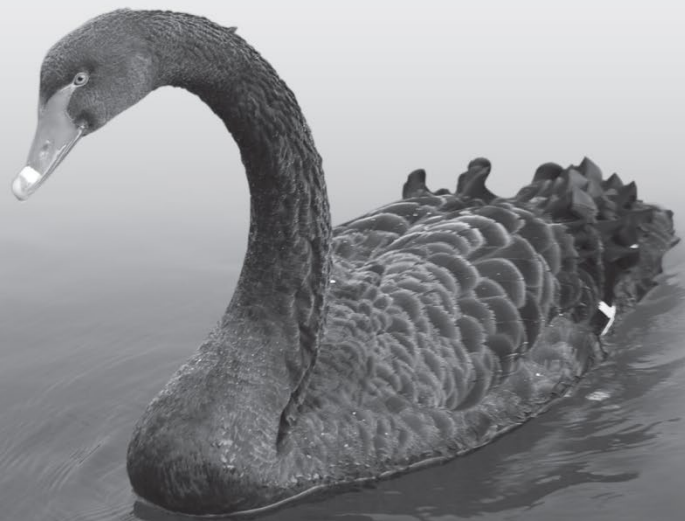




October 2020

Metropolitan Region Scheme Amendment 1370/57 (Minor Amendment)



West Piara High School Site

Report on Submissions
Submissions

City of Armadale

**Metropolitan Region Scheme
Amendment 1370/57
(Minor Amendment)**

West Piara High School Site

**Report on Submissions
Submissions**

City of Armadale



October 2020

The Western Australian Planning Commission acknowledges the traditional owners and custodians of this land. We pay our respect to Elders past and present, their descendants who are with us today, and those who will follow in their footsteps.

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MRS Amendment 1370/57 Report on Submissions
Submissions

File 833-2-22-83 Pt 1 & 2

Published October 2020

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This document is available in alternative formats on application to the Department of Planning, Lands and Heritage Communications Branch.

Introduction to Metropolitan Region Scheme minor amendments

The Western Australian Planning Commission (WAPC) is responsible for keeping the Metropolitan Region Scheme under review and initiating changes where they are seen as necessary.

The Metropolitan Region Scheme (MRS) sets out the broad pattern of land use for the whole Perth metropolitan region. The MRS is constantly under review to best reflect regional planning and development needs.

An amendment proposal to change land use reservations and zones in the MRS is regulated by the *Planning and Development Act 2005*. That legislation provides for public submissions to be made on proposed amendments.

For a non-substantial amendment, often referred to as a minor amendment (made under section 57 of the Act), the WAPC considers all the submissions lodged, and publishes its recommendations in a report on submissions. This report is presented to the Minister for Planning for approval. The amendment takes legal effect with Gazettal of the Minister's approval.

In the process of making a non-substantial amendment to the MRS, information is published as a public record under the following titles:

Amendment report

This document is available from the start of the public advertising period of the proposed amendment. It sets out the purpose and scope of the proposal, explains why the amendment is considered necessary, and informs people how they can comment through the submission process.

Environmental review report

The Environmental Protection Authority must consider the environmental impact of an amendment to the MRS before it can be advertised. While formal assessment would be unlikely for a non-substantial amendment, were it required then an environmental review would be undertaken and made available for information and comment at the same time as the amendment report.

Report on submissions

The planning rationale, determination of submissions and the WAPC's recommendations for final approval of the amendment, with or without modification, is documented in this report.

Submissions

This document contains a reproduction of all written submissions received by the WAPC on the proposed amendment.

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Submissions

Report on Submissions

Metropolitan Region Scheme Amendment 1370/57

West Piara High School Site

Report on Submissions

1 Introduction

At its February 2020 meeting, the Western Australian Planning Commission (WAPC) resolved to proceed with this amendment to the Metropolitan Region Scheme (MRS) in accordance with the provisions of Section 57 of the *Planning and Development Act 2005*.

The principal differences between the minor and the major MRS amendment processes are that the former includes a 60-day advertising period while the period for the latter is 90 days, the former is not required to be placed before Parliament (for 12 sitting days) while the latter is and there is not requirement for submitters to be offered hearings for minor amendments.

2 The proposed amendment

Purpose

The amendment proposal was described in the previously published *Amendment Report*, and a description of the proposal is repeated below.

The purpose of the amendment is to rezone approximately 12.84 ha of land in the Piara Waters locality from the Rural - Water Protection zone to the Public Purposes - High School reserve under the MRS. The amendment will facilitate the future construction of a new High School.

3 Environmental Protection Authority advice

On 27 March 2020, the Environmental Protection Authority (EPA) advised that the proposed amendment should not be assessed under Part IV Division 3 of the *Environmental Protection Act 1986* (EP Act). The EPA considers the amendment is unlikely to have a significant effect on the environment and does not warrant formal assessment under Part IV of the EP Act. The EPA provided advice relating to: Inland Waters, Flora and Vegetation, Terrestrial Fauna and Social Surrounds.

The EPA concluded that the amendment can be managed to meet the EPA's environmental objectives through existing planning controls. The EPA recommends that future City of Armadale Local Planning Scheme (LPS) amendments should contain specific Scheme provisions, informed by surveys, to demonstrate how impacts to these values will be avoided and/or managed.

The WAPC notes that the Public Purposes - High School reserve is automatically reflected in the City of Armadale LPS No. 4, therefore the EPA's requirements will require consideration in the subsequent development approval stage.

A copy of the notice from the EPA is in *Appendix A* of the *Amendment Report*.

4 Call for submissions

The amendment was advertised for public submissions from 12 May 2020 to 17 July 2020. The amendment was available for inspection at the office of the Western Australian Planning Commission and on the DPLH website www.dplh.wa.gov.au/mrs-amendments.

During the public inspection period, notice of the amendment was published in *The West Australian* and relevant local newspapers circulating in the locality of the amendment.

5 Submissions

A total of sixteen submissions (includes one late submission) were received on the amendment. An alphabetic index of all the persons and organisations lodging submissions is at *Schedule 1*.

Fourteen submissions were of non-objection / comment and two objections were received. No submissions of support were received.

A summary of each submission with WAPC comments and determinations is at *Schedule 2*. A complete copy of all written submissions is contained in this report.

6 Main issues raised in submissions and determinations

6.1 Water Corporation

The Water Corporation advises that *State Planning Policy 2.3 - Jandakot Groundwater Protection* (SPP 2.3) maintains a general presumption against the development of land within the Jandakot groundwater protection area. The documentation provided is inconclusive as to how the proposal accords with the provisions of SPP 2.3 or how the impacts can be managed.

The amendment is premature to the Department of Water and Environmental Regulation's (DWER) assessment and adoption of a District Water Management Strategy (DWMS) to satisfactorily demonstrate that the land is capable of accommodating urban development while not compromising the protection of the Jandakot groundwater catchment.

The Corporation advises that there is no adopted water and wastewater solution for this urban development proposal. While the Corporation has previously undertaken some desk-top examinations of possible wastewater servicing solutions provided by the proponent's consulting engineers, these studies have raised constraints and costs which require further examination. In the event that the rezoning is approved, the development proponents will need to examine water and wastewater servicing options and liaise further with the Corporation in this regard.

WAPC Comments: *SPP 2.3 states that there is a general presumption against new residential, special residential, industrial or commercial zones within the Jandakot Underground Water Protection Control Area. These are all uses that are permissible on land zoned Urban under the MRS. However, SPP 2.3 states that proposals which satisfy the following criteria may be supported:*

- *Large landholdings that were previously cleared and disturbed.*
- *Land directly adjacent to already-developed areas.*

- *Land identified as being appropriate for more intensive development through strategic planning instruments such as a regional or sub-regional structure plan.*

The subject land is approximately 12.84 ha and has been primarily used for agricultural pursuits and has been cleared of vegetation in parts. The proposed amendment abuts an existing Urban zoned area to the east and is identified in the South Metropolitan Peel Sub-regional Planning Strategy as Urban Investigation with a Short-Medium Term (2015 – 2031) timeframe. The DWER has also approved a DWMS for the subject land. Therefore, the proposed amendment is considered to be consistent with the requirements of SPP 2.3.

The Corporation has indicated that the amendment is situated outside of its infrastructure planning, however this is not an unusual circumstance with the Corporation often undertaking this work once land has been rezoned. This has been confirmed at a meeting with the Corporation indicating that if the amendment is finalised, it will undertake the necessary infrastructure planning once the land is reserved Public Purposes - High School in the MRS.

In any case, it is important to note that the proponent's engineers have prepared a services strategy based on preliminary advice of the Corporation, which indicates how the land can be connected to reticulated water and sewer. The proponent has advised that in regard to reticulated water, this will be via:

- *Extending the DN250 water main from the Pressure Reducing Valve at the intersection of Nicholson Road and Warton Road to the north.*
- *Extending the DN250 water main from Wright Road, along Mason Road west of the site.*
- *Extending the DN250 water main from Pegus Way approximately 300 m south-east of the amendment area.*

With respect to sewer, the Corporation advised that wastewater from the site will be gravity fed to two existing wastewater pump stations (WWPS), located in adjacent areas within 400-700 m of the site, and that the existing DN200 and DN225 pressure mains that connect to the two WWPS have capacity. A network of DN150 reticulation pipes that feed to these two WWPS will be provided as part of the development.

Submission noted.

7 Determinations

The responses to all submissions are detailed in *Schedule 2 - Summary of submissions and determinations*. The submissions of objection are recommended to be dismissed.

8 Co-ordination of region and local scheme amendments

Under section 126(3) of the *Planning and Development Act 2005* the WAPC has the option of concurrently rezoning land that is being zoned Urban under the MRS, to a "Development" zone (or similar) in the corresponding LPS.

The concurrent LPS amendment of the proposed High School site does not apply as no land is being zoned Urban, and the Public Purposes - High School reserve is automatically reflected in the City of Armadale LPS 4.

9 Conclusion and recommendation

This report summarises the background to minor amendment 1370/57 and examines the various submissions made on it.

The WAPC, after considering the submissions, is satisfied that the amendment as shown generally on Amendment Figure - Proposal 1 in *Schedule 3* and in detail on the MRS amendment plans listed in *Appendix 1* should be approved and finalised.

The WAPC recommends that the Minister for Planning approves the amendment.

10 Ministers decision

Amendments to the Metropolitan Region Scheme using the provisions of section 57 of the *Planning and Development Act 2005* require the WAPC to provide a report and recommendation to the Minister for Planning for approval. The Minister may approve, approve with modification or decline to approve the proposed amendment.

The Minister, after considering the amendment, has agreed with the recommendation of the WAPC and approved the amendment.

MRS Amendment 1370/57 is now finalised as advertised and shown on WAPC Amending Plan 3.2759, and has effect in the Metropolitan Region Scheme from the date of notice in the *Government Gazette* on 3 November 2020.

Schedule 1

Alphabetical listing of submissions

Alphabetical Listing of Submissions

MRS Amendment 1370/57

West Piara High School Site

Submission Number	Name
14	Armadale, City of
6	Biodiversity, Conservation and Attractions, Swan Region, Department of
11	Education, Department of
10	Garrett, David
8	<i>Name removed at the request of the submitter</i>
2	Jobs, Tourism, Science and Innovation, Department of
13	Main Roads Western Australia
1	Mines, Industry Regulation and Safety, Department of
12	Primary Industries and Regional Development, Department of
7	Public Transport Authority
9	<i>Name removed at the request of the submitter</i>
4	Transport, Department of
5	Urban Bushland Council WA
15	Water and Environmental Regulation, Department of
3	Water Corporation

Late Submissions	Name
16	Health, Department of

Schedule 2

Summary of submissions and determinations

REFER TO THE SUBMISSIONS SECTION FOR A FULL COPY OF EACH WRITTEN SUBMISSION AND SUPPORTING INFORMATION

Submission: 1, 2, 4, 6, 7, 12, 16 (Late submission)

Submitted by: Department of Mines, Industry Regulation and Safety, Department of Jobs, Tourism, Science and Innovation, Department of Transport, Department of Biodiversity, Conservation and Attractions, Public Transport Authority, Department of Primary Industries and Regional Development, Department of Health

Summary of Submission: COMMENT

The above State Government organisations raise no objections, no comment or provide general comments on the amendment. Wherever applicable, these comments have been provided to the proponent for further consideration in the subsequent development approval stage.

Planning Comment: Comments noted.

Determination: Submissions noted.

Submission: 3

Submitted by: Water Corporation

Summary of Submission: OBJECTION

The Water Corporation advises that SPP 2.3 maintains a general presumption against the development of land within the Jandakot Groundwater Protection Area. The documentation provided with the amendment is inconclusive as to how the proposal accords with the provisions of SPP 2.3, or how the impacts can be managed. The amendment is premature to DWER's assessment and adoption of a DWMS to satisfactorily demonstrate that the land is capable of accommodating urban development whilst not compromising the protection of the Jandakot groundwater catchment.

The Corporation reiterates its objection and the servicing issues raised in preliminary comments provided on the amendments, as summarised in Section 4 of the *Amendment Report*.

The subject land is situated outside of the Corporation's infrastructure planning areas for water and wastewater. While the Corporation has previously undertaken some desktop examinations of possible wastewater servicing solutions provided by the proponent's consulting engineers, these studies have raised constraints and costs in terms of wastewater conveyance capacity, the need for significant and unfeasible downstream sewer upgrades, and inadequate site area available at the Piara Waters pump stations to accommodate pump station upgrading.

At present there is no adopted wastewater solution for this development proposal. In the event that the rezoning is approved, the development proponents will need to examine wastewater servicing options and liaise further with the Corporation in this regard.

Planning Comment: Refer to “*Main Issues Raised in Submissions – Part 6.1 – Water Corporation*”.

Determination: Submission noted.

Submission: 5
Submitted by: Urban Bushland Council WA Inc.
Summary of Submission: OBJECTION

The Urban Bushland Council (UBC) advises that the site is mainly cleared of vegetation, but notes the vegetation on and near the north-east corner of Mason and Warton Roads. Although the area is not large it is Banksia woodland.

Trees within the bushland are Banksia menziesii, Allocasuarina, Jarrah and Christmas Trees with degraded understorey. The opportunity exists for this area to be protected and restored as part of the High School site. There is a significant Jarrah tree with a vertical hollow and the UBC recommends that this tree be protected.

Planning Comment: Comments noted. It is assumed the UBC comments relate to the vegetation near the intersection of Warton and Mason Roads which is at the north-western corner of the site.

The proponent advises that a flora and vegetation survey (March 2020) found that this vegetation comprises of Eucalyptus and Banksia low woodland, with Banksia being absent over much of the area. The vegetation condition ranged from Good to Degraded.

The design of the proposed high school site is being progressed and will aim to retain vegetation wherever possible. Approval to clear vegetation will be sought through the DWER Native Vegetation Clearing Permit assessment and approval process. In any case, all State and Federal environmental legislative requirements must be complied with.

Determination: Submission noted.

Submission: 8, 9
Submitted by: *Names removed at the request of the submitters*
(interested residents)
Summary of Submission: COMMENT

The submitters support the amendment in general. However, there needs to be significant upgrades to the roads in the area. Little consideration has been given to traffic volumes in the *Amendment Report*.

Mason Road at Warton Road is extremely congested in the morning peak and without an additional east-west link between Wright and Warton Roads, the congestion will only get

worse. This new road connection should be south of Mason Road, while South Hampton Road should also be connecting to Warton Road near the tavern.

Planning Comment: The WAPC notes that the reservation of the land for a high school site will be accompanied by consideration of traffic, parking and access issues which may result in modifications and/or upgrades to the road network. Such matters are given further detailed consideration in the subsequent development approval stage by the City of Armadale and relevant State Government agencies, and may result in specific conditions.

It is also noted that the City of Armadale and the Main Roads WA raise no objections to the finalisation of the amendment, subject to consideration of matters in the subsequent development approval stage.

Determination: Submissions noted.

Submission: 10

Submitted by: David Garrett (interested resident)

Summary of Submission: COMMENT

The submitter supports the amendment, and advises that it may be worth considering accessibility for disabled students. Kenwick school and Castlemain appear to be the closest senior education support centres, and Harrisdale is unable to cater for their oldest son/daughter who is severely disabled.

Planning Comment: The WAPC notes that the design and construction of the proposal high school is outside the scope of the MRS amendment process. However, such matters are given further consideration by the Department of Education (DoE) during the subsequent development approval stage.

Determination: Submission noted.

Submission: 11

Submitted by: Department of Education

Summary of Submission: COMMENT

The DoE raises no objections to the amendment. The DoE supports the provision of a public high school site as it is considered necessary to accommodate for the projected population growth for the area.

The draft concept plan that was prepared for the West Piara Urban Precinct included the provision of an additional public primary school site. The additional primary school site is supported in principle. However, the DoE previously raised a number of matters relating to the concept plan as follows:

- Due to the proposed layout of the draft concept plan having a high number of intersections fronting the site, there will be limited opportunity to provide on-street embayment parking directly along the perimeter of the primary school site to facilitate drop-off and pick-up of students.

- The east-west pedestrian and cyclist connectivity should be improved to encourage access between the primary school site and the existing urban development to the east.
- A preliminary assessment of the report submitted in support of the request to initiate the proposed amendment revealed that possible stormwater basins are to be located within the future primary and high school sites. Clarification is required whether the basin is proposed to be constructed on the school sites as such proposals will not generally be supported by the DoE if there is an opportunity to locate stormwater basins elsewhere.

The DoE acknowledges that the above matters are to be addressed through future structure planning stages. However, the DoE wishes to reiterate these comments to ensure future public-school sites are not unreasonably constrained and are provided in accordance with the requirements of the *Development Control Policy 2.4 - School Sites* and Element 8 of *Liveable Neighbourhoods*. The DoE welcomes the opportunity to discuss the above matters with the proponent as part of the preparation of local structure plan.

Planning Comment: Comments noted. The proponent for the abutting MRS amendment 1369/57 – West Piara Urban Precinct has been provided a copy of the DoE's comments for further consideration.

Determination: Submission noted.

Submission:	13
Submitted by:	Main Roads WA
Summary of Submission:	COMMENT

MRWA raise no objections to the proposed amendment, subject to the issues raised in their previous advice being addressed in the subsequent local structure planning stage by the City of Armadale, as follows:

- MRWA shall be provided with a copy of the City of Armadale's traffic model information for the precinct and surrounds for review.
- An updated Transport Impact Assessment (TIA) of the Precinct shall be prepared for the local structure plan, and include the following:
 - Trip generation rates agreed to by MRWA
 - Intersection performance analyses, compliant with MRWA's Operational Modelling Guidelines, of all key intersections along Warton Road including Armadale Road, Jandakot/Mason Roads and Nicholson Road.

MRWA is keen to work collaboratively with the City of Armadale and the three other Local Government Authorities (where required) to ensure that the regional road network will continue to operate safely and efficiently. The information mentioned above will inform that process and help identify if any road infrastructure improvements need to be planned for that region in the future.

Planning Comment: As no local structure plan will be prepared for the subject site, the proponent and the City of Armadale have been advised of MRWA's comments for further consideration in the subsequent development approval stage.

Determination: Submission noted

Submission: 14
Submitted by: City of Armadale
Summary of Submission: COMMENT

The City of Armadale raises no objections to the proposed amendment, and generally advises as follows:

- Progression of the amendment is consistent with the state and local planning framework for the area, particularly the *Perth and Peel@3.5 Million / South Metropolitan Peel Sub-regional Framework*.
- Later stages of planning should have regard to the implementation of SPP 2.3 policy measures, with appropriate servicing, land management practices and land use classifications.
- The EPA should provide further advice of any environmental issues to be addressed during design and construction of the high school, as the City has no power to specify *'Scheme provisions, informed by surveys, to demonstrate how impacts to these (environmental) values will be avoided and/or managed'*.

Planning Comment: Support noted. The WAPC notes that the Public Purposes - High School reserve is automatically reflected in the City of Armadale LPS No. 4. Therefore, the EPA's requirements will need consideration in the subsequent development approval stage.

Determination: Submission noted

Submission: 15
Submitted by: Department of Water and Environmental Regulation
Summary of Submission: COMMENT

The DWER has endorsed a revised DWMS for the site. The DWER recommends that approval also be sought from the Water Corporation and the City of Armadale.

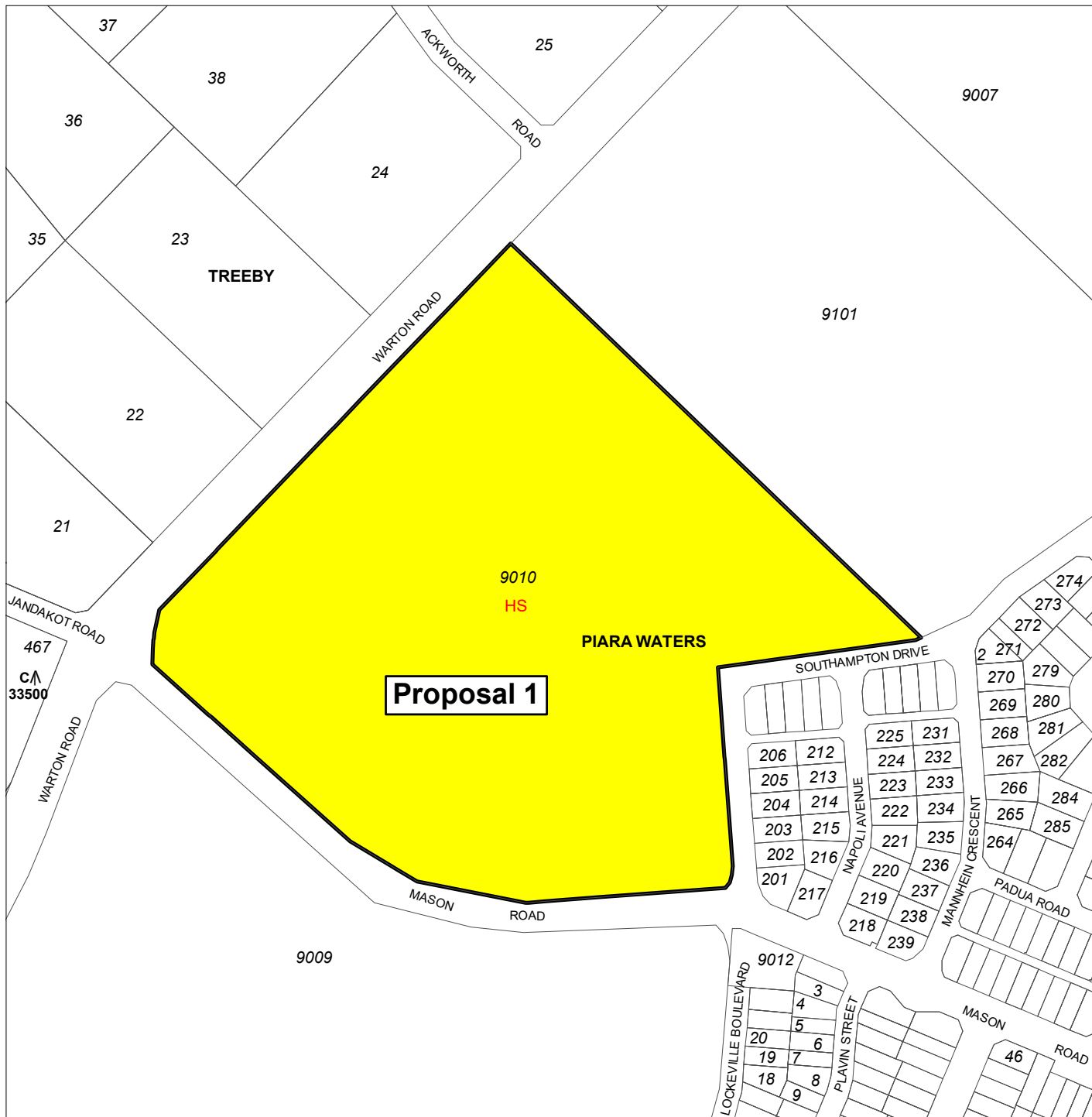
Planning Comment: The City of Armadale raises no objections to the proposed amendment and DWMS.

The WAPC notes that the DWMS is considered sufficient to allow the amendment to be finalised. An Urban Water Management Plan will need to be prepared at the development approval stage and will include further consideration with the Water Corporation.

Determination: Submission noted

Schedule 3

**The amendment figure - proposal 1
as advertised**



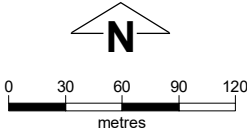
West Piara High School Site Proposed minor amendment as advertised

19 February 2020

Proposal 1

Proposed Amendment:
HS Public purposes reservation - high school

Oracle reference no: 3013
 File number: 833/02/22/0083
 Version number: 1



Appendix 1

List of detail plans as advertised

Proposed Minor Amendment 1370/57

West Piara High School Site

as advertised

Amending Plan 3.2759

Detail Plans

1.6561 & 1.6585

Submissions



Your ref 833/2/22/83 Pt 1 (RLS/0879)

Our ref A0781/201901

Enquiries Hannah Wallace
9222 3235

Hannah.WALLACE@dmirs.wa.gov.au

Ms Sam Fagan
Secretary
Western Australian Planning Commission
Locked Bag 2506
Perth WA 6001

Attention: Anthony Muscara

Dear Ms Fagan

**MRS 1370/57 PROPOSED AMENDMENT WEST PIARA HIGH SCHOOL SITE –
RURAL-WATER PROTECTION ZONE TO PUBLIC PURPOSES HIGH SCHOOL**

Thank you for your letter dated 7 May 2020 (RSL/0879) inviting comment on the above proposal to reclassify an area zoned Rural-Water Protection to Public Purposes – High School.

The Department of Mines, Industry Regulation and Safety has assessed this proposal with respect to mineral and petroleum resources, geothermal energy, and basic raw materials and makes the following comments.

A known sand resource is located within granted Mining Leases 70/1088 and 70/1142, on the western side of Warton Road, 340m from the planned High School. Quarrying of the sand resource may occur in the future.

We suggest that further advice is sought about potential mining impacts at the detailed structure planning stage, when further consideration will also be given to measures for managing the impact of Warton Road on the subject land.

Yours sincerely

Warren Ormsby

Warren Ormsby
Manager Land Use Planning
Minerals and Petroleum Resources Directorate

000008.Hannah.WALLACE
Release Classification: - Addressee and
Within Government Only

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ABN 69 410 335 356

10 June 2020



Your ref: 1369/57 - 833/2/22/79 Pt 1 (RLS/0880)
1370/57 - 833/2/22/83 Pt 1 (RLS/0879)
Our ref: J0820/201701
Enquiries: Georgia Gillies - georgia.gillies@jtsi.wa.gov.au
Phone: (08) 6277 2874

Ms Sam Fagan
Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001

Attention: Anthony Muscara

Dear Ms Fagan

Thank you for providing the Department of Jobs, Tourism, Science and Innovation with the opportunity to provide comment on Metropolitan Region Scheme proposed amendments 1369/57 West Piara Urban Precinct, and 1370/57 West Piara High School Site.

The Department has reviewed both proposed amendments and has no comment to make.

Yours sincerely

Marzia Zamir
A/EXECUTIVE DIRECTOR
INFRASTRUCTURE, PLANNING AND ECONOMIC DEVELOPMENT

13 July 2020

Development
Services

629 Newcastle Street
Leederville WA 6007

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Your Ref: 1369/57 and 1370/57
Our Ref: 57060151 (MRS359038)
Enquiries: Brett Coombes
Direct Tel: 9420 3165
Fax: 9420 3193

09 July 2020

Secretary
Western Australian Planning Commission
LOCKED BAG 2506
PERTH WA 6001

Attention: Anthony Muscara

MRS Amendments 1369/57 and 1370/57
West Piara Urban Precinct and High School site

Thank you for your correspondence of 7 May 2020 inviting comments on the above proposed MRS amendments.

SPP2.3 *Jandakot Groundwater Protection* maintains a general presumption against the development of this land within the Jandakot groundwater protection area. The documentation provided with the amendments is inconclusive as to how the proposal accords with the provisions of SPP2.3, or how the impacts can be managed. The amendment is premature to DWER's assessment and adoption of a DWMS to satisfactorily demonstrate that the land is capable of accommodating urban development while not compromising the protection of the Jandakot groundwater catchment.

The Corporation therefore reiterates its objection and the servicing issues raised in preliminary comments provided on the amendments, as summarised in Section 4 of the amendment report.

The subject land is situated outside of the Water Corporation's infrastructure planning areas for water and wastewater. While the Corporation has previously undertaken some desk-top examinations of possible wastewater servicing solutions provided by the proponent's consulting engineers, these studies have raised significant constraints and costs in terms of wastewater conveyance capacity, the need for significant and unfeasible downstream sewer upgrades, and inadequate site area available at the Piara Waters pump stations to accommodate pump station upgrading.

At present, there is no adopted wastewater solution for this urban development proposal. In the event that the rezoning is approved, the development proponents will need to examine other wastewater servicing options and liaise further with the Water Corporation in this regard.

If you have any queries or require further clarification on any of the above issues, please do not hesitate to contact the Enquiries Officer.

A handwritten signature in black ink, reading "B. Coombes." with a stylized flourish at the end.

Brett Coombes
Senior Urban Planner
Development Services

From: Nugraha, Yohan <Yohan.Nugraha@transport.wa.gov.au>
Sent: Wednesday, 27 May 2020 3:55 PM
To: mrs
Subject: METROPOLITAN REGION SCHEME PROPOSED AMENDMENTS: 1369/57 - WEST PIARA URBAN PRECINCT & 1370/57 - WEST PIARA HIGH SCHOOL SITE - DoT

Your ref: 833-2-22-79 Pt1
833-2-22-83 Pt1
Our ref: DT/15/05120

METROPOLITAN REGION SCHEME PROPOSED AMENDMENTS: 1369/57 - WEST PIARA URBAN PRECINCT & 1370/57 - WEST PIARA HIGH SCHOOL SITE

I refer to your email dated 7 May 2020 regarding the above Scheme amendment.

The Department of Transport has no comment to provide for the proposal.

Thank you for the opportunity to comment on the application.

Kind Regards,

Yohan Nugraha
Transport Designer / Planner | Urban Mobility | Department of Transport
Level 8, 140 William Street, Perth WA 6000
Tel: (08) 65516103 | Fax: 65516947
Email: Yohan.Nugraha@transport.wa.gov.au | Web: www.transport.wa.gov.au



Department of
Transport

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1st July 2020

Secretary WAPC
Locked Bag 2506
Perth WA 6001

Dear Secretary

West Piara Urban Precinct - MRS 1369/57
West Piara High School Site -MRS 1370/57

The Urban Bushland Council WA Inc. (UBC) is interested in, and makes the following submission on the two proposed amendments - MRS 1369/57 and MRS 1307/57.

The UBC submits that more information should have been provided in the MRS document. As this writer has assisted a botanist in surveys for rare flora around Warton Road many years ago, the fact that the area has a high water-table and contains wetlands and that endangered flora species grow in the area, is well known.

An MRS amendment is a broad instrument, and some of the precious areas and issues on the sites are not suitably identified. Once a site is rezoned, and if development is not approved because of issues, a further rezoning is problematic.

Our concern is that future planning will not adequately protect these precious areas, particularly when viewing housing developments adjacent to the current MRS Amendment sites, that are flattened without a tree remaining, and are sand or limestone filled. All trees should not be removed.

A basin about 6 metres wide adjacent to the proposed development area is full of water. This means the area is a hydrologically sensitive wetland – palusplain wetlands.

EPA preliminary environmental factors

The EPA has identified preliminary environmental factors relevant to MRS 1369/57 and MRS 1307/57 as: Inland Waters, Flora and Vegetation, Terrestrial Fauna and Social Surroundings.

The EPA has also explained that there exist '*a number of environmental issues which require resolution prior to the initiation and referral of future local planning amendments.*'

1.) Inland waters

To investigate the two sites subject to the MRS proposed amendments, the area was visited on Sunday 7 June 2020. The UBC is concerned about the wetlands on the site. These wetlands are cited as Resource Enhancement wetlands and Multiple Use wetlands and that they are in the southern and northern sections of the amendment area. (MRS document.)

However, the UBC strongly suggests that the thickly vegetated fenced area just north of the southern-most wetland and adjacent to, and west of Interdominium View, is also a palusplain wetland. It is an area of dense wetland-type vegetation that must be protected. Frogs were calling.

We are not confident that this wetland will be protected in the subsequent development. Any dewatering and/or fill for a housing development will affect the wetlands on the site and should not be permitted. ASS soils must **never** be dewatered.

A wetland buffer as prescribed under State government policy must be respected.

We turn now to the wetland right at the southern corner between Armadale Road and Interdominium View. This wetland has been completely degraded because clearing has occurred around it and the sides have been cleared and scraped. Despite the degraded nature of the edges and surrounds of this wetland, it is full of water.

The Wetlands Conservation Policy for Western Australia (Government of Western Australia) states that the Government of Western Australia *'is committed to identifying, maintaining and managing the State's wetland resources, including the range of wetland values, for the long term benefit of the people of Western Australia.'*

The Commonwealth Government's Wetland Policy 1997 is *'to conserve, repair and manage wetlands wisely.'*

The UBC strongly advises and recommends that the WAPC consider the value of the wetlands, their vegetation on the site and the fauna that rely on the wetlands and give advice that will protect these assets. A substantial area around each wetland must be retained and restored. Indeed it is highly questionable that the whole area being palusplain wetland is suitable for housing development. With climate change and more severe weather events, the area will be subject to greater flooding risk.

On these grounds alone it is recommended that the MRS Amendments be refused.

2.) DWER to address the impacts, risks and management and EPA recommends approval.

1.) The MRS document notes: *'DWER to determine whether the updated District Water Management Strategy (DWMS) will demonstrate that the site is capable of accommodating urban development'*.

As explained by officers of the WAPC to the UBC, the District Water Management Strategy is developed by the private developer, and as such is not available publicly, so it is expected that its bias would be towards facilitating development. This is unacceptable.

The Department of Water and Environmental Regulation (DWER) has recognised that the District Water Management Strategy (DWMS) *'requires changes to sufficiently address the impacts, risks and management of urban development for surface water and groundwater resources.'* The EPA recommends approval of the DWMS by the DWER prior to finalisation of MRS 1369/57.

2.) The advice from the EPA is that *'the amendment area is within a Priority 2 Drinking Water Source Protection Area, the Jandakot Underground Water Pollution Control Area and partially within two drinking water wellhead protection zones.'*

As the Report also states that under SPP 2 Jandakot Groundwater Protection, *'there is a general presumption against new residential, special residential, industrial or commercial zones within the Jandakot underground water Protection Control Area, but 'these are all uses that are permissible on land zoned Urban under the MRS.'* Notably these 2 statements are inconsistent.

The Report continues *'However, SPP 2.3 states that proposals which satisfy the following criteria may be supported:*

- *Large landholdings that were previously cleared and disturbed*
- *Land directly adjacent to already-developed areas.*

- *Land identified as being appropriate for more intensive development through strategic planning instruments such as a regional or sub-regional structure plan.'*

The proposed amendment then is 'considered to be consistent with the intent of SPP 2.3'.

The site may be '*capable of accommodating urban development*' (p 2), but this is at the expense of Groundwater Protection, protection of wetlands on the site, protection of Banksia Woodlands TEC, a rare vegetation community and scattered mature trees.

The WAPC's attention is drawn to these remarkable inconsistencies which are unacceptable in the public interest.

3. Flora and Vegetation and Terrestrial Fauna

In this section the EPA states: '*The amendment area contains poorly represented remnant vegetation (Southern River complex – 14% remaining),...*' In 2015 there was 18.4% of the Southern River complex remaining so this vegetation complex is still being cleared. (EPA advice to the Minister: Perth and Peel at 3.5 Million p 113). It is alarming that only 1.5% of the Southern River complex is secure for conservation in the Perth Peel region. **This means that any Southern River vegetation extant must be retained.**

The UBC supports the EPA advice that updated flora and vegetation and fauna surveys are required. The EPA is right to advise '*that future surveys are undertaken consistent with EPA technical guidance.*'

The UBC agrees that most of the site is degraded with no or little understorey. However, there are many trees on site, most of which are probably native trees. No matter what the outcome of the proposed rezoning, the UBC strongly suggests that many trees be protected. The alternative, as seen in adjacent developments of clear felling, probable dewatering and filling with mined sand, is not planning sustainably for the 21st century. It is environmental destruction on this highly diverse but sensitive landscape.

West Piara High School Site -MRS 1370/57

This proposed site is mainly cleared but the UBC draws to the WAPC's attention the vegetation on and near the north-east corner of Mason Road and Warton Road.

Although the area is not large, it is beautiful Banksia woodland. Trees within the bushland are *Banksia menziesii*, *Allocasuarina*, Jarrah and Christmas Trees with degraded understorey. The opportunity exists for this area to be protected and restored as part of the High School site. One Jarrah tree is a significant tree with a vertical hollow and the UBC recommends that this tree within the bushland area be specifically protected.

Representatives of the UBC request the opportunity to discuss these matters further with you. The UBC may be contacted via our Secretary Margaret Owen on 9381 1287, or through the Chairperson Mary Gray on 9444 5647, or by email to ubc@bushlandperth.org.au

Yours sincerely

Margaret Owen
Secretary, Urban Bushland Council WA Inc.

Your ref: 1369/57 and 1370/57
Our ref: 2017/003465 (PRS 43503)
Enquiries: Catherine Prideaux
Phone: 08 9442 0300
Email: Catherine.Prideaux@dbca.wa.gov.au

Ms Sam Fagan
Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA

Attention: Mr Anthony Muscara

Dear Ms Fagan

**METROPOLITAN REGION SCHEME AMENDMENTS:
1369/57 - WEST PIARA URBAN PRECINCT
1370/57 – WEST PIARA HIGH SCHOOL SITE**

I refer to the letter dated 7 May 2020 requesting comment on the above proposed amendments to rezone land currently in the Rural-Water Protection zone under the Metropolitan Region Scheme (MRS). Amendment 1369/57 proposes to rezone approximately 112.26 ha of land to the Urban and Urban Deferred zones and Primary Regional Roads reservation and amendment 1370/69 proposes to rezone approximately 12.84 ha of land to the Public Purposes – High School reserve.

The Department of Biodiversity, Conservation and Attractions (DBCA) has previously provided preliminary comment on the proposed amendment in a letter dated 15 February 2019. It is noted that the subject amendment has changed since the preliminary consultation. Now it includes an Urban Deferred zone within the 300 m buffer of the proposed sand mining quarry within Bush Forever Site 390 on the west side of Warton Road and a Primary Regional Roads reservation along the north side of Armadale Road.

Additional information relating to the proposal was also provided in November 2019 which indicated that upon progression of the proposed MRS amendment the site will be the subject of a subsequent local scheme amendment, zoning the land for development under the City of Armadale's Town Planning Scheme (TPS4). DBCA notes that advice has been provided by the Environmental Protection Authority recommending the insertion of a number of local scheme provisions into TPS4 to ensure planning commitments made will be enforced at the local structure plan and subdivision stages.

The recommended proposed local scheme provisions outlined on page 7 of the *MRS Amendment West Piara Waters* report (CLE Town Planning + Design, October 2019) appear to address the main issues raised in DBCA's previous response to the proposed MRS amendment dated 15 February 2019. If the recommended local scheme provisions are included in TPS4 DBCA has no further comment regarding the proposed MRS amendments.

Swan Region
Cnr Australia II Drive and Hackett Drive, Crawley WA 6009
Locked Bag 104, Bentley Delivery Centre, Western Australia 6983
catherine.prideaux@dbca.wa.gov.au
www.dbca.wa.gov.au

Should you wish to discuss any of the comments provided please contact Planning Officer Catherine Prideaux of this office on telephone 9442 0300, or by email at catherine.prideaux@dbca.wa.gov.au in the first instance.

Yours sincerely



Peter Hartley
A/REGIONAL MANAGER

10 July 2020

cc. Alex VanderPlas, Senior Strategic Planning Officer, City of Armadale



Your ref: 833-2-22-79 (RLS/0791/1)
Our ref: 2017/003465 (PRS 43503)
Enquiries: Catherine Prideaux
Phone: 08 9442 0300
Email: Catherine.Prideaux@dbca.wa.gov.au

Ms Sam Fagan
Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA

Attention: Mr Anthony Muscara

Dear Ms Fagan

PROPOSED METROPOLITAN REGION SCHEME AMENDMENT - WEST PIARA URBAN PRECINCT - REQUEST FOR PRELIMINARY COMMENT

I refer to the letter dated 21 December 2018 requesting preliminary comment on the proposed amendment to rezone the 138ha West Piara Waters urban investigation area from 'Rural – Water Protection' to 'Urban'.

Planning context

The proposed amendment area is separated from Bush Forever Site 344 (*Dennis De Young Reserve and Gibbs Road Swamp Bushland, Banjup/Forrestdale*) by Armadale Road to the south, and from Bush Forever Site 390 (*Fraser Road Bushland, Banjup*) by Warton Road to the west, both of which form part of Jandakot Regional Park.

The proposed amendment area is located within the Southern River / Forrestdale / Brookdale / Wungong District Structure Plan (DSP). The DSP shows the proposed amendment area as Rural and Semi-Rural Living. The *Perth and Peel @ 3.5million* (DPLH and WAPC, 2018) and the *South Metropolitan Peel Sub-regional Planning Framework* (DPLH, 2018) identifies the proposed amendment area as Urban Investigation, and recognizes that investigations into significant environmental attributes are required prior to consideration of rezoning.

Threatened flora

The *Botanical Assessment of Selected Lots Along Warton Road, Armadale Road and Wright Road, Forrestdale* (Bennett Environmental Consulting, 2011) does not provide sufficient information for the Parks and Wildlife Service to comment on the impacts of the proposed amendment on threatened flora. Several threatened flora species are known to occur in the local area (within 10km) that were not surveyed for as they were not listed in the study by Bennett Environmental Consulting as potentially occurring and therefore would not have been targeted in the on-ground searches. Flora searches that did occur seem to also be opportunistic and timed inappropriately for threatened species.

- For example, the timing of the survey in early October 2011 is likely to have been too late for the identification of the grand spider orchid (*Caladenia huegelii*) (ranked critically endangered) and possibly other threatened orchids including the glossy-leaved hammer orchid (*Drakaea elastica*) (ranked critically endangered) and Purdie's donkey-orchid (*Diuris purdiei*) (ranked endangered). Targeted surveys should also be undertaken for *Austrostipa jacobsoniana* (ranked critically endangered, listed 2014) as this species would

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not have been targeted (as well as many other priority listed flora). There may be potential habitat this species.

An updated targeted survey for threatened flora that is likely to occur in the proposed amendment area, in accordance with the current Environmental Protection Authority's *Technical Guidance - Flora and Vegetation Surveys for Environmental Impact Assessment* (2016), is required to inform the local structure plan.

Wetlands

The proposed amendment area includes wetlands (UFI 6931, 7176, 13342, 15532 and 15531) mapped within the *Geomorphic wetlands of the Swan Coastal Plain* dataset. A portion of the wetland (UFI 7176 and 13342) located within the south eastern section of the proposed amendment area is currently mapped as a multiple use / resource enhancement dampland. The report by Bennett Environmental Consulting identified approximately 8.1ha of wetland vegetation and supporting upland vegetation communities in this location to be in good to very good condition, indicating that it may have values that are commensurate with a Conservation category wetland.

The development concept plan presented as Figure 8 in the report *Metropolitan Region Scheme Amendment: West Piara Waters* (CLE Town Planning + Design, 2018) shows this area as "Consolidated POS and Drainage Adjacent to Powerline Easement." The conservation status of the wetland should be assessed in accordance with *A methodology for the evaluation of wetlands on the Swan Coastal Plain, Western Australia* (DBCA, 2017) to inform the development of the local structure plan. In accordance with EPA's Guidance Statement 33 Environmental Guidance for Planning and Development (2008), "wetlands that are to be protected require a minimum 50 metre buffer distance". A wetland management plan may be required to protect the wetland values and guide the future management of the area.

Development within Bush Fire Prone Area

It is DBCA's expectation that the applicant, the City of Armadale and the WAPC will comply with State Planning Policy 3.7 *Planning for Bushfire Prone Areas* so that adequate separation is provided between residences and the neighbouring bushland areas. Bushfire mitigation measures are to be contained within the development area and must not place impositions or reliance upon the management of adjoining conservation areas by the City of Armadale, City of Cockburn or DBCA, for addressing bushfire risk.

Matters of National Environmental Significance

The proposed amendment area contains matters of national environmental significance (MNES) protected under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). These include habitat for the threatened black cockatoo species and the Banksia woodlands of the Swan Coastal Plain threatened ecological community, as described in the *Approved Conservation Advice (incorporating listing advice) for the Banksia Woodlands of the Swan Coastal Plain Ecological Community* (Department of the Environment and Energy, 2016). The proponent should be advised to contact Commonwealth Department of Environment and Energy to discuss any assessment requirements.

Should you wish to discuss any of the comments provided please contact Planning Officer Catherine Prideaux of this office on telephone 9442 0300, or by email at catherine.prideaux@dbca.wa.gov.au in the first instance.

Yours sincerely



Benson Todd
REGIONAL MANAGER

15 February 2019

From: Zia, Sabreen <Sabreen.Zia@pta.wa.gov.au>
Sent: Thursday, 2 July 2020 3:52 PM
To: mrs
Subject: MRS Amendments: 1369/57- West Piara Urban Precinct and 1370/57- West Piara High School Site - PTA

Dear Western Australian Planning Commission,

Thank you for the opportunity to review and provide comment on the above mentioned MRS amendments. The Public Transport Authority (PTA) has reviewed both amendments and has no objections to the proposed changes.

Kind regards,
Sabreen

Sabreen Zia

Graduate- Urban Planning | Infrastructure Planning and Land Services

Public Transport Authority of Western Australia

Public Transport Centre, West Parade, Perth, 6000

PO Box 8125, Perth Business Centre, WA, 6849

Tel: (08) 9326 3674 Email: sabreen.zia@pta.wa.gov.au | Web: www.pta.wa.gov.au



The Public Transport Authority of Western Australia cannot accept any liability for any loss or damage sustained as a result of software viruses. You must carry out such virus checking as is necessary before opening any attachment to this message. The information in this email and any files transmitted with it may be of a privileged and/or confidential nature and is intended solely for the addressee(s). If you are not an intended addressee please notify the sender immediately, and note that any disclosure, copying or distribution by you is prohibited and may be unlawful. The views expressed in this email are not necessarily the views of the Public Transport Authority.

Submitted to **MRS Minor amendments 1369/57 – West Piara Urban Precinct and 1370/57 – West Piara High School Site**
Submitted on **2020-06-24 13:23:37**

Introduction

1 What is your first name?

First name:

Name removed at the request of the submitter

2 What is your surname?

surname:

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

Yes

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

7 Please indicate which MRS amendment you are making a submission for:

Both

8 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Support

9 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

While I support the amendments generally, little consideration has been given to traffic volumes as noted in the report. Mason Road at Warton Road is extremely congested in the morning peak and without an additional East West link between Wright Road and Warton Road, the congestion will only get worse. This new road connection should be south of Mason Road while Southhampton should also be connecting to Warton Road near the tavern.

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Submitted to **MRS Minor amendments 1369/57 – West Piara Urban Precinct and 1370/57 – West Piara High School Site**
Submitted on **2020-05-26 18:39:08**

Introduction

1 What is your first name?

First name:

Name removed at the request of the submitter

2 What is your surname?

surname:

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

Yes

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

7 Please indicate which MRS amendment you are making a submission for:

Not Answered

8 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Support

9 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

While I support the high school and new residential zoning, there needs to be significant upgrades to the roads in the area. Mason Road on approach to Warton already struggles with traffic. Single lane roads like Wright Road aren't good enough, traffic banks up and buses slow everyone else down. Without upgrading road infrastructure significantly, these new developments will cause traffic mayhem.

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Submitted to **MRS Minor amendment 1370/57 – West Piara High School Site** Submitted on **2020-05-26 16:30:11**

Introduction

1 What is your first name?

First name:

David

2 What is your surname?

surname:

Garrett

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

No

4 What is your email address?

Email:

kraymer76@gmail.com

5 What is your address?

address:

3 Adenine Bend, Piara Waters, WA 6112

6 Contact phone number:

phone number:

0400141850

7 Please indicate which MRS amendment you are making a submission for:

Not Answered

8 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Support

9 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

Having a young family (although they will likely be too old to go to this proposed high school) I fully support the proposal, there lots of young families in the area and I think it fits the suburb and surrounding areas.

Perhaps one thing worth considering in the larger proposal is accessibility for disabled students, Kenwick School and Castlemain seem to be the closest senior capable ED support centers and Harrisdale SHS is unable to cater for our oldest who is severely disabled.

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Your ref : 1369/57 / 1370/57
Our ref : D20/0357208
Enquiries : Matthew Cosson
((08) 9264 4008)

Ms Sam Fagan
Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001

Attention: Anthony Muscara
Principle Planning Officer

Dear Sir / Madam

Proposed Metropolitan Region Scheme Amendments
1369/57 – West Piara Urban Precinct
1370/57 – West Piara High School Site

Thank you for your letter dated 7 May 2020 providing the Department of Education (Department) the opportunity to comment on the abovementioned proposed Metropolitan Region Scheme (MRS) Amendments. Please accept this letter as the Department's response on both proposals.

The Department has reviewed the reports in support of the amendments and has no objections to the proposals. The Department supports the provision of a public high school site as part of the MRS amendments as it is considered necessary to accommodate for the projected population growth for the area.

It is noted that a draft Concept Plan was prepared for the West Piara Urban Precinct in December 2018, with an updated draft prepared in October 2019. The draft Concept Plans were prepared in support of the request to initiate the subject MRS amendments and included the provision of an additional public primary school site.

The provision of an additional primary school site is supported in principle. However, the Department previously raised a number of concerns to the Western Australian Planning Commission (WAPC) in relation to the site on 10 January 2019 (our ref: D19/0010290) and 29 November (our ref: D19/0547510). In the absence of a further updated draft Concept Plan, the Department wishes to reiterate the following comments:

- Due to the proposed layout of the draft Concept Plan having a high number of intersections fronting the site, there will be limited opportunity to provide on-street embayment parking directly along the perimeter of the primary school site to facilitate drop-off and pick-up of students;
- The east-west pedestrian and cyclist connectivity should be improved to encourage access between the primary school site and the existing urban development to the east;
- A potential powerline easement traverses the southern portion of the future primary school site. In the absence of a detailed school site plan, further assessment is required to ensure that the easement will not prevent the development and operation of the future primary school site; and

- A preliminary assessment of the report submitted in support of the request to initiate the subject amendments (October 2019) revealed that possible stormwater basins are to be located within the future primary and high school sites. Clarification is required whether the basin is proposed to be constructed on the school sites as such proposals will not generally be supported by the Department if there is an opportunity to locate stormwater basins elsewhere.

The Department acknowledges that the above matters are to be addressed through future structure planning stages. However, the Department wishes to reiterate these comments to ensure future public school sites are not unreasonably constrained and are provided in accordance with the requirements of the WAPC's Development Control policy 2.4- School Sites and Element 8 of Liveable Neighbourhoods.

In view of the above, the Department welcomes the opportunity to further discuss the above matter with the applicant as part of the preparation of local structure plan in the future.

Should you have any questions in relation to the above, please do not hesitate to contact Mr Matthew Cosson, Senior Consultant – Land Planning on (08) 9264 4008 or by email at matthew.cosson@education.wa.edu.au.

Yours sincerely



Matt Turnbull
**Manager Land and Property
Asset Planning and Services**

15 July 2020



Department of
**Primary Industries and
Regional Development**

Your reference: 1369/57 - West
Piara Urban Precinct; 1370/57
West Piara High School Site
Our reference: LUP 845
Enquiries: Heather Percy –
9780 6262

Ms Sam Fagan
Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001
mrs@dplh.wa.gov.au

Date: 14 July 2020r

Dear Sam

**Metropolitan Region Scheme Amendments 1369/57 & 1370/57
(Minor Amendments) – West Piara Urban Precinct and West Piara High School
Site**

Thank you for inviting the Department of Primary Industries and Regional Development (DPIRD) to comment on the above minor amendments to the Metropolitan Region Scheme.

DPIRD does not object to the West Piara scheme amendments as DPIRD does not consider the area to be high quality agricultural land and existing agricultural development are small in scale.

Directly south west of the proposal urban precinct is a disused poultry farm (342 Armadale Road, Banjup). It is currently used for storage and a buffer is not required.

Yours sincerely

Dr Melanie Strawbridge
**Director Agriculture Resource Management Assessment
Sustainability and Biosecurity**

3 Baron-Hay Court, South Perth 6151
Locked Bag 4 Bentley Delivery Centre 6983
Telephone +61 (0)8 9368 3333 enquiries@dpird.wa.gov.au
dpird.wa.gov.au
ABN: 18 951 343 745



mainroads
WESTERN AUSTRALIA

Enquiries: John McDonald on (08) 9323 6210
Our Ref: 18/11731 (D20#508835)
Your Ref: 833-2-22-79 (RLS/0837/1)

24 July 2020

The Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001

Email: mrs@dplh.wa.gov.au (via email)

Dear Sir/ Madam

Metropolitan Region Scheme Proposed Amendments:

1369/57 – West Piara Urban Precinct

1370/57 – West Piara High School Site

Main Roads has reviewed the information provided and has no objection to the proposed Metropolitan Region Scheme amendments, subject to the issues in our previous advice about the West Piara Urban Precinct (the Precinct), dated 14 February 2020, being addressed at Structure Planning stage by the City of Armadale.

This includes:

1. Main Roads shall be provided with a copy of the City of Armadale's traffic model information for the Precinct and surrounds for review by our Traffic Modelling staff.
2. An updated Transport Impact Assessment (TIA) of the Precinct shall be prepared for the Structure Plan and include:
 - a) Trip generation rates agreed to by Main Roads; and
 - b) Intersection performance analyses, compliant with Main Roads' Operational Modelling Guidelines, of all key intersections along Warton Road including Armadale Road, Jandakot Road/Mason Road and Nicholson Road.

Main Roads is keen to work collaboratively with the City of Armadale and, as necessary, the three other Local Government Authorities in close proximity to the Precinct to ensure that the regional road network in that area will continue to operate safely and efficiently. The information mentioned above will inform that process and help identify if any road infrastructure improvements need to be planned for that region in the future.

The support of this application is valid for a period of two (2) years from the date of this letter. Any changes or date extensions relating to this Metropolitan Region Scheme amendment must be referred to Main Roads for comment and recommendation.



mainroads
WESTERN AUSTRALIA

Main Roads requests that a copy of the Commission's final determination is sent to planninginfo@mainroads.wa.gov.au quoting the file reference above.

Yours sincerely

Lindsay Broadhurst
Director Road Planning

Encl: Copy of Main Roads letter dated 14/02/2020



Enquiries: John McDonald on (08) 9323 6210
Our Ref: 18/11731 (D20#89711)
Your Ref: RLS/0791/1 & RLS/0837/1

14 February 2020

The Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001

Email: mrs@dplh.wa.gov.au (via email)

COPY

Dear Sir/ Madam

**PROPOSED MRS AMENDMENTS - WEST PIARA URBAN PRECINCT
(RLS/0791/1) / WEST PIARA HIGH SCHOOL SITE (RLS/0837/1)**

Thank you for your email dated 16 January regarding the creation of separate Metropolitan Region Scheme amendments for the above sites.

With regard to the West Piara High School Site, Main Roads considers that a Transport Impact Assessment (TIA) must be completed for that individual site as that land use will generate a high impact in regard to traffic generation, as defined in the WAPC Transport Impact Assessment Guidelines. Once a TIA has been completed and provided to Main Roads for review we will then be able to provide informed comment on that specific proposed MRS amendment.

With regard to the broader West Piara Urban Precinct, at this time Main Roads is still not able to support the proposed MRS amendment because the issues listed in our previous correspondence, dated 12 December 2019, have not been addressed to our satisfaction. Transcore's written response to Main Roads concerns, forwarded to us by the WAPC, and a meeting with a representative of Transcore held on 5 February, did not satisfactorily address our concerns as follows:

1. A modelling report on the methodology and outputs of the EMME model of the subject area should be provided to Main Roads for review by our Traffic Modelling staff.

Transcore's written response to the WAPC acknowledges that a modelling report was prepared in 2017 but a copy of that report has still not been submitted to Main Roads for review. This report needs to be provided so that it can be reviewed by our Transport Modelling specialists to determine whether or not we can have confidence in the outputs used for the Transport Impact Assessment.

2. No justification has been provided for the trip generation rate used for the residential land use.

Main Roads is not satisfied with Transcore's view that trip generation rates for low-density dwellings published by the NSW Roads and Maritime Services (RMS) are incorrect. If that is the case, then we question why RMS has not amended the trip generation rates since they were last updated in 2013.



mainroads
WESTERN AUSTRALIA

The use of 8 vehicles trips per dwelling is still considered to be an underestimation of generated trips when it is considered that the published trip rates for low density housing in the RMS' Guide to Traffic Generating Developments October 2002 is 9.0; RMS' Technical Direction TDT 2013/04a is 10.7 in Sydney; and, the Institute of Transport Engineers (USA) Trip Generation Manual is 9.44 for a single family detached house.

However, if Transcore can get written confirmation from RMS that their interpretation of TDT 2013/04a is correct then we will reconsider our position. Otherwise, we recommend that a weekday trip generation rate of 10.7 trips per dwelling is used as per the updated trip generation rate for low density residential dwellings published in RMS' Technical Direction TDT 2013/04a. As noted in the WAPC's Transport Impact Assessment Guidelines Volume 5, that document is a recognised source for trip generation rates.

3. An intersection performance analysis for the Warton Road/Nicholson Road intersection has not been included in the TIA, as Main Roads has requested Transcore to do.

The requirement for this intersection analysis was agreed to at a meeting between Main Roads and Transcore prior to the most recent request for preliminary comment for the proposed MRS amendment. Our position continues to be that analysis of that intersection is required and we do not agree with Transcore's current position that it is not warranted.

As Main Roads has not had the opportunity to review a modelling report for the West Piara precinct we cannot be certain at this time that the model is reliable and that issues such as trip distribution can be trusted. The proportion of precinct generated trips distributed to/from the north along Warton Road in Transcore's EMME model was not presented clearly enough in the TIA and is not considered to be reliable until we have had an opportunity to review a modelling report for the precinct and consider it sound for use.

4. The Peak Flow Factor in the intersection analyses in the TIA was changed from the default value without substantiation.

Main Roads' Operational Modelling Guidelines specify default values for model parameters when using SIDRA Intersection. The objective of the guidelines is to ensure consistency in traffic modelling practice and to promote the production of accurate modelling outputs that will result in high-quality project design and assessment that transitions into operations. Whilst the general point in Transcore's response that strategic models are not absolute is correct that is not sufficient justification to vary from standard default parameters that could result in model outputs being less accurate or reliable.

Once a modelling report is provided for review and the above issues have been addressed to Main Roads satisfaction we will hopefully be in a position to provide informed comments.

Main Roads will require 30 days to review any additional information once it is received. Main Roads is not in a position to support the subject proposal until above information has been received, reviewed and is considered acceptable.

Yours sincerely

Lindsay Broadhurst
Director Road Planning & Development

COPY



WAPC Ref: 1369/57 – 833/2/22/79 Pt 1 (RLS/0880)
1370/57 – 833/2/22/83 Pt 1 (RLS/0879)
Our Ref: PLU/MRS/2; CD/54796/20
Enquiries: Alex VanderPlas

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3 August 2020

The Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001

Attention: Mr Anthony Muscara, Principal Planning Officer

Dear Anthony,

***SUBMISSION – METROPOLITAN REGION SCHEME AMENDMENTS 1369/57 &
1370/57 –
WEST PIARA URBAN PRECINCT & HIGH SCHOOL SITE***

I refer to your correspondence dated 7 May 2020 regarding the Western Australian Planning Commission's (WAPC) initiation of Amendments 1369/57 and 1370/57 to the Metropolitan Region Scheme (MRS), and invitation to comment on the proposals. I also refer to your email of 11/05/2020 extending the period in which the City may lodge its submission.

Council considered a report on the MRS Amendments 1369/57 and 1370/57 at its meeting held on 27 July 2020, and resolved as follows:

“That Council:

- 1. Advise the Western Australian Planning Commission that the City supports:***
 - a) MRS Amendment 1369/57 to rezone the West Piara Urban Precinct to Urban and Urban Deferred zones under the Metropolitan Region Scheme, subject to the investigation of additional measures for the protection of the vegetation and wetland referred to as UFI-7176 as Parks and Recreation in the MRS.***
 - b) MRS Amendment 1370/57 to reserve Lot 9010 Warton Road for Public Purpose (High School) under the Metropolitan Region Scheme.***
- 2. Advise the proponent to continue to liaise with the City in preparing applications and technical studies in support of a future amendment to TPS No.4 and future structure plan(s).***
- 3. Advise the proponent that it seeks to retain and protect the vegetation and wetland to UFI-7176 as part of a TPS Amendment and Structure Plan process.”***



Attention is particularly drawn to Part 1 a) of Council's resolution regarding the investigation of additional measures for the protection of Wetland UFI-7176. This protection would be most appropriately secured by the transfer of Wetland UFI-7176 and surrounding high quality vegetation to the Parks and Recreation reserve in the MRS.

Wetland UFI-7176 is a 'Multiple Use' category wetland measuring approximately 7.5ha in area. The applicant's Environmental Report (Coterra Environment Revision 1 October 2019) identifies the mapped extent of UFI-7176 as predominantly Meleleuca and Kunzea vegetation of substantially 'Very Good', 'Very Good to Good' and 'Good' status/condition. Aerial imagery and the Environmental Report also show that vegetation in the buffer area to Wetland UFI-7176 may have commensurate status/condition. This indicates a sizable total area of wetland and vegetated buffer capable of providing a secure habitat for native flora and fauna, offsetting the intensive urban development occurring on the surrounding land.

On the basis of current values, and February 2019 advice from the Department of Biodiversity, Conservation and Attractions, the Environmental Report states that re-assessment of Wetland UFI-7176 is warranted because it appears in better condition than the current assigned management category would indicate. The City considers that a wetland protection category of 'Resource Enhancement' or 'Conservation Category' may be more appropriate for a greater level of protection and rehabilitation of UFI-7176.

Further to the above, the WAPC's MRS Amendment 1369/57 (initiation) Report discusses comments by the Department of Water and Environment Regulation that UFI-7176 vegetation also contains an occurrence of endangered Banksia woodland Threatened Ecological Community in 'very good' condition, and is considered to be foraging habitat for Carnaby's Cockatoos. As Banksia woodland vegetation and Carnaby Cockatoo habitat are 'matters of national environmental significance' under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPAC Act) a reappraisal of the wetland and adjacent vegetation buffer would be appropriate together with further consideration of a Parks and Recreation (Regional) designation.

An additional MRS reservation to protect this vegetation and wetland area of significant environmental value would therefore be appropriate for Wetland UFI-7176. A substantial land area containing the environmental wetland feature and good condition vegetation in this location would provide habitat and an island 'stepping stone' for dispersal of biota and movement between Piara Nature Reserve to the east and Jandakot Regional Park areas in Forrestdale to the south and Treeby to the west of the proposed West Piara Urban Precinct.

It should be especially noted that future Structure Plans do not present a suitable local alternative to regional protection mechanisms. Structure Plans are prepared late in the planning process and it is becoming increasingly difficult for these non-statutory plans to retain/protect high quality or regionally-significant vegetation under an Urban zone, given the competing uses and functions required to be accommodated in local public open space. Such functions include active recreation sites, local passive recreation, 'living stream' and drainage swale corridors, areas of local environmental value, service infrastructure, and buffers. These all compete for inclusion within the standard 10% of developable land that is required to be ceded as local public open space in accordance with WAPC policy, which does not provide sufficient scope to retain/protect high quality, regionally significant vegetation and wetland areas (including Wetland UFI-7176 and its adjacent habitat and buffer area).

A Parks and Recreation MRS reservation will ensure that the environmental values can be secured without compromising delivery of local public open space, local parks, and other functional areas in the West Piara Urban Precinct. Reservation of this portion of vegetation may also allow it to be secured as an offset against future vegetation losses on other major urban development, infrastructure or other projects in Perth's high-growth south-east corridor.

Additional comments on the proposed Amendments and various development matters relevant to the West Piara Urban Precinct can be found in the attached 27 July 2020 Council Report. The following key aspects are highlighted:

- Progression of the Amendments is consistent with the state and local planning framework for the area, particularly the WAPC's *Perth and Peel @ 3.5million* and the *South Metropolitan Peel Sub Regional Framework*.
- It is noted that there is no proposal to concurrently amend the City's TPS No.4 under Section 126 of the *Planning and Development Act 2005*, which is supported.
- The City is currently investigating the extension of its Development Contribution Plan No.3 over the West Piara Urban Precinct, to arrange equitable contributions for the delivery of common infrastructure supporting the development of fragmented land and providing developer and community benefits.
- Later stages of planning should have regard to the implementation of *State Planning Policy 2.3 Jandakot Groundwater Protection* policy measures, with appropriate servicing, land management practices and land use classifications.
- Identification of, and regional planning protection for, environmental assets of regional or state national significance prior to local planning processes (Town Planning Scheme Amendment, Structure Planning and Subdivision) is requested with appropriate reservations (e.g. Parks and Recreation reserve) under the MRS. Also refer above discussion on Wetland UFI-7176.
- The EPA should provide further advice of any environmental issues to be addressed during design and construction of the high school, as the City has no power to specify "*scheme provisions, informed by surveys, to demonstrate how impacts to these (environmental) values will be avoided and/or managed*".
- Future structure planning should provide a regular-shaped land use pattern and movement network that integrates with the proposed MRS Urban Deferred-zoned area with the adjoining proposed MRS Urban-zoned area to promote orderly and proper planning at such future time as subdivision and development proceeds.

Please refer to the attached report for a complete discussion of the above and other matters.

The City looks forward to further progression of the Amendments, including additional measures to protect Wetland UFI 7176 at this stage of the planning process by appropriate reservation for Parks and Recreation in the Metropolitan Region Scheme.

If you require any further information or clarification please contact Alex VanderPlas, Senior Strategic Planning Officer, on (08) 9394 5892.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Paul Sanders', with a stylized, flowing script.

PAUL SANDERS
EXECUTIVE DIRECTOR DEVELOPMENT SERVICES

Enc. Form 57 – Submission on MRS Amendment 1369/57 & 1370/57
Minutes – 21/07/2020 Development Services Committee
Aerial Plan – Wetland UFI 7176

cc. Mr Stephen Carter, CLE Town Planning & Design (Applicant)
Via Email: stephen@cleplan.com.au

This image shows a full page of white paper with horizontal dotted lines. The lines are evenly spaced and run across the width of the page, providing a guide for handwriting practice. There are no margins, text, or other markings on the page.

- The WAPC is subject to the *Freedom of Information Act 1992* and as such, submissions made to the WAPC may be subject to applications for access under the act.
- In the course of the WAPC assessing submissions, or making its report on these submissions, copies of your submission or the substance of that submission, may be disclosed to third parties.

Signature  Date 03/08/2020

Contacts: Tel - (08) 6551 8002 Fax - (08) 6551 9001 Email - mrs@dplh.wa.gov.au Website - <http://www.dplh.wa.gov.au/mrs-amendments>

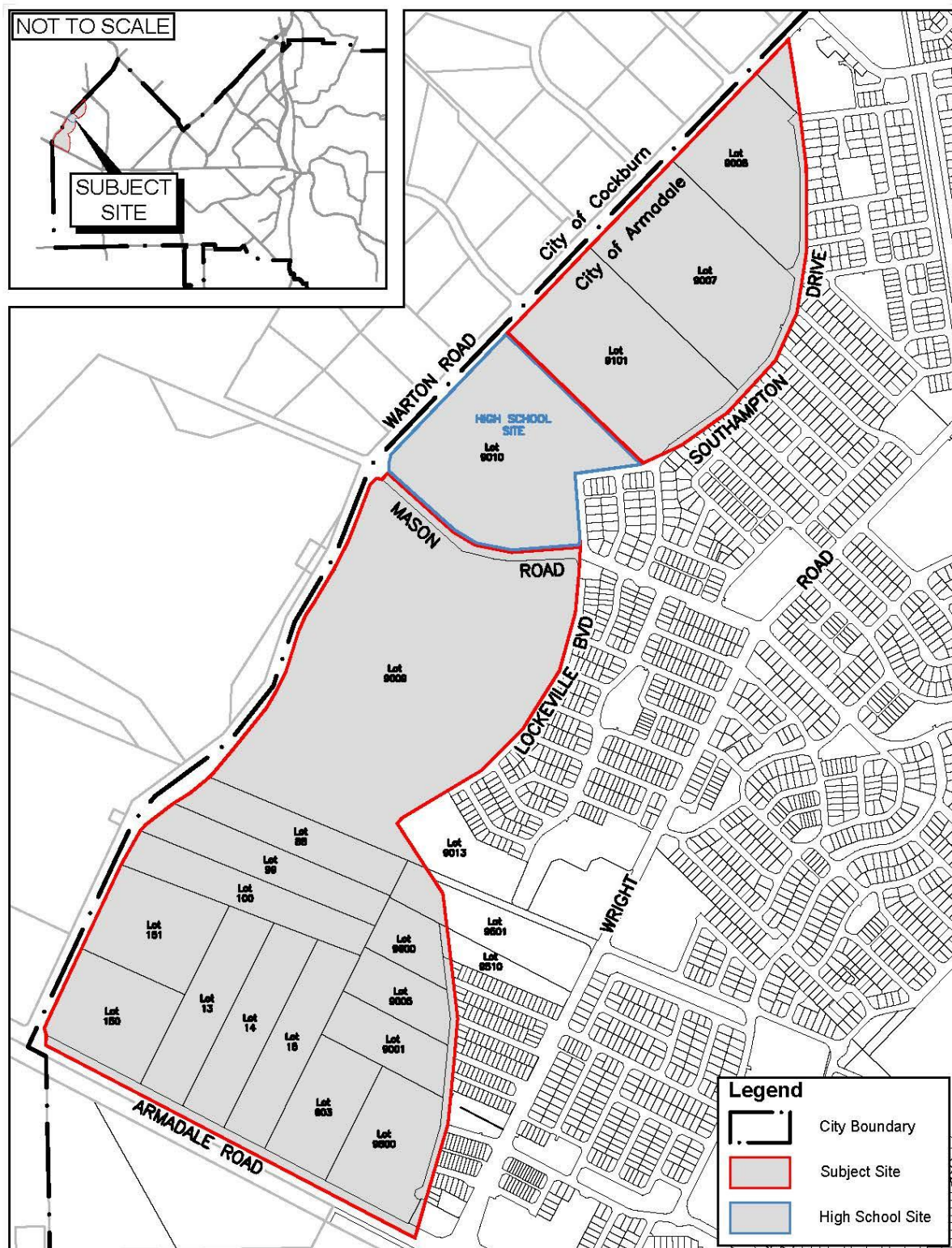
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- In the course of the WAPC assessing submissions, or making its report on these submissions, copies of your submission or the substance of that submission, may be disclosed to third parties.

Signature

Date 03/08/2020

Contacts: Tel - (08) 6551 8002 Fax - (08) 6551 9001 Email - mrs@dplh.wa.gov.au Website - <http://www.dplh.wa.gov.au/mrs-amendments>



LOCATION PLAN

Proposed MRS Amendments 1369/57 & 1370/57
West Piara Urban Precinct and High School Site

DATE 12 June 2020 - REVISION 2001
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SCALE 1 : 12500

Based on information provided by and with the permission of the Western Australian Land Information Authority trading as Landgate (2012). Aerial photograph supplied by Landgate, Photomaps by Hear Map.



***3.1 - SUBMISSION ON MRS AMENDMENTS 1369/57 & 1370/57 - WEST PIARA
URBAN PRECINCT***

WARD : LAKE

FILE No. : M/267/20

DATE : 1 July 2020

REF : AV

RESPONSIBLE
MANAGER : EDDS

APPLICANT : CLE Town Planning
and Design (on behalf
of West Piara
Landowners Company
Pty Ltd); Department of
Education

LANDOWNER : Various

ZONING
MRS : Rural – Water
Protection Zone

TPS No.4 : General Rural
Rural Living

In Brief:

- The Western Australian Planning Commission (WAPC) has initiated (and is advertising for public comment) two amendments to the Metropolitan Region Scheme (MRS) in the 'West Piara Urban Precinct'.
- MRS Amendment 1370/57 proposes to reclassify Lot 9010 Warton Road Piara Waters to the Public Purposes – High School Reservation.
- MRS Amendment 1369/57 proposes to rezone remaining land in the Precinct to the Urban and Urban Deferred zones, with a portion abutting Armadale Road reclassified to the Primary Regional Roads reserve.
- The proposed zones/reserves allow progression of urban development in Piara Waters consistent with State strategic planning, subject to the orderly de-constraining of the land and future planning processes. There is no proposal for a concurrent S.126 Amendment to the City's Town Planning Scheme No.4.
- Recommend that Council advise the WAPC that it supports the proposed amendments and forwards the comments made in this report to the WAPC.

Tabled Items

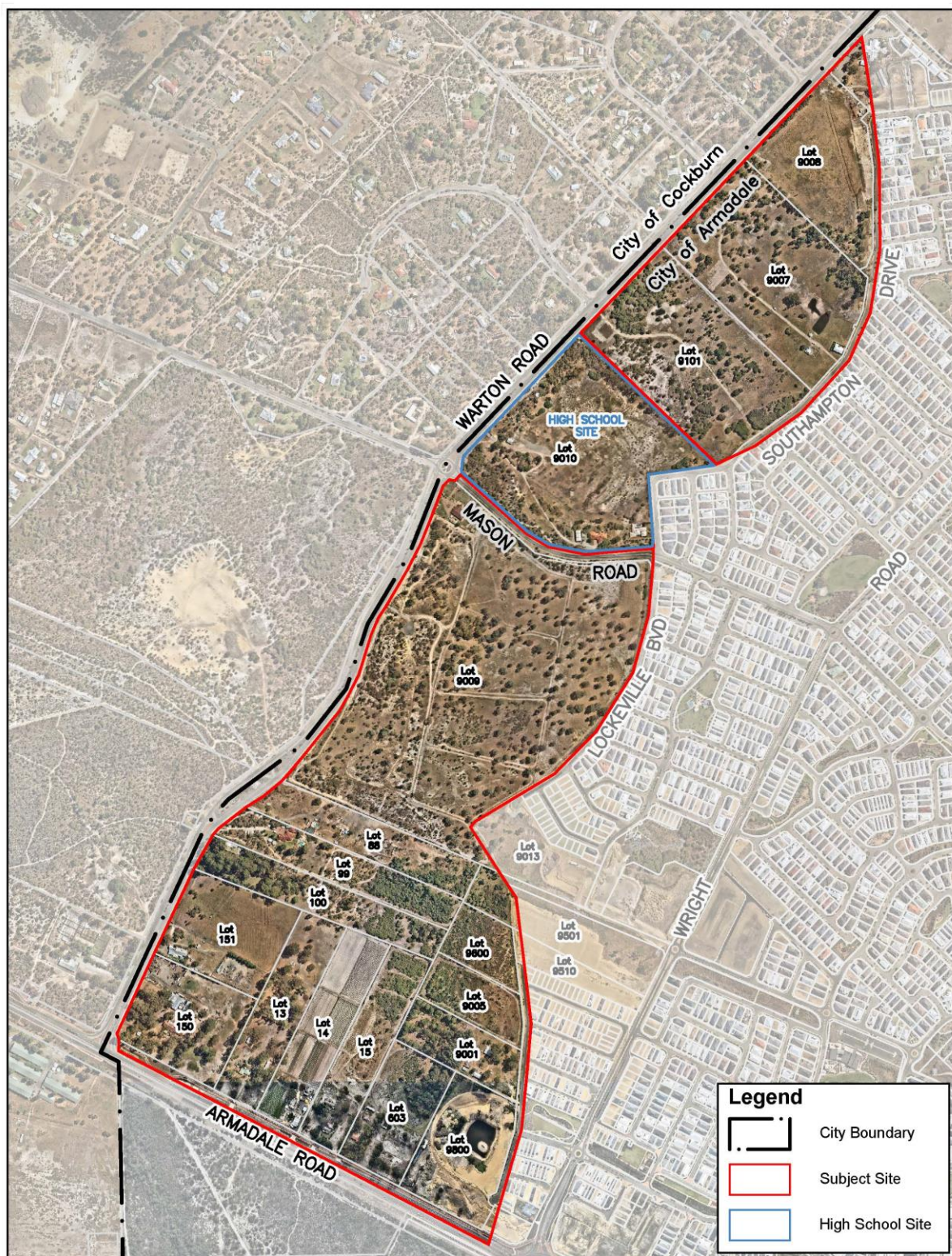
Nil.

Decision Type

- ☐ **Legislative** The decision relates to general local government legislative functions such as adopting/changing local laws, town planning schemes, rates exemptions, City policies and delegations etc.
- ☐ **Executive** The decision relates to the direction setting and oversight role of Council.
- ☒ **Quasi-judicial** The decision directly affects a person's rights or interests and requires Councillors at the time of making the decision to adhere to the principles of natural justice.

Officer Interest Declaration

Nil.



AERIAL PLAN

Proposed MRS Amendments 1369/57 & 1370/57
West Piara Urban Precinct and High School Site

DATE 12 June 2020 - REVISION 1901
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SCALE 1 : 12500

Based on information provided by and with the permission of the
Western Australian Land Information Authority trading as Landgate (2012).
Aerial photograph supplied by Landgate, Perthshire to MapMap

Strategic Implications

- 1.3 The community has the services and facilities it needs
- 1.3.3 Advocate and share responsibility for service delivery
- 2.2 Attractive and Functional Public Places
- 2.2.1 Deliver attractive and functional streetscapes, open spaces, City buildings and facilities
- 2.5 Quality Development Outcomes
- 2.5.1 Implement and administer the City's Town Planning Scheme and Local Planning Strategy to deliver quality development outcomes

Legal Implications

Planning and Development Act 2005
Planning and Development (Local Planning Schemes) Regulations 2015
Environmental Protection Act 1986
Environmental Protection and Biodiversity Conservation Act 1999 (Commonwealth)
Metropolitan Region Scheme
Town Planning Scheme No.4

District and Regional Land Use Policy Implications

Perth and Peel@3.5 Million
State Planning Policy 2.3 Jandakot Groundwater Protection
Southern River / Forrestdale / Brookdale / Wungong District Structure Plan (2001)
Urban Water Management Strategy (2002)
Southern River / Forrestdale / Brookdale / Wungong Memorandum of Understanding (2004)
Southern River Integrated Land and Water Management Plan (2009)
Arterial Drainage Scheme for Forrestdale Main Drain (2009)
Liveable Neighbourhoods (2007; 2015 draft)
Better Urban Water Management Guidelines

Council Policy/Local Law Implications

Local Planning Strategy 2016
Local Planning Policies
Other adopted policies of Council

Budget/Financial Implications

Nil direct financial implications. Subsequent land development generates additional rate base, service demand, and capital and operational costs for new new/upgraded infrastructure/local facilities.

Extension of existing Development Contribution Plan arrangements over the West Piara Urban Precinct will equitably apportion the costs of common infrastructure works between developers. Other developers in the broader Southern River/Forrestdale/Brookdale/Wungong District Structure Plan area have paid contributions towards community facilities and services, environmental areas, district road connections and upgrades, and meeting State Government drainage and urban water management objectives.

Consultation

Both the applicant and the Department of Planning Lands and Heritage (DPLH) conducted early consultation with the City's officers to ascertain scope and verify findings of technical reports. The City actively encourages this early consultation.

Council's January 2019 Development Services Committee Executive Director's report confirmed DPLH's preliminary notification to the City of the Metropolitan Region Scheme (MRS) Amendment request. At that time, the State Government had not made its decision to locate a High School at Lot 9010 Warton Road. The report advised that preliminary comments were being sought by agencies, with detailed comment and reporting to Council to be provided in the future during the statutory advertising period. Councillors were later separately advised via memo of the State Government's planned acquisition of the High School site.

The City's business units commented on initial draft proposals and the initiated MRS Amendments. No objections were made, however detailed comments on local issues and design proposals have previously been forwarded to the DPLH.

The MRS Amendments are currently undergoing advertising for public submissions in accordance with procedures set out in Part 4 of the *Planning and Development Act 2005* (Act). Advertising of the amendments for public/agency review and submissions is being undertaken from 12/05/2020 until 17/07/2020. On 11/05/2020, DPLH officers granted an extension of time to the City until 31/07/2020 in order for the City to obtain Council's recommendation on the City's submission (i.e. this report).

Agency and community issues identified at this stage will be addressed through the DPLH assessment and in future planning phases (including town planning scheme amendments, structure plans and subdivision applications).

BACKGROUND

The MRS sets out broad zones and reservations for the Perth Metropolitan Area and is constantly reviewed to best reflect present and future regional planning and development needs. The Western Australian Planning Commission (WAPC) has resolved to initiate two amendments to the MRS over land known as the West Piara Urban Precinct (Precinct).

The Precinct is an approximate 128ha area generally bounded by Warton Road, Jayes Road, Southampton Boulevard, Interdominion Boulevard and Armadale Road in Piara Waters, and immediately to the east of urban development in the North Forrestdale Structure Plan (also in Piara Waters). Land ownership is fragmented in the south of the Precinct, where 16 of the total 21 lots comprise approximately 45% of the amendment area.

The Precinct has a long history of rural land uses which primarily include rural residential, home business and agistment activities. The Precinct is predominantly cleared or parkland cleared with some remaining vegetation.

The Precinct is currently zoned Rural – Water Protection under the MRS. The WAPC describes this zone as rural land over public groundwater areas where land use is controlled to avoid contamination. Under the City’s Town Planning Scheme No.4 (TPS No.4), the land is zoned General Rural and Rural Living X. The Precinct is also subject to Special Control Area No.2 – Public Drinking Water Protection Area – Priority 2 Source Protection Area.

Refer to Existing MRS and Existing TPS No4 Plans attached.

Warton Road forms the shared Local Government boundary between the Cities of Armadale (eastern side) and Cockburn (western side). The area west of Warton Road and north of Jandakot Road/Mason Road is zoned Rural Water Protection under the MRS with rural living uses that include kennels and catteries. To the south of this, land is reserved for Parks and Recreation under the MRS (Bush Forever Site 390) and includes remnant bushland, private recreation uses (pistol club) and evidence of sand extraction activities.

Lot 9007 Southampton Drive in the north of the Precinct was the subject of applications for development approval in 2015 and 2019 to construct and operate a Park Home Park (lifestyle village). On both occasions the City recommended to the Joint Development Assessment Panel (JDAP) that the applications be refused, for reasons including non-compliance with the applicable groundwater protection framework and inconsistency with the existing TPS No.4 General Rural zone provisions. The recent 2019 application was ultimately refused by the JDAP.

Following the JDAP’s decision the applicant lodged an application for review (appeal) of the decision in the State Administrative Tribunal (SAT). Following mediation the SAT has now referred the application back to the JDAP for reconsideration under S.31 of the *State Administrative Tribunal Act 2004*. The City is providing assistance to the DPLH, other State Agencies and the JDAP Presiding Member (the respondent) as required. While Lot 9007 is located in the Precinct and its owner is a party to the MRS Amendment application, the current review (appeal) and the MRS Amendments are following separate processes.

DETAILS OF PROPOSAL

The Amendments propose to exclude land in the Precinct from the MRS Rural – Water Protection zone and include the land in the following zones/reserves:

- MRS Amendment 1369/57: Entirety of the Precinct except Lot 9010 Warton Road, measuring approximately 115ha in area. Land proposed to be included in the Urban zone, Urban Deferred zone, Primary Regional Road reservation (portions of lots abutting Armadale Road) and Water Catchment reservation (adjustment only) in response to the proponent’s request.
- MRS Amendment 1370/57 – Lot 9010 Warton Road, measuring approximately 12.84 ha in area. Land proposed to be included in the ‘Public Purposes - High School’ Reserve, in response to the State Government’s decision to locate a Department of Education-operated High School on this lot.

Refer to Proposed MRS Amendment Plans attached.

The MRS Amendment 1369/57 proponent is the West Piara Landowners Company Pty Ltd, which is the entity formed by all landowners in the Precinct for the purposes of initiating that MRS Amendment.

The applicant is not seeking, and the WAPC has not proposed, a concurrent amendment to the City's TPS No.4 under Section 126 of the Act to rezone the land to Urban Development. The City generally does not support these concurrent amendments in its constrained outer growth areas where structure planning has progressed, and this precinct particularly, because it is necessary to include specific provisions in TPS No.4 to guide later structure planning, subdivision and development. In addition, a further scheme amendment is required to provide a legal mechanism for development contributions.

At this early stage of the development process, no individual sub-precincts have been identified. This will be considered by the DPLH, the City and other agencies through the planning process.

The proponent's justification for the Amendments is briefly and broadly summarised as follows:

1. The proposed rezoning is a logical progression and consolidation of the North Forrestdale (Harrisdale and Piara Waters) urban front. It is consistent with the pattern of urbanisation set out in State Government strategic planning policy and located in proximity to employment, activity centre and community recreation nodes.
2. The proposed High School site implements State Government decisions and alleviates pressure on student numbers generated by population growth in adjoining suburbs.
3. Overall planning (including technical studies) is sufficiently progressed. Local requirements can be met, including the need for roads, public open space and other MRS/TPS No.4 reservations as demonstrated through the development concept plan. Later refinement will occur at more detailed planning stages.
4. The land is capable of being adequately serviced. Planning addresses environmental (especially groundwater protection) constraints and responds to key characteristics of the land.

COMMENT

Council is currently being asked to consider the appropriateness of commencing land use change by expressing its support or opposition for MRS rezoning/reclassification in the Precinct. This would permit further detailed planning and technical reporting to implement any change to the MRS through an amendment to the City's TPS No.4 and a proposed Structure Plan, before any implementation/works commence at subdivision and development stages. The High School development is being progressed separately.

Perth and Peel@3.5 Million & South Metropolitan Sub-Regional Planning Framework (2018)

The *Perth and Peel@3.5 Million* strategy is the WAPC's 30 year strategic plan and framework for the future development of the Perth metropolitan area, guiding land use, infrastructure and servicing provision. The accompanying *South Metropolitan Peel Sub-regional Planning Framework* identifies the Precinct as an Urban Investigation area with short to medium term staging timeframe (2015-2031), while acknowledging that the key regional consideration is the impacts, risks and management of the Jandakot groundwater resource (a Priority 2 Source Protection Area).

Council in its July 2015 submission to the WAPC on *Perth and Peel @ 3.5million* and the *South Metropolitan Peel Sub Regional Framework* supported an Urban Expansion classification for the Warton Road/Piara Waters West Precinct (as it was then termed) for the final South Metropolitan Peel Sub-Regional Structure Plan, subject to the City's ability to overcome land fragmentation issues and coordinate infrastructure requirements (e.g. road upgrades, drainage, and new sporting/community facilities) through its Development Contribution Plan (DCP) No.3 under TPS No.4. The submission also acknowledges the Precinct's location in proximity to adjacent urban services and social and community facilities provided/funded by the City and developer contributions, which create the high liveability and quality of life outcomes achieved in adjacent Piara Waters. The proposed Amendments reflect Council's submission and position in relation to the Precinct at that time.

Other relevant regional and local strategic planning documents are discussed in an attachment to this report.

Refer to Discussion of Strategic Planning Documents attached.

Subsequent Planning Processes

The proponent is not requesting, and the WAPC not proposing, to invoke S.126 of the Act to automatically rezone the Precinct under TPS No.4 at gazettal (final approval) of the MRS Amendments. This would result in the immediate rezoning of MRS Urban land to the Urban Development zone under the City's TPS No.4 and progression to Structure Plan stage. Local considerations and Council's position are not adequately addressed through such a process in this area.

The City has not previously supported any S.126 amendments within the Southern River/Forrestdale/Brookdale/Wungong District Structure Plan (SRFBWDSP) area. Due to the inherent development constraints and generally high level of fragmentation local TPS No.4 provisions are necessary to guide later structure planning, subdivision and development. Additionally, Development Contribution Plan preparation processes can be readily circumvented leading to inequitable outcomes.

In its advice the EPA also indicated that it does not support a S.126 Amendment for the Precinct, so that environmental reporting and specific scheme provisions through the TPS amendment process avoid or manage impacts to identified environmental values.

If the MRS Amendments are approved a subsequent TPS No.4 amendment to rezone the land will follow, which will include specific TPS No.4 Schedule 8 provisions to guide later structure planning and subdivision applications. This TPS No.4 Amendment is necessary in order to ensure that TPS No.4 maintains its consistency with the MRS pursuant to Section 125 (3) of the Act. Any later Amendment decision and publicly available submissions will inform TPS No.4 amendment and structure plan preparation.

Development Contributions

The City has one active DCP in the SRFBWDSP area (DCP No.3) to arrange equitable contributions to infrastructure in Harrisdale and Piara Waters. DCP No.3 will soon be accompanied by the City's second DCP in the SRFBWDSP area, being DCP No.4 in Forrestdale's Anstey Keane Urban Development Precinct.

Officers are currently investigating the extension of DCP No.3 over the Precinct (should the Amendments be approved) by reason of its proximity to the existing urban areas of Piara Waters and Harrisdale, the nexus between the Precinct and these existing areas, and the need for existing and future DCP infrastructure. This is not without precedent, as DCP No.3 has been progressively extended and implemented in a series of stages sequenced by MRS and TPS Amendments. DCP No.3 has brought considerable benefit to Piara Waters and Harrisdale by helping to unlock constraints, coordinate the delivery of infrastructure and support the social and economic well-being of the community with high standards of urban amenity and service provision. Benefits also accrue from the economies of scale provided by a DCP over a large area which is managed by the City.

Officers are also investigating future common infrastructure needs in this Precinct, including sporting and community facilities and other common infrastructure items. The City is liaising closely with the proponent to identify common infrastructure items to inform early planning of equitable and efficient mechanisms.

Any extension to a TPS No.4 Development Contribution Area follows a complex amendment pathway under the *Planning and Development (Local Planning Schemes) Regulations 2015*. A future amendment prepared by the City's officers will propose suitable text and map changes to address matters such as the expanded contribution area and common infrastructure items.

ANALYSIS

The proponent supports its request to amend the MRS in the Precinct with a number of accompanying technical studies. These are at a level appropriate to the regional planning stage and to support a change to the MRS zoning. The supporting studies include an Environmental Assessment Report, a Bushfire Hazard Level Assessment, a Transport Assessment, an Engineering Servicing Report and a District Water Management Strategy. More detailed studies will be undertaken at the local TPS No.4 amendment and structure planning stages, once regional level issues have been clarified through the MRS process.

For illustrative purposes the proponent has submitted an indicative development concept plan illustrating one possible layout for future urban development. This will be refined through City/DPLH assessments, updates to technical reports, agency comments, public comments, and Council/State Government decisions until a formal Structure Plan application is prepared for the City's recommendation/WAPC's decision.

Refer to Development Concept Plan attached.

The development concept plan includes:

- An indicative residential land use layout (approximately 1600-1700 dwellings), local road network and areas of public open space.
- A High School location on Lot 9010 Warton Road, north of Mason Road (recently acquired by the State Government).
- A Primary School site and potential City/Department of Education shared use playing field site south of Mason Road.

Areas of public open space have been identified on the development concept plan. Future planning will need to address:

- The design and location of proposed public open space areas (including appropriate dimensions for playing field locations);
- Protection of vegetation and other environmental features;
- linear public open space connections for recreational and ecological linkages abutting public open space in the North Forrestdale Structure Plan Area; and
- The provision of sufficient unrestricted public open space (ie. land with full recreation function) consistent with WAPC policy.

Other notable development considerations for later stages, and key recommendations for future development, are addressed below.

Drainage and Groundwater

The SRFWBDSP area is characterised by wetland features, high groundwater table and seasonal inundation. Management of these factors in the City's North Forrestdale Structure Plan urban development context was influenced by various documents including the SRFWBDSP's *Urban Water Management Strategy* (JDA 2002) and subsequent inter-agency Memorandum of Understanding (2003), *North Forrestdale Structure Plan Urban Water Management Strategy* (Parsons Brinkerhoff 2005), *Southern River Integrated Land and Water Management Plan* (Department of Water 2009), and the *Forrestdale Main Drain – Arterial Drainage Scheme* (Water Corporation 2010).

In broad terms these strategies sought to address drainage issues in an environmentally responsible manner addressing factors such as, but not limited to, post development storm water flows and groundwater levels, water quality, regional drainage impacts, existing wetlands, catchment management, flood events, land acquisition and post-development monitoring. The strategies also drew together SRFWBDSP local governments, state agencies/authorities and service providers to ensure coordinated outcomes.

The area now known as the West Piara Urban Precinct was analysed for various inputs during preparation of the above strategies (e.g. catchment modelling), however this was undertaken in the context of rural land use rather than urban residential development. By the time of commencement of the above studies, the WAPC had introduced the MRS Rural Water Protection Zone to protect the entire Jandakot Groundwater Mound (including the Precinct). The underpinnings of the proponent's District Water Management Strategy (DWMS), and future subsequent local water management strategies (at structure planning stage) and urban water management plans (at subdivision stage) will review findings, update modelling and apply current policy/best practice.

The WAPC's existing State Planning Policies also address the protection, enhancement and preservation of water (including groundwater) resources and future management of urban development. *State Planning Policy 2.9 Water Resources* provides a broad policy framework for consideration of water resources at strategic planning proposals, with *State Planning Policy 2.3 Jandakot Groundwater Protection* (SPP2.3) providing specific policy measures to address groundwater supply resources in the Jandakot Groundwater Protection Area.

The Precinct is located entirely within the SPP2.3 Protection Area (as a Priority 2 Drinking Water Source), which aims to ensure that all development over the Jandakot Groundwater Mound is not detrimental to Perth's integrated metropolitan public drinking water supply. SPP2.3 establishes a general presumption against intensive development (residential, special residential, industrial and commercial zones) within the Policy Area.

However the policy measures of SPP2.3 allow the WAPC to consider variations to the presumption against intensive development, including for large cleared/disturbed landholdings, land directly adjacent to already-developed areas and land identified as being appropriate for development through regional or sub-regional strategic planning. Notably, the area is identified as a short-medium term (2015-2031) Urban Investigation Area in *Perth and Peel @3.5 Million*. Ultimate support is also predicated on such factors as source protection, environmental conditions and risk mitigation.

A DWMS has been prepared in order to demonstrate that the Precinct is capable of accommodating urban development. The DWMS acknowledges pre-existing planning measures in place to secure three groundwater production wells located west of the study area, being a well head protection zone of 300m around these bores. However the DWMS also confirms that neither of these bores have operated since 1997. The DWMS has been referred to the Department of Water and Environmental Regulation (DWER) for endorsement.

The EPA's advice on drainage and groundwater matters in the MRS Amendments notes that the DWMS requires "*changes to sufficiently address the impacts, risks and management of urban development for surface water and groundwater resources.*" The EPA recommended approval of the DWMS by the DWER prior to finalisation of the MRS Amendments.

The proponent's rationale and groundwater protection methodology will need to be determined by the DWER, prior to the WAPC's final determination on the Amendments. If the Amendments are approved, later stages of planning will:

- Have regard for the land use and other policy measures in SPP2.3;
- Provide for the future management of land so that nutrient leaching and runoff do not reduce water quality of public drinking water sources (e.g. turfing playing surfaces of schools and public open space areas);
- Demonstrate appropriate servicing (particularly reticulated sewerage connection); and
- Prevent uses with detrimental groundwater impacts (particularly Service Stations).

A Local Water Management Strategy will be a requirement of future planning and the proponent should liaise further with the City's Technical Services for preparation and approval of the relevant strategies/management plans.

Environmental Considerations

Historical agricultural and extraction activities have disturbed land in the Precinct with substantial areas cleared for livestock grazing. The area is primarily cleared of vegetation save for scattered trees and pockets of remnant native vegetation (majority considered 'Degraded' and 'Completely Degraded'). No MRS 'Bush Forever' designations apply to vegetation in the area.

There are no Conservation Category Wetlands or natural waterways within the Precinct. However DBCA geomorphic wetland mapping identifies Multiple Use and Resource Enhancement Wetlands. One wetland in the south of the Precinct, known as UFI 7176, contains commonwealth-significant (Threatened Ecological Community) Banksia Woodland vegetation rated at "very good" to "good" standard, with this and other areas of vegetation providing potential habitat for the threatened black cockatoo species. Future development should explore possibilities to protect wetlands and retain remnant vegetation areas in good condition or better.

In accordance with Section 48A of the *Environmental Protection Act 1986* the Amendments were referred to the Environmental Protection Authority. The EPA determined that formal environmental assessment was not required ('Scheme Not Assessed') and issued advice which is summarised as follows:

- Further updates are required to various environmental surveys prepared by the proponent;
- Environmental attributes should be addressed through subsequent planning processes (refer discussion on High School later in this report); and
- Local planning scheme provisions are required to manage/avoid impacts to environmental values informed by updated surveys. S126 amendment not supported.

While the City's Local Planning Strategy 2016 and TPS No.4 incorporate various objectives promoting environmental sustainability, the City increasingly observes instances where State environmental agencies propose that Local Government protect and secure state and federal-level environmental assets through the local planning processes. While problematic for various legal and environmental reasons, one common detrimental consequence is that the City is unable to balance recreation, drainage and environmental values in public open spaces. Where State Government Agencies identify national or state-level environmental assets, those assets should be identified and secured prior to local planning processes (Town Planning Scheme Amendment, Structure Planning and Subdivision). If any such assets are identified it is most appropriate to reserve those areas for Parks and Recreation under the MRS.

Later environmental issues that require careful management at later planning stages also include three locations at a high risk of Acid Sulphate Soils and contamination on Lot 88 Warton Road (registered site under the *Contaminated Sites Act 2003*).

Future High School

Given the growing student population in Harrisdale and Piara Waters it is commendable that the State Government has now responded with a commitment to acquire land and construct a high school in the Precinct. The proposed high school site on Lot 9010, measuring 12.8ha, exceeds the 10ha minimum area requirements under Development Control Policy 2.4 – School Sites and Livable Neighborhoods, which is advantageous due to the irregular shape of the lot. The City has been advocating for additional school sites for several years and the development of this High School is partly due to this advocacy.

Prior to initiation of the Amendments, the Environmental Protection Authority advised that environmental issues “*require resolution prior to the initiation and referral of future local planning amendments to the EPA*”. However under the provisions of the Act the future Public Purpose reserve will take immediate effect in the City's TPS No.4 with no local scheme amendment required. This means the City has no power to specify “*scheme provisions, informed by surveys, to demonstrate how impacts to these (environmental) values will be avoided and/or managed*” as part of a TPS No.4 amendment. The City has requested that the EPA provide further written advice informing both the Department of Education and the City of any environmental issues to be addressed during design and construction of the high school.

The State Government's planning processes for the high school have begun prior to the preparation of this report, with preliminary plans referred to the City's departments for initial review and comment. The City will use all available opportunities to address characteristic matters associated with school development including parking, traffic circulation, streetscape, access to facilities, built form, and other school site issues historically experienced by the City in its growth areas.

Kennel Noise

Land to the west of the Precinct within the City of Cockburn suburb of Treeby includes a number of operating kennels. Four such premises are located on Hybrid Court and Warton Road.

EPA Guidance Statement No.3 Separation Distances between Industrial and Sensitive Landuses (Guidance Statement No.3) provides generic separation distances between impact-generating and sensitive land uses so that conflict is minimised. In this regard, EPA advice on the MRS Amendments recommends a 500m separation distance be applied between kennels and noise sensitive development. However, the EPA advice also acknowledges that these setbacks may be reduced if further technical studies provide detailed assessments of applicable buffers.

The proponent's submitted noise assessment has determined that preventative measures are capable of reducing both noise exposure and buffer distances. These measures may include noise walls, upgraded dwelling construction to reduce noise permeation, strategic public open space locations and notifications on title. Appropriate locations of school playing fields and buildings will assist in managing any impacts on the proposed high school.

The proponent has discussed reporting assumptions and modelling with the City's Health Services with appropriate advice provided. Future planning stages must include satisfactory noise assessments and implement noise mitigation measures to protect amenity for future residents.

Mining Tenements (within City of Cockburn municipality)

A portion of the Precinct is proposed to be transferred to the Urban Deferred zone rather than the Urban zone due its location within the 300m-500m buffer (as per EPA Guidance Statement No.3) of a potential sand mining activity. This sand mining activity is subject to a September 2016 determination by the EPA Chairman that a Public Environmental Review (PER) process under the *Environmental Protection Act 1986* must be completed. However the PER has not progressed to date.

The Urban Deferred zone is used to identify land that is likely to be suitable for Urban zoning in the future, subject to certain requirements first being met. The WAPC has advised that it requires completion of extraction activities, justification that those activities will not occur, or the consideration of compatible land use options prior to transferring the land to the Urban zone.

This area of land proposed to be transferred to the Urban Deferred zone is of an irregular crescent shape, which will make standalone subdivision and development difficult to seamlessly integrate with any development on the adjoining Urban land. Therefore future structure planning should provide a regular-shaped land use pattern and movement network that integrates with the Urban Deferred area to promote orderly and proper planning at such future time as subdivision and development proceeds.

Transport

High level traffic modelling has been undertaken in support of the Amendments, with various updates and changes requested by Main Roads Western Australia. The City's Technical Services have also advised that further discussion between the City and the applicant is required to address road connections within and adjoining the Precinct.

Future planning must address significant road connections, especially the Warton Road/Mason Road/Jandakot Road intersection. Assessments must also adequately satisfy the City that the road network supporting the high school site can adequately convey the expected volumes (which are generally significantly higher than State Government estimates) and manage peak congestion in the existing and proposed local and regional road network.

The Precinct abuts Armadale Road and Warton Road, which are both of a status that requires the application of noise attenuation standards to adjoining development. Road traffic noise also requires attention at later planning stages. While noise attenuation is necessary, from an urban design perspective long expanses of monochrome blank wall do not present attractively on the City's key networks; this should be considered at future Structure Plan and Subdivision Stage.

Bushfire Management

State Planning Policy 3.7 Planning for Bushfire Risk Management requires strategic planning proposals to be accompanied by information demonstrating that bushfire risks do not pose an unacceptable threat to lives and property. While DFES has approved a Bushfire Management Plan for the Amendments, future iterations of this plan will be required by the insertion of appropriate provisions into TPS No.4 so that subsequent detailed Bushfire Management Plans address the subdivision staging and specific constraints of the development proposed in compliance with WAPC policy and guidelines.

Increasingly, the City encounters issues where bushfire protection is provided for an ultimate urban form but that the staged progress of development generates difficulties with unmanaged bushfire-prone vegetation on adjoining landholdings and failure to consider acceptable solutions for secondary access routes at each stage. The City will encourage developers to address these matters at later stages.

Servicing

The Precinct adjoins an existing urban area which already benefits from full urban-grade servicing. The Water Corporation advice at preliminary Amendment stages noted that the Wright Road and Clout Lane Wastewater Pump Stations require significant upgrades at the stations and the interlinking routes in order to accept additional waste water flows. While upgrade costs are a matter for resolution between developers and the Water Corporation, upgrades may result in additional land acquisition/easements or impacts from/on existing public open space, particularly at the Clout Lane pump station.

The City is concerned that public open space area could be reduced or works rendered abortive if infrastructure upgrades are not carefully considered. Loss of public open space quality or quantity is not supported and the City will monitor this issue during future stages to safeguard community recreation outcomes.

OPTIONS

The following options are available to Council:

1. Resolve to support the WAPC progressing MRS Amendments 1369/57 and 1370/57 and lodge a submission in accordance with the discussion and key recommendations in this report.
2. Decline to support the WAPC progressing MRS Amendments 1369/57 and 1370/57 and lodge a submission if Council considers the proposed rezoning contrary to the orderly and proper planning of the area, or for other valid reasons.
3. Not lodge a submission on MRS Amendments 1369/57 and 1370/57.

CONCLUSION

The transfer of land in West Piara Urban Precinct to the Urban and Urban Deferred zones, and the Public Purpose and Primary Regional Road reservations under the MRS represents a logical zoning progression for future urban development, which is either supported by the relevant high level strategic planning documents or is consistent with their general objectives. The area adjoins existing development within the North Forrestdale Structure Plan area and consolidates the urban form of the locality. The Amendments also respond to the City's advocacy for further educational opportunities, especially sufficient primary and secondary schools to meet current and predicted future student numbers.

Perth and Peel@3.5 Million, the SRFBWDSP, the City's Local Planning Strategy and other strategic documents also establish the broad considerations for bringing potential urban land in Piara Waters on-stream for development by staged MRS Amendments. This strategic planning framework allows for subsequent processes such as amendments to TPS No.4 for local rezoning and Development Contribution Plan extension, and Structure Plan approval.

It is especially noted that no S.126 concurrent amendment is proposed to TPS No.4. This provides a transparent pathway to the coordination of subdivision, arrangement of common infrastructure funding and management of land constraints.

Subject to the future landowners/developers satisfying or responding to the matters raised in this report there is no impediment to progressing to the next stage of planning. In this regard Option 1 is recommended.

ATTACHMENTS

1. ↓ Existing Metropolitan Region Scheme - MRS Amendments 1369/57 & 1360/57
2. ↓ Existing TPS No.4 - Zoning Plan - Proposed Amendments 1369/57 & 1370/57
3. ↓ MRS Amendment 1369/57 Plan - West Piara Urban Precinct and High School Site
4. ↓ MRS Amendment 1370/57 Plan - West Piara Urban Precinct and High School Site
5. ↓ Submission on MRS Amendments 1369-57 & 1370-57 - Strategic Planning Documents
6. ↓ North Forrestdale Indicative Stage Plan (including adjacent Forrestdale Locality)
7. ↓ Development Concept Plan - MRS Amendments 1369/57 & 1370/57

Committee Discussion

Committee discussed the proposed High School and Primary School sites, car parking and signage, bus routes, traffic management, Development Contribution Plan, and the need for the protection of vegetation, wetland and other environmental features.

Committee requested that the Recommendation be amended to include the protection of the vegetation and wetland referred to as UFI-7176 as Parks and Recreation reservation in the MRS.

Cr Munn left the meeting at 8.15pm.

RECOMMEND

D46/7/20

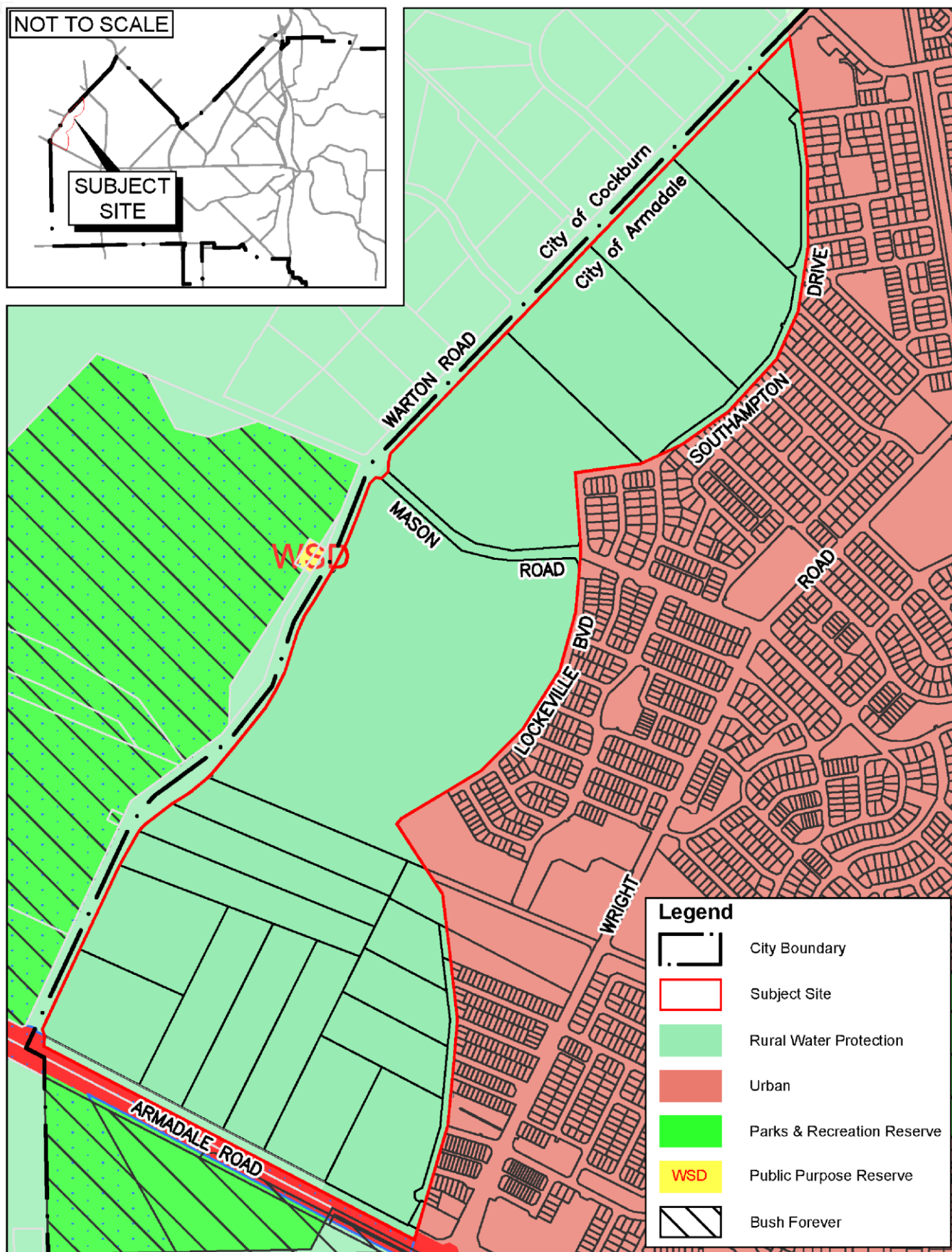
That Council:

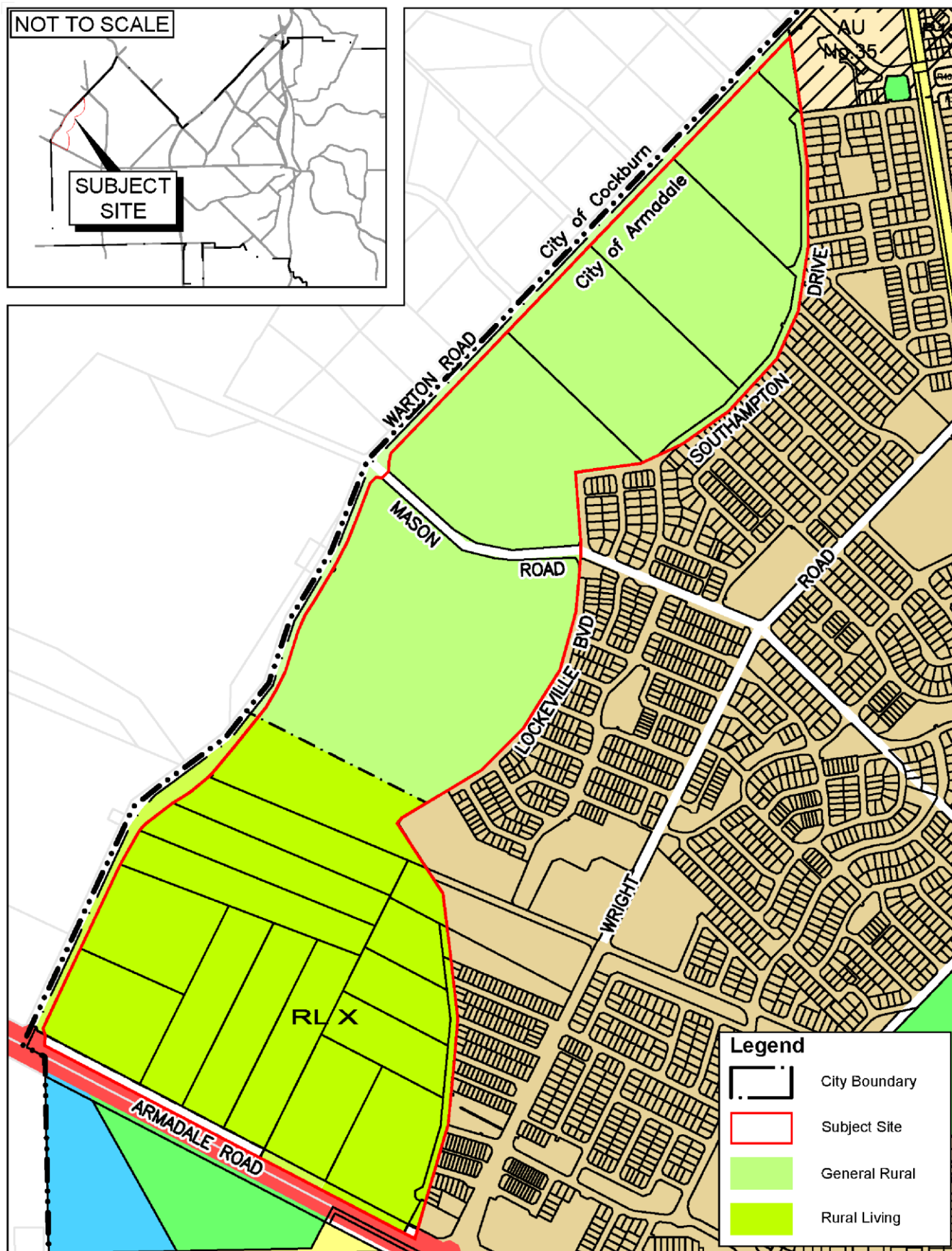
1. **Advise the Western Australian Planning Commission that the City supports:**
 - a) **MRS Amendment 1369/57 to rezone the West Piara Urban Precinct to Urban and Urban Deferred zones under the Metropolitan Region Scheme, subject to the investigation of additional measures for the protection of the vegetation and wetland referred to as UFI-7176 as Parks and Recreation in the MRS.**
 - b) **MRS Amendment 1370/57 to reserve Lot 9010 Warton Road for Public Purpose (High School) under the Metropolitan Region Scheme.**
2. **Advise the proponent to continue to liaise with the City in preparing applications and technical studies in support of a future amendment to TPS No.4 and future structure plan(s).**
3. **Advise the proponent that it seeks to retain and protect the vegetation and wetland to UFI-7176 as part of a TPS Amendment and Structure Plan process.**

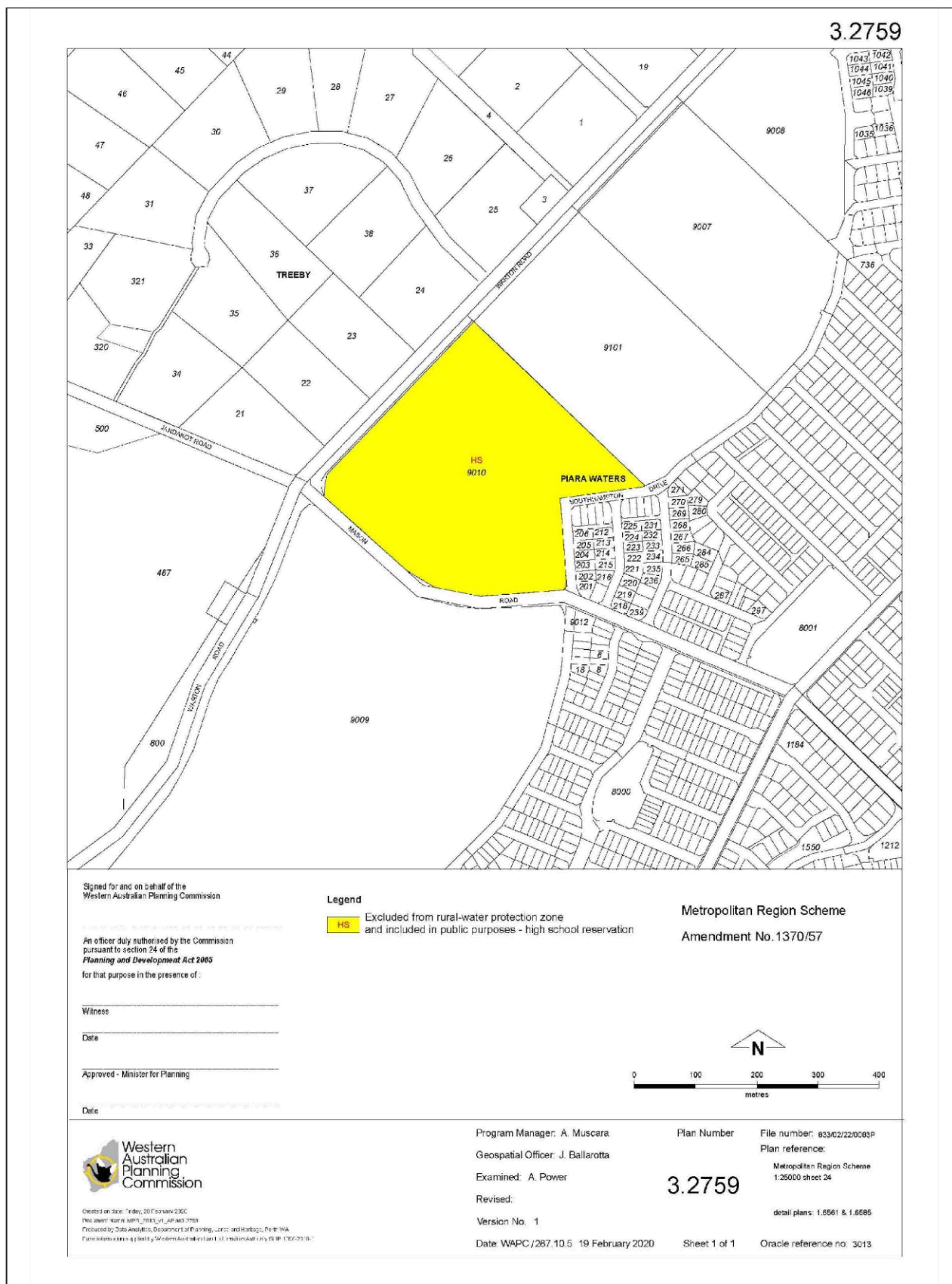
Moved Cr C Frost
MOTION CARRIED

(6/0)

Cr Munn returned to the meeting at 8.20pm







MRS Amendment 1370/57 Plan
Proposed MRS Amendments 1369/57 & 1370/57
West Piara Urban Precinct and High School Site

NOT TO SCALE

Source: or information for which the City of Armadale is not responsible for the accuracy of the data. The City of Armadale is not responsible for the accuracy of the data. The City of Armadale is not responsible for the accuracy of the data.



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SUBMISSION ON MRS AMENDMENTS 1369/57 & 1370/57 – WEST PIARA URBAN PRECINCT – DISCUSSION OF STRATEGIC PLANNING DOCUMENTS

The following detailed comments are provided on other strategic planning documents relevant to the initiated MRS Amendments.

City of Armadale Local Planning Strategy (2016)

Council adopted the Local Planning Strategy (LPS) subject to minor modifications at its meeting held on 23 March 2015, with the WAPC's endorsement following in July 2016. The Local Planning Strategy plan shows the subject area as 'Rural water protection' consistent with the MRS in place at the time. The earlier 2014 draft version of the LPS submitted to the WAPC for permission to advertise included the Precinct as a future Urban Development Area, however the Department of Planning removed this proposal as Perth and Peel@3.5 Million (which included this area) was about to be released.

One of the relevant actions in the Urban Development Strategy (contained within the LPS) is that Council will encourage landowners to prepare MRS Amendments in identified Urban Development Precincts and to prepare the environmental and servicing studies required to facilitate rezoning.

The Amendments are consistent with State Government strategic planning completed after WAPC endorsement of the LPS. In addition, the Amendments are supported by the LPS Urban Development Strategy actions, Council's original position on the draft LPS and Council's submission on Perth and Peel@3.5 Million (as discussed above).

SRFBW District Structure Plan (2001)

The *Southern River / Forrestdale / Brookdale / Wungong District Structure Plan* (SRFBWDSP) was published by the WAPC in January 2001. The purpose of the document was to provide a broad framework for future land use and development of a study area which included the localities of Southern River in the City of Gosnells and Forrestdale, Brookdale and Wungong in the City of Armadale.

The SRFBWDSP established the broad principles for the planning of urban development in the district including:

- Promotion of fair and equitable outcomes;
- Transparency of decision-making;
- Clear definition of responsibilities;
- Full urban servicing including commitments to appropriate infrastructure items;
- Provision of a clear development sequence; and
- Provision a detailed plan of drainage and nutrient management.

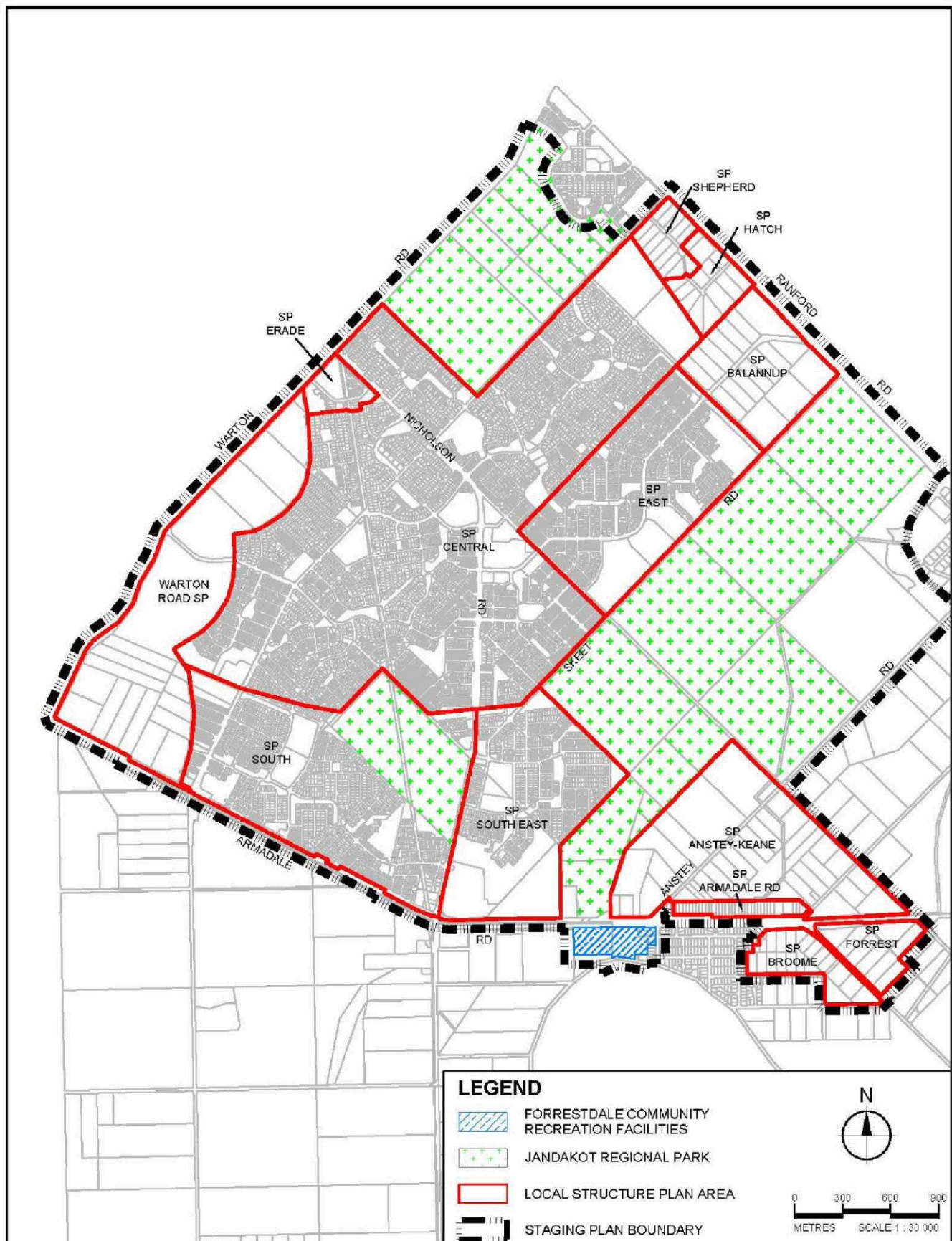
The City has followed these SRFBWDSP principles to guide subsequent local planning (including detailed stages of structure planning and subdivision) consistently across the various North Forrestdale stages that have come on-stream over time. Their demonstrated success in delivering land use change indicates the principles and processes established by the SRFBWDSP were soundly based.

Refer to North Forrestdale Indicative Staging Plan attached.

The Precinct is located in the SRFBWDSP's "Area 2: Forrestdale (Ranford to Armadale Road)". The Precinct is identified for Rural Living and Semi-Rural Living within a Groundwater Protection Area buffer. This reflects the prior 1997 MRS Amendment (981/33) which created the MRS Rural Water Protection Zone and applied this new zone to the Precinct.

Notwithstanding the above it is acknowledged that the WAPC has recognised more contemporary planning and environmental investigations that demonstrate rezoning potential for land in the SRFBWDSP not previously shown for future urban land uses. The City has supported such changes where constraints can be addressed and the principles of the SRFBWDSP achieved. Recent examples of this can be found in the MRS rezonings of the Anstey Keane Urban Development Precinct (MRS Amendments 1290/57 and 1321/57).

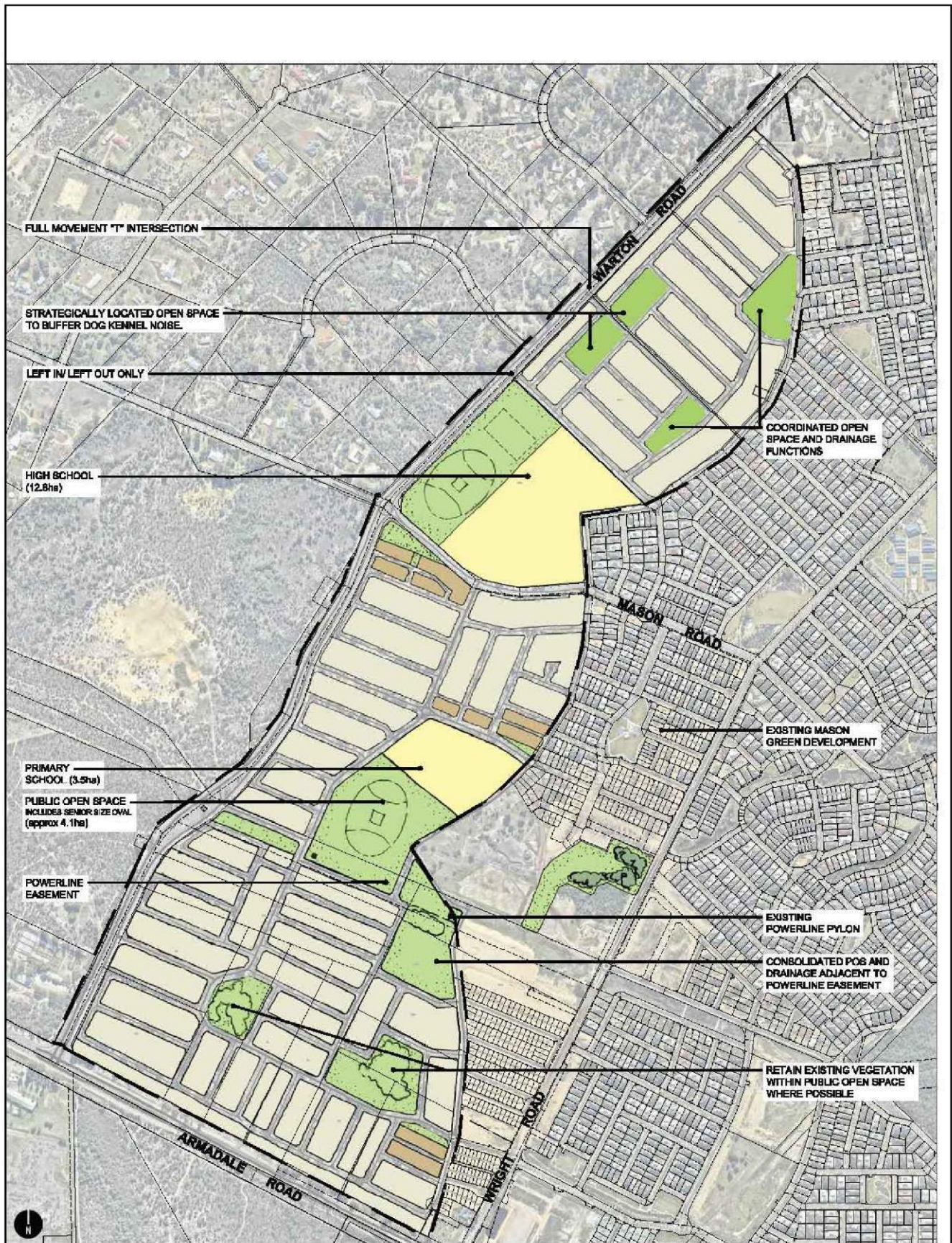
Having regard to the above, the Amendments are not considered to contradict the SRFBWDSP.



**North Forrestdale Indicative Staging Plan
(including adjacent Forrestdale locality)**



NOT TO SCALE



Development Concept Plan

Proposed MRS Amendments 1369/57 & 1370/57
West Piara Urban Precinct and High School Site

DATE: 18 June 2020 - REVISION 2001
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NOT TO SCALE

Based on information provided by and with the permission of the
Western Australian Land Information Authority (Landscape 2012).
Aerial photograph supplied by Landgate. Photographs by HeadMap.



Aerial Plan - UFI 7176 & Surrounding High Value Vegetation (refer red outline) – MRS Amendment 1369/57 – West Piara Urban Precinct



Your ref: J6398q
File ref: DWERT2166
PA ref: PA 036004
Enquiries: Jim Mackintosh
Tel: 6250 8043

JDA Consultant Hydrologists
PO Box 117
SUBIACO WA 6904

Via email – info@jdahydro.com.au

Attention: Jim Davies

Dear Jim,

Re: Piara Waters West - District Water Management Strategy (August, 2020)

Thank you for the referral of the above revised District Water Management Strategy (DWMS), dated 4 August 2020. The Department of Water and Environmental Regulation (the Department) has finalised its assessment of the report and now endorses the DWMS.

However, it is strongly recommended that endorsement is also sought from the Water Corporation and the City of Armadale.

If you wish to discuss the matter further, please contact me on 6250 8043 or jim.mackintosh@dwer.wa.gov.au.

Yours sincerely,



**Jim Mackintosh
Program Manager
Land Use Planning
Swan Avon Region**

11 August 2020

Cc - Department of Planning, Lands and Heritage – Anthony Muscara, Principal Planning Officer.
City of Armadale – Christopher Valentine, Senior Statutory Planning Officer.



Your Ref: 1369/57 -833/2/22/79 Pt1 (RLS/0880): 1370/57 -833/2/22/83 Pt1 (RLS/0879)
Our Ref: F-AA-00811/11 D-AA-20/59850
Contact: Vic Andrich (08) 9222 2000

Ms Sam Fagan
Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6000

Attention: Mr Anthony Muscara, Principle Planning Officer

Via email: info@dplh.wa.gov.au

Dear Ms Fagan

PROPOSED METROPOLITAN REGION SCHEME AMENDMENTS:
1369/57 – WEST PIARA URBAN PRECINCT – REZONE 112.26ha FROM ‘RURAL-WATER PROTECTION ZONE’ TO ‘URBAN AND URBAN DEFERRED’
1370/57 – WEST PIARA HIGH SCHOOL SITE – REZONE 12.84ha FROM ‘RURAL-WATER PROTECTION ZONE’ TO ‘PUBLIC PURPOSES – HIGH SCHOOL’

Thank you for your letter of 7 May 2020 requesting comments from the Department of Health (DOH) on the above proposal. The DOH has no objection providing:

- all future development is required to connect to scheme water and reticulated sewerage and be in accordance with the *Government Sewerage Policy (2019)*; and
- future use of land to be compatible to ensure the safety of potable water to the quality standard as specified under the *Australian Drinking Water Quality Guidelines 2011*.

The DOH does not support development within a proclaimed water catchment area, nor should developments encroach within a 500 metre of a proclaimed water catchments area.

Should you have any queries or require further information please contact Vic Andrich on (08) 9222 2000 or at ehinfo@health.wa.gov.au

Yours sincerely

Dr Michael Lindsay
**A/EXECUTIVE DIRECTOR
ENVIRONMENTAL HEALTH DIRECTORATE**

17 July 2020

