



Government of Western Australia
Public Transport Authority

6 July 2023

Chief Executive Officer
City of Armadale
7 Orchard Avenue
Armadale 6112 WA

Attention: Paul Sanders – Executive Director Development Services

Dear Paul

DEVELOPMENT APPLICATION 3 – ARMADALE STATION

Hames Sharley acts as the planning consultant on behalf of the Public Transport Authority (PTA) and the Byford Rail Extension Alliance, MetCONNx (MX). MX has been awarded the contract to design and build a new elevated station at Armadale, an at-grade station at Byford and related works as part of the Byford Rail Extension (BRE) Project.

MX is seeking approval from the Western Australian Planning Commission (WAPC), in collaboration with the City of Armadale to redevelop Armadale station, inclusive of public realm upgrades, within the Armadale town centre.

In support of this Development Application, please find enclosed:

- Completed and signed MRS Form 1, signed by applicant and landowner; and
- A copy of the Development Application planning report including development plans and supporting appendices.

The enclosed Development Application planning report provides detailed information on:

- An overview and explanation of the works that form part of Development Application 3 – Armadale Station which require approval from the WAPC and the proposed approach to future development applications;
- An overview and explanation of works that are exempt from the requirement to obtain development approval;
- An assessment of the proposal against the relevant planning framework; and
- An examination of the planning merits of the proposal.

In addition to the Development Application planning report and supporting documentation, we note the unique planning procedures which will be applied to this Development Application, which are summarised as follows:

- The METRONET Office will undertake community consultation and agency referrals upon receipt of the application;
- Development Application 3 is located within Planning Control Area 164, meaning the City is required to submit its recommendation to the Department of Planning, Lands and Heritage within 30 days (as per Section 115(3)) of the *Planning and Development Act 2005*; and
- *The Railway (METRONET) Act 2018* enabling legislation is applicable to the BRE Project and provides a number of notable exemptions from the requirement to obtain development approval.

Should you have any queries or require clarification on any matters please do not hesitate to contact Timothy Hodge from Hames Sharley on 9381 0200.

Yours sincerely



MICHAEL PARKER

EXECUTIVE DIRECTOR

INFRASTRUCTURE PLANNING & LAND SERVICES