Mundijong Freight Rail Realignment Planning

fact sheet
November 2021

Rail reserve land and Planning Control Areas (PCA)

# Planning overview

The freight rail planning study was instigated to review previous development work and identified two realignment options that were distributed in the community in 2020.

Initially, the freight rail realignment planning study was progressed as part of the Tonkin Highway Extension project from Thomas Road to South Western Highway, but was ultimately separated into a standalone project following feedback from stakeholders and the community, which highlighted the significance a future rail corridor would have on local landholders.

The separation of the projects alleviated pressure to expedite the corridor selection and has allowed for more detailed investigation into corridor options before further engagement with the community in late 2021.

# Land for the rail reserve

The planning study follows a process to identify a preferred corridor and then undertakes to protect the land via statutory processes. The steps include:

* Option identification (we are here)
* Community engagement – Phase 1
* Multi-Criteria Analysis
* Community engagement – Phase 2
* Ministerial endorsement of preferred corridor
* Concept design of preferred corridor to define land requirements
* Development of business case
* Environmental and heritage surveys to support approvals process
* Declaration of Planning Control Area
* Metropolitan Region Scheme reservation
* Future construction project

# When would land be purchased?

When the government requires land for public works acquisition is usually trigged by allocating funding for a project’s construction.  To acquire land the Government must adhere to strict legislative guidelines under the Land Administration Act.

Further information on the compulsory land acquisition process adopted by government is available on the Department of Planning, Lands and Heritage (DPLH) website:

* [https://www.dplh.wa.gov.au/information-and-services/crown-land/compulsory-acquisitions](https://aus01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.dplh.wa.gov.au%2Finformation-and-services%2Fcrown-land%2Fcompulsory-acquisitions&data=04%7C01%7Cmiranda.nikolich%40mainroads.wa.gov.au%7Caaf82e50a6374dcfe04f08d9a59805cb%7Cced71ed676dd43d09acccf122b3bc423%7C0%7C0%7C637722894612068804%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C1000&sdata=c%2B1OwAsfyaCbspbgGTL3XWjTsIX9FBTCdfSaYMalcDY%3D&reserved=0)
* [https://www.dplh.wa.gov.au/policy-and-legislation/land-use-management-policies#laa](https://aus01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.dplh.wa.gov.au%2Fpolicy-and-legislation%2Fland-use-management-policies&data=04%7C01%7Cmiranda.nikolich%40mainroads.wa.gov.au%7Caaf82e50a6374dcfe04f08d9a59805cb%7Cced71ed676dd43d09acccf122b3bc423%7C0%7C0%7C637722894612078761%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C1000&sdata=FvEhwn8gVzk21T6GSpAzGhhZja0cpjS63D9Q62AJjh8%3D&reserved=0)

## Planning Control Areas (PCA)

A PCA protects land required for state purposes until it may be reserved in the Metropolitan Region Scheme (MRS). PCAs are implemented where required to ensure that no development occurs on the affected land that might prejudice its future identified purposed (in this case the freight rail and future Tonkin Highway corridor).

PCAs have no direct impact on your land or the existing use of that land, it is a ‘control’ measure, which means should you wish to undertake development work, for example build new houses, sheds, patios, you will need to apply to your local government who will forward the application to Western Australian Planning Commission (WAPC) for approval.

When a PCA is in place you are not able to start or carry out development without the prior approval of the WAPC. Compensation is payable in respect of land injuriously affected by this declaration, and the land so affected may be purchased by the WAPC in the same circumstances and in the same manner as if the land had been reserved in the MRS for public purpose.

More information on PCA’s:

* [www.dplh.wa.gov.au/your-property-and-region-schemes](http://www.dplh.wa.gov.au/your-property-and-region-schemes)
* [www.dplh.wa.gov.au/planning-control-areas](http://www.dplh.wa.gov.au/planning-control-areas)

# Further information

Contact our Customer Information Centre on enquiries@mainroads.wa.gov.au or 138 138 if you wish to talk our Community Engagement Consultant.