



Department of **Planning,
Lands and Heritage**



Addressee's ref: 20-119
Our ref: MRS 1388/57
Enquiries: Jason Bouwhuis (6551 9434)

Element
Level 1, 500 Hay Street
SUBIACO WA 6008
Be email: Matt.Raymond@elementwa.com.au

Dear Matt,

REQUEST TO PREPARE A STRUCTURE PLAN – WATTLE GROVE SOUTH DEVELOPMENT AREA

I refer to your letter dated 24 June 2025 seeking Western Australian Planning Commission (WAPC) support for a structure plan to be prepared for the above locality.

In response to the request, you are advised that the WAPC considers, pursuant to Schedule 2, clause 15(c) of the *Planning and Development (Local Planning Schemes) Regulations 2015* that a structure plan is required for the purposes of orderly and proper planning subject to the following:

- That the land be appropriately zoned under the Metropolitan Region Scheme (MRS) and Local Planning Scheme (LPS) prior to the WAPC making a decision on the structure plan;
- The proponent agreeing, if required, to defer the determination of the structure plan until the land is appropriately zoned; and
- The proponent being advised that support to the preparation of a structure plan should not be construed as WAPC's support to a future structure plan or to the proposed re-zoning of the land under the MRS and LPS.

Further to the above, the Department is supportive of the lodgement of a structure plan to further advance planning for the area. If you have any queries regarding the above, please contact either me or Jason Bouwhuis on 6551 9434.

Yours sincerely

Andrew Cook
A/Planning Director – Metro North

31 July 2025