Amendment 1435 – Pt of Lot 5892 Maralla Road, Bullsbrook* to the south (Precinct 5) which rezoned approximately 125.86 ha from the Rural zone to the Urban Deferred zone; and

- The City of Swan and key State Government agencies raise no critical objections to the amendment or advise of matters that are routinely addressed in the subsequent more detailed stages of the planning and development process.

7. Environmental Protection Authority advice

[To be inserted]

8. The amendment process

The procedures for amending a region scheme 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 region planning schemes](#).

9. Submissions on the amendment

The Western Australian Planning Commission (WAPC) invites people to comment on the proposed amendment.

The amendment is being advertised for public submissions for **select period...** from **advertising start date...** to **advertising end date...**

All amendment documentation and plans detailing the proposed changes are available for public inspection online.

Online submissions via [Have Your Say, WA!](#) are encouraged, however written submissions can be sent via email to:

RegionPlanningSchemes@dplh.wa.gov.au

or, via post to:

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

Online submissions via [Have Your Say, WA!](#) are encouraged, however written submissions can be sent: Submitters are advised that calling for submissions is a public consultation process, and all submissions lodged will be published and made publicly available once the amendment has been determined. Advice of disclosure and access requirements are shown on side two of the submission form.

Before making a submission, readers are encouraged to review the information in Appendix C for guidance on preparing a submission.

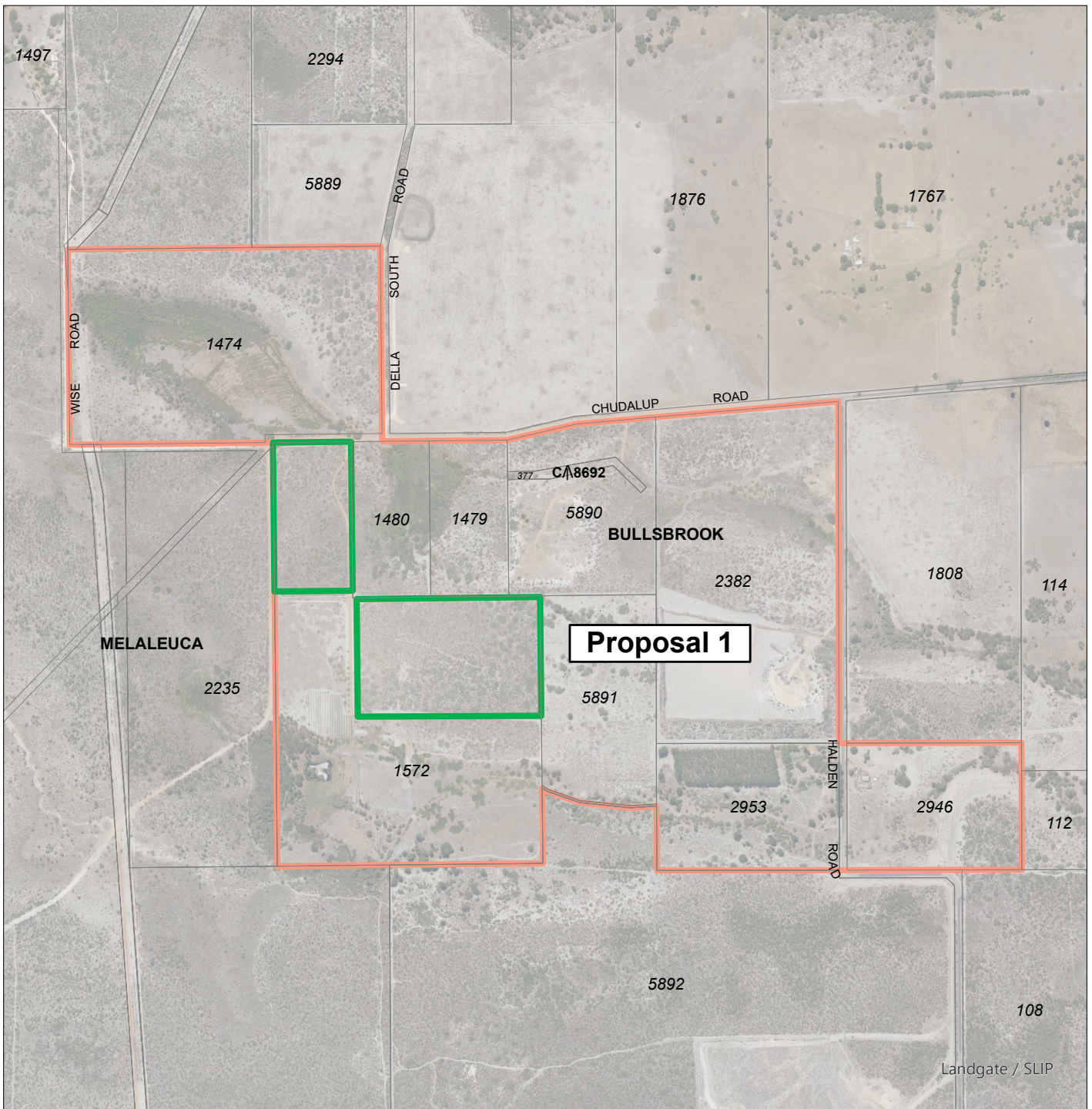
For postal submissions, please use the submission form contained in Appendix D of this report.

10. Modifications to the amendment

After considering any comments received the WAPC may recommend that the Minister for Planning and Lands 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.



**Pt of North Ellenbrook (West) – Precinct 4
Proposed standard MRS amendment
as advertised**

26 November 2025

Proposal 1

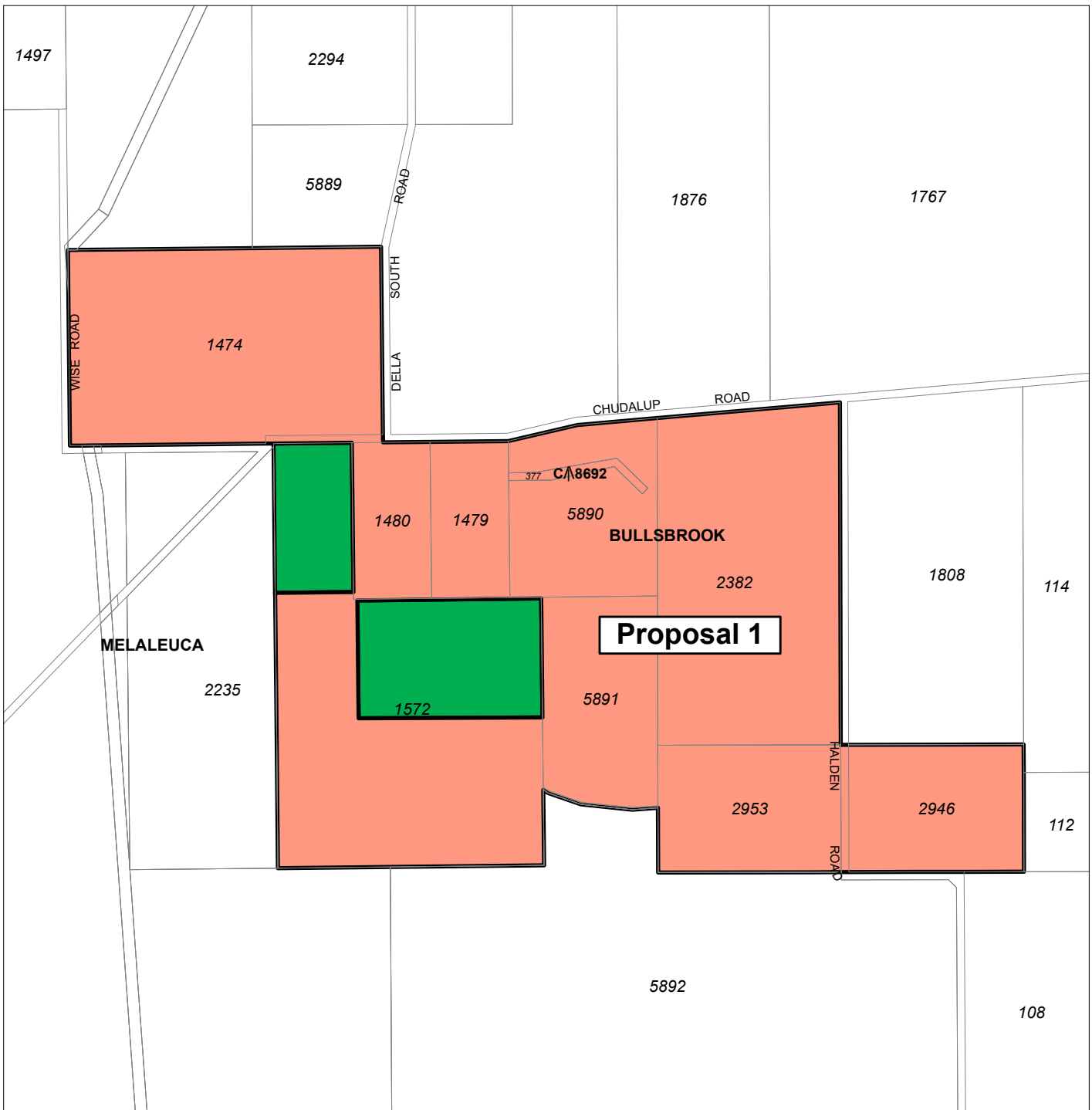
Proposed Amendment:

- Rural zone to Urban zone
- Rural zone to Regional Open Space reservation

Reference no: 5820

File no: RLS/1203

Version number: 1



**Pt of North Ellenbrook (West) – Precinct 4
Proposed standard MRS amendment
as advertised**

26 November 2025

Proposal 1

Proposed Amendment:

- Rural zone to Urban zone
- Rural zone to Regional Open Space reservation

Reference no: 5820

File no: RLS/1203

Version number: 1



WAPC
Western Australian Planning Commission

Date: 11/11/2025
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



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metres

REPORT TO	Western Australian Planning Commission		
Meeting date	17 June 2026	File number	PLH2026P0810
Title	Draft Metropolitan Region Scheme Planning Policy – Parliament House Precinct – Approval to Advertise		
Purpose	For decision		
Head of power	Clauses 9 and 10 of the Metropolitan Region Scheme		
Confidentiality	Non-confidential		
Responsible officer	Melinda Payne - Director Design and Built Environment, RDSA	Responsible Officer	Conflict of Interest: Nil
SITE DETAILS			
Landowner/s	See attachment 3		
Land	See attachment 3		
Total area	27.1021ha		
Encumbrances	N/A		
Region Scheme / Zone	Metropolitan (MRS) <ul style="list-style-type: none"> • Reserve - Civic and Cultural • Zoned – City Centre, Urban • Primary Regional Roads • Other Regional Roads 		
Local Scheme / Zone	City of Perth Draft Local Planning Scheme 3 <ul style="list-style-type: none"> • Reserve – Public Purpose • Zoned – Mixed Use, Residential (R-ACO), Centre 		
Special features	Includes Parliament of Western Australia and numerous listings on the State Register of Heritage Places		
ATTACHMENTS			
A1 – Parliament House Precinct MRS Policy_DRAFT A2 – MRS Clause 28 Notice WAPC plan 3.2858 Parliament-House-Precinct A3 – MRS Clause 28 Parliament House Precinct_ Land-Owner List (CONFIDENTIAL) A4 – Key changes to 1983 policy			

EXECUTIVE SUMMARY

This report seeks approval for advertising the draft Metropolitan Region Scheme (MRS) Planning Policy for the Parliament House Precinct (Attachment 1). The period for public comment should seek to accommodate feedback from the City of Perth Council. Subject to lead time and date of council meetings this period may extend beyond the statutory 28 days, and it is suggested that the advertising period be scheduled to accommodate their formal submission.

The policy confirms the symbolic importance of the institution of Parliament, and the significance of the site and its built fabric in the structure of the city. It offers design and development guidance to

protect and enhance the civic character and destination status of Parliament House and its surroundings.

The project was initiated following the 2023 Policy Health Check of the 1983 Planning Bulletin, Parliament House Precinct, and the subsequent WAPC resolution on 13 December 2023 to review the Bulletin, addressing the findings of the Health Check.

The MRS Policy has been prepared to replace the 1983 Planning Bulletin in guiding consideration of MRS development applications (DAs) within the Precinct. Decision-makers (WAPC or its delegates) must have regard for the Policy.

The Policy applies to the Parliament House Precinct (PHP or 'the Precinct'), as outlined by the 'inner precinct' indicated on WAPC plan 3.2858 (see Attachment 2). It applies to development on both MRS Reserved land, and, under MRS Clause 28 notice, to zoned land within the Precinct.

In addition to the requirements of the MRS Clause 28 notice, zoned land within the Precinct is subject to the requirements of the City of Perth (CoP) Local Planning Scheme (LPS), and the guidance of associated Local Planning Policies (LPPs). As such, many developments within the Precinct will be guided by both the MRS and LPS and their respective Policies and will be required to undergo a dual DA process prior to commencing work.

The proposal aligns with the Planning Reform agenda by:

- utilising an instrument (Region Scheme Policy) that makes planning easier to understand and provides greater certainty regarding the status of the guidance in relation to other relevant elements of the planning framework.
- improving consistency and efficiency in the planning system by aligning but not duplicating relevant guidance provided at the state and local levels (in particular that of the City of Perth).
- enhancing certainty, applying to a smaller, more targeted area, and by removing the majority of the height limits of the 1983 Bulletin.

RECOMMENDATION

That the Western Australian Planning Commission, pursuant to clause 10 of the Metropolitan Region Scheme, resolves to:

- 1. Approve the release of draft Metropolitan Region Scheme Planning Policy – Parliament House Precinct for public comment for a period of not less than 28 days;***
- 2. In releasing draft Metropolitan Region Scheme Planning Policy – Parliament House Precinct for public consultation:***
 - a. authorise the Chair to make minor changes associated with desktopping; and***
 - b. apply the label 'draft-public consultation'.***

BACKGROUND

Health Check - A Health Check of the currently active 1983 Planning Bulletin titled Parliament House Precinct (the Bulletin) was considered by the WAPC on the 13th December 2023 (Item 8.3). The Bulletin has two primary objectives:

- To recognise the significance of the institution of Parliament
- To reinforce the unique role Parliament Hill plays in the structure of the City.

The Bulletin identifies key views, building height controls and design guidance to control development within the Precinct. This guidance relates to signage, materials, building form, parking, landscaping, siting and setbacks, and public realm furniture.

The Health Check concluded that the Bulletin “has not been fully effective in achieving its primary objectives”. It found that building height controls had not been adhered to and many identified views had been lost, with only the St Georges Terrace vista and a small section of the view from the Parliament House to the Swan River, remaining. It also found that there had been extensive variation of the prescribed building setbacks, materials and colours and that it refers to outdated advice and processes.

The WAPC consequently resolved to initiate:

- Review of the Parliament House Precinct Policy with consideration of the following:
 - Adjustment of the Policy boundary to remove those areas where view corridors no longer remain.
 - Potential for statutory and/or policy instruments to be separately applied to the areas of the Inner and Outer Precinct.
 - Potential for greater alignment between the Policy and the City of Perth Local Planning Scheme and local planning framework.
 - Suitability of a range of policy instruments.
 - Review of existing Policy to:
 - Confirm the purpose
 - Confirm or redefine the objectives
 - Redefine precinct boundaries
 - Redefine views
 - Introduce design principles to support the objectives
 - Incorporate contemporary design guidelines and development standards
 - Achieve greater alignment between the Policy, and City of Perth Local Planning Scheme and local planning framework.

Clause 32 to 28 Notice - Boundary revision – In response to the resolution, Clause 32 notice of the MRS was replaced by Clause 28 notice in January 2025. Under Clause 28 notice, any development on zoned land within the Inner Precinct on WAPC plan 3.2858 (Attachment 2), requires WAPC approval before it is commenced. The inner boundary referred to in the Clause 28 notice largely aligns with the inner boundary of Clause 32 notice. This Policy applies only to the Inner Precinct boundary. Development proposals on land within the Outer Precinct do not require an MRS DA and the Policy does not apply.

CoP Draft LPS3 and LPP - The CoP Draft LPS3 is awaiting advertising for public comment. It includes use and plot ratio requirements but does not include height controls. A number of CoP Draft LPPs pertaining to the Precinct have been approved by Council in readiness for LPS3. They reflect the boundaries of the now revoked Clause 32 Notice, and the height requirements of the 1983 Planning Bulletin.

Proposal Details

The draft MRS Planning Policy for the Parliament House Precinct is proposed to replace the 1983 Planning Bulletin – Parliament House Precinct and proposes to:

- establish strategic objectives for the Parliament House Precinct which reflect its standing as an area of State importance and develop its landmark and destination status; and

- provide guidance to proponents, decision-makers and other stakeholders on how new development may support the achievement of these objectives.

The policy guides the assessment and determination of DAs and it informs LPPs pertaining to the Precinct. The Policy may also guide future scheme and policy amendments where appropriate. It is important to note that, as a policy under a region planning scheme, the Policy deals with higher order matters and is not at the level of locally specific detail that is characteristic of a local planning policy.

The Policy structure is broadly based on the LPP ‘Manner and Form’ template to assist with legibility and to ensure a harmonious interaction for the CoP local planning policy.

The overarching objectives of the Policy are to:

- Enhance the civic character of the Precinct
- Strengthen physical and cultural connections to and within the Precinct
- Preserve and reflect the heritage, histories and culture of the Precinct
- Protect and enhance the open space setting the civic and cultural reserves.

In support of these objectives, performance-based design guidance has been prepared. The guidance includes desired outcomes and measures to meet the objectives. Specific height and setback measures have been proposed on select sites. Written guidance is supported by plans and maps of the Precinct. Where appropriate, the guidance is tailored and applied to specific areas within the precinct. Guidance is structured by Element. Elements include topics such as siting and setbacks, height and scale, landscape design, key views and landmarks.

This guidance has been prepared with reference to the Draft CoP LPS and LPPs. The intent is that the policies are complementary but with distinct focus, the MRS Policy concerned with the regional importance and civic character of the area, and the LPS and LPPs concerned with local issues. It largely aligns with the City’s requirements and recommendations, supplementing them where appropriate, or providing a qualitative measure to more prescriptive provisions. Efforts have been made to avoid duplication of requirements or recommendations.

Consultation

High-level external consultation has occurred at an officer level with the following key stakeholders:

- City of Perth
- Kings Park and Botanic Gardens
- Parliamentary Service Department (PSD).

Formal consultation via public advertising will occur in accordance with Clause 10 of the MRS upon approval from WAPC. Key stakeholders including private landholders, PSD, Unions, National Trust, Noongar Regional Corporation etc. will be contacted individually to alert them to the call for comment.

Framework and Policy Assessment Overview

Legislation, Policies and Framework	Consistency
Metropolitan Region Scheme	Fully consistent
City of Perth Local Planning Scheme 3 (Draft)	Fully consistent
SPP1: State Planning Framework SPP 3.5: Historic Heritage Conservation SPP 5.4: Road and Rail Noise	Fully consistent

SPP7.0: Design of the Built Environment	
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DISCUSSION

The following should be taken into account in considering the proposal.

Policy Instrument Exploration – This would be the first Metropolitan Region Scheme Planning Policy. Alternative instruments were considered during the initiation phase of this project, but it was determined that the MRS Policy was the most appropriate instrument for this project as:

- It can be linked, via the MRS, to the key purpose of the Civic and Cultural Reserves.
- It can be linked, via the MRS, to the Clause 28 notice, and therefore the WAPC's authority to determine DAs using the Policy.
- It grants the guidance an appropriate status as a regard document, but of a higher order than an LPP and provides an appropriate link for the LPP to matters where there is a state interest.

It should be noted that the policy is not a masterplan and provides high level guidance rather than specific direction. It is likely that there will be a need to work closely with the CoP on projects where there is a state interest.

Civic and Cultural Reserves – the CoP LPS does not provide guidance for Civic and Cultural reserves so the MRS Policy will be the primary source of guidance. Typically, any new development on the reserves would be initiated by government.

Dual DA pathway – the requirement for both LPS and MRS development approvals on zoned land remains, but an effort has been made to streamline the DA process by way of policy alignment and avoid the duplication of information found in other planning documents.

Overlapping Controls - alignment between the requirements of this Policy and the draft CoP LPS and LPPs has been achieved wherever possible. However, some elements of the Draft LPPs are now out of date and will require amendment prior to finalisation under the new LPS. There is also one point of conflict between the MRS Policy and the LPPs, relating to setbacks on Parliament Place and some sites where neither policy provides guidance on height. Resolution of these issues will be a focus of engagement with CoP during the consultation process.

Nature of Guidance – the strategic nature of MRS Policy as an instrument, and the open nature of the MRS reserves as development sites, means that guidance must be necessarily high-level and outcomes based. A balance of objectives, outcomes and measures have been provided to guide development.

Strategic Alignment and Implications – as well as being the WAPC's decision emerging from the 2023 Policy Health Check, this proposal aligns with the *Action Plan for Planning Reform* as part of the broader Region Scheme Review project. In providing concise, contemporary and fit-for purpose policy guidance it will provide greater certainty for applicants and decision-makers, without unduly limiting development potential. In guiding appropriate quality design outcomes for a significant area of the city and state more widely, it will help to maintain its civic character and make the precinct a place where people will want to live, work and recreate.

Parliament House Precinct

Metropolitan Region Planning Scheme Policy

June 2026

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Disclaimer

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Acknowledgement of Country

The Department of Planning, Lands and Heritage 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.

Part A

1. Citation

This is a region planning scheme policy (RPSP) prepared under cl. 9(1) of the Metropolitan Region Scheme (MRS).

This policy may be cited as *Metropolitan Region Scheme Parliament House Precinct (MRSPHP)*.

This Policy replaces the 1983 Planning Bulletin, Parliament House Precinct.

2. Background

Parliament House, located on Harvest Terrace, West Perth accommodates Western Australia's Legislative Council and Legislative Assembly. Built soon after Federation, it is representative of the democratic history of the state and the civic identity of its people.

The Parliament House site is located at the head of St George's Terrace and was selected for the prominence its elevated position offered, and its views over the city and the Derbal Yerrigan (Swan River). The full benefit of these attributes was never fully realised due to the retention of the Barrack's arch, subsequent development and the construction of the Mitchell Freeway. However, the site remains an important location in the broader structure of the city.

Prior to colonisation, the Mt Eliza escarpment, including areas within the Precinct, formed part of a culturally significant landscape for Whadjuk Noongar Aboriginal people. It was central to Noongar creation mythology, and known by a number of names, including Geenunginy Bo meaning 'the place for looking a long way' as it provided expansive views across Whadjuk Noongar Country.

Under the MRS, which focuses on matters of state and regional importance, the Parliament House site, and the hill to its west, are reserved for Civic and Cultural use. As per cl. 20(j) of the MRS, the purpose of this type of reserve is to preserve and protect significant civic precincts and buildings.

This policy has been developed in recognition of the symbolic importance of the institution of Parliament, and the significance of the site and its built fabric in the structure of the city. It offers design and development guidance to protect and enhance the civic character of Parliament House and its context including the Parliament grounds, the adjacent 'Parliament Hill' and the surrounding streets, as a wider 'Parliamentary Precinct' (The Precinct).

3. Intent

The intent of this MRS Policy is to:

- a) Establish strategic objectives for the Parliament House Precinct which reflect its standing as an area of state importance and develop its landmark and destination status.
- b) Provide guidance to proponents, decision-makers and other stakeholders on how development may support the achievement of these objectives.

4. Application

This Policy applies to both MRS Zoned land, as required by the cl. 28 Notice, and Reserved land within the 'Parliament House Inner Precinct' (the Precinct), as depicted on WAPC plan 3. 2858.

This Policy is intended to guide the WAPC in its consideration of development applications lodged, and applicants seeking approval under the MRS.

5. Structure of Guidance

This Policy defines overarching objectives for the Precinct. Development should align with these. Guidance on meeting these objectives is structured by element, which are described in terms of outcomes and measures. Outcomes outline the overall intent of the element, and measures provide means of meeting the objectives and outcomes, or specifics that influence their delivery. Objectives and outcomes are generally applicable across the entire Precinct, whereas measures may apply to a particular area within the Precinct. Objectives and outcomes prevail over measures. Variations to the measures may be entertained where consistent with the relevant objectives and outcomes.

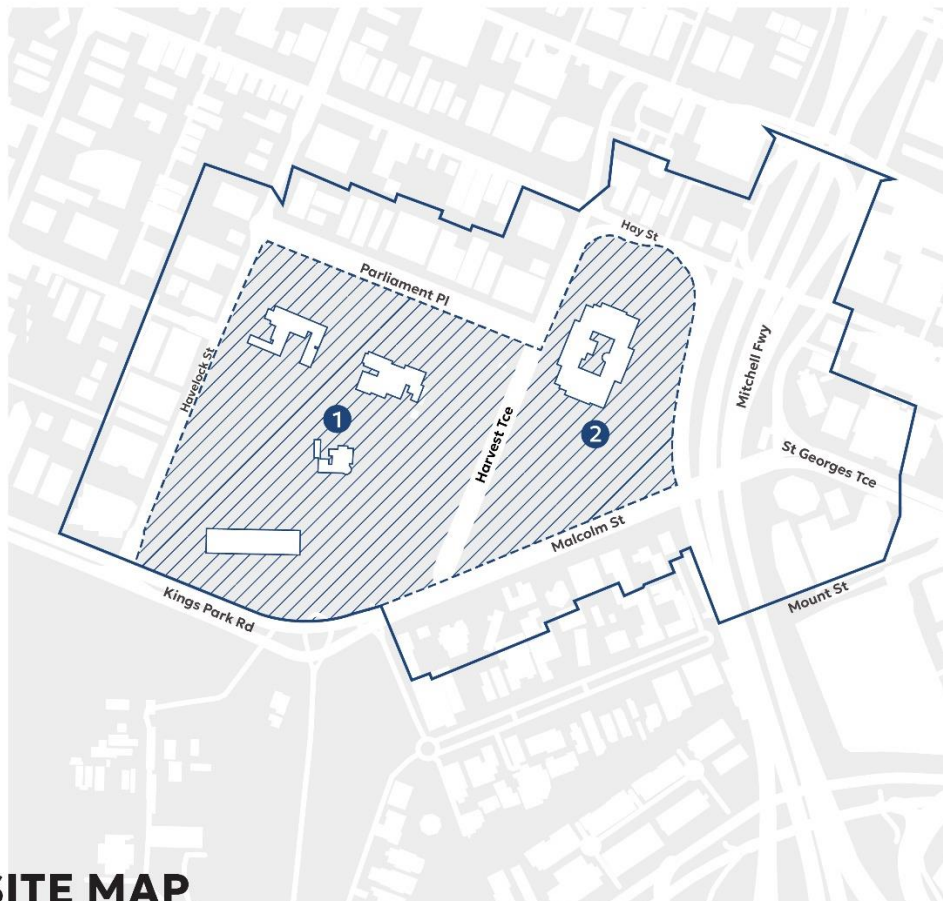
Associated drawings and diagrams are to be read in conjunction with the overarching objectives and these outcomes and measures.

DRAFT

Part B - Design Guidance

1. Precinct Description

- 1.1 The Parliament House Precinct (Figure 1) is located at the intersection of Perth's Central Business District (CBD), Kaarta Koomba (Kings Park), West Perth and the Mitchell Freeway. This varied context results in differing urban conditions and character across the Precinct.
- 1.2 The Precinct is centred around the Civic and Cultural Reserves which include Parliament House (Reserve 1162), and the Parliament Hill Reserves (Reserves R26741, R39892, R44975). These reserves contain state heritage listed buildings and spaces, set within an open landscape, and form the heart of the Precinct.
- 1.3 The Civic and Cultural Reserves are framed by Havelock Street, Parliament Place, and Harvest Terrace which together form a walkable perimeter around the open space.
- 1.4 To the east, beyond Parliament House Reserve and across the Mitchell Freeway is the CBD. The elevated location of the Precinct and its strong physical and symbolic connection to the CBD were key reasons for the siting of Parliament House at the time of Federation and during early city planning.
- 1.5 Hay, Malcolm and to a lesser degree Mount Street and their respective bridges, provide physical and symbolic links between the Parliament Precinct and the CBD.



SITE MAP

Refer to Clause 28 - No. 9 Parliament House Plan #3.2858 for gazetted boundaries.

- | | |
|---|--|
|  Clause 28 Notice |  MRS Civic and Cultural Reserve |
|  Parliament Hill Reserve |  Parliament House Reserve |

Figure 1: Parliament House Precinct Site Map

2. Policy Objectives

The objectives of this policy reflect and support the state significance, civic character and landmark qualities of the Parliament House Precinct.

2.1 Enhance the civic character of the Precinct:

- a) The civic character of the Precinct is reflected in the design, structure uses and activities of the space.
- b) Urban, architectural and landscape design create places and spaces that engender a sense of endurance and quality, allow for formality and ceremony, are spatially generous and reflect the collective ownership and identity of the people of Western Australia.

2.2 Strengthen connections to and within the Precinct:

- a) The design and development of the Precinct promote greater awareness and visitation by the public, strengthening connections between the Precinct and the City, Kaarta Koomba (Kings Park), West Perth and the Derbarl Yerrigan (Swan River), and between key landmarks within the Precinct. (See figure 4)
- b) A coordinated approach to connectivity is adopted, integrating physical, visual and aesthetic links are all utilised. The siting, form and material of structures, roads and landscaping elements such as planting, paths, lighting and public art, work together to celebrate both the journey and the destination.

2.3 Conserve and reflect the heritage, histories and culture of the Precinct:

- a) The heritage, histories and culture of the Precinct are capitalised upon to reinforce its state significance and civic character, support its landmark status and provide additional reason for people to visit and stay. They generate a deep and nuanced understanding of the area and its symbolism as a site of democratic power, leadership, civic engagement and resistance.
- b) Urban, architectural and landscape design work together to reinforce the heritage and cultural significance of the Precinct.

2.4 Protect and enhance the open space setting and landscape character of the Civic and Cultural Reserves:

- a) The Civic and Cultural reserves present as a unified campus setting, with buildings remaining separate and distinct while visually linked and physically connected through the landscape.
- b) The siting, orientation, scale and form of new development within the reserves work to retain and enhance the existing built-form elements, topography and landscape features.
- c) The open spaces prioritise retention of, and addition to, the tree canopy.
- d) The open spaces have a strong civic presence and provide a sense of collective ownership, inviting the public to access and occupy the site. The quality of the open spaces generate amenity for visitors and workers, providing additional reasons to stay within the Precinct.

3. Element: Use and Activities

3.1 Outcomes

- a) Activities and uses of a governmental, cultural, institutional or public nature are encouraged.
- b) Places and spaces for politicians to represent and lead, public sector workers to serve and advise, and 'the people' to observe, gather and engage are provided.
- c) Other uses are supportive of, or compatible with, these above activities, and do not detract from their operation or symbolic status.
- d) Multi-use and flexible spaces that accommodate safe weekend and nighttime as well as work hour uses are encouraged.

4. Element: Key Views

Key Views are taken from publicly accessible locations (vantage points) and include significant buildings, landmarks, and town- or landscapes that provide physical and cultural orientation for Parliament House. See Figure 2 for details.

4.1 Outcomes

- a) The civic qualities and sense of significance of the Precinct are enhanced through the preservation and improvement of key views to, from or within the Precinct.
- b) The legibility and amenity of the places from which key views are seen (vantage points) are improved.

4.2 Measures

a) Precinct Wide

- (1) Together the height, bulk, form, materials and overall design quality of new development provide a neutral or positive contribution to a key view.
- (2) The existing features, and the composition of a key view should be considered in determining the impact and contribution of a new development.
- (3) New development should not intrude on key views to or from landmarks or compromise key silhouettes of landmarks or skylines.
- (4) Where practicable, new development should provide a positive contribution to the overall composition of a view, providing framing, balance, or focus, screening existing negative features and emphasizing positive elements, and adding interest.

b) Key View 1: From the steps at the eastern public entry to Parliament House over the forecourt, capturing the city centre and Derbarl Yerrigan (Swan River).

- (1) The landmark buildings in the lower middle-ground of the view, including the Barracks Arch and Christian Science Church, should be accentuated.
- (2) The layered and sculptural quality of the cityscape and skyline, and the slender quality of the individual buildings within it should be reinforced. The proportions and quality of visible side and rear elevations of new development should be considered.
- (3) The negative visual impacts of the Freeway in the foreground should be mitigated.
- (4) The form of development along Malcolm Street should be distinct from and not diminish the prominence of the city centre.
- (5) Views to the river should be maintained, framed, and where practicable, extended.
- (6) The civic quality of the vantage point and route to it should be improved.

b) Key View 2: From Old Observatory over city centre

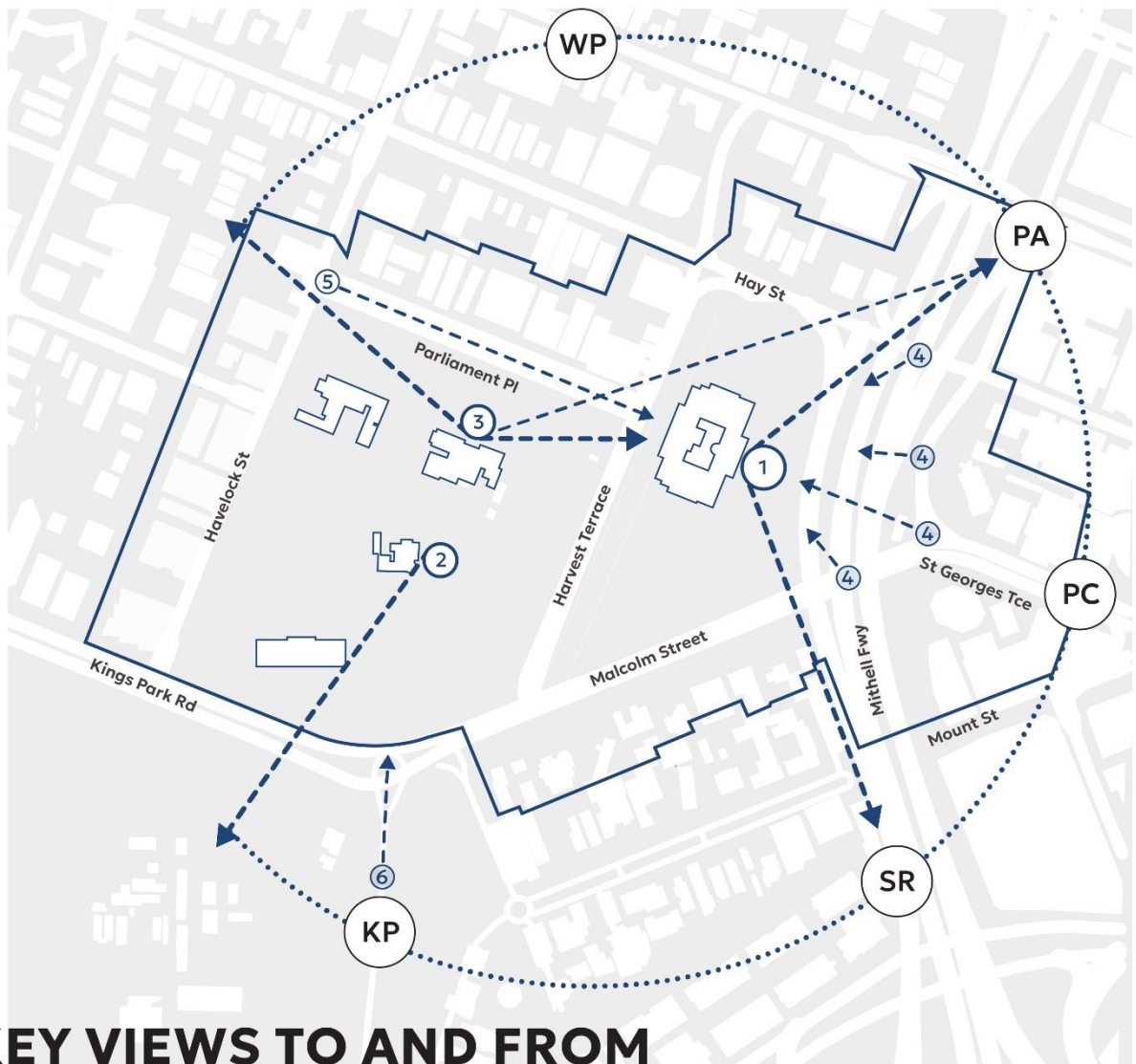
- (1) Views to the skyline of the CBD should be maintained.
- (2) The foreground of the view should be improved.
- (3) The extent and quality of views towards Parliament House should be improved.
- (4) The civic quality and amenity of the vantage point and route to it should be improved in terms of use, materiality, signage etc.

c) Key View 3: From Hale House Forecourt over Parliament Place

- (1) The oblique views of Parliament House to the east should be maintained.
- (2) The quality of the open space setting in the foreground of Parliament House should be improved.
- (3) The collective character and visual coherence of the buildings along Parliament Place should be emphasized.
- (4) The upper levels and roofscape of buildings along Parliament Place and Havelock Street should be of a high visual quality.
- (5) The civic quality and amenity of the vantage point and route to it, should be improved in terms of use, materiality, signage etc.

d) Key View 4: From St Georges Terrace, Elder Street, Hay Street and Malcolm Street Bridge to Parliament House

- (1) Clear views to and the prominence of the Parliament House building should be maintained.
 - (2) The skyline of Parliament House should be maintained.
 - (3) The horizontal form of the Parliament House building should be reinforced.
 - (4) The vegetated frame either side of and below Parliament House should be strengthened.
 - (5) The predominantly low-rise, open-space character of the Civic Reserves should be reinforced, through the greater height and density of the perimeter of the Precinct on Hay and Malcolm Streets.
 - (6) The adverse visual impacts of the Freeway in the foreground of the view should be mitigated.
- e) *Key View 5: To Parliament House along the length of Parliament Place*
- (1) Unobstructed views to Parliament House and the Hale School buildings should be maintained.
 - (2) The open space of the reserve to the south of Parliament Place should be maintained and its quality improved.
 - (3) The continuity and consistency of the built form along the north of Parliament Place and its integration with the public realm should be reinforced.
- f) *Key View 6: From Fraser Avenue north towards the Old Observatory*
- (1) The following provides a high-level description of the view.
 - (a) A view from the tree-lined avenue of Kaarta Koomba (Kings Park) to the central and highest point of Parliament hill, terminating at the Old Observatory. Visible in the centre foreground is a monument to Edith Cowan, and to the left is the significant mass and scale Dumas House. The view is currently foreshortened by planting.
 - (b) This view aligns with a key gateway into the Precinct and entry to Dumas House, and to the primary physical connection to Kaarta Koomba (Kings Park).
 - (2) The view through to the Dumas House entry and the Old Observatory should be extended and accentuated.
 - (3) Planting location and species selection should be utilised to extend and frame the view from and enhance the sense of connection from Kaarta Koomba (Kings Park).



KEY VIEWS TO AND FROM

- Key Cone of Vision
 Clause 28 Area
 KP Kings Park
 SR Swan River
- Vantage Point - View to Parliament Precinct
 PA Perth Arena
 WP West Perth
- Vantage Point - View from Parliament Precinct
 PC Perth Centre
 Key View

Figure 2: Key Views to and from Parliament House Precinct

KEY VIEWS TO AND FROM PARLIAMENT HOUSE PRECINCT

Map Key Cont.

① Key View from Parliament House

From the steps at the eastern public entry to Parliament House over the forecourt, capturing the city centre and Derbarl Yerrigan (Swan River).

- An expansive, elevated panorama spanning from the corner of Wellington and Elder (RAC Arena) to the north, to the base of Malcolm Street to the south. The foreground is dominated by the forecourt and Freeway. The Barracks Arch, and the length of St Georges Terrace are located in the middle ground of the view. The high-rise buildings of the city form a sculptural skyline. Their height and density are accentuated by the low-rise development to the north, and the open sky above the Freeway to the south.
- A priority section of the wider panorama sits above the Freeway. It includes views to the Derbarl Yerrigan (Swan River), Gaboodjoolup (South Perth Foreshore), and Katta Morda (Perth Hills) with an expanse of sky above it. It is framed to the east by the building on 11 Mount Street (Woodside Energy) and to the west by buildings at the base of Malcolm and Mount Street West (23 Malcolm and 36 Mount Street West).

② Key View from Old Observatory

From the Old Observatory over the city center.

- A hill-top panorama extending from Dumas House to the south, past Parliament House, around to the western Hale school building on the north. It includes skyline views of Malcolm Street and the City, with the trees and open space of Parliament Hill in the foreground.
- The vantage point has potential as a publicly accessible open space destination or landmark.

③ Key View from Hale House

From Hale House Forecourt over Parliament Place

- An elevated panorama from the north-facing forecourt of Hale House over the length of Parliament Place, extending from the 35-37 Havelock Street (Master Builders' Association) to the west, to Parliament House to the east. The view includes the trees and open space of Parliament Hill in the foreground, the continuous built edge and roof line along Parliament Place in the middle ground, and the expanse of open sky above.

④ Key View from the East

From St Georges Terrace, Elder Street, Hay Street and Malcolm Street Bridge to Parliament House

- A panoramic view of the eastern façade of Parliament House, framed by the heavily treed grounds to the north and south of it. The foreground is dominated by the Freeway, and the terracing in front of the building. Parliament House and trees dominate the skyline, with Dumas House demarcating the view's southern extent.
- There are four primary vantage points for this view. The first is the portion of Elder Street between Hay and Malcolm Streets and includes the Barracks Arch to the south, and the Christian Science Church to the east. The second is looking west up St Georges Tce, and others are on the Hay and Malcolm Street Bridges.

⑤ Key View to Parliament House

To Parliament House along the length of Parliament Place.

- A perpendicular view of the western face of Parliament House, with elements of the city skyline rising above it. The built form along the northern side of the street directs the line of sight to Parliament House and out to the elevated open space of Parliament Hill and the Hale School buildings to the south.

⑥ Key View from Fraser Avenue North

From Fraser Avenue towards the Old Observatory

- A view from the tree-lined avenue of Kaarta Koomba (Kings Park) to the central and highest point of Parliament hill, terminating at the Old Observatory. Visible in the centre foreground is a monument to Edith Cowan, and to the left is the significant.
- This view aligns with a key gateway into the Precinct and entry to Dumas House, and to the primary physical connection to Kaarta Koomba (Kings Park).

Figure 2 cont.: Key Views to and from Parliament House Precinct

5. Element: Siting, Setbacks and Building Footprint

5.1 Outcomes

- a) The siting of new structures protects key views to, from or within the Precinct (Figure 2). It does not impose on or undermine and maintains or reinforces the prominence of landmark buildings and spaces, and where possible it frames, accentuates or enhances them.

- b) The siting and footprint of new structures retains existing significant vegetation wherever possible and allows for sufficient areas and dimensions of deep soil to provide for new tree canopy.
- c) The topography of the site is respected and utilised to inform the design of built form and landscape. Retaining and fill are minimised wherever possible.
- d) The siting and footprint of new structures facilitates wayfinding across the Precinct and encourages easy access between key landmarks (Figure 4).
- e) The siting and footprint of new structures enables quality open space and public realm areas that are safe, functional and comfortable to occupy.

5.2 Measures

a) *Civic and Cultural Reserves*

- (1) Generous, high-quality curtilage and open space around to Parliament House and the buildings on Parliament Hill should be provided to allow them to be appreciated from both a distance and from a variety of directions.
- (2) New development should be sited to provide buildings with a green or campus setting.

b) *Parliament House Reserve*

- (1) New development should be setback from Harvest Terrace in alignment with or behind the main façade of Parliament House (~12m). Minor projections in line with the Portico may be considered. See Figure 3.

c) *Parliament Hill Reserves*

- (1) New development should be setback from Parliament Place in alignment with or behind the primary façade of the western Hale School building (Constitutional Centre) (~33m). See Figure 3.
- (2) New development should be setback from Havelock Street in alignment with or behind the original central annex of the western Hale School building (Constitutional Centre) (~20m), minor projects may be considered. See Figure 3.

d) *Zoned Land*

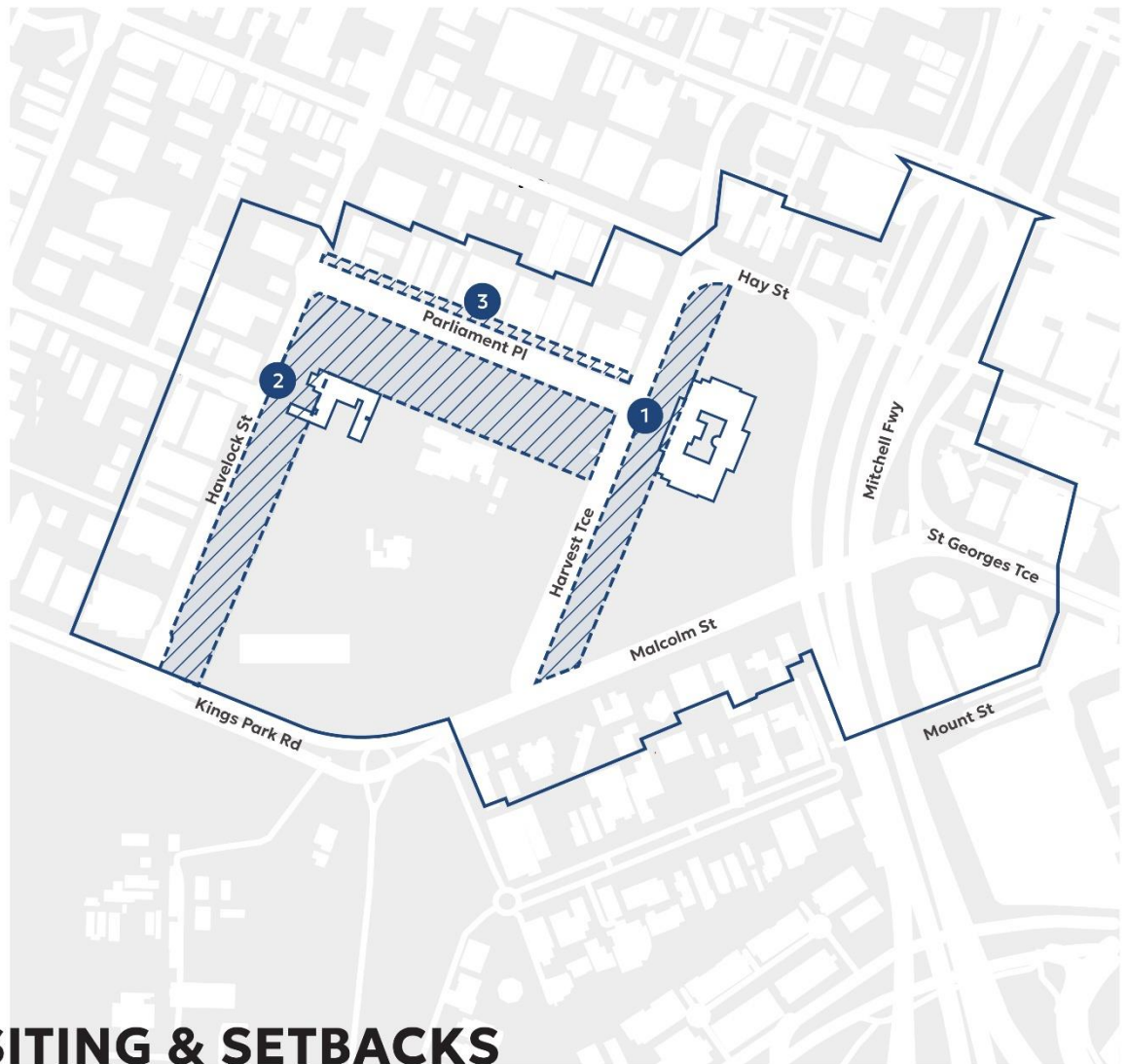
- (1) Street setbacks should be sufficient to allow for substantial areas of planting, including deep soil areas.
- (2) With the exception of Parliament Place, side setbacks should be sufficient to allow for views between buildings and substantial areas of planting, including deep soil areas where feasible.
- (3) New development on corner sites should treat both street frontages as primary.

e) *Parliament Place*

- (1) A build-to line (maximum and minimum setback) of 6m from the front boundary is encouraged to create a consistent, and generous streetscape, and foreground to Parliament House. See Figure 3.
- (2) Development should generally present a continuous built edge along Parliament House, with minimal side setbacks to the street front.

f) *Mount Street*

- (1) Setbacks should allow for an unobstructed view to Derbarl Yerrigan (Swan River) from Parliament House entry steps as outlined in Section 4. See Figure 3.



SITING & SETBACKS

- | | |
|---|---|
|  Clause 28 Notice |  Alignment with or behind Parliament House |
|  Street Setback Area |  Alignment with or behind Hale School Building |
| |  6m build-to line |

Figure 3: Siting and Setbacks

6. Element: Height and Scale

6.1 Outcomes

- The height of new development within the Civic and Cultural reserves does not overwhelm or undermine the prominence of key landmarks.
- Built form within, and the open space of, the Civic and Cultural reserves are framed by the greater height and density of the surrounding built form. This contrast in height and density, demarcates and accentuates the civic space through differentiation.
- The height of new structures does not obscure key views to, from or within the Precinct. (See figure 2). Where possible, it frames, accentuates or enhances them.
- The height of new structures does not cause significant overshadowing of open space or landmark structures.

6.2 Measures

a) *Parliament House Reserve*

- (1) Development should not exceed the parapet of the eastern façade of Parliament House (approximately 54AHD).

b) *Parliament Place*

- (2) A consistent roof datum of 65 AHD is encouraged on the northern side of Parliament Place, to frame the view to Parliament House, and the city skyline behind it as outlined in Section 4.

c) *Harvest Terrace*

- (1) A consistent roof datum of 65 AHD on the western side of Harvest Terrace, north of Parliament Place should continue the roof datum of Parliament Place.

d) *Havelock Street*

- (1) Building heights should limit overshadowing of Parliament Hill reserves.
- (2) Building heights should not undermine the skyline of Parliament Hill when viewed from Elder Street as outlined in Section 4. See Figure 2.

e) *Hay Street*

- (1) Building heights should limit overshadowing of the Civic and Cultural reserves.

f) *Mount Street*

- (1) Building heights in conjunction with setbacks should not obstruct the key view to Derbarl Yerrigan (Swan River) from Parliament House steps as outlined in Section 4. See Figure 2.

7. Element: Public Realm Interface and Elevations

7.1 Outcomes

- a) The public realm interface of new development supports activation of streets and open spaces, and a sense of engagement between buildings and their surroundings.
- b) Building facades support the civic character of the Precinct, contributing to an attractive and interesting setting.

7.2 Measures

a) *Precinct Wide*

- (1) The spatial layout and siting of development should allow for legible, accessible and safe movement between the site boundary and primary building entry. Where the route is indirect, hard and soft landscaping and architectural design cues should be used to guide movement and highlight the point of entry.
- (2) Habitable spaces and active uses should be presented to the street or open space and strong visual and physical connections between them are encouraged, especially at ground level.
- (3) The quality and visual impact of all visible elevations should complement the public realm. This includes side, rear, upper-level and roof elevations seen from key vantage points, and elevations that are temporarily visible while awaiting surrounding redevelopment.
- (4) The depth, articulation and solid-to-void ratio of elevations should respond to the building's function, orientation, environmental and urban context.
- (5) Structurally integral façades, or façades that reference the structural system, are encouraged. Thin facades, and arbitrarily applied elements should be avoided.
- (6) The location and design of 'back of house' components of developments such as waste and storage should minimise impacts on key views, the quality of the public realm and open space, and the accessibility and legibility of the pedestrian network.
- (7) Services such as fire hydrant boosters, air conditioners and hot water units should be well-integrated with the overall design of the building and landscape. They should be concealed from the street and key views wherever possible.
- (8) Building signage should be well-integrated with the overall design of the building and landscape. The size, number, location and type of signs should minimise visual

clutter. Animated, neon, flashing or variable content signage is discouraged. Third-party advertising should be avoided.

b) Civic and Cultural Reserves

(1) New development should be considered from a variety of viewpoints and distances.

c) Parliament Place

(1) New development should be considered as a collective and contribute to a cohesive streetscape.

(2) A simple and regular built form and façade is encouraged, with activation and interest provided through the depth or layering of the façade, and the use of colonnades and inboard balconies.

8. Element: Rooftop

8.1 Outcomes

a) Rooftop design contributes positively to the quality of views from surrounding streets, public spaces and key vantage points (See Figure 2).

8.2 Measures

- a) Rooftops should be treated as visible building elevations and their form and materials should be integrated into the overall building and landscape design.
- b) Rooftop building services and equipment should be located to minimise visibility from the street, other buildings and key vantage points within the Precinct.
- c) Rooftop signage and telecommunication towers are strongly discouraged.
- d) Green roofs are encouraged, especially when they form part of a key view.

9. Element: Ancillary Structures

9.1 Outcomes

a) Ancillary structures, such as freestanding shade and storage structures, toilets, and lift shafts do not undermine the pedestrian movement network, streetscape character, amount and quality of landscaping, or views to and from key landmarks.

9.2 Measures

- a) Wherever possible ancillary structures should to be avoided, and their function incorporated into the primary building form.
- b) The siting and scale of ancillary structures should respond to the existing architectural and landscape composition.
- c) The material palette, form and detailing of ancillary structures should be integrated with the overall architectural and landscape design.

10. Element: Materials

10.1 Outcomes

- a) The material palette contributes to a coherent Precinct-wide character engendering a strong sense of civic identity.
- b) The material palette of new development does not undermine the significance of existing landmark structures.

10.2 Measures

- a) Materials should be of high-quality and enduring. This quality should be evident at both proximity and at a distance.
- b) The quality and character of materials should be considered in relation to colour, texture, scale, grain and reflectivity.
- c) Western Australian materials, especially those that are distinct or unique to the state, should be prioritised and showcased.

- d) The use of heavy-weight and high-mass building materials such as concrete, stone and brick is encouraged, especially at the public realm interface.
- e) New development may draw on materials used in existing landmark structures.
- f) The materials of buildings, ancillary structures, landscaping and the public realm should work in concert and be complementary and cohesive.
- g) Highly reflective materials and reflective glazing are discouraged especially at the public interface.

11. Element: Parking and Vehicle Access

11.1 Outcomes

- a) Vehicle access and parking areas do not undermine the pedestrian movement network, streetscape character, amount and quality of landscaping, or views to and from key landmarks.
- b) Parking areas allow for alternative uses and future adaptation.

11.2 Measures

a) *Precinct Wide*

- (1) Vehicle access and crossovers should be minimised and consolidated wherever possible and positioned to retain existing trees.
- (2) Access from existing laneways and secondary streets should be utilised when available.
- (3) Pedestrian and vehicle entries should be separate wherever possible and conflicts minimised where not.
- (4) At grade and open-air parking is to be avoided wherever possible. Where it is unavoidable, it should:
 - (a) be sized, located and designed in alignment with the above Outcomes
 - (b) employ Water Sensitive Urban Design (WSUD) principles
 - (c) utilise high-quality surface treatments
 - (d) incorporate significant areas of landscaping and include trees
 - (e) be of sufficient quality to allow for alternative uses such as a forecourt or plaza.
- (5) Parking areas within the front setback is strongly discouraged.
- (6) Parking areas and vehicle access ways should be hidden from the public realm or incorporated into built form wherever possible. If parking areas are at ground level or above, they should be sleeved by active or habitable spaces fronting the street or surrounding public realm.
- (7) Parking areas at ground level or above should allow for adaptation to alternative futures uses, providing sufficient floor-to-floor height and horizontal rather than ramped floors to accommodate these uses.
- (8) Basement parking areas should be set in from boundaries wherever possible to allow for deep soil areas.
- (9) EV, bike and scooter charging facilities areas should be provided and integrated with the urban, architectural and landscape design of the development and public realm.

b) *Civic and Cultural Reserves*

- (1) Cross-over materials and detailing should reflect the design of the public realm.
- (2) Vehicle access roads within the Civic Reserves should have footpaths or be designed as shared zones to accommodate pedestrians.
- (3) Parking areas and vehicle access ways should not dominate the curtilage of landmark structures.

c) *Parliament Place*

- (1) Cross-over materials and detailing should reflect the design of the public realm.

12. Element: Landscape and Open Space

12.1 Outcomes

- a) The landscape design welcomes people into the Precinct, guiding pedestrians to and through it, and providing high-amenity routes between key destinations. (See figure 4)
- b) The landscape design generates high-quality, open-space destinations within the Precinct, offering additional reasons to visit and stay within the area.
- c) The landscape design directs, frames and enhances key views to, from and within the Precinct (See Figure 2).
- d) The landscape design contributes to a cohesive Precinct-wide character, utilising a common planting, material, furniture and fixture palette.

12.2 Measures

a) *Precinct Wide*

- (1) Significant trees should be retained, and additional planting be provided to enhance site greening.
- (2) On-structure planting is encouraged when it is in addition to, rather than in place of, deep soil planting.
- (3) Species selection should prioritise Western Australian natives in line with *Native Vegetation Policy for Western Australia*. Trees and plants particular to the Banksia Woodland of the Kaarta Koomba escarpment should be highlighted and showcased within the landscape design.
- (4) The use of declared weeds, and species prone to Polyphagous shot-hole borer (PSHB) is discouraged.
- (5) Ongoing maintenance requirements and waterwise practices should be considered.
- (6) Hardscaping should utilise high-quality materials that are integrated with the wider built form and urban design of the Precinct. Materials selection should minimise unwanted heat retention and re-radiation and encourage stormwater permeability.
- (7) The landscape design should include strategically located 'dwell points' along key routes. These dwell points may be vantage points for significant views, gateways into the Precinct, or the intersection of multiple paths between key destinations and may incorporate furniture, signage, artworks and other amenities and public infrastructure.
- (8) Where possible alternative means such as planting, level changes, public art and built form should be used in place of fencing to restrict access and define the private realm.
- (9) Where fences, walls or security barriers are necessary, high-quality, contextually responsive materials and detailing that is integrated with the wider built form and landscape design, should be used.
- (10) Sub-consultant specialists such as Landscape Architects, Arborists and Designing with Country experts should be engaged where appropriate for the significance or scale of the site or project.

b) *Civic and Cultural Reserves*

- (1) The landscape design should enable both direct and expedient routes between key destinations, and allow for more meandering, leisurely or exploratory experiences.
- (2) The landscape should provide a balance of hard and soft-scaping, lawn, planting and tree canopy.
- (3) The landscape should include a variety of high-quality open spaces that allow for different activities including ceremonial events, informal gatherings, passive and active recreation, and secluded and sheltered spaces for respite and reflection.

c) *Zoned Land*

- (1) Building setbacks should be well landscaped wherever possible and include a high proportion of planting and provide significant tree canopy.
- (2) Landscaped areas adjacent to the street, should act as an extension of the public realm, providing both public and private amenity such as outlook and shade.

13. Element: Landmarks and Heritage Features

13.1 Outcomes

- a) The significant pre-colonial history, and continuing significance of the area to Aboriginal people, including its relation to Kaarta Koomba (Kings Park), is acknowledged, respected and the public's understanding of it is deepened. The design process and outcomes embody designing with Country knowledge, values and practices.
- b) State-listed heritage structures and settings including Parliament House, Dumas House, Hale School buildings, Harvest House, Solidarity Park, Edith Cowan's House and the Old Observatory are retained, respected and revitalised.
- c) Other aspects of the site's history such as demolished and unrealised buildings; trees and other landscape elements; uses, activities and cultural practices that occurred on the site, and significant events and people, are represented and reflected.
- d) Development on the Civic Reserves utilise best-practice design principles, and excellent build quality, resulting in structures with a strong civic presence, that work in concert with existing buildings.

13.2 Measures

a) *Precinct Wide*

- (1) New development should not undermine the prominence or compromise the cultural heritage significance of landmarks by way of siting, scale, form, composition, material, colour or finish.
- (2) Alterations and additions to heritage structures should conserve and enhance but not directly imitate their character.
- (3) Where applicable, new development should have regard to the identified cultural heritage significance of the place, as identified by the place's Register Entry and supporting assessment documentation. Development should be guided by the recommendations of a Conservation Management Plan or Strategy.
- (4) For works on, or in proximity to heritage places, heritage professional and architects should be a key part of the project design team from early in the design state through to delivery.

b) *Parliament House Reserve*

- (1) New development should respond to the monumental scale, rectilinear form and horizontal outline of Parliament House.
- (2) New development should respond to the symmetry and regular rhythm of the facades of Parliament House, their use of depth and layering, and the balanced solid-to-void ratio of each elevation.
- (3) New development should respond to the material uniformity of Parliament House.

c) *Parliament Hill Reserves*

- (1) New development should respond to the eclectic mix of existing structures including the relatively modest scale, and varied, additive forms of the former Hale School buildings and Observatory and their finer-grain, well-articulated and asymmetrical facades, or to the regular rhythm and structural expression of Dumas House facades.

14. Element: Public Art

14.1 Outcomes

- a) Numerous, relevant, high-quality public artworks are located throughout the Precinct.

14.2 Measures

- a) New artworks should:
 - (1) promote the civic character of the area.
 - (2) encourage public and stakeholder engagement through process and/or outcome.
 - (3) be integrated with the wider built, landscape and urban design.

- (4) support wayfinding and the legibility of the movement network.
- (5) enhance key views without overwhelming or competing with landmark structures, features and spaces.
- (6) interpret and reflect the specifics of the site including its functions, events, built, natural and cultural heritage, and the key figures and event associated with it.
- (7) Be physically enduring and age well.

DRAFT



KEY CONNECTIONS AND GATEWAYS

-  Pedestrian Access Point
-  Vehicle Access Point
-  Key Gateway
-  Central Perth
-  West Perth Station
-  Kings Park

Figure 4: Key Connections to Parliament House Precinct



Clause 28 - No. 9 Parliament House

Resolution & No: /

Legend

- Clause 28 No. 9 Parliament House
- Outer precinct boundary
- Inner precinct boundary



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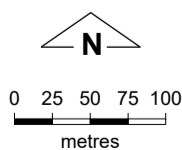
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Attachment 4 - Parliament House Precinct Policy 5/6/2026

Key Changes Between 1983 Planning Bulletin and Draft Parliament Precinct Policy

Change	Revised Policy	Reason for Change
Policy Structure	Standardised document structure. Removed procedure and background section. Reduce duplication of WAPC and City of Perth regulations.	Modernise and contemporise the policy. Reduce duplication of regulation.
Objectives	Updated and expanded.	Clarified objectives and provide more structure.
View corridors	Contained to just the inner precinct.	Outer precinct views had not been enforced.
Heights (1983 Setting)	Proposed Setting	
<u>Parliament Place</u> 57.6 AHD max height	<u>Parliament Place</u> 64 AHD consistent roof datum.	Maintain the setting of parliament place and views to parliament house but facilitate renewal by allowing additional height.
<u>Harvest Terrace</u> 57.6 AHD	<u>Harvest Terrace</u> 64 AHD consistent roof datum	Maintain the setting of parliament place and views to parliament house but facilitate renewal by allowing additional height
<u>Havelock Terrace</u> Select Sites 72.0 AHD	<u>Havelock Terrace</u> No control	Height control covered in City of Perth LPS in line with the remainder of Havelock Terrace
<u>Malcolm Street</u> Select Sites 37AHD	<u>Malcolm Street</u> No controls	Height control covered in City of Perth LPS
<u>Remaining inner precinct east of Freeway</u> Various controls	<u>Remaining inner precinct east of Freeway</u> No controls	Sites already exceed PHPP designated heights. Height controls covered in City of Perth LPS.
Setbacks (1983 Setting)	Proposed Setting	
<u>Havelock Street</u> 6m	<u>Havelock Street</u> None	City of Perth have identified 4.5m setback
<u>Parliament Place</u> North: 6m South: 6m; and 50.3m on Hale House site	<u>Parliament Place</u> North 6m South -Setback in line with Hale House.	Provide consistency and clarity by maintaining the setting of Parliament Place and views to Parliament House.
<u>Parliament House Reserve</u> No designated setback but to be 'dominant element'.	<u>Parliament House Reserve</u> Setback in line with Parliament House.	Buildings setback behind Parliament House to ensure its prominence.



KEY MATTERS COVERSHEET			
REPORT TO	Western Australian Planning Commission		
Meeting date	17 June 2026	File number	RLS/1204
Title	Precincts WA – Station Precincts Improvement Plan		
Purpose	For recommendation to Minister		
Head of power	Part 8 of the <i>Planning and Development Act 2005</i>		
Responsible officer	Glen Finn – Executive Director (Strategy and Engagement)		
KEY MATTERS IDENTIFIED BY THE DEPARTMENT OF PLANNING, LANDS AND HERITAGE			
<p>The draft Station Precincts Improvement Plan has been prepared under Part 8 of the <i>Planning and Development Act 2005</i> to support increased housing supply and coordinated planning outcomes around priority metropolitan train stations. Its function is to identify the land that may be included in a future Improvement Scheme, establish the strategic planning intent for the precincts, and set the objectives that will guide preparation of that scheme. It applies to the Bassendean, Carlisle and Oats Street, Claisebrook, Cottesloe, Glendalough, Morley, Mosman Park and Swanbourne station precincts.</p> <p>The following key matters have been identified by the Department of Planning, Lands and Heritage:</p> <ul style="list-style-type: none"> • the role of the Improvement Plan in supporting increased housing supply, urban consolidation and transit oriented development around priority station precincts; • the proposed extent of the Improvement Plan areas, including changes made in response to consultation with affected local governments and further precinct planning; • the purpose and effect of the Improvement Plan, including its role in establishing the strategic planning intent for the precincts and enabling a future Improvement Scheme; • the proposed objectives for the future Improvement Scheme, including how they address coordinated planning, infrastructure delivery, public benefit, urban design and local context; and • how matters raised through consultation, including infrastructure, heritage, servicing, and development standards, are proposed to be considered through the future Improvement Scheme. <p>This summary is provided to assist interested parties to understand the key matters relevant to the proposal.</p> <p>This does not fetter consideration of the proposal by the Western Australian Planning Commission, its Committees or the decision-maker which / who may identify others.</p>			

KEY MATTERS COVERSHEET			
REPORT TO	Western Australian Planning Commission		
Meeting date	17 June 2026	File number	TPS/2999
Title	City of Swan – Local Planning Scheme No. 17, Amendment No. 191 (Complex) – Recommendation to Minister		
Purpose	For recommendation to Minister		
Address	Lot 1003 on P23163 Verdelho Drive, The Vines		
Head of power	Regulation 45(b) of the <i>Planning and Development (Local Planning Schemes) Regulation 2015</i>		
Name and title of responsible officer	Rohan Miller - Planning Director, Schemes and Strategies		
KEY MATTERS IDENTIFIED BY THE DEPARTMENT OF PLANNING, LANDS AND HERITAGE			
<p>The City of Swan has submitted Amendment 191 to Local Planning Scheme No. 17 to the Western Australian Planning Commission for consideration and recommendation to the Minister for Planning for final decision.</p> <p>Amendment 191 proposes to introduce an Additional Use of 'Telecommunications Infrastructure' as an 'A use' over Lot 1003 Verdelho Drive, The Vines (subject site).</p> <p>The following key matters have been identified by the Department of Planning, Lands and Heritage:</p> <ul style="list-style-type: none"> • Whether the amendment is aligned with the North-East Sub-regional Planning Framework; • Whether the amendment is aligned with State Planning Policy 5.2 – Telecommunications Infrastructure; and • Whether the additional use 'Telecommunications Infrastructure' is appropriate for the locality taking into consideration the existing surrounding land uses. <p>This does not fetter consideration of the proposal by the Western Australian Planning Commission, its Committees or the decision-maker which / who may identify others.</p>			