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Western Australian Planning Commission Annual Report 2003



WESTERN AUSTRALIAN PLANNING COMMISSION



WESTERN AUSTRALIAN
PLANNING COMMISSION



Message to Minister

The Hon Alannah MacTiernan MLA
Minister for Planning and Infrastructure

In accordance with the requirements of the *Financial Administration and Audit Act 1985*, I submit for your information and presentation to Parliament the annual report of the Western Australian Planning Commission for year ending 30 June 2003.

The annual report has been prepared in accordance with the provisions of the *Financial Administration and Audit Act 1985*.



Terry Martin
Chairman
27 August 2003



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Responsible Minister



The Hon Alannah MacTiernan MLA is Minister for Planning and Infrastructure

The Minister's statutory planning functions are:

- administration and ongoing review of planning legislation
- approval of town planning schemes and amendments
- approval of major amendments to the Metropolitan Region Scheme
- approval of statements of planning policy
- nomination of members for appointment to the Western Australian Planning Commission.

There were no directives from the Minister this year.



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Communication Objective

This annual report provides a comprehensive account of the WAPC's activities and achievements for the financial year ended 30 June 2003.

The report has been designed to provide the community, local government, industry, special interest groups, Members of Parliament, and State government departments with information on the WAPC's performance during the 2002-03 financial year.

Further copies of the annual report can be obtained by telephoning the WAPC on (09) 9264 7777.

Alternatively you may view and print the annual report from the WAPC's internet site at www.wapc.wa.gov.au



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- **Metropolitan**
- **Regional**



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What is the WAPC?

The Western Australian community expects professional, equitable and orderly planning of the State's future land use and development in order to retain the 'WA lifestyle'.

Through their elected leaders the community requires the provision of a mechanism whereby assurance is guaranteed that amenity, environmental, economic and social considerations are thoroughly explored before far reaching planning decisions are taken.

The mechanism now in place that has served Governments over many years in different forms is the WAPC.

The WAPC has maintained a low key public stance since its inception working in partnership with the planning agency and the Minister to deliver planning decisions and services. Given the range and volume of business coming before it the WAPC has had to extend its decision-making processes.

Accordingly, while the WAPC itself, made up of nine members appointed by government for their breadth of expertise, meets to consider strategic and policy matters, its network consists of no fewer than 36 separate committees made up of people with particular expertise drawn from the very community the WAPC serves.

Senior officers of many government departments and local governments, executives from housing and building associations, development and industrial institutes, professionals from each of the State's education authorities, representatives from the Chamber of Minerals and Energy, the Pastoralists and Graziers Association, farmers organisations and conservation groups meet to advise WAPC on how the planning demands of the State should be met.

Subsequent to a particular plan or policy being prepared by any of the various committees and submitted to the WAPC, an approved draft is publicly notified to provide an opportunity for community discussion

to ensure proposals are widely acceptable and able to be implemented.

The WAPC ensures that the community is widely consulted before any plan is submitted to the Minister or Parliament for endorsement.

The WAPC is, then, the peak representative body of planning for Western Australians by Western Australians.

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Membership of the WAPC

The WAPC is the decision-making authority responsible for the future planning and development of Western Australia. It undertakes a major co-ordinating role across all aspects of the State's planning process and operates as a partnership between the community, business and all levels and sectors of government.

The *Western Australian Planning Commission Act 1985* establishes the WAPC and sets its composition and functions. The WAPC consists of nine members chosen to represent the broad range of expertise in land use planning and development in Western Australia.

Other functions are set out in the *Town Planning and Development Act 1928* and the *Metropolitan Region Town Planning Scheme Act 1959*.



Members

- **Mr Terry Martin**, Chairman
- **Ms Verity Allan**, professions/community representative (from April 2003)
- **Ms Carey Curtis**, professions/community representative (from April 2003)
- **Mr Christopher Tatam**, professions/community representative (until April 2003)
- **Ms Barbara Wiese**, professions/community representative (until April 2003)
- **Mr Derek Carew-Hopkins**, A/Chief Executive, Department of Environment
- **Mr Paul Frewer**, planning professional
- **Cr Kevin Fong**, regional representative
- **Cr Corinne MacRae**, metropolitan local government representative
- **Mr Greg Martin**, Director General, Department for Planning and Infrastructure
- **Cr Judith Tomlinson**, non-metropolitan local government representative

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Vision

The WAPC's vision *is to attain balance and harmony between economic growth and the conservation of a world in which all life can be sustained and enhanced within its environment.*



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Mission

The WAPC has adopted the following mission statement as the primary strategy for working towards meeting it's vision.

To formulate and co-ordinate land use strategies for Western Australia to facilitate its growth while continuously enhancing its unique quality of life and environment.

The WAPC seeks to achieve this by undertaking a major co-ordinating role across all aspects of the State's land use planning process and operates in partnership with the community, business, and all levels and sectors of government.

The WAPC aims to provide leadership, be forward thinking and offer innovative ways to plan and manage the State's land use and resources. It has a broad range of strategic and statutory responsibilities including:

State Planning Strategy: The WAPC's vision for Western Australia as stated in the *State Planning Strategy*, is audited, reviewed and implemented through the preparation of more detailed regional plans and strategies.

Statements of Planning Policy: Statements of planning policy are prepared to lead overall planning policy and the preparation of other non-statutory and operational policies.

Statutory Planning: The WAPC has responsibility for subdivision, development, strata title and license approvals. It has responsibility to advise the Minister for Planning and Infrastructure on local government town planning schemes.

Region Schemes: Anticipating population growth in the State, the WAPC reviews the Metropolitan Region Scheme and the Peel Region Scheme; and establishes and reviews planning schemes for the State's regions as required.

Legislation: The WAPC provides advice on legislative and regulatory reform to the Minister for Planning and Infrastructure.

Land Supply: The WAPC monitors and forecasts land supply throughout the State and develops strategies to ensure a timely supply of affordable residential land.

Trends: Research projects initiated by the WAPC gather information that ensure that decisions are taken in the knowledge that contemporary trends in planning have been considered.

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Chairman's Year in Review

The past year was my first complete year as Chairman of the WAPC with responsibility for discharge of its statutory functions and financial management. In a year of considerable structural, management and directional change, I have to report that there were difficulties in meeting benchmarks but that overall, the WAPC adjusted well and now is in a position to deal with the business operations of 2003-04.

It has long been the case that there has been confusion between the functions of the WAPC and the role of the planning services agency. It should be made clear that the WAPC discharges its legislated planning responsibilities employing the Department for Planning and Infrastructure to complete necessary actions, and where delegated, make decisions on its part. The WAPC funds the costs of services attributed to its operations and capitalises the acquisition of land required for public services as identified in its statutory instruments.

Ongoing stability in financial management of the WAPC's operations and assessment of its performance will be underpinned by the Department for Planning and Infrastructure endorsing an agreement for purposes presented by the WAPC.

Statutory Performance

The WAPC is aware of industry concerns with statutory decision performance against achievements of preceding years. It now has survey responses that indicate that stakeholders note an improvement in the timelines and accuracy of WAPC decisions through the year. Notwithstanding this inconsistency, it is the WAPC's intent that performance

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improves and it has taken administrative and process actions towards that goal. It will work more closely with stakeholders to identify issues and to agree to efficiency procedures.

It is notable that during the year the *Planning Appeals Amendment Act 2002* was proclaimed introducing more effective appeal procedures, which after a very short period of observation, appear to be expediting decisions. The WAPC also notes the release of the revised *Residential Design Codes* has created a high level of interest with its upgraded performance-based approach.

Strategic Planning

The WAPC has overseen a level of strategic planning over a number of years that has seen its achievements rate as the Australian benchmark. The level and quality of its activities remain high with its metropolitan and country land development programs, the pending publication of *Future Directions: Sustainable Tourism and Land Use Scenarios for the Carnarvon-Ningaloo Coast* and the *Statement of Planning Policy No. 2 Environment and Natural Resources Policy* perhaps representing best the diversity and standard of the Department for

Planning and Infrastructure's work for the WAPC.

Some research projects go on too long. The primary example of this is *Future Perth* that is in its fourth year of undertaking. Other projects, often in outlying regions, run on longer than anticipated for resource and communication reasons. A more careful matching of priorities with capabilities is indicated.

Asset Management

A vigorous program was carried through to fully expend budgeted land acquisition funds. This approach was adopted following the diminution of the risk of having to meet a singularly large compensation claim for the reservation of land for its conservation values. With *Bush Forever* commitments well in focus, acquisition responsibilities finally defined through the approval of the Peel Region Scheme and statutory obligations to buy land under the proposed Greater Bunbury Region Scheme, it is probable that the WAPC will continue to outlay up to \$50 million annually on land purchases, primarily for conservation of natural resources.

WAPC Structure

The WAPC's structure has become more diverse since it was established in the *Western Australian Planning Commission Act 1985*. Since then a number of new, standing committees have been constituted under section 19 of the Act.

These include:

- Coastal Zone Council
- Central Perth Planning Committee
- Bush Forever Advisory Group
- Environment and Natural Resources Management Committee
- School Sites Planning Committee
- Land Development Industry Liaison Committee
- Goldfields-Esperance Regional Planning and Infrastructure Co-ordinating Committee
- Carnarvon-Ningaloo Coast Regional Strategy Steering Committee.

In the statutory area, the Peel Region and Greater Bunbury Region Planning Committees have been set up to manage statutory region schemes.

A further extension into diversity was the setting up of the City Rail Development Committee in August 2002 to co-ordinate the complex New MetroRail project linking the south-

west urban corridor into the metropolitan rail system through the central business district.

All committees provide advice to the Government and the community: some directly, some through the co-ordinating umbrella of the WAPC. Some committees have delegations to make decisions on the part of the WAPC, as do senior officers of the Department for Planning and Infrastructure as to the subdivision of land and the management of assets and finance.

The point is made that the WAPC has an enlarging, complex structure dependent on the inputs and co-operation of a host of members, community representatives, government officers and experts from stakeholders groups. Many volunteer their time and expertise.

I wish to acknowledge these contributions in this report, as without the spread and commitment of the "WAPC Network" the WAPC would be quite unable to discharge its statutory and functional responsibilities. This "Network" is outlined in summary and identified in detail later in this report.

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Directions

It seems clear that the WAPC will go down new paths over the next few years.

A new Coastal Planning and Co-ordination Council will be established in 2004 as a progression on the Coastal Zone Council, and in recognition of the importance of the integrity of the coastal zone to the community, particularly as urban development extends into wilderness areas.

The term "sustainability" is used so widely and frequently that it now represents a discipline as well as an objective. It is particularly pertinent to "planning" where development control affords the most direct opportunity to implement sustainability measures. The WAPC has been in the forefront of the sustainability drive since its enunciation of the Sustainability Principle in the 1997 *State Planning Strategy*. It remains deeply committed to sustainability and anticipates making structural and practice changes to reflect strengthening community awareness.

The WAPC strongly supports the State Government's initiative of preparing a State Sustainability Strategy and looks forward to working with other agencies to achieve the strategy's objective through the use of planning mechanisms.

The WAPC's concern with the liveability of suburbs is reflected in many of its policies, most of which have greatest application to the creation of new suburbs on the outskirts. New emphasis is being given to revitalising older urban areas to add to their diversity and sense of place. WAPC rehabilitation and revitalisation projects currently underway involve a capital outlay in excess of \$50 million across a range of projects. The function is set to expand.

Finalisation of the Greater Perth growth management strategy will be the major strategic undertaking of 2003-04, building on preparatory work of recent years and on the Minister's Dialogue with the City initiative. This strategy will give deep consideration to the integration of land use and transport objectives, and preferences recognising the social, economic and environmental costs of an extended urban system.

I would like to thank the WAPC in its new composition, for the commitment given to understanding the complexities of its responsibilities and its readiness to be involved in the process of co-ordinating land use and development to best advantage across Western Australia.

I must also thank the Hon Alannah MacTiernan MLA, Minister for Planning and Infrastructure for her support of the WAPC through the year, noting in particular, her advocacy of more diverse use of the WAPC's powers and functions and her readiness to promote innovation and change of practice and policies.

Close partnership with the Department for Planning and Infrastructure remains central to the effectiveness of the Western Australian planning system and I thank the Director General and his entire staff for their willing co-operation and professionalism.

Terry Martin
Chairman

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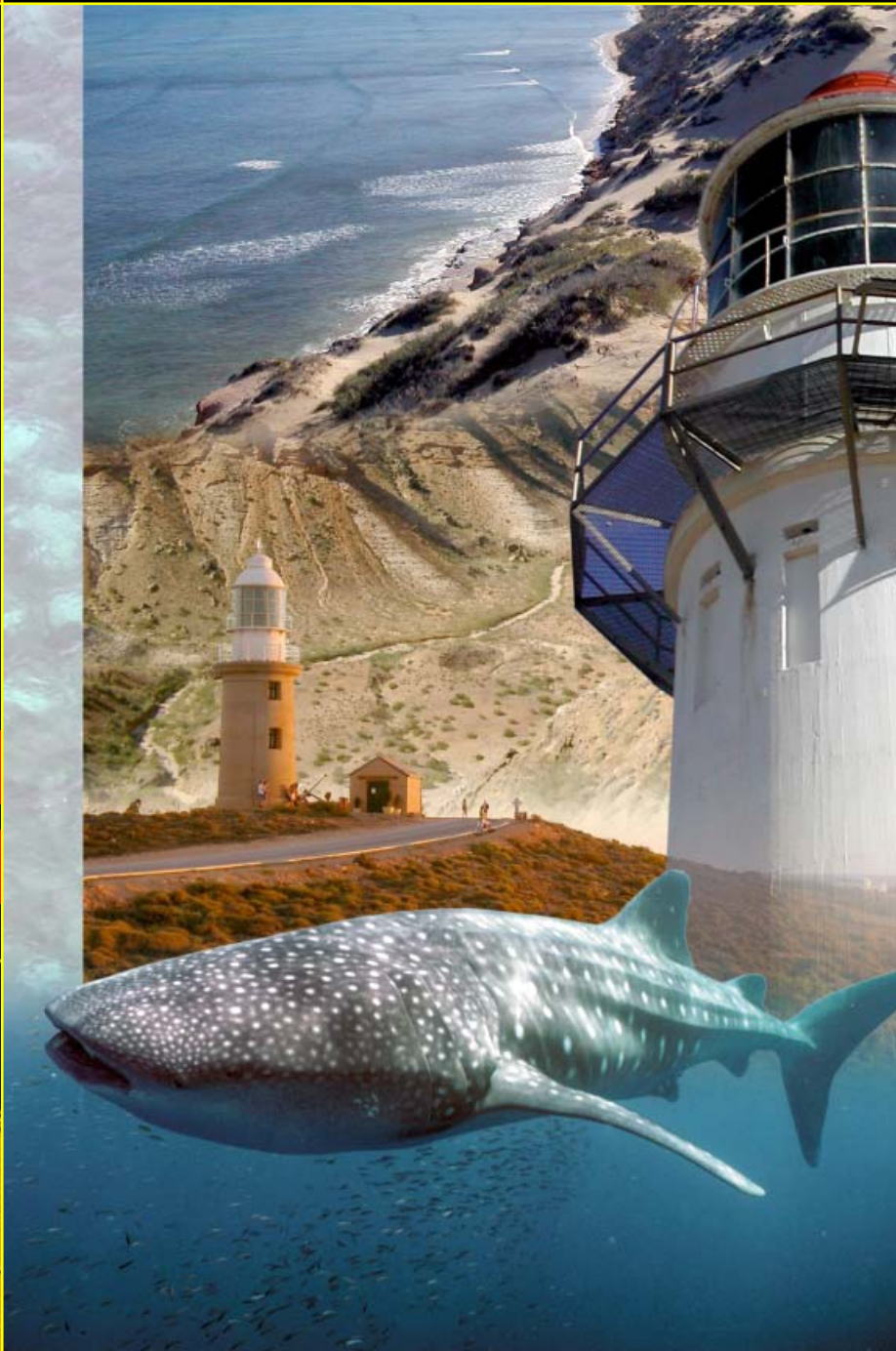
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STATEWIDE

Residential Design Codes

The *Residential Design Codes* (R-Codes) came into effect on Friday, 4 October 2002. The new R-Codes introduce a number of new controls aimed at ensuring residential development is more carefully designed and takes into account the impact on neighbours and the street.

The R-Codes are the outcome of a review that has taken over three-years to complete and has involved extensive consultation with local governments, the housing industry and the community. Presentations explaining how the R-Codes will work and how they should be applied were held around the State in August and September 2002 with over 1,000 people attending.

Policy No. DC 2.2 - Residential Subdivision was also amended to reflect the new R-Codes.

Statement of Planning Policy
No. 2 Environmental and
Natural Resources Policy

Gazetted in June 2003, *Statement of Planning Policy No. 2 Environmental and Natural Resources* provides greater direction for the conservation and protection of the environment and

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natural resources, and will assist decision-makers in the planning process. The policy enables the incorporation of natural resources management and environmental sustainability principles into the planning system through the preparation of planning strategies and town planning schemes.

The policy will ensure land use decisions acknowledge the often-competing interests of environmental, economic and social issues that impact on our natural resources. The policy also provides a framework for the development of more specific policies on natural resource issues.

State Coastal Planning Policy

Statement of Planning Policy No. 2.6 State Coastal Planning Policy, gazetted in June 2003, addresses land use planning and development issues specifically as they relate to the protection and management of the coast. The policy applies statewide and provides high order guidance for decision-making on coastal planning matters.

The policy requires development setbacks for the protection against coastal processes such as erosion and storms, and the provision of coastal foreshore reserves. It also provides guidance on the determination of

setbacks and the preparation of coastal planning strategies or coastal foreshore management plans to be developed in partnership with the broad community.

Statement of Planning Policy No. 2.7 Public Drinking Water Source Policy

Statement of Planning Policy No. 2.7 Public Drinking Water Source, gazetted in June 2003, addresses land use and development in public drinking water supply areas. The policy will protect and manage public drinking water source areas from incompatible land uses and pollution in order to maintain the quality of the drinking water.

Land uses that are detrimental to the quality and quantity of the water supply will not be permitted unless it can be demonstrated that such impact can be managed. The policy will ensure that priority is given to the protection of the highest quality drinking water through provisions in the Metropolitan Region Scheme and local government town planning schemes.

Planning for Aboriginal Communities

In 2002-03, the WAPC endorsed nine community layout plans, and engaged consultants to prepare 11 community layout plans for remote Aboriginal communities.

With the gazettal of *Statement of Planning Policy No. 1.3 Planning for Aboriginal Communities* in 2000, the WAPC has taken a lead role in:

- project managing the Planning for Aboriginal Communities Project
- contracting community layout plans to be prepared by consultants
- assessing and endorsing community layout plans prepared under other housing and infrastructure programs
- providing advice and assistance to communities, local governments, government agencies, and housing and infrastructure providers.

Since 2001, 34 community layout plans have been endorsed or noted by the WAPC.

Review of Planning for Bush Fire Protection

The WAPC and Fire and Emergency Services Authority of Western Australia (FESA) commenced a review of FESA's *Planning for Bush Fire Protection* and the WAPC's *Policy No. DC 3.7 Fire Planning*.

Public submissions were invited on both documents from February 2003 until May 2003. The WAPC received 28 submissions. During the submission period the WAPC was advised of the review of *AS 3959: Construction of buildings in bush fire prone areas*. Both reviews are now being carried out concurrently and it is anticipated that both will be completed in early 2004.

Coastwest Grants

In December 2002, the WAPC launched the Coastwest grants program to assist communities to protect and repair precious marine and coastal areas along the coast of Western Australia. The grants foster partnerships between coastal managers – such as local governments, government agencies and indigenous land councils – and community groups, schools, universities and non-government organisations. This replaces Coastwest/Coastcare that was a joint State and Commonwealth government program under the Natural Heritage Trust.

Thirty-four projects were successful in obtaining funding in 2002-03; a total of \$517,564 has been distributed around the State.

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West Australian Coastal Awards

The West Australian Coastal Awards 2002 presented the WAPC with an opportunity to recognise the valuable work of community members in conserving and protecting the State's coast. Forty-five nominations were received and judges awarded State winners in five categories:

1. Outstanding Coastal Project - Friends of Bluff Point Foreshore
2. Outstanding Coastal Group Effort - Naragebup Rockingham Regional Environmental Centre and Friends of Bluff Point Foreshore
3. Outstanding Indigenous Coastal Achievement - Rubibi Land, Heritage and Development Group
4. Coastal Town Award - Shire of Esperance
5. Coastal Leadership - Geoff Bastyan

Coastal Management Assistance Program

The Coastal Management Assistance Program initiated this year by the WAPC assists local governments with coastal planning requirements. The WAPC recognises the need to partner local government in the planning and management of our coast, especially for remote local governments where

visitor numbers exceed local populations and resources are stretched.

Local governments can apply for grants for the preparation of local coastal strategies, or site-specific management plans. In 2002-03, grants were awarded to the Shire of Dundas (\$20,000), Shire of Northampton (\$15,000), Town of Port Hedland (\$20,000), Shire of Irwin (\$20,000) and Shire of Roebourne (\$20,000).

Annual Status of Coastal Planning Report

Each year a survey is compiled about the status of coastal planning in Western Australia. It records existing planning tools and progress on their implementation, identifies new areas of need and notes what work is currently in progress. This is compiled into a region-by-region summary and mapped. The report has proved to be particularly popular and needed reprinting. The audit provides an open and transparent method to decide upon coastal planning priorities.

Pedestrian Access Ways

Planning Bulletin No. 57 Closure of Pedestrian Access Ways - Planning Considerations, released in May 2003 establishes a process for local governments to follow to determine if closure of access ways is acceptable. The new process means a local government will prepare a report outlining what effect the closure will have on pedestrian access and the impact of closure on residents and users of access ways. Local government will then determine if the closure request is to be progressed by the WAPC.

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METROPOLITAN

Fremantle Eastern Bypass

Public comment on the proposal to remove the Fremantle Eastern Bypass from the Metropolitan Region Scheme (MRS) was invited in November 2002. The State Government chose to undertake this by way of an amendment to the MRS rather than legislating to remove the bypass, so the community could be involved in the decision.

The WAPC received 9,736 submissions by the close of the 22-week public comment period and 182 late submissions. The WAPC is expected to hold over 890 hearings that will run for 24 days from Monday, 9 June 2003. It is anticipated that the WAPC will deliver its report and recommendation to the 2003 Spring Sitting of Parliament.

At the same time, the public was asked for its views on an amendment to the City of Fremantle's town planning scheme to allow redevelopment of the bypass land.

Metropolitan Development
Program

The *Metropolitan Development Program: Urban Land Release Plan 2002/03 to 2006/07 Summary* showed that rapid development is expected in Perth's south-west suburbs within two to three-years. Over the next five-years approximately 60,000 residential lots will be created in Perth, which is sufficient residential land to accommodate Perth's population growth. The plan identifies that Perth's population will increase by 130,600 people to 1.62 million by 2007.

More than 17,000 lots, representing 28 per cent of the total metropolitan region, have been identified as being produced in the Cities of Cockburn and Rockingham, and the Town of Kwinana by 2006-07. In the Cities of Joondalup and Wanneroo it is anticipated that over 13,000 lots will be released in the same period.

Similarly, the Peel sector is expected to yield over 9,000 lots over the next five-years.

Metropolitan Region Scheme

Land use and property development in Perth are controlled by the Metropolitan Region Scheme (MRS), which has a strategic function in setting aside land for future use as well as a regulatory function in development control.

In July 2002, the Minister for Planning and Infrastructure advised that she supported the WAPC proceeding with amendments to the MRS where appropriate under section 33A of the *Metropolitan Region Town Planning Scheme Act 1959*.

The proclamation of the *Planning Appeals Amendment Act 2002* saw submissions for section 33A amendments lodged directly with the WAPC rather than with the Minister through the former Office of the Minister for Planning (Planning Appeals).

This year nine amendments to the MRS were finalised and the WAPC initiated a further eight new amendments. There are currently some 29 amendments in various stages of the process.

MRS amendments initiated this year were:

- 1062/33A** Clause 30 of the MRS Text
- 1063/33A** North Quay Railway Loop
- 1065/33** Edith Cowan University Campus, Churchlands
- 1071/33** Fremantle – Rockingham Highway, South of Russell Road
- 1072/33** North Forrestdale
- 1073/33A** Central Perth Omnibus (No.1)

- 1074/33** Leighton Beach and Environs
- 1078/33** Kalamunda Road, High Wycombe

MRS amendments finalised this year were:

- 1016/33** Western Suburbs Omnibus (No.3)
- 1019/33** Townsite Developments in Stoneville and Parkerville
- 1028/33** South East Districts Omnibus (No.5)
- 1037/33** North West Districts Omnibus (No.5)
- 1038/33** Thomsons Lake Regional Centre
- 1039/33** Victoria Quay, Fremantle
- 1040/33** Tapper Road Extension, Banjup
- 1041/33** South West Districts Omnibus (No.5)
- 1054/33** Western Power Depot, Belgravia Street, Belmont

The WAPC's acquisition program for the MRS this year included the following major land purchases:

River Foreshore: \$10.320 million was spent purchasing 14 properties along the Swan, Helena, Canning and Southern rivers and Bennett Brook. Significant acquisitions were completed at Guildford 5.6225ha

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near West Swan Road, 1.1ha at Maylands from the Mercy Hospital (\$.89 million), 16.28ha along Bennett Brook (\$1.925 million) and \$5.2 million for the super lot at North Fremantle containing Cypress Hill. These purchases contribute to the Swan/Canning Clean-Up program and extension of the bicycle path network.

In addition the WAPC completed settlement of two outstanding compensation claims for lands compulsorily taken to complete the Rivervale foreshore reserve and the dual use path network from the Graham Farmer Freeway to Adachi Park/Bristle Park at Belmont.

Lakes: 127.5ha of land was purchased comprising three properties at Lakes Pinjar and Gngangara at a cost of \$2.247 million. The lands are all within the Gngangara groundwater source protection area (priority 1). Kogalup Lake was also purchased in its entirety for Beeliar Regional Park.

Regional Open Space: \$8.003 million was spent purchasing two properties comprising 160.4ha of regional open space at Malaga and Eglinton. The purchase of the Eglinton land completes major regional open space acquisitions in the north-west corridor. This precedes development of the area

north of Alkimos, that is expected to provide housing for 100,000 people over the next 20-years.

Regional Parks: Regional parks are specifically designated areas of regional open space. There are eight regional parks in the MRS. During the year 974.9ha of land was purchased within three regional parks at a cost of \$12.302 million. The majority of the land involved two acquisitions within the Darling Range Regional Park comprising 244ha in Gidgegannup (\$780.000) and 486.6ha at Upper Swan (\$1.793 million), which includes four-kilometres of the Swan River north of Bells Rapids.

In addition, compensation of \$.414 million was paid to the liquidators of Bond Corporation in respect of 608ha north of Brigadoon, equity of 100 per cent is now held by the WAPC. The protection of Thomsons Lake, which is protected under the international Ramsar Treaty, was assured by the purchase of 120.15ha of land at a cost of \$4.9 million this includes the whole of Kogalup Lake. Thomsons Lake forms part of Beeliar Regional Park.

The WAPC spent \$1.61 million purchasing 67.4250ha of land in the Jandakot Botanic Park. The purchase of Lot 111 Thomas Road at a cost of \$1.5 million completed the last

major acquisition within the Anketell Estate of the park. This estate of approximately 1,000ha is 2.5 times the size of Kings Park by way of comparison.

Groundwater: In addition to the purchases at Lakes Pinjar and Gngangara the WAPC purchased a 3.2ha property in Gngangara Road at a cost of \$590,000 to protect the Gngangara groundwater mound.

Railways/Transitways: The WAPC continued acquisition of land reserved for the south-west metropolitan railway. A further six properties were purchased at a cost of \$5.876 million on the Thornlie spur and Perth to Mandurah routes. Major purchases included finalisation of the purchase of the future Nicholson Road and South Lake transit stations.

Roads: The WAPC purchased 25 properties for various regional roads at a cost of \$7.170 million comprising 21.49ha. Purchases involved land to build a future bridge over the Kwinana Freeway at Bertram Road; East Parade; Roe, Canning and Tonkin highways; Kwinana Freeway; Perth-Adelaide Highway; Beaufort, Wellington, Hamilton, Charles, Loftus and Roberts streets; Claremont Crescent; and Kalamunda, Mandurah and Rowley roads.

Property Disposals: During the year the WAPC disposed of \$2.99 million worth of land comprising 51 properties that either became surplus to requirements, were transferred to the Crown free of cost for management by the appropriate management authority or dedicated free of cost for public roads.

Thirty-one properties were dedicated free of cost for public roads that are the responsibility of local governments. Land was used for widening of Scarborough Beach Road, Vincent Street, Beaufort Street, Hepburn Avenue, Charles Street, and an extension to Marrangaroo Drive.

Main Roads recouped the WAPC \$508,241 for 10 properties associated with the Graham Farmer Freeway and Armadale Road.

Ten properties were sold for a total price of \$2.42 million. The lands became surplus as a result of the deletion of the Canning Highway deviation at East Fremantle; a reduction in the width of the widening to Thomas Street, West Perth; finalisation of road requirements in Fitzgerald Street, Northbridge associated with Graham Farmer Freeway; and the reduction of the widening to Aberdare Road, Shenton Park.

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Bush Forever

Bush Forever seeks to protect and manage 51,200ha of regionally significant bushland. Substantial progress has been made on the two key implementation initiatives in 2002-03, the Bush Forever Metropolitan Region Scheme amendment and a complementary statement of planning policy.

The WAPC established a fund of \$100 million over 10-years for the purchase of Bush Forever land not previously reserved in the Metropolitan Region Scheme. During the year \$2.631 million was spent purchasing five properties comprising 17.79ha. Properties were purchased for Bush Forever sites 50, 125, 319, 321 and 493. The purchase of land for site 493 (Errina Road – Bushland) competed land acquisitions for this site.

Land Use Planning in the
Vicinity of Perth Airport

The WAPC released draft *Statement of Planning Policy Land Use Planning in the Vicinity of Perth Airport* on 16 September 2002 for public comment. The policy has been prepared to assist the WAPC when assessing planning applications in proximity to Perth airport; and protect Perth airport from encroachment by incompatible

development and minimise the impact of airport operations on the surrounding community.

A total of 42 submissions were received and the policy was modified where appropriate. The policy was endorsed the WAPC on 25 March 2003 and has been forwarded to the Minister for Planning and Infrastructure for final approval.

Araluen Botanic Park

The proposals contained within the initial development and management plan, prepared in 1994 have largely been completed at a capital cost of approximately \$4 million. A current strategic management plan to develop and manage the park for the next 10-years has been prepared to draft form, however proposals for the transfer of the park to the Botanic Gardens and Parks Authority has necessitated its withholding until the State Government's decision on the transfer is made.

The plan makes recommendations for further park amenities, such as an entry building and visitor centre, upgraded and expanded parking, alternative park access, further development and extension to the walk trail systems, and upgraded and expanded garden environments.

Whiteman Park

The WAPC provided \$1.5 million in funding to enable Caversham Wildlife Park to be relocated to purpose-built facilities within Whiteman Park. Work on the facility commenced in August 2002 and the wildlife park opened for business in May 2003

To encourage use of the extensive picnic grounds and facilities based around Mussel Pool and Whiteman Village the WAPC ceased charging entry fees from December 2002.

A new entry road on Beechboro Road north, completed in December 2002, provides easy access for visitors coming from the west and south of the park. The three-kilometre road has been designed to provide visitors with a scenic drive, taking advantage of natural contours, with minimum environmental impact.

Port Coogee

The WAPC appointed Theiss Services Pty Ltd the contract for remediation works at Port Coogee. Remediation of the government land including supervision, landfill, soil analysis, air sampling, dust monitoring and other incidentals will cost in the order of \$4 million. The contract will see government land in the project area be remediated to a standard suitable for residential use.

Raffles Hotel

The WAPC granted conditional approval to redevelopment of the Raffles Hotel site in Applecross in March 2003. The WAPC's conditions would ensure greater consistency with guidelines for the site, adopted by the WAPC in 1999, for a slender and elegant tower with regard to the Applecross skyline.

A 17-storey tower was approved as it provides a focal building for the site that will become a landmark and it was determined that to attach a 12-storey tower to it would create a bulky development. Other buildings on the site were restricted to a maximum of 5-storeys in height, to create a podium from which the tower will ascend.

Champion Lakes

The WAPC, City of Armadale and Armadale Redevelopment Authority are proposing to create a regional and international standard recreational facility that will provide for a variety of sporting uses. The facility is to be contained within a proposed regional park. A number of water based activities are part of the proposal, including an international standard rowing course, together with other associated urban and conservation land uses and concepts.

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A public environmental review prepared by the WAPC and City of Armadale to examine the environmental effects associated with the proposed development was released for public comment in February 2003.

Kwinana Air Buffer Review

A review of the Kwinana industrial air buffer was released for public comment in August 2002. The review addressed environmental concerns linked to land use conflict in areas surrounding the Kwinana industrial strip.

The objective is to avoid future conflicts in land use by preventing industrial development from encroaching on residential areas, and by preventing urban development from encroaching on areas affected by industry.

The WAPC received about 40 submissions raising a wide range of issues. The WAPC will conclude consideration of the submissions in September 2003, with a view to releasing a final report on the review thereafter.

Ellenbrook Supreme Court

On 13 December 2002, the Supreme Court handed down its decision on the long awaited valuation of land at Ellenbrook that is the subject to an election to purchase. While the owners lodged a claim in excess of \$20 million the judgement was for an amount of \$2.9 million.

The case was significant in that the Court was requested to review the compensation provisions that have applied to reserved land in the metropolitan area since 1963 and the valuation principles that should apply to reserved land that is subject to environmental constraints.

The judgement is currently subject to appeal.

Black Swan (Kuljak) Island,
Ascot

The WAPC has been actively engaged in the landscape rehabilitation of Black Swan Island, Ascot during the year. A program of works to the upstream two-thirds of the 28ha island is well advanced under the provisions of two Work for the Dole schemes, and with contractor services.

The Swan River Trust has provided development approval for the initial phase of development which included

the provision of power, sewerage and water supplies to the island; the reconstruction of deteriorated pathways and addition of further trails; the planting of 35,000 rehabilitation plants and extensive understorey mulching; the construction of a small car park for fishermen and general site visitors; and the reconstruction of various park shelters on the site.

A master plan has been finalised and the community will be given the opportunity to provide comment in early 2004.

Community Support

The WAPC continued its commitment of providing assistance and resources to a variety of community based organisations to undertake rehabilitation and revegetation programs on WAPC land. These groups include those providing programs for Work for the Dole participants. Community based groups have been very active in the south-east region on the Canning River in the local governments of Canning, Gosnells and Armadale.

The refurbishment of a house located in Horley Road, Beckenham was a major project to ensure the protection of a place with significant local heritage value. The WAPC lease the house to the South East Region Centre

for Urban Landcare. This group co-ordinates the activities of landcare groups from Belmont to Armadale. The WAPC is committed to the continued refurbishment of the house, which now provides a focal point to community involvement in the protection of the areas built, and natural heritage.

Area Assistance Grants
Scheme

The WAPC continued to support the planning and development of significant regional open space areas in the metropolitan region through the provision of funding to local government. The grants scheme presents an incentive to local government to development open space to enhance community recreation and protect the areas conservation values. Councils are required to lease the WAPC land with the intention of the land being converted to a Crown Reserve at the completion of the project. The following schemes are ongoing:

Maylands Foreshore (City of Bayswater): This year the WAPC provided a further \$100,000 as part of its commitment to a five-year \$500,000 project. The management of this part of the foreshore complements other community

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facilities on WAPC land in the area, which includes the Maylands Boatyard.

Baigup Wetland (City of

Bayswater): The WAPC will have provided \$800,000 to this ambitious project to rehabilitate this significant wetland system on the Swan River foreshore adjacent to the Garratt Road Bridge when it is completed next year. The land will be transferred to the State of Western Australia, free of cost, to enable a Crown Reserve to be created and vested in the City of Bayswater.

Garvey Park (City of Belmont):

The WAPC resolved to provide \$500,000 to the City of Belmont for the development of facilities and environmental enhancement works at Garvey Park, Ascot. As part of the project Council will assume the management of 21ha on the Swan River foreshore. The park currently provides a variety of community facilities and the provision of this level of funding will see this park developed into a significant recreation and natural heritage area.

Ashfield Flats (Town of

Bassendean): The Town of Bassendean has taken up the lease of 13ha on the Swan River foreshore adjacent to the very popular Sandy Beach Reserve. Primarily the lease will allow the

Council to gazette a dog exercise area and manage a variety of passive recreational pursuits, which take place in the area. The WAPC has agreed to provide \$3,500 a year for the five-year term of the lease as well as an amount of \$4,500 towards a concept plan for the Flats. Once completed the plan will direct works to rehabilitate the wetland areas and provide additional community facilities.

Lightning Swamp (City of

Bayswater): A 75ha area of bushland in Noranda, which has been acquired by the WAPC over the last 30-years, is now being protected and rehabilitated by the City of Bayswater with the support of a Friends group and the local community. The WAPC will provide \$75,000 to be used for on-ground works to protect the area.

Swan Valley Area D

The WAPC is preparing amendments to the *Swan Valley Planning Act 1995* and Metropolitan Region Scheme (MRS) following the Minister's decision on Swan Valley Area D. The Minister supported the removal of Caversham Area D from the Act and its subsequent rezoning in the MRS from Rural to Urban or Urban Deferred; and the transfer of Herne Hill Area D to Area C.

The Minister reserved her determination on Middle Swan Area D and has asked the WAPC to undertake a more detailed planning study to examine the suitability of this land being developed for urban purposes, the extent of future development and the incorporation of suitable buffers.

Hedley Jorgensen Park

An area of WAPC land in the Shire of Kalamunda known as Hedley Jorgensen Park has been developed and managed by Council under a lease agreement with the WAPC since 1978. The WAPC resolved to renew the lease agreement for a further 10-years. The park, which is located within the Darling Range Regional Park, will be transferred to the State of Western Australia, free of cost, to enable a Crown Reserve to be created and vested in the Shire of Kalamunda when the management plan for the regional park is completed.

The additional lease time will allow the boundaries of Hedley Jorgensen Park and the adjoining Kalamunda National Park to be reviewed during the management planning process prior to the land being transferred.

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Peel Region Scheme

The Peel Region Scheme, the first region planning scheme in Western Australia outside the metropolitan area, became effective on 20 March 2003. The scheme provides for the ongoing mechanism for implementing strategic plans for land use in the Peel Region and will assist in providing increased certainty for landowners affected by long-term planning proposals. The scheme establishes zones and reservations to guide land use and development at a regional level. Also, landowners affected by reservations of the scheme are provided with the opportunity to seek compensation.

Other features of the scheme include 6,375ha being reserved for the proposed Peel Regional Park and the setting aside of land for the Perth-Bunbury Highway (Peel deviation) and the Perth-Mandurah passenger railway.

The WAPC acquisition program in the Peel Region totalled \$1.730 million comprising 47.7ha. The program was affected by uncertainty as to whether the Peel Region Scheme would be approved by Parliament. Properties were purchased for regional open space in terms of widening to the Black Lake foreshore at Barragup (4.66ha) and the 'Glebe' land at Pinjarra at a cost of \$462,000 (3.5ha).

One property was purchased for the Mandurah Railway Station, and four properties were purchased for the Perth-Bunbury Highway at a cost of \$268,150 (35ha). A further five properties were purchased for regional road projects including Pinjarra Road, Old Coast Road, South West Highway, Pinjarra Bypass and the North Mandurah Bypass (Road B).

Carnarvon-Ningaloo Coast
Regional Strategy

As a result of submissions received on the *Carnarvon Coastal Strategy* the WAPC determined to extend the study area and rename the study. The revised strategy will provide a framework for future land management, tourism and recreation development to ensure an integrated and sustainable future for the Carnarvon-Ningaloo coast.

A future directions paper outlining scenarios for the Ningaloo coast will be released for public comment in July 2003. The feedback received will be an important component in the formulation of the draft Carnarvon-Ningaloo Coast Regional Strategy.

Smiths Beach, Statement of
Planning Policy No. 7
Leeuwin-Naturaliste Ridge

Amendments to the policy defining the Smiths Beach tourism node were gazetted on 31 January 2003. The amendments establish that 70 per cent of the developable area will be used for tourism purposes and 30 per cent can be used for residential purposes, therefore ensuring that residential development will be secondary to tourism development. The policy also reinforces the protection of the area's visual amenity and requires that proposed development will not compromise the natural landscape.

The WAPC is working with the Shire of Busselton to develop a visual impact analysis and town planning scheme amendments to bring the amendments into effect.

Greater Bunbury Region
Scheme

Of the 272 submissions received in response to the draft Greater Bunbury Region Scheme (GBRS) approx 160 raised environmental issues. As a result of ongoing liaison with the Environmental Protection Authority (EPA), the WAPC sought additional environmental data to address specific issues raised in the submissions and engaged an

environmental consultant to undertake this work. In May 2003, the WAPC provided the EPA with its schedule of responses to the submissions that raised environmental issues. The EPA will respond to the issues, and the WAPC's comments, in a bulletin to be released later in the year.

Some submissions requested that the WAPC investigate alternative methods for protecting land other than reserving it as Regional Open Space (ROS). As a result, an extensive review was undertaken of the ROS system and the reservation process. A number of options were explored by the Greater Bunbury Region Planning Committee but it was considered that ROS reservation was the only method that satisfactorily met all the objectives of the WAPC.

It is anticipated that the formation of the Interim Advisory Committee for the Ocean to Preston River Regional Park will occur later in the year with its priority being the overseeing of establishment planning for the proposed regional park.

While the GBRS is still to be finalised, the WAPC is authorised to acquire land in anticipation of the scheme under section 37G of the *Western Australian Planning Commission Act 1985*. This provision allows the WAPC to consider compensating affected landowners during the period of uncertainty that

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exists between the initiation of a region scheme and its adoption or disallowance.

Two properties were purchased for the proposed GBRS at Glen Iris during the year. One property was purchased for the proposed Glen Iris Relief Floodway at a cost of \$491,000 (2.4281ha) and \$1.7 million was paid for 7.18ha at Vittoria Heights to purchase Regional Open Space and land for the port access road.

Margaret River Enquiry-by-
Design Workshop

An enquiry-by-design workshop for East Margaret River was held in December 2002. It was a joint initiative of the WAPC and Shire of Augusta-Margaret River. Prior to the enquiry-by-design workshop, a visioning workshop was held to introduce the enquiry-by design process, the Shire's vision and canvass the community on its vision for the future of the Margaret River townsite and its surrounds.

The outcomes of both will assist the Shire in planning a sustainable future for the town, and will be a precursor to preparation of a structure plan for East Margaret River. The workshop outcomes report will be released in late 2003.

Busselton Wetlands
Conservation Strategy

The draft *Busselton Wetlands Conservation Strategy*, released for public comment in April 2003, will provide a framework to guide sustainable land use, conservation and 'wise' management of the biodiversity and environmental values of the area.

The draft strategy presents a statement of intent to address land use and development in relation to an identified issue and the wetlands as a whole; and will provide the structure for preparation of management plans for the land.

The study area covers privately and publicly owned land, and includes the Vasse-Wonnerup estuaries, New River and Broadwater wetlands and adjoining areas.

Farm Forestry Policy

Planning Bulletin No. 56 Farm Forestry Policy released for public comment in February 2003, sets new planning guidelines to help local governments make more consistent decisions about tree farming proposals. Issues identified in the policy include:

- the impact on land and water resources
- the environmental, social and economic effects of farm forestry

- the capacity of the regional and local road network to service timber harvesting transport needs
- the impact on the visual landscape
- compatibility with existing activities
- the potential for downstream processing of timber products.

The WAPC received 37 submissions on the policy and following further stakeholder consultation it is expected to be finalised during 2004.

Greater Bunbury Land Release
Plan

The *Greater Bunbury Land Release Plan 2002*, released in April 2003, shows that the Greater Bunbury Region is expected to have a population of 77,200 people by 2011, an increase of about 12,000 from 2001. The Shire of Dardanup is expected to experience population growth of 6.67 per cent per annum to 2011, which is well above the expected State growth of 1.74 per cent per annum. The main centres of residential activity are anticipated to be Dalyellup, Australind and Eaton.

The land release plan also presents information about a range of demographic trends, projected demand and supply issues. It also reviews the physical infrastructure, as well as community services. To provide context the analysis includes a review of environmental and economic issues.

Geraldton Regional Centre
Strategy Plan

The *Geraldton Region Plan* recognised and promoted the regional function of Geraldton as the primary commercial, community and tourist focus for the Mid-West Region. The WAPC employed consultants to prepare a planning strategy for the central business district and conduct further assessment of regional transport issues early in 2002.

The community considered land use options in May 2003. It is envisaged that Geraldton will develop as a multi-purpose centre containing a wide range of central area functions with high levels of employment while maintaining its unique heritage, tourism and environmental features. The strategy will be finalised mid-2004.

Warren-Blackwood Rural
Strategy

The draft *Warren-Blackwood Rural Strategy*, released for public comment in March 2003, provides a new approach to introduce sustainability and natural resource management into rural land use planning.

Land capability and water availability for the region's sub-catchments and key environmental, biodiversity and resource protection requirements have

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been identified to ensure that the region's significant potential for further development can be achieved, within the limitations of the region's natural resources.

Key rural and resource issues identified include rural subdivision, tourism, water resource protection and land management. The strategy also provides a range of planning and management measures to address these.

Kalgoorlie-Boulder Land Release Plan 2002 Update

The *Kalgoorlie-Boulder Land Release Plan 2002 Update*, released in February 2003, shows that residential, commercial and industrial land supply in the city is adequate for current demand.

The land release plan provides an update of Kalgoorlie-Boulder's population, projected demand and supply issues as well as reviewing the local physical infrastructure. There are approximately 2,500 residential lots that can be developed within the next five-years with the staging of development essential to ensure that there is always an adequate supply of land available.

2002 Audit of the Goldfields- Esperance Regional Planning Strategy

The *Goldfields-Esperance Regional Planning Strategy* released in July 2000 recommends the publication of an annual update on the status of the recommendations contained in the strategy. All State government agencies and local governments identified as lead agencies in the strategy were contacted to provide an update on the status of the projects and actions.

Of the 40 agencies identified as being a lead agency responsible for the implementation of a project or action, responses have been received from 32. The strategy audit covered 23 actions comprising 97 implementation projects and showed the strategy implementation program is ahead of schedule. Sixty per cent of recommendations and priority actions have been completed, programmed, initiated and substantially completed.

Lower Great Southern Regional Strategy

The Lower Great Southern Region Strategy has been progressed throughout the year and several public consultation exercises have been undertaken. A community advisory group has provided comments on industrial areas, regional roads, the protection of the port and related access routes, the protection of the airport and its buffers, priority agricultural resource areas and basic raw materials resource areas.

The Lower Great Southern Region is experiencing significant population growth and economic development pressures in some areas. Competing uses for limited land resources are becoming causes of conflict.

Warren-Blackwood Major Industrial Site Study

The WAPC has commenced a major industrial site study within the Warren-Blackwood Region. The objective of the study is to identify a sub-regional industrial site and then assess its establishment, infrastructure, buffer, waste management and transport requirements. A well-planned industrial area will help attract investment in value-adding industries because most of the site selection works will be

complete, approval processes will be simpler and quicker, and associated costs will be lower as all industrial activity is located together.

Geraldton Primary North-South Road Alignment Selection Study

The WAPC in conjunction with Main Roads WA initiated the north-south road alignment selection study. The study reviewed previous alignment options and identified a preferred alignment and associated regional road network. The options were released for public comment in October 2002.

The community strongly opposed traffic and heavy haulage traffic in established residential and special rural areas but did acknowledge the need to plan for future requirements to provide certainty. A recommendation will be considered by the WAPC in late 2003.

Gelorup Basalt Quarry Buffer Study

The *Gelorup Basalt Quarry Buffer Study* to investigate the affect of quarry activity on residents in the surrounding areas was released for public comment in December 2002. The study evaluates the affect of current blasting on existing residents, the extent of areas potentially affected and how any affect

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can be minimised or eliminated through changes to blasting practices or planning mechanisms.

The WAPC received 26 submissions, the main issues raised being opposition to any buffers over the existing residential area and the need to have regard for residents concerns in any proposals to expand the quarries.

The recommendations of the study will assist in the development of planning controls by the WAPC and Shire of Capel, to meet the State Government objective of resource developments having minimal effect on the amenity of residents and other land uses. Once finalised any recommended planning controls will be reflected in the Greater Bunbury Region Scheme.

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