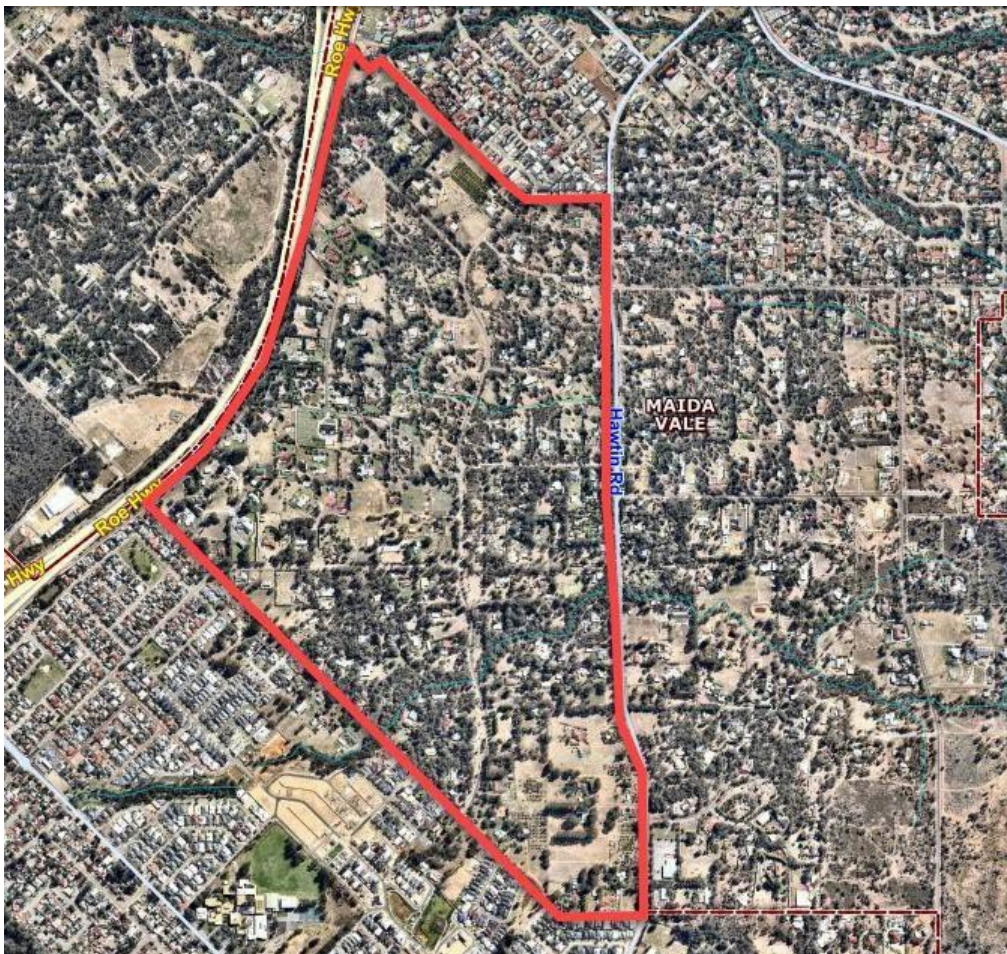


## Maida Vale South

### Frequently Asked Questions

1. Q: Where is Maida Vale South Urban Precinct?

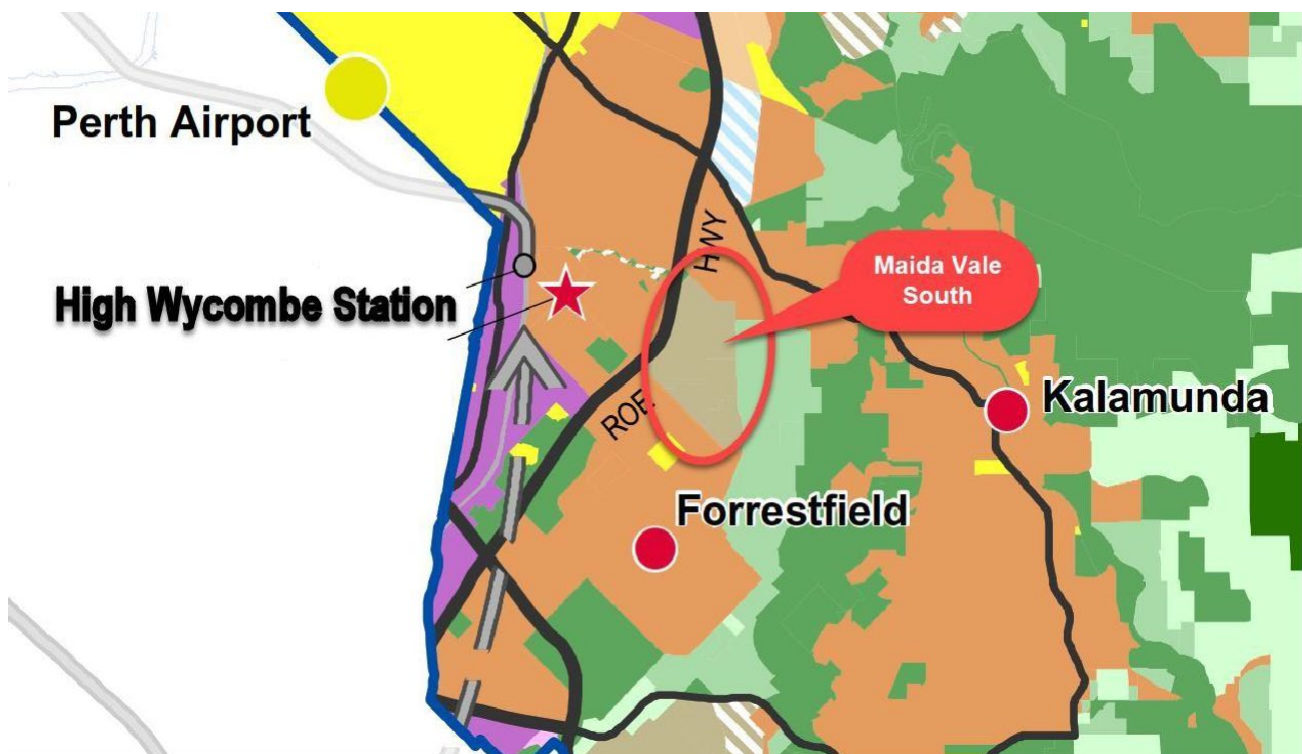
A: The area referred to as 'Maida Vale South' is an approximately 175ha area of land bounded by Roe Highway, Sultana Road East, Hawtin Road, and the existing urban area of Maida Vale adjacent to Poison Gully Creek and Maida Vale Road. The subject land has been identified in the State Government's North East Subregional Planning Framework as a potential 'urban expansion'.



2. Q: What is the North East Subregional Planning Framework?

A: The North East Subregional Planning Framework is a strategic document of the State Government, which is designed to ensure there is enough land available for future housing and employment opportunities to accommodate for population growth in the Perth metropolitan region. The document also highlights and foreshadows where future urban development is to occur.

The Maida Vale South area is identified as 'Urban Expansion'. Further detailed planning is required for Urban Expansion/Investigation areas prior to consideration for any rezoning under the Metropolitan Region Scheme and before development can occur including, but not limited to, investigations regarding protection of significant environmental attributes, basic raw materials, water resources, bushfire risk, servicing, community and social infrastructure, movement networks and employment. These areas may contain significant environmental attributes and further planning for these sites will need to prioritise avoidance and/or protection of the environmental values. Minor refinement of expansion or investigation area boundaries may be required to accommodate more detailed future planning.



3. Q: What is the City's Local Planning Strategy 2010?

A: The City of Kalamunda's Local Planning Strategy sets out a long-term plan for the Local Government by applying State and Regional Planning Policies, providing rationale for zones. The City's Local Planning Strategy currently foreshadows Maida Vale South as an 'Urban Investigation Area', which is consistent with the 'Urban Expansion' identification in the North East Subregional Planning Framework.

4. **Q:** What planning processes need to occur to consider the future land uses in Maida Vale South?

**A:** The Planning Framework in Western Australia requires the following key processes to occur before subdivision and development can be considered in Maida Vale South:

- a. Metropolitan Region Scheme (MRS) Amendment
- b. Local Planning Scheme No. 3 (Scheme) Amendment
- c. Approval of a Structure Plan

5. **Q:** What is the Metropolitan Region Scheme?

**A:** The Metropolitan Region Scheme (MRS) is a statutory planning document that guides zoning and land use planning in the Perth metropolitan region. The MRS defines the future use of land, dividing it into broad zones and reservations. Zoning under the MRS is a precursor to zoning under local government local planning schemes, which facilitate detailed plans for the development of land. Local planning schemes must be consistent with the MRS.

6. **Q:** What is involved in an MRS Amendment?

**A:** The Western Australian Planning Commission (WAPC) is responsible for keeping the Region Planning Schemes under review and initiating changes where they are seen to be necessary. An amendment to the Region Planning Scheme changes the zoning or reservation of land to allow for a different land use. The amendment process is regulated by the *Planning and Development Act 2005*.

An amendment is advertised inviting submissions before a final decision on a proposal is made. A submission is a chance for people to express their opinion and provide information. The number of submissions received for or against a proposal will not determine the result, rather it is the reasoned argument of why a particular change of land use should or should not be done.

Advertising for the Maida Vale South amendment occurred in September 2023.

Submissions assist the WAPC in reviewing MRS amendment proposals before proceeding. Submissions enable the consideration of issues that affect different stakeholders and the community, and where appropriate the consideration of modifications,

Further information can be found via: <https://www.wa.gov.au/organisation/department-of-planning-landsand-heritage/amending-the-region-planning-schemes>

7. **Q:** What is the City's Local Planning Scheme?

**A:** The City's Local Planning Scheme No. 3 (Scheme) sets out the way land is to be used and developed and includes provisions to manage infrastructure and development within the City's area of planning authority. The Scheme sets out the requirements for planning approval and reserves land for public purpose. The Scheme also facilitates the preparation of more detailed plans that guide the development of urban areas.

The applicant has indicated a desire for rezoning directly to Urban. There is potential for concurrent LPS3 zoning to occur as part of the MRS amendment.

Further information on lifting Urban Deferred can be found [here](#).

8. **Q:** What is involved in a Local Planning Scheme Amendment?

**A:** A Local Planning Scheme Amendment is a change to the zoning and/or permissibility of uses within the City's Local Planning Scheme No. 3. Under Part 5 the *Planning & Development (Local Planning Schemes) Regulations 2015*, an amendment to the Scheme is classified as either a basic, standard or complex amendment. Depending on its classification advertising may be required. A basic amendment does not require advertising, but standard and complex amendments do. It is anticipated that amendments within the Maida Vale South area will be classified as standard or complex.

A process flowchart can be found via: [Local Planning Scheme Amendment Flowcharts](#)

9. **Q:** What is a Structure Plan?

**A:** A structure plan deals with residential density, subdivision, and the coordination of infrastructure at a neighbourhood scale. They are prepared to provide for the vision and outline the planning framework for future subdivision and development for a specific area. They outline future intentions for specific land uses and density coding, public open space requirements, road network requirements and various other infrastructure needs.

10. **Q:** Who can I contact if I have further questions?

**A:** Please contact the City of Kalamunda Planning Services during office hours on 9257 9999 or email [enquiries@kalamunda.wa.gov.au](mailto:enquiries@kalamunda.wa.gov.au)

11. **Q:** Where can I find further information and keep up to date?

**A:** The Department of Planning, Lands and Heritage (DPLH) has a page where the amendment documents are available, and progress is updated. It can be found [here](#).

The EPA review and determination can be found [here](#).