

3.1 METROPOLITAN REGION SCHEME AMENDMENT 1161/41 - PARKS AND RECREATION RESERVATIONS FOR PUBLIC LAND

(All Wards) (Development Services)

KEY ISSUES

- A proposal has been received for an omnibus amendment to the Metropolitan Region Scheme to address a number of sites across the Perth metropolitan area that are currently or intended to be reserved for Parks and Recreation purposes.
- The amendment includes 28 proposals for changes to the zoning and reservation of land under the Metropolitan Region Scheme within the City of Swan. The Western Australian Planning Commission has requested the City's comment be referred on or before 8 February 2010.
- City staff have reviewed each of the 28 amendment proposals for the City of Swan and provided their position and comment on each. It is intended that these comments be referred to the Western Australian Planning Commission upon Council's endorsement.

It is recommended that Council endorse the comments and recommendations made in this report and refer the comments to the Western Australian Planning Commission to assist in their consideration of the proposed Metropolitan Region Scheme Amendment 1161/41.

BACKGROUND

The City of Swan received the subject proposed Metropolitan Region Scheme (MRS) amendment in October 2009, with a subsequent request for comment and a request to display copies of the documentation at the front counter of the City's offices between 6 October 2009 and 29 January 2010.

The amendment proposals for the reservation of land will have the effect of automatically amending the City's Local Planning Scheme 17 (LPS17) with no further action required by the City. The zoning of land under the MRS, however, will require the City to amend LPS17 to ensure that it remains consistent with the MRS.

REPORT

Within the City of Swan, the amendment is largely intended to address a number of mapping anomalies and inaccuracies, particularly relating to the cadastral boundary of the Swan River and various existing Parks and Recreation reserves. In addition to this, there are a number of proposals to reserve significant areas of native vegetation that

have been acquired by the WAPC through sub-division or other methods, as well as proposals to reserve land for roads and utility services.

The City has reviewed each of the proposals for their potential impact on the City of Swan operations and on City of Swan land. The City has no fundamental objections to the proposals, although some recommendations for modifications have been made to ensure that the zoning reflects the long term use of the subject land.

Each of the proposals is identified visually in Appendix I, and described by the Western Australian Planning Commission in Appendix II. Each proposal is numbered within the two appendices, and the City's comments listed below are numbered accordingly

Proposal 1: The subject sites, currently owned by the WAPC, are to be included within the MRS Reserve (Parks and Recreation) for inclusion within the Darling Range Regional Park.

City of Swan officer position: No objection

Comment: No implications for the City of Swan

Proposal 2: The subject sites, currently owned by the WAPC, are to be included within the MRS Reserve (Parks and Recreation) to protect the regional significance of the native vegetation of Jumbuck Hill.

City of Swan officer position: No objection

Comment: No implications for the City of Swan

Proposal 3: The subject sites, currently identified as Crown reserves vested with the City of Swan, are to be included within the MRS Reserve (Parks and Recreation) to reflect the regional significance of the Swan River and complement adjacent Parks and Recreation reserves.

City of Swan officer position: **Objection**

Comment: Lot 31 is owned freehold by the City of Swan and is currently leased to the State Equestrian Centre. Similarly Lot 25 is owned freehold and is currently used for the East Swan Fire Station. It is considered that the current rural zoning should remain to enable greater flexibility for land uses bearing in mind that these properties are Council assets. The City is opposed to the proposed rezoning to Parks and Recreation. The current rural zoning is to remain.

Proposal 4: Subject site 1, currently owned by the WAPC, is to be included within the MRS Reserve (Parks and Recreation) to reflect the regional significance of the Swan River. Subject site 2, currently privately owned, is to be included within the MRS 'Rural' zone as it is not within the boundary of the Parks and Recreation area.

City of Swan officer position: No objection

Comment: Subsequent amendment to LPS17 will be required for subject site 2 to rezone the Pt Lot to 'General Rural'.

Proposal 5: Subject sites 1, currently owned by the WAPC, are to be put within the MRS Reserve (Parks and Recreation). Subject sites 2, currently part of the Swan River, are to be put within the Waterways Reservation. Subject sites 3, currently

reserved for other regional roads, are to be put within the MRS 'Rural' zone. Subject sites 4, currently owned by the WAPC, are to be included within Bush Forever Site 302.

City of Swan officer position: No objection

Comment: Subsequent amendment to LPS17 will be required for subject site 2 to rezone the Pt Lot to 'General Rural'.

Proposal 6: Subject site 1, currently a Crown reserve, is to be included within the MRS Reserve (Parks and Recreation) to reflect the regional significance of the Ellen Brook. Subject site 2 is to be included within Bush Forever site 300.

City of Swan officer position: No objection

Comment: No implications for the City of Swan

Proposal 7: Subject sites 1, which is currently a Crown reserve managed by the State and the City of Swan, is to be included within the MRS Reserve (Parks and Recreation) to reflect their important landscape and environmental values. Subject site 2 is to be included within Bush Forever Site 300.

City of Swan officer position: No objection

Comment: No implications for the City of Swan

Proposal 8: Subject site 1, currently a Crown reserve, is to be included within the MRS Reserve (Parks and Recreation) to reflect the regional significance of the Swan River. Subject site 2 is to be included within the Waterways Reservation. Subject site 3 is to be included within a Bush Forever site.

City of Swan officer position: No objection

Comment: There is a need to address accessibility to this site and the agency responsible for management.

Proposal 9: Subject site 1, currently a Crown reserve, is to be included within the MRS Reserve (Parks and Recreation) to reflect the regional significance of the Swan River foreshore. Subject site 2, currently part of the Swan River, is to be included within the Waterways Reservation as it forms part of the Swan River foreshore.

City of Swan officer position: No objection

Comment: No implications for the City of Swan

Proposal 10: Subject site 1, currently Crown Reserves and City of Swan land, is to be included within the MRS Reserve (Parks and Recreation) to reflect their importance as pedestrian linkages along the Swan River. Subject site 2, currently part of the Swan River, is to be included within the MRS Waterways Reservation as it forms part of the Swan River foreshore.

City of Swan officer position: No objection

Comment: No implications for the City of Swan

Proposal 11: Subject site 1, currently owned by the City of Swan and the WAPC, are to be included within the MRS Reserve (Parks and Recreation) to reflect the regional importance of the Swan River. Subject site 2, currently part of the Swan River, is to be put within the MRS Waterways Reservation as it forms part of the Swan River foreshore.

City of Swan officer position: No objection

Comment: No implications for the City of Swan

Proposal 12: Subject site 1, currently reserved for public purposes and the Swan River, is to be included within the MRS Reserve (Parks and Recreation) to reflect the regional significance of the Swan River foreshore. Subject sites 2, currently within the Swan River, are to be included within the MRS Waterways Reservation. Subject site 3 is to be included within Bush Forever site 302.

City of Swan officer position: No objection

Comment: No implications for the City of Swan

Proposal 13: Subject site 1, representing Crown land and property owned by the City of Swan, is to be included within the MRS Reserve (Parks and Recreation) reflect the regional significance of the Swan River. Subject site 2, currently part of the Swan River foreshore, is to be put within the MRS Waterways Reservation.

City of Swan officer position: No objection

Comment: No implications for the City of Swan

Proposal 14: Subject site 1, currently Crown land, is to be put with the MRS Reserve (Parks and Recreation) to reflect the regional significance of the Swan River. Subject site 2, currently within the Swan River foreshore, is to be put within the MRS Waterways Reservation.

City of Swan officer position: No objection

Comment: No implications for the City of Swan

Proposal 15: Subject site 1, currently part of the Lilac Hill reserve, is to be put within the MRS Reserve (Parks and Recreation) to correct a mapping anomaly.

City of Swan officer position: No objection

Comment: No implications for the City of Swan

Proposal 16: Subject site 1, currently privately owned, is to be zoned 'Urban' under the MRS to correct a mapping anomaly.

City of Swan officer position: No objection

Comment: The City of Swan will be required to zone the subject sites 'Residential' through a formal amendment to Local Planning Scheme 17.

Proposal 17: Subject site 1, currently representing Crown reserves and land owned by the City of Swan, is to be put within the MRS Reserve (Parks and Recreation) to reflect the regional significance of the Swan River.

City of Swan officer position: No objection

Comment: No implications for the City of Swan

Proposal 18: Subject site 1, which represents Jane Brook reserve, is to be put within the MRS Reserve (Parks and Recreation) to reflect the regional significance of the Jane Brook river system.

City of Swan officer position: No objection

Comment: No implications for the City of Swan

Proposal 19: Subject site 1, currently owned by the WAPC, is to be put within the MRS Reserve (Parks and Recreation) to reflect the regional significance of the Helena River area.

City of Swan officer position: No objection

Comment: No implications for the City of Swan

Proposal 20: Subject site 1, currently owned by the WAPC, is to be put within the MRS Reserve (Parks and Recreation) to remove the potential for the area to be developed. Subject site 2 is to be zoned 'Rural' under the MRS.

City of Swan officer position: No objection

Comment: Subject site 2 will require an amendment to LPS17 to zone the subject site 'General Rural'.

Proposal 21: Subject site 1, representing the Water Street road reserve between Guildford and Woodbridge, is to be zoned 'Urban' under the MRS. Subject site 2 is to be zoned 'Rural' under the MRS.

City of Swan officer position: No objection

Comment: Both subject site 1 and 2 are within the Road Reserve under LPS17 and as such will not require amendments.

Proposal 22: Subject site 1, representing a section of the reserve for Marshall Road, is to be zoned 'Urban Deferred' under the MRS.

City of Swan officer position: Objection

Comment: This section of Marshall Road is already constructed, and the 'Urban Deferred' land to the east is the subject of an MRS amendment proposal to lift the 'Urban Deferred' zoning (DoP Reference 812-2-21-21). The City questions the logic of zoning this section of road to 'Urban Deferred' and would instead suggest that the subject site be zoned 'Urban'. A rezoning will not be required to LPS17 in any case as the subject site is currently within a Road Reserve.

Proposal 23: Subject site 1, which forms part of the Reid Highway, is to be put within the MRS Primary Regional Roads Reserve. Subject site 2, currently within the Camboon road reserve, is to be included within the MRS Reserve (Parks and Recreation). Subject site 3, also within the Camboon Road Reserve, is to be included within the Bush Forever Area. Subject site 4, also currently located within the Camboon Road Reserve, is to be excluded from the Bush Forever area.

City of Swan officer position: No objection

Comment: Reserve 46410 (Subject site 1) is currently managed by the City of Swan.

Proposal 24: Subject site 1, currently owned by the WAPC, is to be included within the MRS Reserve (Parks and Recreation) to reflect their important landscape and conservation values. Subject site 2 is to be included within the Bush Forever site.

City of Swan officer position: No objection

Comment: No implications for the City of Swan

Proposal 25: Subject site 1, a Crown reserve containing a creek line, is to be included within the MRS Reserve (Parks and Recreation) to reflect its important landscape and conservation values.

City of Swan officer position: No objection

Comment: No implications for the City of Swan

Proposal 26: Subject site 1, currently owned by the WAPC, is to be included within the MRS Reserve (Parks and Recreation) to reflect the regional significance of the area and the conservation values of the wetland. Subject site 2 is to be included within a Bush Forever site.

City of Swan officer position: No objection

Comment: No implications for the City of Swan

Proposal 27: Subject site 1, currently owned by the WAPC, is to be zoned 'Urban' under the MRS to correct a mapping anomaly.

City of Swan officer position: No objection

Comment: A subsequent amendment to LPS17 will be required to zone subject site 1 'Residential'.

Proposal 28a: Subject site 1, representing the Cullacabardee area, is to be included within the MRS Reserve (Parks and Recreation) to reflect its important native vegetation and water catchment areas. Subject site 2 is to be included within the public purposes (Special Use) reservation for the substance abuse rehabilitation centre known as Cyrenian House.

City of Swan officer position: No objection

Comment: No implications for the City of Swan

Proposal 28b: Subject site 1, currently owned by the Western power, is to be included within the Reserve (Public Purposes) for the purposes of a Western Power sub-station. Subject site 2, also currently owned by the Water Corporation, is to be included within the Reserve (Public Purposes) for the purposes of a Water Corporation pumping station. Subject site 3, currently owned by the WAPC, is to be included within the Reserve (Public Purposes) for the purposes of a possible future railway station. Subject site 4, also currently owned by the WAPC is to be included within the Primary Regional Roads reservation to serve as parking for the possible future railway station.

City of Swan officer comment: No objection

Comment: No implications for the City of Swan

ATTACHMENTS

- Parks and Recreation Reservations – City of Swan Figures 1-28
- MRS Scheme Amendment 1161/41 – City of Swan Amendment Report

STRATEGIC IMPLICATIONS

A number of the proposals will require the zoning of land under the Metropolitan Region Scheme that is currently within a Reserve. This zoning of land will require a subsequent rezoning of Local Planning Scheme 17 to ensure that it remains consistent with the Metropolitan Region Scheme.

STATUTORY ENVIRONMENT

Minor costs will be incurred in preparing and advertising LPS amendments.

FINANCIAL IMPLICATIONS

Nil

RECOMMENDATION

That the Council resolve to:

- 1) Endorse the City's comments with respect to the 28 proposals for amendments to the Metropolitan Region Scheme within the City of Swan with emphasis on the City's opposition to Proposal 3 (figure 3) for which the City believes the current rural zoning shall remain.
- 2) Forward the City's comments to the Western Australian Planning Commission for assistance in their consideration of the proposed amendments.

