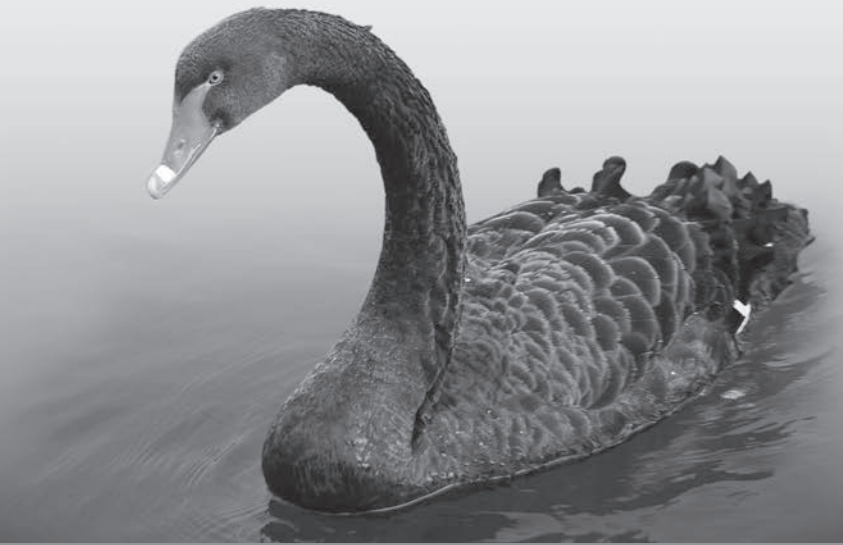


December 2016

Metropolitan Region Scheme Amendment 1310/41



Guildford Road from East Parade to Tonkin Highway

Amendment Report

City of Bayswater and Vincent



GOVERNMENT OF
WESTERN AUSTRALIA

**Metropolitan Region Scheme
Amendment 1310/41**

**Guildford Road
from East Parade to Tonkin Highway**

Amendment Report

Cities of Bayswater and Vincent



December 2016

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The Metropolitan Region Scheme

What it is and how it is amended

Planning Perth's future

Perth has a reputation as one of the world's cleanest and greenest cities. This is largely due to good planning. It is a city anticipated to grow. As it grows, change must be well planned and well managed.

In 2010 Perth was home to 1.7 million people. Between 2003 and 2010 Perth's population grew by an average of around 42,000 people per year. By 2026, Perth's population is projected to be around 2.3 million, making up about 74 per cent of the population of Western Australia.

Provision must be made for future housing, employment opportunities and transport needs to meet this growth. It is also necessary to set aside land for conservation and recreation.

The Metropolitan Region Scheme (MRS) provides for this change, and the means by which affected landowners can be compensated for land acquired for regional public purposes.

What is the Metropolitan Region Scheme?

The MRS is a large town planning scheme for land use in the Perth metropolitan area. This area stretches from south of Rockingham to north of Yanchep and east of Mundaring.

The MRS defines the future use of land, dividing it into broad zones and reservations. It requires local government local planning schemes to provide detailed plans for their part of the region. These schemes must be consistent with the MRS.

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

This plan has been in operation since 1963 and provides the legal basis for planning in the Perth region.

To plan for changing needs, the MRS is amended frequently.

What is an amendment?

An amendment to the MRS changes the zoning or reservation of land to allow for a different land use.

When a rezoning or a new reservation is considered, an amendment to the MRS is advertised to seek comment from the wider community and all levels of government.

The process allows for extensive community consultation and discussion in Parliament before a final decision is made.

How is the Metropolitan Region Scheme amended?

The Western Australian Planning Commission (WAPC) is responsible for keeping the MRS under review and initiating changes where they are seen to be necessary.

The amendment process is regulated by the *Planning and Development Act 2005*. The Act requires an amendment to be consistent with both the *Swan River Trust Act 1988* and the *Heritage of Western Australia Act 1990* and does not allow for an amendment to occur within the defined area of which a redevelopment scheme applies.

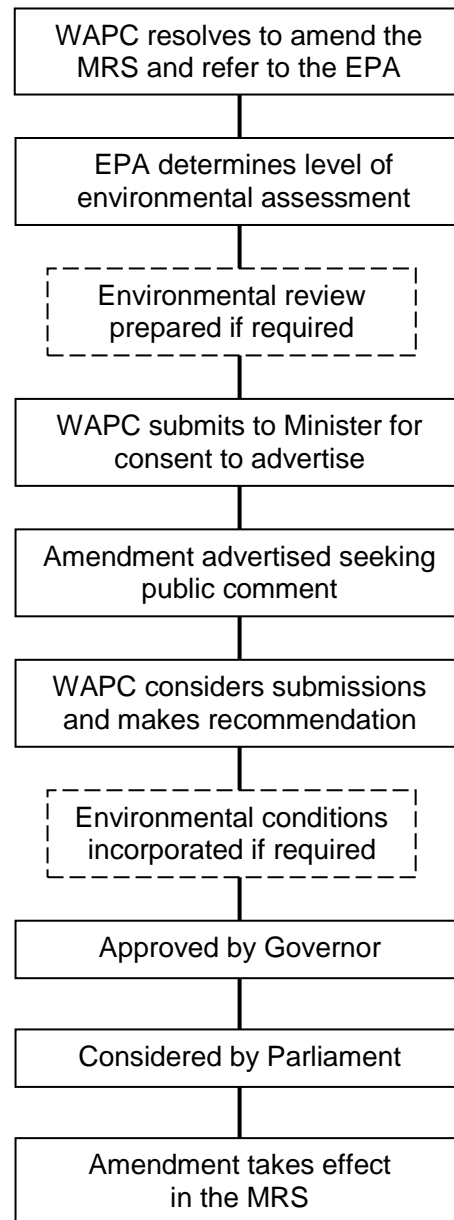
The amendment proposed in this report is being made under the provisions of section 41 (often referred to as a major amendment).

The process of a major amendment to the MRS includes the following steps:

- Formulation of the amendment by the WAPC.
- Referral of the proposed amendment to the Environmental Protection Authority (EPA) to set the level of environmental assessment. Where the EPA requires an environmental review, this is carried out before the amendment is advertised.

- Consent by the Minister for Planning to call for submissions.
- Advertising the amendment for public inspection and inviting submissions. Advertisements are placed in local and statewide newspapers and information is made available on the PlanningWA website. Landowners whose property is directly affected by a proposed change are contacted in writing. Where there is an environmental review, this is also made available for comment.
- WAPC receiving public submissions over a period of three months.
- WAPC considering written submissions. People who have made submissions may, if they wish, also make an oral presentation to a special committee appointed to consider and report on these submissions.
- WAPC reviewing the proposed amendment in light of submissions. The amendment may be modified before proceeding.
- Re-advertising for further public submissions may be required by the Minister for Planning if the amendment is substantially modified as a result of submissions.
- Minister presenting the amendment with WAPC recommendations to the Governor for approval.
- Placing of the amendment, as approved by the Governor, before each House of State Parliament, where it must remain for 12 sitting days. During this time, the amendment is again on public display with the WAPC's report on submissions.
- In Parliament, a member may introduce a motion to disallow the amendment. If this motion succeeds, the MRS will not be amended. Otherwise, the amendment becomes legally effective in the MRS.

The following diagram shows the main steps.



When the MRS is amended, local planning schemes must also be amended to match the broad zonings and reservations of the MRS. Affected local governments provide more detailed planning for each area.

Within three months of a MRS amendment being finalised, an affected local government must initiate an amendment to its local planning scheme.

Zones and reservations

Zones and reservations in the MRS are broad categories. They are not precisely defined or limited, but the following descriptions are a guide.

Zones

Urban: areas in which a range of activities are undertaken including residential, commercial, recreational and light industry.

Urban deferred: land identified for future urban uses following the extension of urban services, the progressive development of adjacent urban areas and resolution of any environmental and planning requirements relating to development.

The WAPC must be satisfied that these issues have been addressed before rezoning to urban.

Central city area: strategic regional centres for major retail, commercial and office facilities as well as employment, civic, business and residential uses.

Industrial and special industrial: land on which manufacturing, processing, warehousing and related activities are undertaken.

Rural: land on which a range of agricultural, extractive and conservation uses are undertaken.

Private recreation: areas of significance to the region's recreation resource, which are, or are proposed to be, managed by the private sector.

Rural - water protection: rural land over public groundwater areas, where land use is controlled to avoid contamination.

Reservations

Land is reserved for community purposes. It may be reserved to protect a resource or to provide areas for infrastructure.

Parks and recreation: land of regional significance for ecological, recreation or landscape purposes.

Railways: provides for public transit routes, freight rail lines and associated facilities such as marshalling yards, maintenance depots and park'n'ride stations.

Port installations: regional maritime shipping facilities.

State forests: areas of woodland located on Crown land managed, under the *Conservation and Land Management Act 1984*.

Water catchments: water sources protected for high quality public water supply. These areas have strict controls on land use to avoid pollution of the water resource.

Civic and cultural: significant civic precincts and buildings.

Waterways: permanent inland and coastal waters including many rivers and reservoirs.

Public purposes: land for public facilities such as hospitals, high schools, universities, prisons, utilities for electricity, water and treatment of wastewater, commonwealth government and other special uses.

Primary regional roads: these are the most important of the roads of regional significance in the planned road network, and are currently, or proposed to be declared, under the *Main Roads Act 1930*.

Other regional roads: these are roads of regional significance in the planned road network for which the planning responsibilities are shared by the WAPC and local governments.

What if my land is rezoned?

Landowners may find that an amendment seeks to rezone their property, for example from rural to urban or urban deferred.

If the zoning is changed, landowners do not have to change their use of the land or lifestyle. They can stay as they are or they may set about changing their land use. For instance, some may seek approval to subdivide their land or apply to develop it in some way that suits the new zoning.

The WAPC realises that many people choose their properties because they like them as they are and may not want to change from, for example, a rural-residential lifestyle to an urban area. Others are keen to change the land use.

For these reasons, amendments to the MRS are advertised so that all affected landowners and anyone else have time to examine the proposals and lodge a submission.

What if my land is reserved?

Land is reserved because it will be needed eventually for a public purpose such as parks and recreation or other regional roads.

If your land is marked for a reservation in an advertised amendment, you can continue to use and enjoy your property. Generally, reserved land can remain in private ownership until it is needed for the purpose for which it is reserved. The WAPC has reservations over many areas of land, which are privately owned.

To protect landowners, there are procedures for acquisition or compensation by the WAPC. These are outlined in Your Property and the Metropolitan Region Scheme, a leaflet reproduced at the back of this report and available separately from the Department of Planning.

How can my views be heard?

You can lodge a written submission on the proposed amendment during the advertised period. A submission form is available at the back of this report, from the display locations for this amendment and from the PlanningWA website.

People writing submissions may choose also to attend a hearing. This follows the submission period, where you can express your views to a hearings panel.

Publications

In the course of each substantial amendment to the MRS, information is published under the following titles:

Amendment report

This document is available from the start of the public submission period of the proposed amendment. It sets out the purpose and scope of the amendment, explains why the proposal is considered necessary and informs people how they can comment.

Environmental review report

The EPA considers the environmental impact of an amendment to the MRS before it is advertised. Should the EPA require formal assessment an environmental review is undertaken and that information is made available for comment at the same time as the amendment report.

Report on submissions

This publication documents the planning rationale, determination of submissions received and the recommendations for final approval of the amendment made by the WAPC.

Submissions

All the written submissions received on the proposed amendment are reproduced as a public record.

Transcript of hearings

The hearings procedures are recorded and transcribed. All transcripts are published as a public record.

Abbreviations

AHA	Aboriginal Heritage Act
DAA	Department of Aboriginal Affairs
DoW	Department of Water
EPA	Environmental Protection Authority
MRS	Metropolitan Region Scheme
PRR	Primary Regional Roads
SWALSC	South West Aboriginal Land and Sea Council
WAPC	Western Australian Planning Commission

Report on submissions

Metropolitan Region Scheme Amendment 1310/41

Guildford Road from East Parade to Tonkin Highway

1 Purpose

The purpose of this amendment is to modify the Primary Regional Road (PRR) reservation boundaries currently reserved in the Metropolitan Region Scheme (MRS) for the section of Guildford Road between East Parade and Tonkin Highway.

Amending the PRR reservation for this section of Guildford Road will provide clarity and certainty for future road planning/development and facilitate orderly land use planning to occur along this corridor.

2 Background

The proposed amendment is located in the City of Bayswater and the City of Vincent local government boundaries.

Guildford Road, as a PRR, comes under the care and control of Main Roads Western Australia (MRWA). The current MRS reservation for Guildford Road was amended in 1994. It was based on carriageway concepts associated with a private motor vehicle transport corridor. This reservation width varied typically between 26 to 32 metres and was not developed around the intensified activity corridor which is now identified in the sub regional planning framework.

MRWA has completed a planning review for Guildford Road in 2011 to update and more precisely define its location and layout, and to prepare land protection plans suitable for amending the MRS. A locality plan is shown in Proposal 1.

The existing Guildford Road consists of a four lane undivided road with carriageway widths of generally 7.0 metres (two lanes) in each direction and has minimal verges. There are only limited locations where a median has been provided.

Most of the existing retail and commercial buildings along Guildford Road are built right to the boundary of the road reserve with minimal verge widths. This creates narrow pedestrian paths. It does not encourage the sense of pedestrian safety where pedestrians are close to the traffic. There are also no dedicated on-road or off-road cycling facilities, resulting in road safety concerns.

In regards to public transport facilities, bus shelters are provided for some bus stops but many of the existing bus shelters are in poor condition and there are a limited number of bus bays which allow buses to pick up passengers without obstructing motorists. Retrofitted bus bays further reduce the footpath area.

The study also examined the heritage buildings and properties along Guildford Road, seven sites are recorded at state or national level and are identified on the design concept. It should also be noted that the signalised intersection at Eighth Avenue has been significantly constrained by existing and proposed heritage sites in the north-east and south-east quadrants of the intersection. These constraints have been taken into account when designing this intersection.

The ultimate design concept will provide a four lane divided road with a median along the whole length of Guildford Road, except at some intersections to allow for turning movements (see Appendix A for the carriageway patterns). Minimum verges of 4.1 metres will accommodate shared paths, street trees and service infrastructure. Bus queue jump facilities will be provided at five of the eight signalised intersections, including Peninsula Road, Seventh Avenue, Caledonian Avenue, Garratt Road and King William Street. These facilities enable the bus to bypass the traffic by entering the bus queue jump lane, bypass the queue altogether and receive a 'bus only' signal to proceed through the intersection ahead of the main traffic flow. This allows buses to have priority at intersections.

In terms of cycling facilities, the design concept provides on-road cycle lanes from Caledonian Avenue to Tonkin Highway. However due to the existing Principal Shared Path which runs adjacent to the train line and almost parallel to Guildford Road, cyclists will share the road with general traffic between East Parade to Caledonian Avenue.

The design concept aims to establish an efficient, safe and more comfortable balance between pedestrian, cyclists, vehicle based and public transport modes.

3 Scope and content of the amendment

The proposed amendment will affect properties located on Guildford Road from East Parade to Tonkin Highway. The proposed increased reservation requirement will mainly be situated at intersections. The most significant increases in the reservation requirements are located at the following intersections with Guildford Road:

- Ellesmere Road
- Central Avenue
- Garratt Road
- Caledonian Avenue
- Roberts Street
- King William Street

The overall change proposed to the existing Guildford Road Primary Regional Roads reservation through this amendment is an increase of approximately 1.58 hectares.

4 Strategic Context

Directions 2031 and Beyond

Directions 2031 and Beyond recognises the benefits of a more consolidated city while working from historic patterns of urban growth. Importantly, the policy set achievable goals that will promote housing affordability over the longer term. Directions 2031 and Beyond addresses urban growth needs and also takes into consideration the need to protect out natural ecosystems. The framework provides for different lifestyle choices, vibrant nodes for economic and social activity and a more sustainable urban transport network.

Perth and Peel@3.5 million

Perth and Peel@3.5 million draft framework seeks to create sustainable growth through a dynamic approach that responds to rapid population growth, changing economic conditions, shifts in demographics and evolving needs from industry and community. A key strategy is to develop the movement network to improve accessibility through upgrades and extensions of road, rail, and transit priority routes.

The *Perth and Peel@3.5 million* vision will guide the future development along the Guildford Road transport corridor. The review of Guildford Road requires a balance between creating a safe and desirable route for the movement of people for all modes of transport and the ability for the movement corridor to function in accordance with its intended and required role as a primary distributor.

Maylands Activity Centre

Maylands has been identified as an important activity centre in the State Government's planning strategy. The Maylands activity centre extends from Seventh Avenue to Caledonian Avenue and this area has experienced significant growth in recent years. To ensure that growth is consistent with local character, planning is currently being undertaken to guide future development in the Maylands activity centre.

Achieving a balance between creating a safe and desirable route for pedestrians and other modes and the ability for the movement corridors to function in accordance with their intended and required role is a key consideration for the success of the Maylands Activity Centre. The Guildford Road Concept Plan aims to improve access for pedestrians, cyclists and those using public transport through widened verges, medians with pedestrian refuge for improved pedestrian mobility and safety, dedicated on-road cycling facilities and improved public transport options to encourage a shift away from use of private vehicles. These changes aim to meet the balanced transport objectives of the Maylands Activity Centre.

Local Housing Strategy

The City of Bayswater adopted a Local Housing Strategy in 2012 to establish a strategic framework to guide and provide for the council's current and future housing needs. Guildford Road is an urban corridor as it links Mount Lawley, Maylands and Bayswater with Central Perth, Midland and the Swan Valley. Urban corridors are connectors between activity centres that provide excellent, high frequency public transport to support the land uses located along the corridors and at the activity centres. In line with *Perth and Peel@3.5 million*, this Strategy recommends that urban corridors should be characterised by the intensification of high-quality residential development along their length, with targeted commercial nodes in appropriate locations.

The City aims to implement appropriate zonings to encourage a mix of land uses. There is existing commercial activity, public open space, railway stations and bus routes to service an increase in dwellings. Guildford Road, Maylands Activity Centre and the precinct surrounding Mount Lawley Train Station has been identified as a 'Focus Areas for Change' which will enable the City to work towards reaching the infill housing target of 15,800 dwellings by 2031.

Amending the PRR reservation will provide certainty and therefore allow land use planning to occur along the urban corridor and enable the city to meet its dwelling targets.

Environment

The Office of the Environmental Protection Authority has advised that the proposed MRS amendment does not raise any environmental issues that are likely to be significant in terms of the Environmental Protection Authority's environmental objectives.

Bush Forever

The subject site does not incorporate, and is not directly abutting any Bush Forever area. As such, the proposal is not expected to have any relevant implications on Bush Forever.

Infrastructure

Gas

The Dongara to Pinjarra gas pipeline runs adjacent to Railway Parade. The Guildford Road reservation is located within the 300 metre buffer corridor for the Dongara to Pinjarra pipeline between East Parade and Rowlands Street.

Urban Water Management

The Department of Water (DoW) has assessed the proposed MRS amendment and provides the following advice.

A small portion of Guildford Road runs through area of flood fringe around the Bassendean Main Drain. The finished floor level of this portion of Guildford Road needs to be considered. The DoW can provide further advice at the detailed design stage.

Water Corporation

The Water Corporation has no objection to the proposed MRS amendment, provided that information and processes are put in place to ensure that the Corporation's existing water, sewerage and drainage assets located within the road reserve are identified, adequately protected, or if necessary relocated to alternative suitable service alignments as part of the future construction of the widened roadway. This will be addressed through consultation with the Water Corporation and the local government.

Telecommunications

Telstra has assessed the proposed MRS amendment and provides the following advice.

Telstra has major conduits and manholes housing both fibre and large copper cables along both sides of Guildford Road. These cables provide services from Maylands Telephone Exchange to the suburbs of Maylands, Bayswater and Ashfield. If any of the underground plant requires relocation, then an application to Telstra's Network Integrity group for a commercial quote is necessary.

Electricity

Western Power has no objection to the proposed MRS amendment. However it is noted that there must be consideration of set-backs from overhead distribution lines on the western side of Guildford Road, at various intersections and 132kV transmission lines intersecting Guildford Road at Roberts, Slade and Newton Streets. Should the amendment require the need to relocate Western Power Infrastructure, Western Power must be consulted.

Public Transport

The Department of Transport has assessed the proposed amendment and does not have any objections to the proposed MRS Amendment.

Part of the corridor (between Garratt Road and King William Street) is used by the Circle Route which is identified as a strategic route. Therefore, this section of Guildford Road forms part of a strategic route for buses.

The Department of Transport, including the Public Transport Authority, are supportive in principle of the public transport priority infrastructure proposed along the corridor, namely the bus queue jump lanes at Peninsula Road (westbound), Seventh Avenue (eastbound and westbound), Caledonian Avenue (eastbound and westbound), Garratt Road (eastbound and westbound), and King William Street (eastbound and westbound). These measures will support the WAPC's designation of Guildford Road as a 'corridor' in the draft Central Sub-regional Planning Framework.

5 Aboriginal Heritage

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

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

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

According to the Aboriginal Heritage Inquiry System there are no registered Aboriginal Sites abutting Guildford Road. The nearest Aboriginal site is located on the Swan River, approximately 135 metres south of Guildford Road.

In this regard, this amendment has not been referred to SWALSC as it was not expected to impact on Aboriginal heritage values. However, the amendment will be referred to SWALSC during the advertising period.

The amendment was referred to the Department of Aboriginal Affairs (DAA) who noted that there are two additional Aboriginal Heritage places that are situated in the Guildford Road vicinity: DAA 3793 (Mt Lawley Railway Station) and DAA 3170 (Bardon Park). The DAA has recommended that the Aboriginal Heritage Due Diligence Guidelines can assist with planning and considering Aboriginal heritage during proposed works.

6 Coordination of local and region scheme amendments

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

7 Substantiality

The *Planning and Development Act 2005* allows for amendments to the MRS to be processed as either "minor" or "major" amendments depending on whether they are considered to constitute a substantial alteration to the MRS or not. Development Control Policy 1.9 - Amendment to Region Schemes (WAPC, 2010) '*Matters to be taken into account when deciding substantiality for the purpose of the Act*' sets out the criteria for deciding whether the major or minor process should be followed. The criteria relate to a variety of matters, not all of which relate to every amendment.

This amendment is recommended to be processed as a major amendment for the following reasons:

- The proposed amendment seeks to rezone and reserve a substantial area of land along Guildford Road, which is considered a substantial/regional change in the MRS boundaries; and
- The number of land holdings and land owners that are likely to be directly affected by the proposals contained in the amendment is significant.

8 Sustainability appraisal

The proposed amendment will facilitate the implementation of modifications to Guildford Road and provide clarity and certainty for future road planning/development and allow orderly land use planning to occur along this corridor and is in accordance with the general intent of *Directions 2031 and Beyond* and the draft *Central Metropolitan Perth Sub-Regional Strategy*. In particular, the draft *Central Metropolitan Perth Sub-Regional Strategy* identified Guildford Road as a major transport corridor.

9 Environmental Protection Authority advice

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

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

10 The amendment process

The procedures for amending the MRS are prescribed by the *Planning and Development Act 2005*. The amendment proposed in this report is being made under the provisions of section 41 of that Act.

In essence, the procedure for a substantial alteration to the Scheme (often referred to as a major amendment) involves:

- formulation of the amendment by the WAPC;
- referral to the EPA for environmental assessment;
- completion of an environmental review (if required) to EPA instructions;
- public submissions on the proposed amendment (including environmental review if required);
- consideration of submissions (including hearings where requested);
- referral of WAPC recommendations, with or without any modifications in response to submissions, to the Minister for Planning;
- approval by the Governor;
- consideration by both Houses of Parliament, who can disallow the amendment;
- amendment takes legal effect when no longer subject to disallowance after 12 sitting days;
- where the WAPC has agreed to the parallel amendment of a local planning scheme under section 126(3) of the Planning and Development Act, the local planning scheme amendment becomes effective upon gazettal of the MRS amendment.

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

11 Submissions on the amendment

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

The amendment is being advertised for public submissions for a period of three months from Tuesday 13 December 2016 to Friday 17 March 2017.

Copies of the amendments are available for public inspection at:

- i) Western Australian Planning Commission, 140 William Street, Perth
- ii) City of Bayswater
- iii) City of Vincent
- iv) City of Perth
- v) City of Fremantle
- vi) Main Roads Western Australia
- vii) the State Reference Library, Northbridge.

Written submissions on the amendment should be sent to either:

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

or

mrs@planning.wa.gov.au

and must be received by 5 pm Friday 17 March 2017.

All submissions received by the WAPC will be acknowledged.

For your convenience a submission form (form 41) is contained in this report appendix F. Additional copies of the form are available from the display locations and the PlanningWA website www.planning.wa.gov.au.

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

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

12 Hearings

Any person making a written submission has the opportunity to personally present the basis of their submission to a sub-committee of the WAPC. Details required for attending the hearings are on side two of the submission form.

Presentations made to the hearings committee are an extension of the submission process and the transcript of all hearings will become a public document. The transcript is published and made available when the amendment is presented to both Houses of Parliament.

Before completing your submission form, please refer to the information regarding hearings in appendix E of this report.

13 Modifications to the amendment

After considering any comments received from the public and government agencies, the WAPC may make modifications to the amendment.

The recommendations of the WAPC, including any modifications, are published in a report on submissions. Anyone who has made a submission will receive a copy of this document when the amendment is tabled in Parliament. The report will also be available on the PlanningWA website www.planning.wa.gov.au.

14 Final outcome

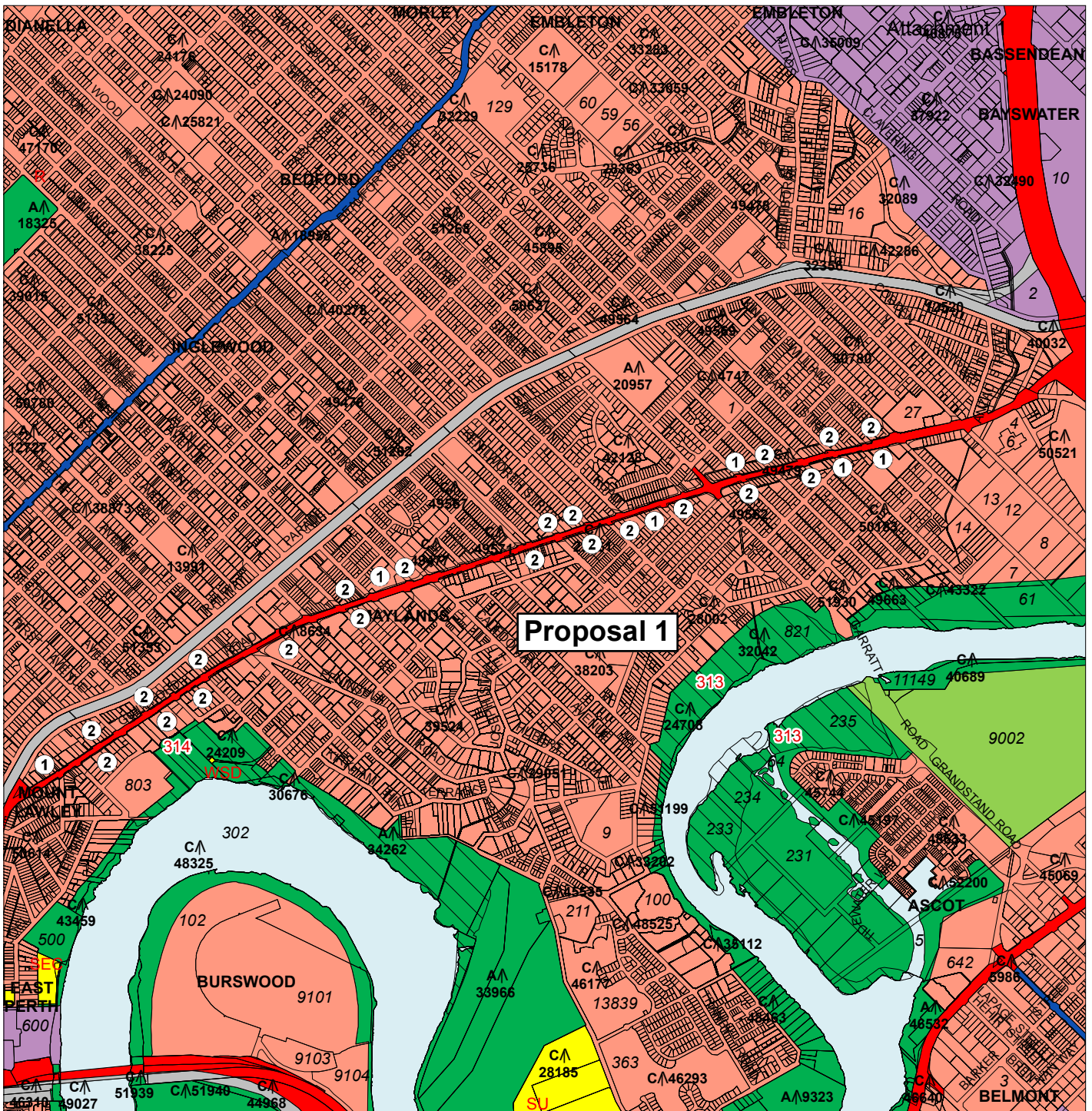
After considering the submissions, the WAPC may make modifications to the amendment. The WAPC will then submit the amendment plans, together with a *Report on Submissions* and a copy of all written submissions, to the Minister for Planning for presentation to the Governor.

If the Governor approves, a copy of the plans of the amendment together with the *Report on Submissions* will be laid before each House of Parliament for twelve sitting days. Either House may, by resolution, disallow an amendment within that time. As soon as the amendment is no longer subject to disallowance it becomes legally effective in the MRS.

People who have made submissions will be kept advised on the progress of the amendment, and along with all affected landowners, will be notified of the final outcome.

**MRS Amendment 1310/41
Guildford Road from East Parade to Tonkin Highway**

**Amending Figure
Proposal 1**



**Guildford Road (East Parade to Tonkin Highway)
Proposed Major Amendment
as advertised**

26 April 2016

Proposal 1

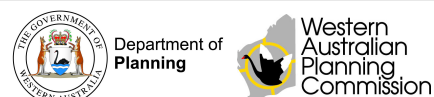
Proposed Amendment:

- 1 Primary regional roads reservation
- 2 Urban zone

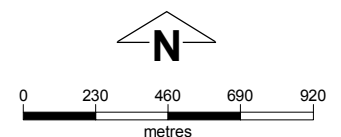
Existing Region Scheme:

- Industrial
- Other regional roads
- Parks and recreation
- R Parks and recreation - restricted public access
- Primary regional roads
- Private recreation
- SU Public purposes - special uses
- SEC Public purposes - State Energy Commission
- WSD Public purposes - Water Authority of WA
- Railways
- Urban
- Waterways
- (Site No) Bush forever areas

Oracle reference no: 2724
File number: 809/02/14/0003
Version number: 1



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Produced by GeoSpatial Research and Modelling, Department of Planning, Perth WA
Base information supplied by Western Australian Land Information Authority LI 782-2015-1

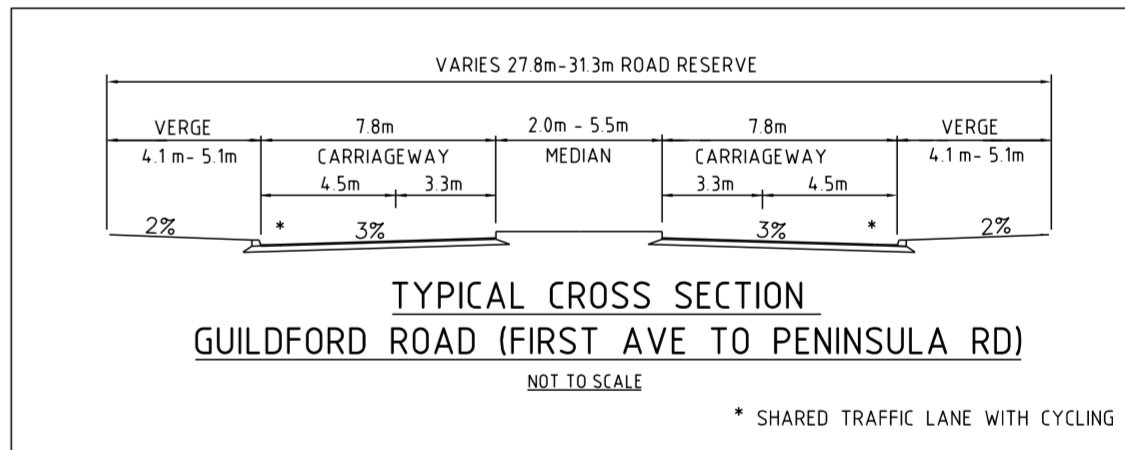
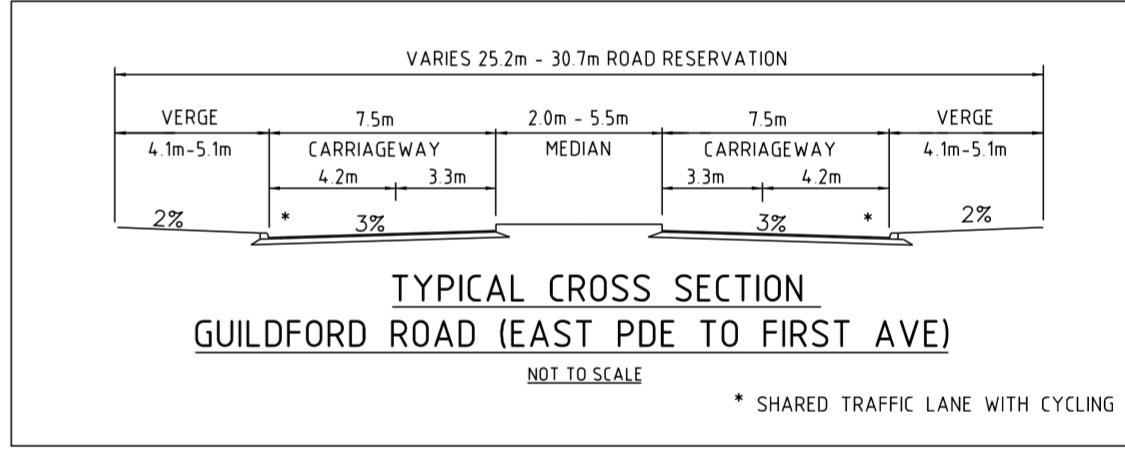


Appendix A

Carriageway Patterns



DETAILS SHOWN ON THIS PLAN ARE PRELIMINARY ONLY. STAGE DEVELOPMENT MAY DIFFER FROM DETAILS SHOWN.



- NOTES**
- FOR LAND PROTECTION PLAN REFER DRAWING No. 2011-320-066
 - DATE OF PHOTOGRAMMETRY: APRIL 2002
 - FOR CONCEPT PLAN REFER DRAWING No. 2011-320-071
 - FOR MICROSTATION DIRECTORY SEE P./MSTATION/METRO/GUILDFORD ROAD
 - THIS DRAWING SUPERSEDES DRAWING NUMBER 08310081 & 9321-116-1

- LEGEND**
- DENOTES EXISTING CARRIAGEWAY
 - HERITAGE LISTED BUILDING
 - ROAD RESERVE BOUNDARY

AECOM FILE: T:\60103039 - EIS-Eng_Tech_Serv\418_Guildford Rd_PDC\5_CADD\5.3_Working_Dwg\Roads\ 2011-320-061.dgn

THIS DRAWING IS AN AMENDMENT OF THE APPROVED DRAWING

AMENDMENTS	DESCRIPTION	CHECKED/DATE	AUTH/DATE	MICRO DATE	M.R.S. DATE	PLAN No
No.						

M.R.S. EFFECTIVE DATE	ORIGINAL DRAWING SIZE A1	IN THE ABSENCE OF THE APPROVED SIGNATURE THIS DRAWING SHALL BE TREATED AS PRELIMINARY			
	DATUM A.H.D.	DESIGNED D. VAN DEN DRIES	DATE 15-06-11	SIGNATURES	
	GRID GDA94	DRAWN K. GREEDA	DATE 25-06-11	AUTHORIZED	
	FILE NO	CHECKED D. VAN DEN DRIES		RECOMMENDED	
	MICROFILM	EXAMINED		APPROVED	

**GUILDFORD ROAD (H026)
CARRIAGEWAY PATTERN**
EAST PARADE TO PENINSULA ROAD
(SLK 125 TO 2.44)

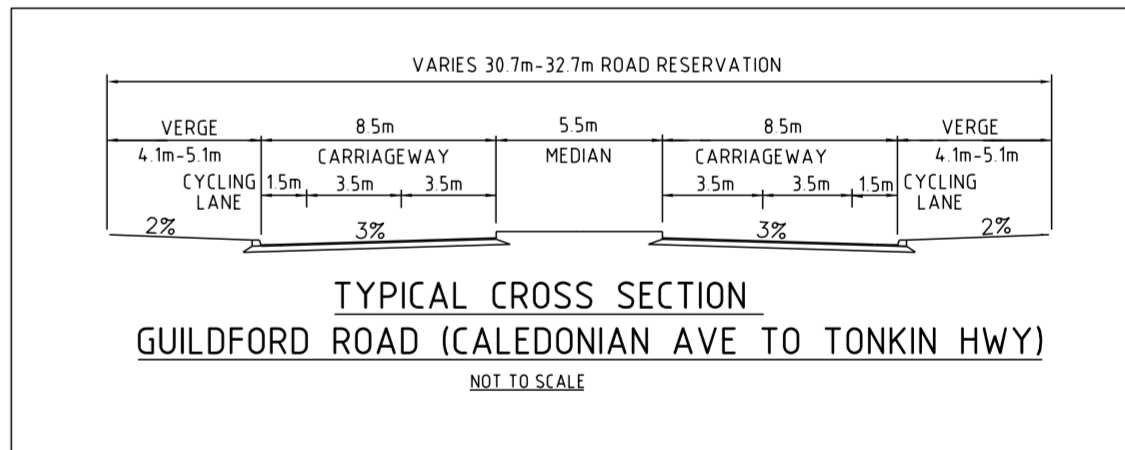
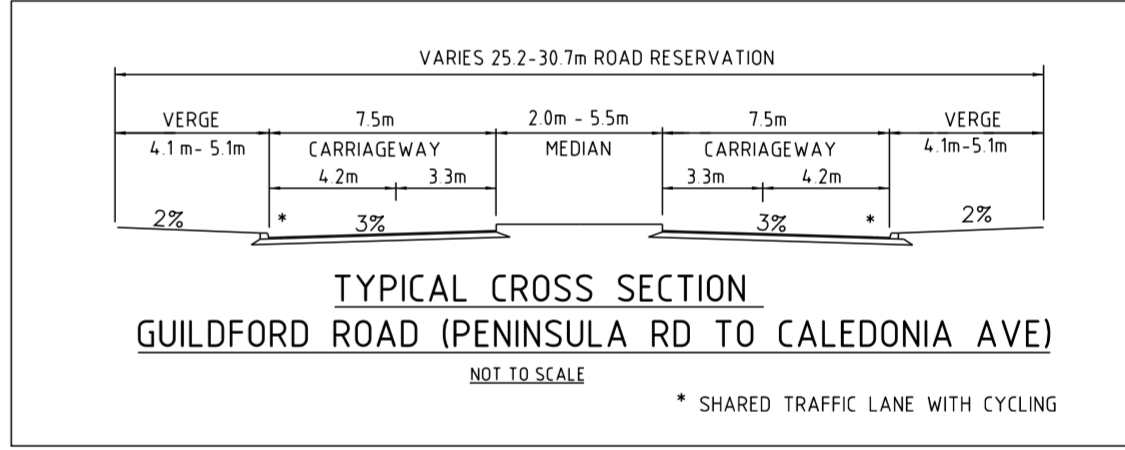
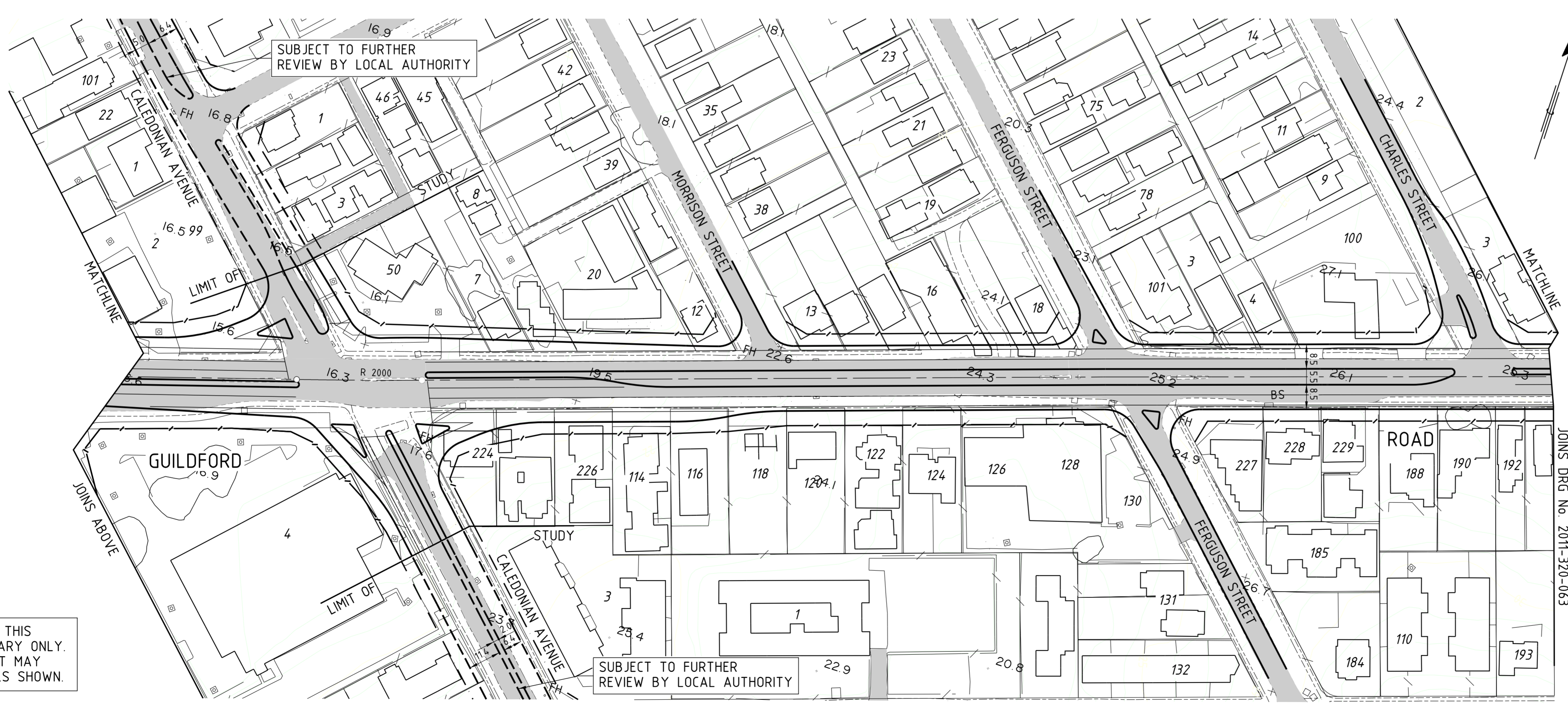
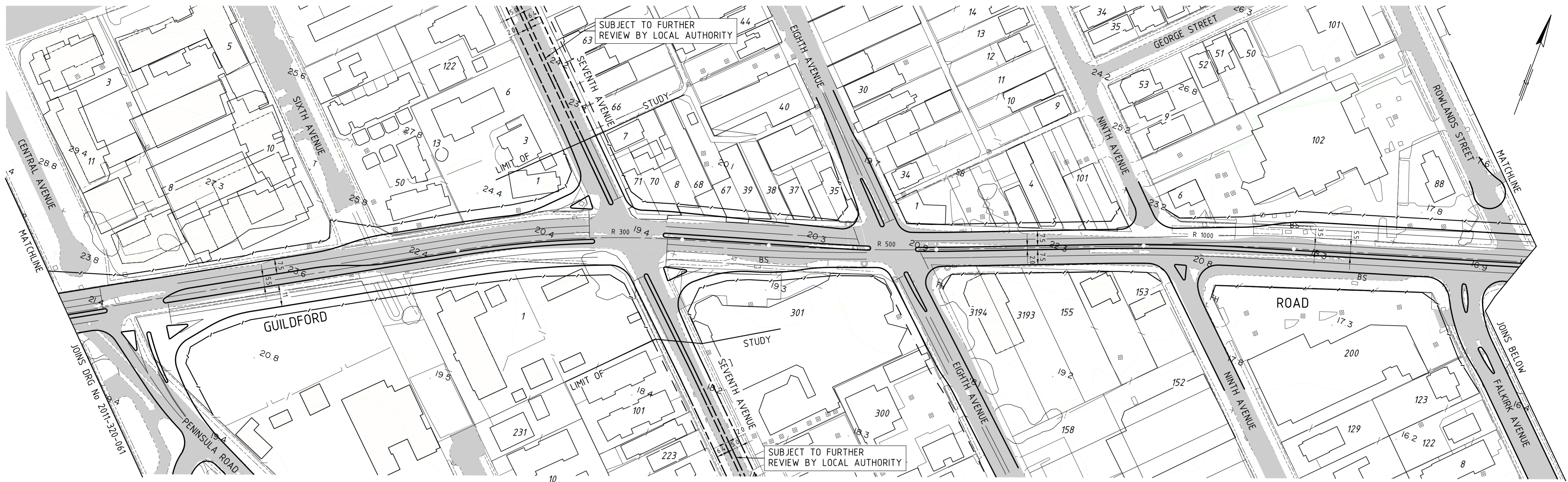
LOCAL AUTHORITY TOWN OF VINCENT (130), CITY OF BAYSWATER (112)



ROAD PLANNING BRANCH
WATERLOO CRES EAST PERTH 6004
TEL. (08) 9323 4111 FAX (08) 9323 4547

DRAWING NUMBER **2011-320-061**

SCALE 1:1000 20 10 0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200



- NOTES**
- FOR LAND PROTECTION PLAN REFER DRAWING No. 2011-320-067
 - DATE OF PHOTOGRAMMETRY: APRIL 2002
 - FOR CONCEPT PLAN REFER DRAWING No. 2011-320-071
 - FOR MICROSTATION DIRECTORY SEE P./MSTATION/METRO/GUILDFORD ROAD
 - THIS DRAWING SUPERSEDES DRAWING NUMBER 08310081 & 9321-116-1

- LEGEND**
- DENOTES EXISTING CARRIAGEWAY
 - HERITAGE LISTED BUILDING
 - ROAD RESERVE BOUNDARY
 - BOUNDARY TO BE DETERMINED BY LOCAL AUTHORITY

DETAILS SHOWN ON THIS PLAN ARE PRELIMINARY ONLY. STAGE DEVELOPMENT MAY DIFFER FROM DETAILS SHOWN.

AECOM FILE: T:\60103039-418 - GUILDFORD RD_PDC\VS_CADD\5.3_Working\Drwg\Roads\2011-320-062.dgn

THIS DRAWING IS AN AMENDMENT OF THE APPROVED DRAWING

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M.R.S. EFFECTIVE DATE	ORIGINAL DRAWING SIZE	IN THE ABSENCE OF THE APPROVED SIGNATURE THIS DRAWING SHALL BE TREATED AS PRELIMINARY			
DATUM	DESIGNED	NAMES PRINTED IN FULL	DATE	SIGNATURES	DATE
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GRID GDA94	DRAWN	K. GREDA	25-06-11	RECOMMENDED	
FILE NO	CHECKED	D. VAN DEN DRIES		APPROVED	
MICROFILM	EXAMINED				

GUILDFORD ROAD (H026)
CARRIAGEWAY PATTERN
PENINSULA ROAD TO BELGRAVE STREET
(SLK 2.44 TO SLK 3.67)

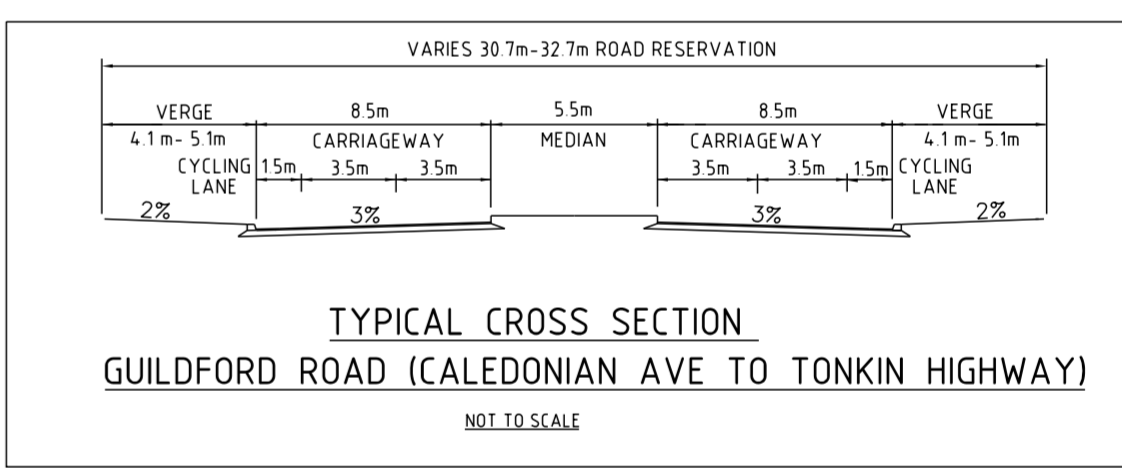
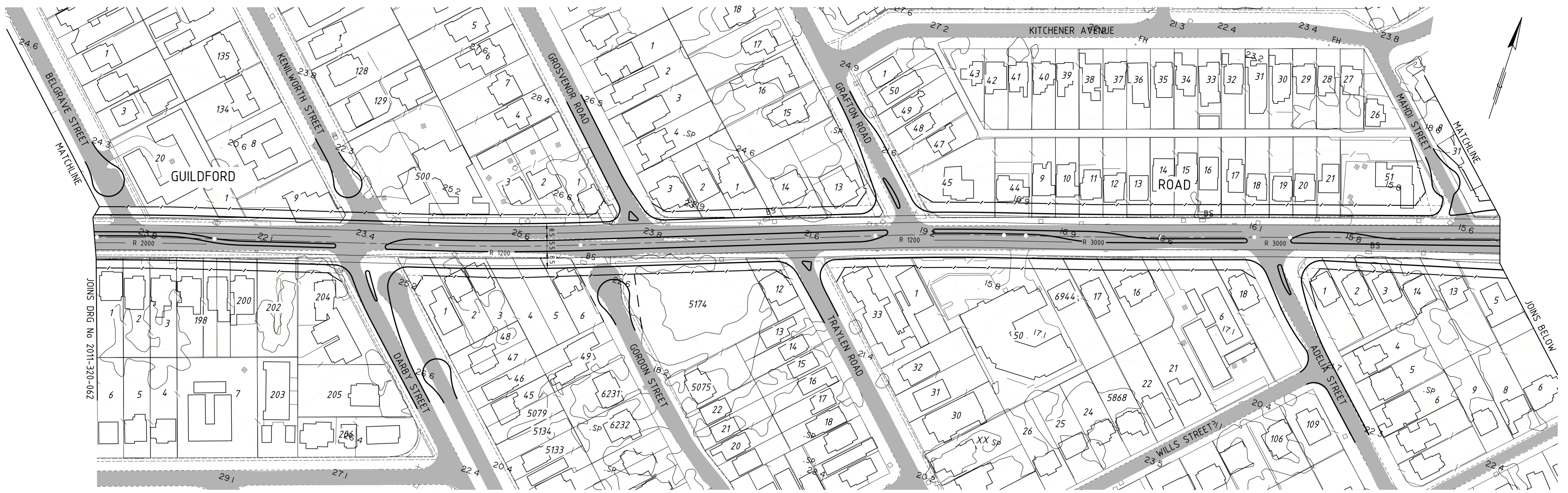
LOCAL AUTHORITY CITY OF BAYSWATER (112)



ROAD PLANNING BRANCH
WATERLOO CRES EAST PERTH 6004
TEL (08) 9323 4111 FAX (08) 9323 4547

DRAWING NUMBER
2011-320-062
AMEND

SCALE 1:1000 200 190 180 170 160 150 140 130 120 110 100 90 80 70 60 50 40 30 20 10 0



DETAILS SHOWN ON THIS PLAN ARE PRELIMINARY ONLY. STAGE DEVELOPMENT MAY DIFFER FROM DETAILS SHOWN.

NOTES

1. FOR LAND PROTECTION PLAN REFER DRAWING No. 2011-320-068
2. DATE OF PHOTOGRAMMETRY: APRIL 2002
3. FOR CONCEPT PLAN REFER DRAWING No. 2011-320-071
4. FOR MICROSTATION DIRECTORY SEE P:/MSTATION/METRO/GUILDFORD ROAD
5. THIS DRAWING SUPERSEDES DRAWING NUMBER 08310081 & 9321-116-1

LEGEND

- DENOTES EXISTING CARRIAGEWAY
- ROAD RESERVE BOUNDARY
- BOUNDARY TO BE DETERMINED BY LOCAL AUTHORITY

AECOM FILE: T:\60103039-418 - GUILDFORD RD\5 CADDS\5.3 Working\Org\Roads\2011-320-063.dgn

THIS DRAWING IS AN AMENDMENT OF THE APPROVED DRAWING

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DATUM	A.H.D.	DESIGNED	D. VAN DEN DRIES	15-06-11	AUTHORIZED
GRID	GDA94	DRAWN	K. GREEDA	25-06-11	RECOMMENDED
FILE NO		CHECKED	D. VAN DEN DRIES		APPROVED
MICROFILM		EXAMINED			

GUILDFORD ROAD (H026)
CARRIAGEWAY PATTERN
 BELGRAVE STREET TO VICINITY OF ROBERTS STREET
 (SLK 3.67 TO SLK 4.84)

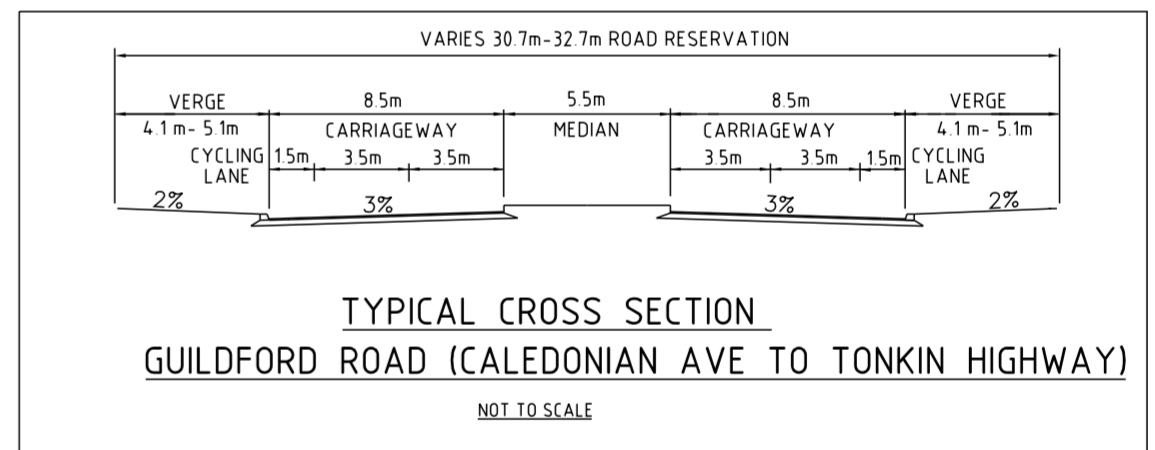
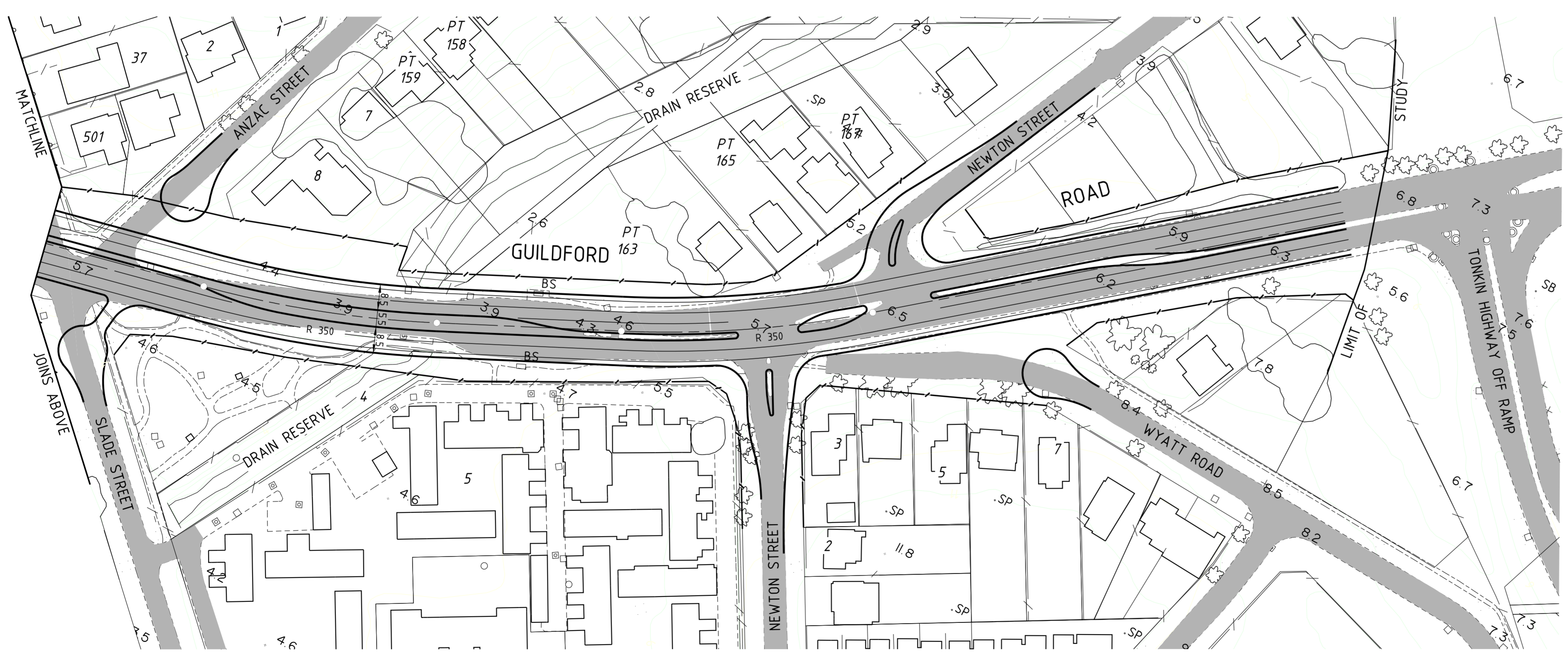
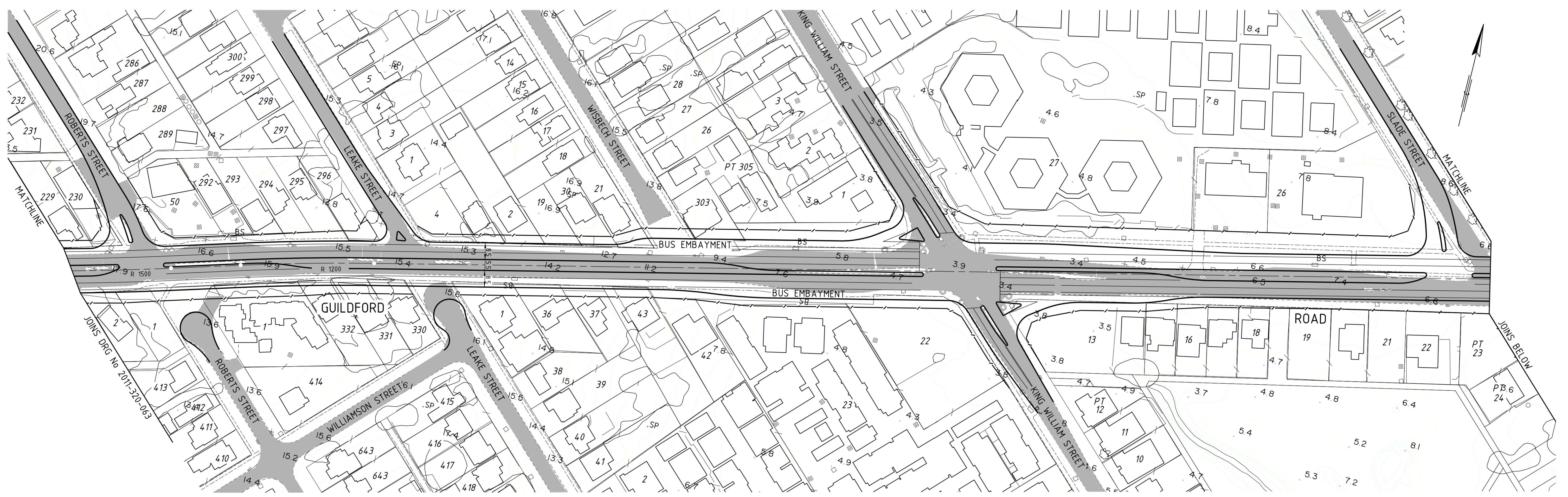
LOCAL AUTHORITY CITY OF BAYSWATER (112)



ROAD PLANNING BRANCH
 WATERLOO CRES EAST PERTH 6004
 TEL. (08) 9323 4111 FAX (08) 9323 4547

DRAWING NUMBER **2011-320-063** AMEND

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DETAILS SHOWN ON THIS PLAN ARE PRELIMINARY ONLY. STAGE DEVELOPMENT MAY DIFFER FROM DETAILS SHOWN.

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1. FOR LAND PROTECTION PLAN REFER DRAWING No. 2011-320-069
2. DATE OF PHOTOGRAMMETRY: APRIL 2002
3. FOR CONCEPT PLAN REFER DRAWING No. 2011-320-071
4. FOR MICROSTATION DIRECTORY SEE P./MSTATION/METRO/GUILDFORD ROAD
5. THIS DRAWING SUPERSEDES DRAWING NUMBER 08310081 & 9321-116-1

LEGEND

- DENOTES EXISTING CARRIAGEWAY
- ROAD RESERVE BOUNDARY
- - - BOUNDARY TO BE DETERMINED BY LOCAL AUTHORITY

AECOM FILE: T:\60103039-418 - GUILDFORD RD_PDC\5 CAD\5.3 Working\Drwg\Roads\2011-320-064.dgn

THIS DRAWING IS AN AMENDMENT OF THE APPROVED DRAWING

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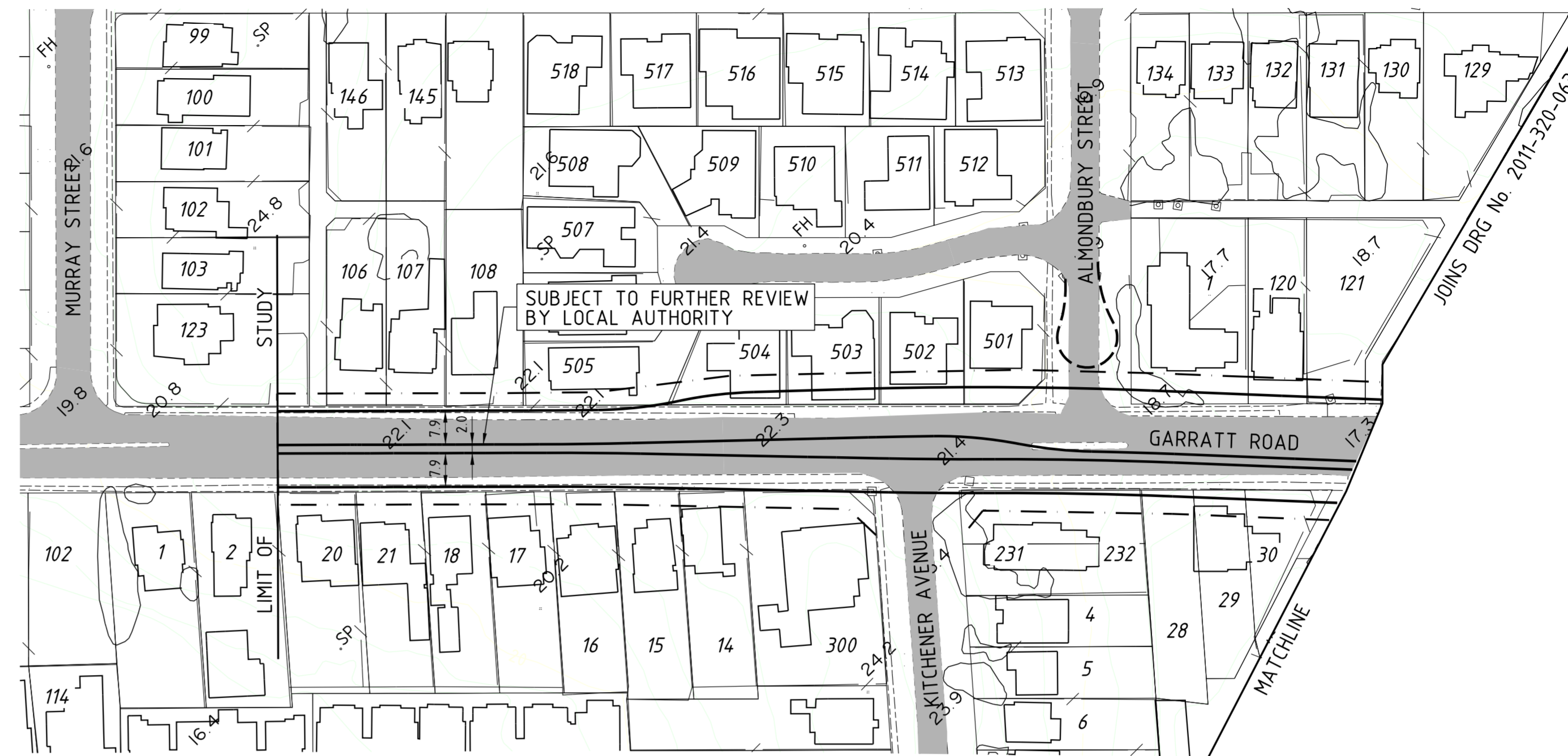
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DATUM	A.H.D.	DESIGNED	D. VAN DEN DRIES	15-06-11	AUTHORIZED
GRID	GDA94	DRAWN	K. GREDA	25-06-11	RECOMMENDED
FILE NO		CHECKED	D. VAN DEN DRIES		APPROVED
MICROFILM		EXAMINED			

GUILDFORD ROAD (H026)
CARRIAGEWAY PATTERN
ROBERTS STREET TO TONKIN HIGHWAY
(SLK 4.84 TO SLK 6.00)
LOCAL AUTHORITY CITY OF BAYSWATER (112)



ROAD PLANNING BRANCH
WATERLOO CRES EAST PERTH 6004
TEL. (08) 9323 4111 FAX (08) 9323 4547
DRAWING NUMBER
2011-320-064
AMEND

SCALE 1:1000 20 10 0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200



DETAILS SHOWN ON THIS PLAN ARE PRELIMINARY ONLY. STAGE DEVELOPMENT MAY DIFFER FROM DETAILS SHOWN.

NOTES

1. FOR LAND PROTECTION PLAN REFER DRAWING No. 2011-320-070
2. DATE OF PHOTOGRAMMETRY: APRIL 2002
3. FOR CONCEPT PLAN REFER DRAWING No. 2011-320-071
4. FOR MICROSTATION DIRECTORY SEE P:/MSTATION/METRO/GUILDFORD ROAD

LEGEND

- DENOTES EXISTING CARRIAGEWAY
- - - BOUNDARY TO BE DETERMINED BY LOCAL AUTHORITY

THIS DRAWING IS AN AMENDMENT OF THE APPROVED DRAWING

AECOM FILE: T:\60003039 - ETS-Eng_Tech_Serv\418 Guildford Rd PDC\5 CADD\5.3 Working\DRG_Roads\2011-320-065.dgn

AMENDMENTS	DESCRIPTION	CHECKED/DATE	AUTH/DATE	MICRO DATE	M.R.S DATE	PLAN No
No						

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DATUM	A.H.D.	DESIGNED
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FILE NO		CHECKED
MICROFILM		EXAMINED

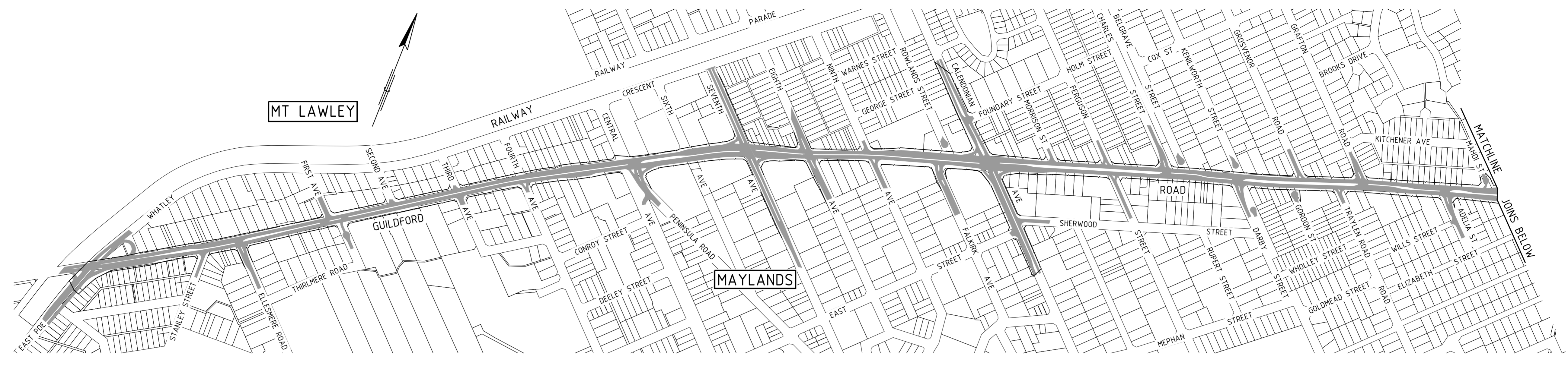
IN THE ABSENCE OF THE APPROVED SIGNATURE THIS DRAWING SHALL BE TREATED AS PRELIMINARY			
NAMES PRINTED IN FULL	DATE	SIGNATURES	DATE
D. VAN DEN DRIES	15-06-11	AUTHORIZED	
K. GREDA	25-06-11	RECOMMENDED	
D. VAN DEN DRIES		APPROVED	

GUILDFORD ROAD (026)
CARRIAGEWAY PATTERN
 GARRATT ROAD (MURRAY STREET TO WILLIAMSON STREET)



ROAD PLANNING BRANCH
 WATERLOO CRES EAST PERTH 6004
 TEL (08) 9323 4111 FAX (08) 9323 4547
 DRAWING NUMBER
2011-320-065

SCALE 1:1000 20 10 0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200



NOTES

1. DIMENSIONS ARE SUBJECT TO SURVEY
2. FOR CARRIAGEWAY PATTERNS SEE DRG No.2011-320-061 TO 2011-320-065
3. FOR LAND PROTECTION PLANS SEE DRG No.2011-320-066 TO 2011-320-070
4. FOR MICROSTATION DIRECTORY SEE P:/MSTATION/METRO/GUILDFORD ROAD

LEGEND

- DENOTES ULTIMATE CARRIAGEWAY PATTERN
- ROAD RESERVATION BOUNDARY

AECOM FILE: T:\60103039-418 - GUILDFORD RD - PD/C/S CADD/S 3 Working\Drwg\Roads\2011-320-071.dgn

THIS DRAWING IS AN AMENDMENT OF THE APPROVED DRAWING

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No						

M.R.S. EFFECTIVE DATE	2-3-84	30-04-81							
M.F.P. PLAN No	1.1275,1.1276	1.0731/2							
ORIGINAL DRAWING SIZE	A1								
IN THE ABSENCE OF THE APPROVED SIGNATURE THIS DRAWING SHALL BE TREATED AS PRELIMINARY									
DATUM	A.H.D.	DESIGNED	D. VAN DEN DRIES	DATE	15-06-11	SIGNATURES		DATE	
GRID	GDA94	DRAWN	K. GREEDA	DATE	25-06-11	RECOMMENDED			
FILE NO		CHECKED	D. VAN DEN DRIES			APPROVED			
MICROFILM		EXAMINED							

**EAST PARADE/GUILDFORD ROAD (ROUTE 61)
CONCEPT PLAN**

GUILDFORD ROAD FROM EAST PARADE TO TONKIN HIGHWAY

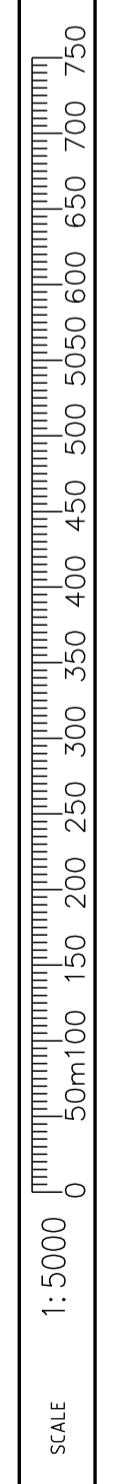
LOCAL AUTHORITY TOWN OF VINCENT, CITY OF BAYSWATER



ROAD PLANNING BRANCH
WATERLOO CRES EAST PERTH 6004
TEL (08) 9323 4111 FAX (08) 9323 4547

DRAWING NUMBER
2011-320-071

AMEND



Appendix B

Notice of environmental assessment



Chief Executive Officer
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6000

Your Ref:
Our Ref: CMS15216
Enquiries: Angela Coletti, 6145 0800
Email: Angela.Coletti@epa.wa.gov.au

Dear Sir/Madam

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

SCHEME: Metropolitan Region Scheme Amendment 1310-41
LOCATION: Guildford Road from East Parade to Tonkin Highway
RESPONSIBLE AUTHORITY: Western Australian Planning Commission
DECISION: Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme Amendment Not to be Assessed Under Part IV of EP Act. No Advice Given. (No Appeals)

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

After consideration of the information provided by you, the EPA considers that the proposed scheme should not be assessed under Part IV Division 3 of the *Environmental Protection Act 1986* (EP Act) and that it is not necessary to provide any advice or recommendations.

Please note the following:

- For the purposes of Part IV of the EP Act, the scheme is defined as an assessed scheme. In relation to the implementation of the scheme, please note the requirements of Part IV Division 4 of the EP Act.

- There is no appeal right in respect of the EPA's decision to not assess the scheme.

A copy of this letter will be made available to the public via the EPA website.

Yours sincerely



Naomi Arrowsmith
Director
Strategic Policy and Planning Division

Delegate of the Chairman of the Environmental Protection Authority
Under Notice of Delegation No. 33 published 17 December 2013

27 June 2016

Appendix C

List of detail plans supporting
the amendment

Guildford Road from East Parade to Tonkin Highway

Proposed Major Amendment

Amendment 1310/41

As Advertised

3.2492

Detail Plan

Proposal 1 1.6236, 1.6260 – 1.6262, 1.6275 - Guildford Road

Appendix D

Your property and the Metropolitan Region Scheme

Your Property and the Metropolitan Region Scheme

Landowners rights to compensation in relation to reserved land

If land is reserved in a regional planning scheme

The WAPC administers three region schemes - the Metropolitan Region Scheme, the Peel Region Scheme and the Greater Bunbury Region Scheme.

Region schemes are town planning schemes that cover the Perth metropolitan area, the Peel region and the Greater Bunbury region. They classify land into broad zones and reservations. As these regions develop, so the WAPC must amend the region schemes. The region schemes are available for inspection at a local government office, the Department of Planning and the WAPC.

Zones are large areas identified as being suitable for purposes such as industry (industrial zone) and residential (urban zone). Reservations are areas required for public purposes such as school sites, railways, major roads and parks and recreation areas.

Before rezoning or reserving land, the WAPC approaches affected landowners and invites them to make submissions on the changes proposed through the amendment process.

The government will ultimately acquire reserved land, but the land can generally remain in private ownership until the government needs it for the public purpose.

There are several options available to the owners of reserved land.

- Retain ownership of your property and continue quiet enjoyment of the property until the government needs it for the public purpose. You may complete any development or subdivision of the property approved before the reservation came into effect. Under non-conforming use rights, you may continue to use the property for the purpose for which it was legally being used immediately before the reservation came into effect.

- Sell the property on the open market to another person(s). The WAPC recognises that due to the reservation this may be difficult. Subject to acquisition priorities and the availability of funds, the WAPC would be willing to consider purchasing a reserved property if an owner is unable to achieve a private sale on the open market.
- Offer the property for sale to the WAPC. Subject to acquisition priorities and the availability of funds, the WAPC would be willing to consider purchasing a reserved property. The WAPC purchases a property at its current market value ignoring the effect of the reservation. The WAPC obtains two independent valuations to provide it with advice on the value of the property.
- If the WAPC refuses a development application on reserved land, or approves a development application subject to conditions that are unacceptable to the applicant, the applicant can make a claim for compensation for injurious affection. However, you must be the owner of the property when it was first reserved to be eligible to make a claim. In such cases, the WAPC may elect to purchase the property instead of paying compensation. The purchase price can be determined by negotiation, by reference to the State Administrative Tribunal or by arbitration.

Am I entitled to compensation?

If your land is reserved in a region scheme and you are the owner of the land when it was first reserved, you may be able to make a claim for compensation for injurious affection if:

you wish to sell the property on the open market at a reduced price;

or

the WAPC either has refused a development application over the property or has approved a development application over the property subject to conditions that are unacceptable are unacceptable to the applicant.

How do I claim compensation?

1. Private sale

If wish to sell the property on the open market at a reduced price, complete a Notice of Intention to Sell form which is available from the department. The department will establish the extent of the reservation and forward the notice to the Board of Valuers.

The Board of Valuers will determine the value of the property as unaffected by the reservation. You may wish to attend the board's meeting to present any matters you believe are relevant to the value of your property.

Following the board's decision:

- The board will advise you of the unaffected value of the property.
- You pay the board's valuation fee to the department. The department will advise you of the affected value of the property. This is the minimum price for which you can sell the property and receive the full amount of compensation. The valuation fee is refundable upon the sale of the property.
- You then arrange the sale of the property (either privately or through an agent). The sale price must not be less than the affected value.

You (and your agent) must inform prospective purchasers that you are selling the property at a reduced price and that you will be claiming compensation for injurious affection from the WAPC. You must also include a special condition in the offer and acceptance.

- After you sell the property, you make a claim for compensation for injurious affection for the difference between the sale price and the unaffected value as determined by the board.
- If the property does not sell within one year of the board's valuation, you may ask the board to revalue the property. The sale process is then repeated.

- After the WAPC pays compensation, the WAPC will lodge a notification on the certificate of title to identify that it has paid compensation. Compensation is only payable once.
- Alternatively, you may ask the WAPC to purchase the property, as you have been unable to sell the property privately.

2. Refused development

If the WAPC refused your development application or approved it subject to unacceptable conditions **and** the property is reserved in a region scheme, you may make a claim for compensation for injurious affection within six months of the WAPC's decision on the application.

In such a case, the WAPC either will pay compensation or may elect to purchase the property instead of paying compensation.

If the WAPC elects to purchase the property, it obtains valuations for the market value of the property as at the date of the election to purchase. The date of valuation is fixed at the date of election to purchase.

What is compulsory acquisition?

A situation may arise where the government urgently requires a property for a public purpose and the owner is unwilling to sell the property to the WAPC. In such a case, the government may compulsorily acquire ('resume' or 'take') the property for that public purpose.

When the WAPC takes a property, you have the right to make a claim for compensation for the land taken. The WAPC will obtain valuations of the taken land and, after checking of the compensation claim, will make you an offer of compensation.

**Should you have any queries about the matters raised in this brochure, please contact the department's WAPC Property Management Services branch on -
telephone - 6551 9000 (Reception)
email - corporate@planning.wa.gov.au**

Appendix E

Preparing a submission and
for a hearing presentation

Preparing a submission and for a hearing presentation

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

What is a submission?

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

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

What should I say?

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

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

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

Before lodging your submission

Please remember to complete the submission form (form 41 – appendix E). Include your name and full postal address on side one and information related to the hearings on side two. It is preferred that any attachments be loose rather than bound.

The closing date for submissions and where they should be lodged is shown on form 41 and in the submissions on the amendment section of the amendment report. To be eligible to make a presentation to the hearing committee, your written submission must be received by the closing date.

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

You should be aware that all submissions lodged with the WAPC are subject to regulations on disclosure and access and will become a public document. Presentations made to the hearings committee are an extension of the submission process and the transcript of all hearings also becomes a public document.

Do you want a hearing?

The *Planning and Development Act 2005* provides the opportunity for people who have made a written submission to personally present the basis of their submission to a sub-committee of the WAPC. You do not have to attend a hearing. The comments presented by you in your submission will be considered in determining the recommendation for the proposed amendment.

Hearings are arranged so that the WAPC can listen to a person, should they wish to explain or expand on their written submission. A hearing is for listening to points of view and planning rationale, it is not a forum of general public debate. In the case of a group, a spokesperson must be appointed to represent the group. The time allocated for a hearing is usually 15 minutes, which includes time for questions the committee may have of the presenter.

The hearings committee is appointed by the WAPC and is usually comprised of two WAPC committee members and one other person with planning knowledge and expertise related to issues raised in submissions.

You may choose to have your presentation conducted in public or private. A public hearing allows other persons, including the media, to attend. In a private hearing only those persons nominated by you and by the hearings committee may attend.

All hearings, public and private, are recorded and transcribed. The transcripts, along with the written submissions, are published as public records. The WAPC recommendations are also published in a report on submissions.

Appendix F

Submission form for this amendment
(form 41)

Hearing of submissions

Anyone who has made a written submission on the amendment has the opportunity to personally present the basis of their submission to a sub-committee of the WAPC. **You do not have to attend a hearing.** The comments presented by you in this written submission will be considered in determining the recommendation for the proposed amendment.

For information about the submission and hearings process, please refer to the amendment report and in particular appendix D.

Please choose one of the following:

No, I do not wish to speak at the hearings. (Please go to the bottom of the form and sign)

OR

Yes, I wish to speak at the hearings. (Please complete the following details)

I will be represented by:

Myself – My telephone number (business hours):

or

A spokesperson

Name of spokesperson:

Contact telephone number (business hours):

Postal address:

I would prefer my hearing to be conducted in:

Public (members from the general public may attend your presentation)

OR

Private (only the people nominated by you or the hearings committee will be permitted to attend)

You should be aware that:

- The WAPC is subject to the *Freedom of Information Act 1992* and as such, submissions made to the WAPC may be subject to applications for access under the act.
- In the course of the WAPC assessing submissions, or making its report on these submissions, copies of your submission or the substance of that submission, may be disclosed to third parties.
- All hearings are recorded and transcribed. The transcripts of all hearings, along with all written submissions, are tabled in Parliament and published as public records should the Governor approve the proposed amendment. The WAPC recommendations are similarly published in a report on submissions and tabled in Parliament.

To be signed by person(s) making the submission

Signature Date

Note: Submissions MUST be received by the advertised closing date, being close of business (5pm) on 17 MARCH 2017 Late submissions will NOT be considered.