



February 2022

Metropolitan Region Scheme Amendment **1368/57** (Minor Amendment)



Wandi High School Site

Report on Submissions
Submissions

City of Kwinana

**Metropolitan Region Scheme
Amendment 1368/57
(minor amendment)**

Wandi High School Site

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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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Report on Submissions

Metropolitan Region Scheme Amendment 1368/57

Wandi 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 amendment was initiated as a minor amendment to the MRS as the proposal was considered to be relatively minor in nature. The reasons for that decision are included in the previously published *Amendment Report* for this amendment.

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 9.93 ha of land in Wandi from the Urban zone to the Public Purposes - High School reservation under the MRS, as shown on the figure for Proposal 1.

The amendment will facilitate the planning and development of a future high school on the subject land.

3 Environmental Protection Authority advice

On 15 May 2020, the Environmental Protection Authority (EPA) determined that the amendment did not require assessment under Part IV of the *Environmental Protection Act 1986* and provided advice on flora and vegetation environmental factors relevant to the amendment area.

The EPA advised that the amendment area contains the 'Banksia dominated woodlands of the Swan Coastal Plain' priority ecological community (PEC) and is located adjacent to an occurrence of the 'Community of Tumulus Springs (Organic Mound Springs, Swan Coastal Plain)' threatened ecological community (TEC). The EPA also advised that development of the amendment area should be informed by the outcomes of relevant environmental and hydrological studies, and recommended that any future structure planning be supported by a vegetation survey to inform whether any remnant vegetation needs to be retained.

The EPA concluded that the amendment could be managed to meet its environmental objectives through existing planning controls, and recommended its advice is implemented to mitigate potential impacts to flora and vegetation.

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 3 July 2020 to 4 September 2020.

The amendment was advertised for public inspection during ordinary business hours at the:

- i) Western Australian Planning Commission, 140 William Street, Perth
- ii) City of Kwinana
- iii) State Reference Library, Northbridge.

During the public inspection period, notice of the amendment was published in the *West Australian* and relevant local newspaper/s circulating in the locality of this amendment.

5 Submissions

Forty-Two submissions (includes one late submission) were received on the amendment. An alphabetical index of all persons and organisations lodging submissions is at Schedule 1.

Twenty-seven submissions supported the amendment, with eight of these submissions providing comment on the amendment. Two submissions opposed the amendment, with one of these submissions providing comment. Thirteen submissions were received from State Government agencies, the City of Kwinana and servicing agencies, which either supported, provided comment or raised no objection to the amendment.

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

6.1 Impact of future development on the 'Banksia Woodlands of the Swan Coastal Plain' PEC

The amendment area contains remnant vegetation which may form part of the 'Banksia Woodlands of the Swan Coastal Plain' PEC, and consideration should be given to retaining remnant vegetation in subsequent planning stages.

WAPC Comment: Once the amendment area is reserved Public Purposes - High School under the MRS, there will be no requirement for the Department of Education to obtain development approval under the MRS for the construction of a high school on the site. This is because a high school is defined as permitted development on Public Purposes - High School reserved land in the MRS.

However, the statutory requirements of the Environmental Protection Act 1986 (EP Act), the Biodiversity Conservation Act 2016 (BC Act) and the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) should provide for the appropriate protection of any significant environmental values within the amendment area. In this respect:

- (a) *Any clearing of remnant native vegetation within the amendment area is likely to require a clearing permit pursuant to the requirements of the EP Act.*

- (b) *Part of the remnant native vegetation within the amendment area is classified as potentially being part of the 'Banksia Woodlands of the Swan Coastal Plain' PEC. Section 45 of the BA Act requires a proponent to obtain authorisation for any actions which proposed to modify or alter a PEC.*
- (c) *Part of the remnant native vegetation within the amendment area is potentially part of the 'Banksia Woodlands of the Swan Coastal Plain' PEC. As such, any development which may impact on vegetation which forms part of this PEC may require referral to the Commonwealth Department of Agriculture, Water and the Environment, pursuant to the requirements of the EPBC Act.*

Submissions noted.

6.2 Impact of future development on the 'Community of Tumulus Springs (Organic Mound Springs, Swan Coastal Plain)' TEC

The future development of the amendment area may result in adverse impacts on the environmental values of the 'Community of Tumulus Springs (Organic Mound Springs, Swan Coastal Plain)' TEC located to the south of the amendment area.

WAPC Comment: *As discussed above, the future development of a high school within the amendment area will not require development approval under the MRS, once the site is reserved Public Purposes - High School under the MRS. As a result, there are no subsequent stages of the planning process which could consider the appropriate protection of the environmental values of the 'Community of Tumulus Springs' TEC.*

However, any future development of the amendment area which could potentially impact upon the environmental values of this TEC, are likely to be subject to the requirements of the EP Act, BC Act, and EPBC Act as outlined in the previous section. The requirements of this environmental legislation should be sufficient to ensure that the future development of the site does not adversely impact on any significant environmental values of this occurrence of the 'Community of Tumulus Springs' TEC.

Submissions noted.

7 Determinations

The responses to all submissions are detailed in Schedule 2 - *Summary of submissions and determinations*. It is recommended the amendment be adopted for finalisation as advertised.

8 Coordination 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 Local Planning Scheme. As no land is being zoned Urban by the amendment, Section 126(3) is not applicable to the amendment.

9 Conclusion and recommendation

This report summarises the background to MRS minor amendment 1368/57 and examines the various submissions made on it.

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

Having regard to the above, 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 1368/57 is now finalised as advertised and shown on WAPC Amending Plan 3.2757 and has effect in the Metropolitan Region Scheme from the date of notice in the *Government Gazette* on 8 February 2022.

Schedule 1

Alphabetical listing of submissions

Alphabetical Listing of Submissions

MRS Amendment 1368/57

Wandi High School Site

Submission Number	Name
7	30 Stocker
23	Agar, Darren
3	Allen, Vanessa
31	ATCO Gas
25	Bedi, Harwant
40	Biodiversity, Conservation and Attractions, Swan Region, Department of
1	Cornwell, Jennifer
5	Du Plessis, Philippa
38	Education, Department of
14	Geczko, Tara
19	Green, Barry
37	Jobs, Tourism, Science and Innovation, Department of
41	Main Roads WA
16	May, Sean
32	Mines, Industry Regulation and Safety, Department of
2	Name removed at the request of the submitter
4	Name removed at the request of the submitter
6	Name removed at the request of the submitter
8	Name removed at the request of the submitter
9	Name removed at the request of the submitter
10	Name removed at the request of the submitter
11	Name removed at the request of the submitter
12	Name removed at the request of the submitter
13	Name removed at the request of the submitter
15	Name removed at the request of the submitter
18	Name removed at the request of the submitter
20	Name removed at the request of the submitter
21	Name removed at the request of the submitter
22	Name removed at the request of the submitter
24	Name removed at the request of the submitter
27	Name removed at the request of the submitter
28	Name removed at the request of the submitter
29	Name removed at the request of the submitter
30	Name removed at the request of the submitter
39	Name removed at the request of the submitter
36	Primary Industries and Regional Development, Department of
33	Transport, Department of
17	Warren, Scott
34	Water and Environmental Regulation, Kwinana Peel Region, Department of
35	Water Corporation
26	Weidman, Alison
Late Submissions	Name
42	Kwinana, City of

Schedule 2

Summary of submissions and determinations

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

Submissions: 1, 7, 14, 19, 20, 22, 23, 25, 28

Submitted by: Jennifer Cornwell, 30 Stocker, Tara Geczko, Barry Green, **Name removed at the request of the submitter**, **Name removed at the request of the submitter**, Darren Agar, Harwant Bedi, **Name removed at the request of the submitter** (Local Residents)

Summary of Submission: SUPPORT

The submitters support the amendment, but did not provide any comment on the amendment.

Planning Comment: Support noted.

Determination: Submission noted.

Submission: 2

Submitted by: **Name removed at the request of the submitter** (Local Resident)

Summary of Submission: SUPPORT

The submitter supports the amendment and states that it will be great for the future growth and development of Wandii.

Planning Comment: Comments noted.

Determination: Submission noted.

Submission: 3

Submitted by: Vanessa Allen (Local Resident)

Summary of Submission: SUPPORT

The submitter supports the amendment and states 'New area' as her comment.

Planning Comment: Comment noted.

Determination: Submission noted.

Submission: 4

Submitted by: **Name removed at the request of the submitter**

Summary of Submission: SUPPORT

The submitter supports the amendment and states that one of the main reasons she purchased land in the Honeywood Estate was the future primary and secondary school options within the immediate area. The submitter also states she is a single parent and that having schooling options close by is essential for ensuring an adequate work/life balance.

Planning Comment: Comments noted.

Determination: Submission noted.

Submission: 5

Submitted by: Philippa Du Plessis (Local Resident)

Summary of Submission: SUPPORT

The submitter supports the amendment and provides the following comments:

- The area has been identified as a future high school site for years.
- People have brought in the area because they thought a new high school was imminent.
- Rezone the land and build the high school as soon as possible.

Planning Comment: Comments noted.

Determination: Submission noted.

Submission: 6

Submitted by: Name removed at the request of the submitter

Summary of Submission: SUPPORT

The submitter supports the amendment and states that they have a great primary school and having a high school would be very beneficial to the families in the estate.

Planning Comment: Comments noted.

Determination: Submission noted.

Submission: 8

Submitted by: Name removed at the request of the submitter (Local Resident)

Summary of Submission: SUPPORT

The submitter supports the amendment and provides the following comments:

- The expansion of houses down the east side of the Kwinana Freeway has no other high school except for Atwell College.

- Wandi and Aubin Grove students are required to travel west to Hammond Park Secondary College.
- The area was a success with the advertisement of the high school proposal and the area is in need of something local.

Planning Comment: Comments noted.

Determination: Submission noted.

Submission: 9

Submitted by: Name removed at the request of the submitter (Local Resident)

Summary of Submission: SUPPORT

The submitter supports the amendment and provides the following comments:

- It was the promise of a high school site near our home that made us decide to buy and live in this area.
- We have a Year 1 child and neighbours with primary school aged kids who will also benefit in having a high school in this community.

Planning Comment: Comments noted.

Determination: Submission noted.

Submission: 10

Submitted by: Name removed at the request of the submitter (Local Resident)

Summary of Submission: SUPPORT

The submitter supports the amendment and provides the following comments:

- The submitter would like to see the local government/State government start doing something for this land.
- The land has been reserved for a long time and we would like to see it finally being used.
- Given the child care centre, primary school and kindy have been developed, it is good to see that the high school site will also be available soon for Wandi Residents.

Planning Comment: Comments noted.

Determination: Submission noted.

Submission: 11

Submitted by: Name removed at the request of the submitter (Local Resident)

Summary of Submission: OBJECTION

The submitter opposes the amendment and states that there is another high school only four kilometres from where she lives and that she does not see the benefit in another high school so close.

Planning Comment: Comments noted.

Determination: Submission dismissed.

Submission: 12

Submitted by: Name removed at the request of the submitter (Local Resident)

Summary of Submission: SUPPORT

The submitter supports the amendment and states that it will be beneficial for the suburb and neighbouring development on Anketell Road.

Planning Comment: Comments noted.

Determination: Submission noted.

Submission: 13

Submitted by: Name removed at the request of the submitter (Local Resident)

Summary of Submission: SUPPORT

The submitter supports the amendment and states that they recently moved to the area and love it, and want their kids to be able to go to high school in Wandi as the community is fantastic.

Planning Comment: Comments noted.

Determination: Submission noted.

Submission: 15

Submitted by: Name removed at the request of the submitter (Local Resident)

Summary of Submission: SUPPORT

The submitter supports the amendment and states that she brought into the area under the guise that a high school would be built in Wandi, which she wants to see come to fruition.

Planning Comment: Comments noted.

Determination: Submission noted.

Submissions: 16
Submitted by: Sean May
Summary of Submission: SUPPORT

The submitter states that setting aside this land for its intended purpose will be a great addition to the community. A good decision for future planning.

Planning Comment: Support noted.

Determination: Submission noted.

Submissions: 17
Submitted by: Scott Warren (Local Resident)
Summary of Submission: SUPPORT

The submitter supports the amendment and provides the following comments:

- The submitter was under the impression that a high school would be built when they purchased land and built a home here.
- Our youngest child would benefit greatly from being able to attend both a primary school and high school in such close proximity to the family home.

Planning Comment: Comments noted.

Determination: Submission noted.

Submission: 18
Submitted by: Name removed at the request of the submitter (Local Resident)
Summary of Submission: SUPPORT

The submitter supports the amendment and states there are not enough high schools in the area.

Planning Comment: Comment noted.

Determination: Submission noted.

Submissions: 21
Submitted by: Name removed at the request of the submitter (Local Resident)
Summary of Submission: SUPPORT

The submitter supports the amendment and states that her daughter attends the local primary school and that she would like her to continue her high school education close to home.

Planning Comment: Comment noted.

Determination: Submission noted.

Submission: 24

Submitted by: Name removed at the request of the submitter (Local Resident)

Summary of Submission: SUPPORT

The submitter supports the amendment and would like to have a high school with a reputation as good as Honeywood Primary School.

Planning Comment: Comment noted.

Determination: Submission noted.

Submission: 26

Submitted by: Alison Weidman (Local Resident)

Summary of Submission: SUPPORT

The submitter supports the amendment and states that she has young children and would like a high school in the estate which they would be able to walk to.

Planning Comment: Comment noted.

Determination: Submission noted.

Submission: 27

Submitted by: Name removed at the request of the submitter (Local Resident)

Summary of Submission: SUPPORT

The submitter supports the amendment and states that she believes that this is beneficial for the local community, specifically the Honeywood Estate and surrounding areas.

Planning Comment: Comments noted.

Determination: Submission noted.

Submission: 29

Submitted by: Name removed at the request of the submitter (Local Resident)

Summary of Submission: SUPPORT

The submitter supports the amendment and provides the following comments:

- The population in the Honeywood Estate is growing and that the primary school children will soon need a high school to go to.
- Many of the older siblings will be in high school soon and having a high school close to the primary school will make sense for drop off and pick up. Older siblings could also walk younger siblings home if in the same vicinity, and safely get home without the use of public transport or cars which would reduce the carbon footprint.

Planning Comment: Comments noted.

Determination: Submission noted.

Submission: 30

Submitted by: Name removed at the request of the submitter (Local Resident)

Summary of Submission: SUPPORT

The submitter supports the amendment and states that a local high school would be welcomed with open arms.

Planning Comment: Comments noted.

Determination: Submission noted.

Submission: 31, 32, 33, 34, 36, 37

Submitted by: ATCO Gas, Department of Mines, Industry Regulation and Safety, Department of Transport, Department of Water and Environmental Regulation, Department of Primary Industries and Regional Development, Department of Jobs, Tourism, Science and Innovation

Summary of Submission: COMMENT

The above infrastructure provider and State Government agencies raise no objections to, provide no comment or provide general comments on the amendment.

Planning Comment: Comments noted.

Determination: Submissions noted.

Submission: 35

Submitted by: Water Corporation

Summary of Submission: COMMENT

The Water Corporation provides comments in regard to the following matters:

- (a) Water: Reticulated water is currently available to the subject area. All water main extensions, if required for the development site, must be laid within the existing and proposed road reserves, on the correct alignment and in accordance with the *Utility Providers Code of Practice*.
- (b) Wastewater: Reticulated sewerage is currently available to the subject area. All sewer main extensions, if required for the development site, should be laid within the existing and proposed road reserves, on the correct alignment and in accordance with the *Utility Providers Code of Practice*.
- (c) Drainage: The subject area falls within the Peel Drainage Catchment in the Mundijong Drainage District, a rural drainage system. Developments within this catchment are required to contain the flows from a one in one hundred year storm event on site. Discharge to Water Corporation drains must be compensated to pre-development levels. At the time of development the developer may be required to provide calculations from a consulting engineer to demonstrate, to our satisfaction that the runoff from the development has been restricted to pre development levels.
- (d) General Comments: The developer is expected to provide all water and sewerage reticulation if required. A contribution for water and sewerage headwords may also be required. In addition, the developer may be required to fund new works or the upgrading of existing works and protection of all works.

Planning Comment: Comments noted. It is noted that reticulated water and sewerage services are available to the amendment area. All other matters raised by the Water Corporation can be addressed when any future development works are undertaken within the amendment area.

Determination: Submission noted.

Submission: 38

Submitted by: Department of Education

Summary of Submission: COMMENT

The Department of Education (DoE) advises that it reserves its support of the amendment until the following matters can be resolved, or an alternative high school site is identified in the locality which accords with the design principles of *Development Control Policy 2.4: School Sites* (DCP 2.4) and draft Operation Policy 2.4: Planning for School Sites (OP 2.4).

- (a) The DoE undertook a comprehensive assessment and engagement process with the City of Kwinana and the proponent to identify the school site as part of the preparation of the *Wandi South Local Structure Plan* (LSP). Notwithstanding this, significant concerns still remain outstanding in relation to the ability for a secondary school to be accommodated on the subject land.
- (b) The amendment report identifies the following constraints that may affect the subject site:
- the possible requirement to retain remnant vegetation on the site.
 - the subject land is located on an identified wetland.

- the public open space located to the south of the amendment area contains a known occurrence of the 'Community of Tumulus Springs (Organic Mound Springs, Swan Coastal Plain)' TEC, which is listed as critically endangered. The Department of Biodiversity, Conservation and Attractions recommends hydrological investigations be undertaken prior to detailed site planning to assist in the understanding of the local hydrology and potential impacts to the TEC.

The presence of the above constraints has significant impact on the ability of the DoE to deliver an effective 10 hectare public secondary school site and will likely result in a substantial cost to bring the amendment area to a developable standard.

- (c) In addition to DCP 2.4, the DoE has given due consideration to the relevant provisions of draft OP 2.4. In particular, clause 3.4.1 of draft OP 2.4 states that land should have sufficient developable area to be unencumbered to the following extent:
- a) be level, although gently sloping sites may be acceptable;
 - b) not have extreme topographical features involving extensive on-site earthworks, retaining and/or importation of fill;
 - c) not require any clearing of native vegetation and/or need State or Australian Government environmental approvals or offsets, or intend/propose for significant areas of vegetation to be retained;
 - d) be geotechnically sound and not containing geological features that would affect development, or be subject to inundation or erosion; and
 - e) have appropriately assessed and managed any flooding or bushfire risks.
- (d) In its current form, the identified secondary school site does not comply with the requirements of DCP 2.4 or the draft OP 2.4 and it is unknown as to whether it will be able to accommodate its intended future use.

Planning Comment:

- (a) Comments noted.
- (b)-(d) Comments noted. However, the DoE has since provided further advice on the amendment, in which it advises that it supports finalisation of the amendment. The Department also advises that it has undertaken environmental and site investigations for the amendment area which have not identified any signification constraints for the site, apart from the significant costs for civil works and fill.

Also, refer to Parts 6.1 Impact of future development on the 'Banksia Woodlands of the Swan Coastal Plain' PEC and 6.2 Impact of future development on the 'Community of Tumulus Springs (Organic Mound Springs, Swan Coastal Plain)' TEC.

- (c) Comments noted.

Determination: Submission noted.

Submission: 39

Submitted by: Name removed at the request of the submitter (Local Resident)

Summary of Submission: OBJECTION

The submitter objects to the amendment and does not provide any comments.

Planning Comment: Objection noted.

Determination: Submission dismissed.

Submission: 40

Submitted by: Department of Biodiversity, Conservation and Attractions

Summary of Submission: COMMENT

The Department of Biodiversity, Conservation and Attractions (DBCA) provides the following comments on the amendment:

- (a) DBCA previously provided comment on the proposed MRS amendment. No additional information has been provided with the current referral regarding the site's existing or surrounding environmental values, the proposed detailed development design or potential environmental impacts from a change in land use.
- (b) The amendment area is directly north of an occurrence of the 'Community of Tumulus Springs (Organic Mound Springs, Swan Coastal Plain)' TEC. This TEC is listed as critically endangered in Western Australia and Endangered under the Commonwealth EPBC Act. The TEC is hydrologically sensitive.

Appropriate mitigation measures should be identified to manage potential direct and indirect impacts to the TEC, such as a reduction in the TEC's surface water catchment, increased nutrients entering groundwater and/or a lowering of groundwater levels. Future planning processes should address the management of any development impacts and should include the preparation of a management plan that includes monitoring of the TEC to assess impacts to hydrology, ecosystem function and vegetation composition and considers contingency actions such as sourcing alternate water sources for irrigation and revising on-site stormwater management.

The likely impacts to the TEC from the current proposed change in land use, need to be considered in the context of current and future regional hydrological conditions.

- (c) DBCA understands that groundwater abstraction (approximately 30,000 kL per year) may be required to facilitate irrigation of turfed areas associated with the high school development. In addition, dewatering may also be required as part of the high school development. The approval of an abstraction and/or dewatering licence by the Department of Water and Environmental Regulation should be informed by hydrological studies that demonstrate the potential impacts to the TEC. Investigations into surface and groundwater management, other than the required groundwater abstraction, should be undertaken prior to construction to inform the detailed design and should be ongoing, during and post construction, with relevant contingency actions identified and implemented.
- (d) In the absence of relevant hydrological investigations and an understanding of the current regional hydrology, DBCA is unable to provide advice regarding potential impacts to the TEC as a result of the proposed change in land use.

- (e) An appropriate mechanism, to ensure that relevant studies are undertaken and considered prior to the detailed design of the high school site and future planning approvals, should be identified as part of the scheme amendment process.

Planning Comment:

- (a) Comments noted.
- (b) Refer to Part 6.2 - Impact of future development on the 'Community of Tumulus Springs (Organic Mound Springs, Swan Coastal Plain)' TEC of the Report on Submissions.
- (c) Comments noted. Prior to undertaking any groundwater abstraction or dewatering activities within the amendment area, it is likely that the proponent would be required to obtain a groundwater extraction licence and/or dewatering licence, in accordance with the requirements of the *Rights in Water Irrigation Act 1914*. It is likely that the proponent would need to undertake the relevant hydrological studies to investigate the impacts of any water extraction on the environmental values of the TEC. It is anticipated that DWER would appropriately consider the findings and recommendations of any such hydrological studies in its assessment of any groundwater extraction or dewatering licence submitted for the amendment area. This should ensure that any significant environmental values of the TEC are appropriately protected.
- (d) Comments noted.
- (e) Refer to Part 6.2 - Impact of future development on the 'Community of Tumulus Springs (Organic Mound Springs, Swan Coastal Plain)'.

Determination: Submission noted.

Submission: 41

Submitted by: Main Roads Western Australia

Summary of Submission: COMMENT

Main Roads Western Australia (MRWA) provides the following comments on the amendment:

- (a) A transport impact assessment, in accordance with the WAPC *Transport Impact Assessment Guidelines Volume 4 - Individual Developments* must be undertaken at the development application stage for the school to determine the impact on Anketell Road, specifically the intersection of Spine Road and Lyon Road.
- (b) Westport has identified Anketell Road and Thomas Road as the preferred road freight access for the future container port in Kwinana. Preliminary concept plans for Anketell Road are enclosed for information to assist with the traffic assessment. The plans will be reviewed during detailed planning for Anketell Road to be undertaken as part of the next phase of the Westport Study.

Planning Comment: Comments noted. Transport planning matters relating to the detailed design and construction of a future high school within the amendment area are most appropriately addressed when any future development is undertaken within the amendment area.

Determination: Submission noted.

Submission: 42 (Late submission)

Submitted by: City of Kwinana

Summary of Submission: COMMENT

The City of Kwinana provides the following comments on the amendment:

- (a) The proposal is consistent with the land area and zonings set out in the approved *Wandi South Local Structure Plan*. As part of the assessment of this Local Structure Plan, the City and the Department of Education agreed to share the high school playing fields, providing the community with access to active open space after school hours. The City also outlines the facilities which the high school playing fields are expected to contain.
- (b) The amendment area provides habitat for a significant number of native fauna. The local community has a proactive interest in the site and conservation reserves immediately to the north and south of the site.

The community have produced evidence of aquatic and terrestrial fauna that migrate between Cordata Wetlands, the amendment area and conservation reserves on Lots 8025 and 8045 Honeywood Avenue. The fauna species include Priority 3 *Isodon obesulus* [Southern Brown Bandicoot]. Accordingly, consideration of fauna movement in and around the subject site should include the retention of the best quality habitat on the proposed school site and underpasses for road crossings with vegetated corridors between sites.

- (c) The north-eastern end of the amendment area is mapped as containing the 'Banksia Woodlands of the Swan Coastal Plain' PEC, and contains Priority 3 Fauna - *Isodon obesulus*. The best condition vegetation within the amendment area should be retained for fauna habitat.
- (d) Clearing of the balance of vegetation within the amendment area will require fauna relocation and management by a suitably qualified professional.

Planning Comment:

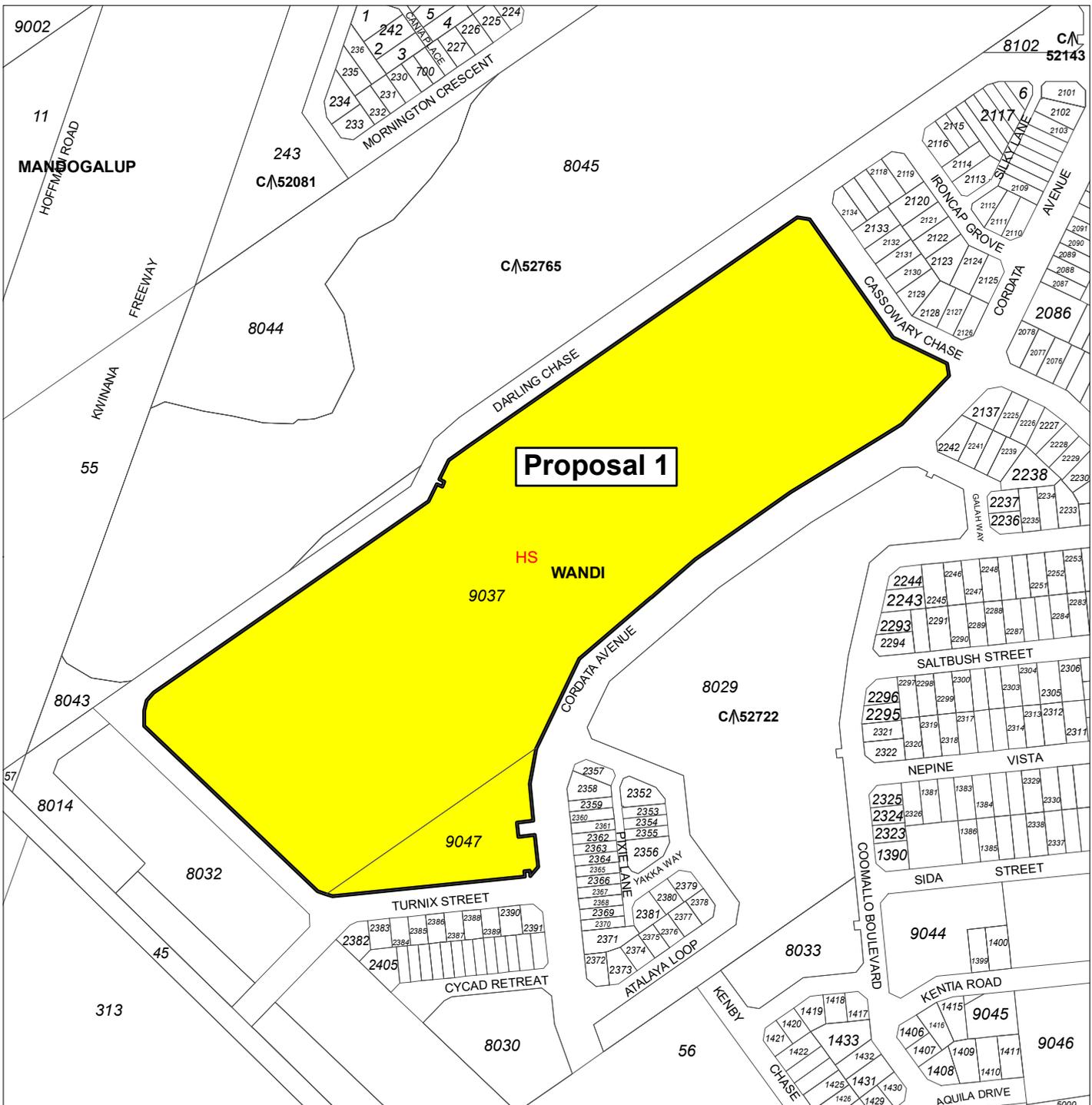
(a),(d) Comments noted.

- (c) Refer to Part 6.1 Impact of future development on the 'Banksia Woodlands of the Swan Coastal Plain' PEC.

Determination: Submission noted.

Schedule 3

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



**Wandi High School Site
Proposed minor amendment
as advertised**

19 February 2020

Proposal 1

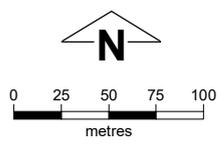
Proposed Amendment:

 **HS** Public purposes reservation - high school

Oracle reference no: 3031
File number: 833/02/01/0077
Version number: 1



Date: 16/01/2020
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 1096-2018-1



Appendix 1

List of detail plans as advertised

Proposed Minor Amendment 1368/57

Wandi High School Site

as advertised

Amending Plan 3.2757

Detail Plans

1.6693, 1.6705

Submissions

Response ID ANON-WRKB-8JFQ-F

Submitted to **Metropolitan Region Scheme Minor amendment 1368/57 – Wandi High School Site**
Submitted on **2020-07-20 15:45:57**

Introduction

1 What is your first name?

First name:
Jennifer

2 What is your surname?

surname:
Cornwell

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:
jencornwell@outlook.com

5 What is your address?

address:
15 Aquila Dr Wandi WA 6167

6 Contact phone number:

phone number:
0400684695

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

Support

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

Submission:

File upload:
No file was uploaded

Response ID ANON-WRKB-8JFM-B

Submitted to **Metropolitan Region Scheme Minor amendment 1368/57 – Wandi High School Site**
Submitted on **2020-07-20 15:50:31**

Introduction

1 What is your first name?

First name: *Name and contact details 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 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Support

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

Submission:

I support this proposed amendment as it will be great for the future growth and development of Wandi

File upload:

No file was uploaded

Response ID ANON-WRKB-8JFC-1

Submitted to **Metropolitan Region Scheme Minor amendment 1368/57 – Wandi High School Site**
Submitted on **2020-07-20 15:55:22**

Introduction

1 What is your first name?

First name:
Vanessa

2 What is your surname?

surname:
Allen

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:
vanessa.a.allen@hotmail.com

5 What is your address?

address:
4 Apostles Cnr Wandi

6 Contact phone number:

phone number:
0427130790

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

Support

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

Submission:
New area

File upload:
No file was uploaded

Response ID ANON-WRKB-8JF5-K

Submitted to **Metropolitan Region Scheme Minor amendment 1368/57 – Wandii High School Site**
Submitted on **2020-07-20 16:01:49**

Introduction

1 What is your first name?

First name: *Name and contact details 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 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Support

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

Submission:

I purchased land in the Honeywood Estate with one of the main reasons being the future primary and secondary school options within the immediate area. I am a single parent and having schooling options close by is essentially for ensuring an adequate work / life balance for me.

File upload:

No file was uploaded

Response ID ANON-WRKB-8JFY-Q

Submitted to **Metropolitan Region Scheme Minor amendment 1368/57 – Wandii High School Site**
Submitted on **2020-07-20 16:07:07**

Introduction

1 What is your first name?

First name:
Philippa

2 What is your surname?

surname:
Du Plessis

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:
philippadup@hotmail.com

5 What is your address?

address:
18 Lomond Cres, Wandii, 6167

6 Contact phone number:

phone number:
0449004143

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

Support

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

Submission:

The area has been assumed as a future high school for years. In fact people have bought land in the area because they thought a new high school was imminent. Redone the land and build the high school ASAP

File upload:
No file was uploaded

Response ID ANON-WRKB-8JFJ-8

Submitted to **Metropolitan Region Scheme Minor amendment 1368/57 – Wandii High School Site**
Submitted on **2020-07-20 16:07:42**

Introduction

1 What is your first name?

First name: *Name and contact details 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 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Support

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

Submission:

It would be great to have a high school in this area. We have a great primary school and having a high school would be very beneficial to the families in the estate.

File upload:

No file was uploaded

Response ID ANON-WRKB-8JFS-H

Submitted to **Metropolitan Region Scheme Minor amendment 1368/57 – Wandii High School Site**
Submitted on **2020-07-20 16:07:55**

Introduction

1 What is your first name?

First name:

30

2 What is your surname?

surname:

Stocker

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:

nataliecronshaw@hotmail.com

5 What is your address?

address:

14 Mariala way

6 Contact phone number:

phone number:

0425719447

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

Support

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

Submission:

File upload:

No file was uploaded

Response ID ANON-WRKB-8JFT-J

Submitted to **Metropolitan Region Scheme Minor amendment 1368/57 – Wandi High School Site**
Submitted on **2020-07-20 16:23:59**

Introduction

1 What is your first name?

First name: *Name and contact details 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 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Support

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

Submission:

Expansion of houses continuing down the east side of the fwy south has no other high school except atwell however Wandi aubi grove student are required to head west to Hammond park SC. The area was a success with the advertisement of the high school proposal and the area is in need of something local

File upload:

No file was uploaded

Response ID ANON-WRKB-8JFX-P

Submitted to **Metropolitan Region Scheme Minor amendment 1368/57 – Wandii High School Site**
Submitted on **2020-07-20 16:25:13**

Introduction

1 What is your first name?

First name: *Name and contact details 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 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Support

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

Submission:

i support the highschool being built there as that was what made us decide to buy and live in this area - the promise of a highschool near our home. We have a Year 1 child and neighbours with primary school aged kids who will also benefit in having a highschool in this community.

File upload:

No file was uploaded

Response ID ANON-WRKB-8JF3-H

Submitted to **Metropolitan Region Scheme Minor amendment 1368/57 – Wandii High School Site**
Submitted on **2020-07-20 16:32:33**

Introduction

1 What is your first name?

First name: *Name and contact details 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 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Support

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

Submission:

Would really like to see the council/government to start doing something for this land. The land has been reserved for a long time and we would like to see it finally being used. Given that childcare center, primary school and kindee have been developed, it's good to see the high school will also be available soon for Wandii residents.

File upload:

No file was uploaded

Response ID ANON-WRKB-8JFN-C

Submitted to **Metropolitan Region Scheme Minor amendment 1368/57 – Wandi High School Site**
Submitted on **2020-07-20 16:49:06**

Introduction

1 What is your first name?

First name: *Name and contact details 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 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

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

Submission:

There is a brand new high school only 4kms away from where I live. I don't see the benefit in another so close.

File upload:

No file was uploaded

Response ID ANON-WRKB-8JF6-M

Submitted to **Metropolitan Region Scheme Minor amendment 1368/57 – Wandi High School Site**
Submitted on **2020-07-20 17:06:44**

Introduction

1 What is your first name?

First name: *Name and contact details 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 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Support

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

Submission:

I support the proposal to have a high school built on this land as it will be beneficial for the suburb and neighbouring development on anketell road

File upload:

No file was uploaded

Response ID ANON-WRKB-8JFB-Z

Submitted to **Metropolitan Region Scheme Minor amendment 1368/57 – Wandi High School Site**
Submitted on **2020-07-20 17:30:07**

Introduction

1 What is your first name?

First name: *Name and contact details 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 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Support

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

Submission:

We recently moved to Wandi and love it. We want our kids to be able to go to high school in Wandi as the community is fantastic.

File upload:

No file was uploaded

Response ID ANON-WRKB-8JFH-6

Submitted to **Metropolitan Region Scheme Minor amendment 1368/57 – Wandi High School Site**
Submitted on **2020-07-20 17:59:52**

Introduction

1 What is your first name?

First name:
Tara

2 What is your surname?

surname:
Geczko

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:
taramarinich@hotmail.com

5 What is your address?

address:
39 Honeywood Avenue, Wandi

6 Contact phone number:

phone number:
0405028514

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

Support

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

Submission:

File upload:
No file was uploaded

Response ID ANON-WRKB-8JFZ-R

Submitted to **Metropolitan Region Scheme Minor amendment 1368/57 – Wandi High School Site**
Submitted on **2020-07-20 18:30:09**

Introduction

1 What is your first name?

First name: *Name and contact details 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 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Support

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

Submission:

Bought in this area under the guise that a high school would be built within Wandi, want to see this come to fruition

File upload:

No file was uploaded

Response ID ANON-WRKB-8JFA-Y

Submitted to **Metropolitan Region Scheme Minor amendment 1368/57 – Wandi High School Site**
Submitted on **2020-07-20 18:50:05**

Introduction

1 What is your first name?

First name:
Sean

2 What is your surname?

surname:
May

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:
seanjkmay@hotmail.com

5 What is your address?

address:
48 Tiliqua Cres, Wandi WA 6167.

6 Contact phone number:

phone number:

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

Support

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

Submission:
Setting aside this land for its intended purpose will be a great addition to the community. A good decision for future planning.

File upload:
No file was uploaded

Response ID ANON-WRKB-8JF8-P

Submitted to **Metropolitan Region Scheme Minor amendment 1368/57 – Wandi High School Site**
Submitted on **2020-07-20 18:55:57**

Introduction

1 What is your first name?

First name:
Scott

2 What is your surname?

surname:
Warren

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:
scottnwarren@gmail.com

5 What is your address?

address:
14 Burrowa Approach, Wandi

6 Contact phone number:

phone number:
0447377474

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

Support

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

Submission:

when purchasing our land and building a home here, we were already under the impression that a high school was to be built. Our youngest child would benefit greatly from being able to attend both a primary and high school in such close proximity to the family home.

I fully support the development of a high school in this location.

File upload:

No file was uploaded

Response ID ANON-WRKB-8JF2-G

Submitted to **Metropolitan Region Scheme Minor amendment 1368/57 – Wandii High School Site**
Submitted on **2020-07-20 18:57:50**

Introduction

1 What is your first name?

First name: *Name and contact details 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 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Support

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

Submission:

Not enough high schools around the area.

File upload:

No file was uploaded

Response ID ANON-WRKB-8JFV-M

Submitted to **Metropolitan Region Scheme Minor amendment 1368/57 – Wandı High School Site**
Submitted on **2020-07-20 19:04:17**

Introduction

1 What is your first name?

First name:
Barry

2 What is your surname?

surname:
Green

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:
deltrum@gmail.com

5 What is your address?

address:
13 Cassowary Chase
Wandi
6167

6 Contact phone number:

phone number:
0400662948

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

Support

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

Submission:
I support the rezoning.

File upload:
No file was uploaded

Response ID ANON-WRKB-8JFU-K

Submitted to **Metropolitan Region Scheme Minor amendment 1368/57 – Wandi High School Site**
Submitted on **2020-07-20 19:05:03**

Introduction

1 What is your first name?

First name: *Name and contact details 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 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Support

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

Submission:

The re-zoning of these two lots to a high school zoning as per the original suburb plans will be excellent for the suburb.

File upload:

No file was uploaded

Response ID ANON-WRKB-8JFW-N

Submitted to **Metropolitan Region Scheme Minor amendment 1368/57 – Wandi High School Site**
Submitted on **2020-07-20 19:26:59**

Introduction

1 What is your first name?

First name: *Name and contact details 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 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Support

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

Submission:

my daughter attends the local primary school and would like her to contiune her high school education close to home

File upload:

No file was uploaded

Submitted to **Metropolitan Region Scheme Minor amendment 1368/57 – Wandii High School Site**
Submitted on **2020-07-20 20:00:36**

Introduction

1 What is your first name?

First name: *Name and contact details 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 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Support

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

Submission:

File upload:
No file was uploaded

Response ID ANON-WRKB-8JFG-5

Submitted to **Metropolitan Region Scheme Minor amendment 1368/57 – Wandii High School Site**
Submitted on **2020-07-20 20:20:25**

Introduction

1 What is your first name?

First name:

Darren

2 What is your surname?

surname:

Agar

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:

dagar@live.com.au

5 What is your address?

address:

41 Litchfield Circle Wandii

6 Contact phone number:

phone number:

0466961218

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

Support

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

Submission:

File upload:

No file was uploaded

Response ID ANON-WRKB-8JFP-E

Submitted to **Metropolitan Region Scheme Minor amendment 1368/57 – Wandi High School Site**
Submitted on **2020-07-20 20:47:01**

Introduction

1 What is your first name?

First name: *Name and contact details 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 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Support

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

Submission:

We would like to have high school as good reputations as honeywood primary school.

File upload:

No file was uploaded

Response ID ANON-WRKB-8JF1-F

Submitted to **Metropolitan Region Scheme Minor amendment 1368/57 – Wandi High School Site**
Submitted on **2020-07-20 21:03:56**

Introduction

1 What is your first name?

First name:
Harwant

2 What is your surname?

surname:
Bedi

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:
harrybedi2007@gmail.com

5 What is your address?

address:
6 cania place wandi 6167

6 Contact phone number:

phone number:
0470566153

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

Support

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

Submission:

File upload:
No file was uploaded

Response ID ANON-WRKB-8JF4-J

Submitted to **Metropolitan Region Scheme Minor amendment 1368/57 – Wandi High School Site**
Submitted on **2020-07-20 21:18:55**

Introduction

1 What is your first name?

First name:

Alison

2 What is your surname?

surname:

Weidman

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:

alison_weidman@hotmail.com

5 What is your address?

address:

26 Tiliqua Crescent

Wandi

6167

6 Contact phone number:

phone number:

0449822992

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

Support

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

Submission:

I have young children and would like a high school in our estate which they will be able to walk too.

File upload:

No file was uploaded

Response ID ANON-WRKB-8JFF-4

Submitted to **Metropolitan Region Scheme Minor amendment 1368/57 – Wandii High School Site**
Submitted on **2020-07-20 21:33:44**

Introduction

1 What is your first name?

First name: *Name and contact details 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 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Support

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

Submission:

I believe this is beneficial for the local community, specifically Honeywood Estate and surrounding area.

File upload:

No file was uploaded

Response ID ANON-WRKB-8JFR-G

Submitted to **Metropolitan Region Scheme Minor amendment 1368/57 – Wandi High School Site**
Submitted on **2020-07-20 21:54:11**

Introduction

1 What is your first name?

First name: *Name and contact details 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 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Support

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

Submission:

File upload:
No file was uploaded

Response ID ANON-WRKB-8JF9-Q

Submitted to **Metropolitan Region Scheme Minor amendment 1368/57 – Wandi High School Site**
Submitted on **2020-07-21 04:26:25**

Introduction

1 What is your first name?

First name: *Name and contact details 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 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Support

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

Submission:

Our honeywood population is growing, the primary school children will soon need a high school to go to. Many of the older sibling will be in high school soon and having a high school close to the promary school will make sense for drop off and pick up. Older sibling could also walk younger sibling home if in the same vacinity and safely get home without use of public transport or cars reducing the carbon footprint.

File upload:

No file was uploaded

Response ID ANON-WRKB-8JFK-9

Submitted to **Metropolitan Region Scheme Minor amendment 1368/57 – Wandii High School Site**
Submitted on **2020-07-21 10:37:05**

Introduction

1 What is your first name?

First name: *Name and contact details 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 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Support

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

Submission:

I am a resident of Honeywood and a local high school would be welcomed with open arms.

File upload:

No file was uploaded

Response ID ANON-WRKB-8JNQ-Q

Submitted to **Metropolitan Region Scheme Minor amendment 1368/57 – Wandi High School Site**
Submitted on **2020-07-27 11:05:55**

Introduction

1 What is your first name?

First name: *Name and contact details 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 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Support

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

Submission:

File upload:

No file was uploaded



Your ref 833-2-01-77 Pt 1 RLS/0916
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: Brett Pye

Dear Ms Fagan

METROPOLITAN REGION SCHEME AMENDMENT – 1368/57 – WANDI HIGH SCHOOL SITE – REQUEST FOR COMMENT

Thank you for your letter dated 30 June 2020 (RLS/0916) inviting comment on the above proposal to rezone an area from the Urban zone to the Public Purposes – High School reservation.

The Department of Mines, Industry Regulation and Safety has determined that this proposal raises no significant issues with respect to mineral and petroleum resources, geothermal energy and basic raw materials.

Yours sincerely

Samantha Carter

Samantha Carter
Acting General Manager Land Use Planning
Minerals and Petroleum Resources Directorate
14 July 2020

From: Nugraha, Yohan <Yohan.Nugraha@transport.wa.gov.au>
Sent: Thursday, 23 July 2020 11:30 AM
To: mrs
Cc: Brett Pye
Subject: Proposed Metropolitan Region Scheme Amendment 1368/57 - Wandi High School - DoT

Your ref: 833-2-01-77 Pt 1 (RLS/0916)
Our ref: DT/15/05074

Proposed Metropolitan Region Scheme Amendment 1368/57 - Wandi High School

I refer to your letter dated 30 June 2020 regarding the above proposed MRS amendment.

The Department of Transport has no comments to provide.

Thank you for the opportunity to comment.

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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Stay up to date with changes to our services related to COVID-19 »

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Your ref: 1367157 - 833-2-23-69 Pt 1 (RLS/0915)
1368157 - 833-2-01- 77 Pt 1 (RLS/0916)
Our ref: PA035201, RF2130-13
PA035203, RF3443-04
Enquiries: Brett Dunn, Ph 9550 4202

Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001

Attention: Anthony Muscara

Dear Anthony

Proposed Metropolitan Region Scheme Amendments
1367/5 7 - Part Lot 5131 Jandakot Road, Treeby and Surrounds
1368/57 - Wandi High School Site

Thank you for your referral received with correspondence dated 30 June 2020 requesting comment upon the abovementioned proposed amendments to the Metropolitan Region Scheme.

The Department has reviewed the information provided and wishes to advise that it does not object to the proposed initiation of amendments to the Metropolitan Region Scheme. The following advice is provided.

1367/5 7 - Part Lot 5131 Jandakot Road, Treeby and Surrounds

This site is located within a Priority 2 public drinking water source area (PDWSA) of the Jandakot Underground Pollution Control Area (UWPCA). Land planning decisions are made in accordance with *State Planning Policy 2.3: Jandakot Groundwater Protection* (SPP 2.3), and a land use such as urban development is generally considered incompatible due to the risk of contamination to the water source.

However, Section 6.3(c) of 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 a former sand quarry and the proposed urban area is largely cleared of vegetation, adjacent to existing urban development and is identified in the *South*

Metropolitan Peel sub-regional planning framework as Open Space and Urban Investigation.

The proposal is considered to satisfy the aforementioned criteria of SPP 2.3, and as such the Department would not object to the proposed amendment should it be initiated.

The amendment report also identifies that the *Treeby (Banjup) - Strategic District Water Management Strategy (JDA, 2017)* has been previously endorsed by the Department. The report demonstrates that water management measures are appropriate for a Priority 3 PDWSA, in the event an urban rezoning is initiated, and as such requirements of *State Planning Policy 2.9: Water Resources* and *Better Urban Water Management (WAPC, 2008)*, have been satisfied.

1368/57 - Wandi High School Site

Previous water planning in accordance with *State Planning Policy 2.9: Water Resources* and *Better Urban Water Management (WAPC, 2008)* have identified a school site in this location. Furthermore, there is currently a groundwater licence entitlement confirmed for irrigation of the school oval. As such the Department has no objections to this amendment being initiated.

Should you require any further information on this matter please contact the undersigned at the Department's Mandurah office on 9550 4202.

Yours sincerely



Brett Dunn
Program Manager – Planning Advice
Kwinana-Peel Region

28 / 08 / 2020

Development Services 629 Newcastle Street PO Box 100 T (08) 9420 2099
Leederville WA 6007 Leederville WA 6902 F (08) 9420 3193



Your Ref: 1368/57 - 833-2-01-77 Pt 1 (RLS/0916)
Our Ref: 101499693 - MRS369104
Enquiries: Kevin Purcher
Direct Tel: 9420 2385
Email: land.planning@watercorporation.com.au

31 August 2020

Secretary
Western Australian Planning Commission
LOCKED BAG 2506
PERTH WA 6001

Attention of: Anthony Muscara

**Re: Metropolitan Region Scheme Amendment:
1368/57 - Wandi High School Site**

Thank you for your letter dated 5 August 2020. We offer the following comments in regard to this proposal.

Water

Reticulated water is currently available to the subject area. All water main extensions, if required for the development site, must be laid within the existing and proposed road reserves, on the correct alignment and in accordance with the Utility Providers Code of Practice.

Wastewater

Reticulated sewerage is currently available to the subject area. All sewer main extensions, if required for the development site, should be laid within the existing and proposed road reserves, on the correct alignment and in accordance with the Utility Providers Code of Practice.

Drainage

The subject area falls within the Peel Drainage Catchment in the Mundijong Drainage District, a rural drainage system. Developments within this catchment are required to contain the flows from a one in one hundred year storm event on site. Discharge to Water Corporation drains must be compensated to pre-development levels. At the time of development the developer may be required to provide calculations from a consulting engineer to demonstrate, to our satisfaction that the runoff from the development has been restricted to pre development levels.

General Comments

The developer is expected to provide all water and sewerage reticulation if required. A contribution for Water and Sewerage headworks may also be required. In addition the developer may be required to fund new works or the upgrading of existing works and protection of all works.

The information provided above is subject to review and may change. If the proposal has not proceeded within the next 6 months, please contact us to confirm that this information is still valid.

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



Kevin Purcher
Senior Planner
Development Services



Department of
**Primary Industries and
Regional Development**

Your reference: 1367/57 Part Lot
5131 Jandakot Rd Treeby and
Surrounds; 1368/57 Wandi High
School
Our reference: LUP 888
Enquiries: Heather Percy

Ms Sam Fagan
Secretary
Western Australian Planning Commission
mrs@dplh.wa.gov.au

Attention: Mr Anthony Muscara (1367/57) and Mr Brett Pye (1368/57)

Date: 31 August 2020

Dear Ms Fagan

**Metropolitan Scheme Amendments:
1367/57 Part Lot 5131 Jandakot Road Treeby and Surrounds City of Cockburn;
1368/57 Wandi High School City of Kwinana**

Thank you for inviting the Department of Primary Industries and Regional Development (DPIRD) to comment on the above proposal.

1367/57 Part Lot 5131 Jandakot Road Treeby and Surrounds City of Cockburn

DPIRD does not object to the proposal as it has been identified in the *Perth and Peel @3.5 million* planning framework and does not affect priority agricultural land.

1368/57 Wandi High School City of Kwinana

DPIRD does not object to the proposal as it has been identified in the *Perth and Peel @3.5 million* planning framework and does not affect priority agricultural land.

For more information please contact Ms Heather Percy on 9780 6262 or heather.percy@dpird.wa.gov.au.

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



Government of **Western Australia**
Department of **Jobs, Tourism, Science and Innovation**

Your ref: 1367/57 - 833-2-23-69 Pt 1 (RLS/0915)
1368/57 - 833-2-01-77 Pt 1 (RLS/0916)
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
140 William Street
Perth WA 6000

Attention: Mr Anthony Muscara and Mr Brett Pye

Dear Ms Fagan

Thank you for providing the Department of Jobs, Tourism, Science and Innovation with the opportunity to provide comments on proposed Metropolitan Region Scheme Amendments 1367/57 Part Lot 5131 Jandakot Road, Treeby and Surrounds, and 1368/57 Wandi High School Site.

The Department has reviewed the proposed amendments and has no comments to provide.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Kristian Dawson'.

Kristian Dawson
A/EXECUTIVE DIRECTOR
INFRASTRUCTURE, PLANNING AND ECONOMIC DEVELOPMENT

4 September 2020



Your ref : 833-2-01-77 Pt 1 (RLS/0916)
Our ref : D20/0415046
Enquiries : Matt Turnbull
((08) 9264 5178)

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

Attention: Mr Brett Pye
Senior Planning Officer

Dear Sir / Madam

**Proposed Metropolitan Region Scheme Amendment No. 1368/57
Wandi High School site**

Thank you for your letter dated 30 June 2020 providing the Department of Education (Department) with the opportunity to comment on Metropolitan Region Scheme (MRS) Amendment No. 1368/57.

The Department undertook a comprehensive assessment and engagement process with the City of Kwinana and the proponent to identify the school site as part of the preparation of the Wandi South Local Structure Plan (LSP). Notwithstanding this, significant concerns still remain outstanding in relation to the ability for a secondary school to be accommodated on the subject land.

The amendment report identifies the following constraints that may affect the subject site:

- the possible requirement to retain remnant vegetation on the site;
- the subject land is located on an identified wetland; and
- the public open space located to the south of the subject land contains an occurrence of the Threatened Ecological Community (TEC) known as 'Community of Tumulus Springs', which is listed as a Critically Endangered. The Department of Biodiversity, Conservation and Attraction recommends that hydrological investigations be undertaken prior to detailed site planning to assist in the understanding of the local hydrology and potential indirect impacts to the TEC.

The presence of the above constraints has significant impact on the ability of the Department to deliver an effective 10 hectare public secondary school site and will likely result in a substantial cost to bring the subject land to a developable standard. In addition to the WAPC Development Control Policy 2.4 – School Sites (DCP 2.4), the Department has given due consideration to the relevant provisions of the currently advertised draft Operational Policy 2.4 - Planning for School Sites (OP 2.4), in particular, clause 3.4.1 of draft OP 2.4 states that land should have sufficient developable area and be unencumbered to the following extent:

- a) *be level, although gently sloping sites may be acceptable;*
- b) *not have extreme topographical features involving extensive on-site earthworks, retaining and/or importation of fill;*

- c) *not require any clearing of native vegetation and/or need State or Australian Government environmental approvals or offsets, or intend/propose for significant areas of vegetation to be retained;*
- d) *be geotechnically sound and not containing geological features that would affect development, or be subject to inundation or erosion; and*
- e) *have appropriately assessed and managed any flooding or bushfire risks.*

In its current form, the identified secondary school site does not comply with the requirements of DCP 2.4 or the draft OP 2.4 and it is unknown as whether it will be able to accommodate its intended future use. Accordingly, the Department reserves its support of the MRS amendment until the above matters can be resolved and/or that an alternative site within the locality, which accords with the school design principles of the above policies, is identified.

Should there be any questions on the above, please do not hesitate to contact Mr Matt Turnbull, Manager Land and Property on (08) 9264 5178 or via email matt.turnbull@education.wa.edu.au.

Yours sincerely



Anna Brown
Director
Asset Planning and Services

3 September 2020

Response ID ANON-WRKB-8JNM-K

Submitted to **Metropolitan Region Scheme Minor amendment 1368/57 – Wandi High School Site**
Submitted on **2020-09-03 10:13:04**

Introduction

1 What is your first name?

First name: *Name and contact details 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 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

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

Submission:

File upload:
No file was uploaded



Department of Biodiversity,
Conservation and Attractions



*We're working for
Western Australia.*

Your ref: 833-2-01-77 (RLS/0916)
Our ref: PRS44979
Enquiries: Jacqui Clinton
Phone: 9442 0312
Email: jacqui.clinton@dbca.wa.gov.au

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

Att: Brett Pye

Proposed Metropolitan Region Scheme Amendment – 1368/57 - Wandi High School

I refer to your correspondence of 30 June 2020, requesting comments on the proposed Metropolitan Region Scheme (MRS) amendment to rezone an area in Wandi from the Urban zone to the Public purpose – High School reservation. The Parks and Wildlife Service at the Department of Biodiversity, Conservation and Attractions reviewed the referred information and provides the following advice.

A previous request for comment on the proposed MRS amendment was referred by the Western Australian Planning Commission in January 2020. DBCA subsequently provided the attached advice on the amendment dated 2 February 2020. No additional information was provided with the current referral regarding the site's existing or surrounding environmental values, the proposed detailed development design or potential environmental impacts from a change in land use.

DBCA's previous advice, which is referenced in the amendment report, identified that the subject site is directly north of an occurrence of the threatened ecological community (TEC) known as 'Community of Tumulus Springs (Organic Mound Springs, Swan Coastal Plain)'. This TEC is listed as Critically Endangered in Western Australia and Endangered under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*. The TEC is hydrologically sensitive and occurs in an area of public open space directly south of the proposed high school site.

Appropriate mitigation measures should be identified to manage potential direct and indirect impacts to the TEC such as a reduction in the TEC's surface water catchment, increased nutrients entering groundwater and/ or a lowering of groundwater levels. Future planning processes should address the management of any development impacts and should include the preparation of a management plan that includes monitoring of the TEC to assess impacts to hydrology, ecosystem function and vegetation composition and considers contingency actions such as sourcing alternate water sources for irrigation and revising on-site stormwater management. The likely impacts to the TEC from the current proposed change in land use, need to be considered in the context of current and future regional hydrological conditions.

DBCA understands that groundwater abstraction (approximately 30 000 kilolitres per year) may be required to facilitate the irrigation of turfed areas associated with the high school development. In addition, dewatering may also be required as part of the high school development. The approval of

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

an abstraction and/ or dewatering licence by the Department of Water and Environmental Regulation should be informed by hydrological studies that demonstrate the potential impacts to the TEC. Investigations into surface and groundwater management, other than the required groundwater abstraction, should be undertaken prior to construction to inform the detailed design and should be ongoing, during and post construction, with relevant contingency actions identified and implemented.

In the absence of relevant hydrological investigations and an understanding of the current regional hydrology, DBCA is unable to provide advice regarding potential impacts to the TEC as a result of the proposed change in land use. An appropriate mechanism, to ensure that relevant studies are undertaken and considered prior to the detailed design of the high school site and future planning approvals, should be identified as part of the scheme amendment process.

Thank you for the opportunity to comment on this proposed MRS amendment. Please contact Jacqui Clinton at Parks and Wildlife's Swan Region office on 9442 0312 or by email at jacqui.clinton@dbca.wa.gov.au if you have any queries regarding this advice.

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'Benson Todd', is positioned above the typed name.

Benson Todd
REGIONAL MANAGER

15 September 2020

Att.



Department of Biodiversity,
Conservation and Attractions



We're working for
Western Australia.

Your ref: 833-2-1-77 (RLS/0868/1)
Our ref: PRS44979
Enquiries: Jacqui Clinton
Phone: 9442 0312
Email: jacqui.clinton@dbca.wa.gov.au

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

Att: Brett Pye

Proposed Metropolitan Region Scheme Amendment – Wandii High School – Request for Preliminary Comment

I refer to your correspondence of 17 January 2020, requesting comments on the proposed Metropolitan Region Scheme (MRS) amendment to rezone an area in Wandii from 'Urban' to 'Public purpose – High School' reservation. It is noted no information was provided with the referral regarding the site's environmental values or potential impacts from a change in land use. The Parks and Wildlife Service at the Department of Biodiversity, Conservation and Attractions has therefore drawn from existing knowledge and departmental records in providing the following advice.

The amendment area abuts a recently identified occurrence of the threatened ecological community (TEC) known as 'Community of Tumulus Springs (Organic Mound Springs, Swan Coastal Plain)' which is listed as Critically Endangered in Western Australia and Endangered under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*. The TEC occurs in an area of public open space south of the high school site and is separated from the development by a constructed local road.

The TEC is hydrologically sensitive and while the community may already be subject to impacts as a result of the current surrounding residential development, further hydrological impacts should be avoided. Consideration should be given to avoiding any hydrological (water quality and quantity) impacts to the TEC including the potential changes to groundwater levels, surface water flows and any reduction of the local mound spring catchment. It is recommended that hydrological investigations be undertaken to assist in understanding the local hydrology (surface water and groundwater) and potential indirect hydrological impacts to the TEC. Investigations should be conducted prior to detailed site planning to determine appropriate buffer distances and management measures that may be required ensure protection of the TEC.

While the potential impacts to the TEC should be identified and considered in future planning processes, the proposed MRS amendment to change the land use from 'Urban' to 'Public purposes' could be considered in the absence of detailed hydrological assessments, provided future stages of planning address this issue.

Thank you for the opportunity to comment on this proposed MRS amendment. Please contact Jacqui Clinton at Parks and Wildlife's Swan Region office on 9442 0312 or by email at jacqui.clinton@dbca.wa.gov.au if you have any queries regarding this advice.

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'Benson Todd', is positioned above the typed name.

Benson Todd
REGIONAL MANAGER

4 February 2020



Enquiries: Thai Truong on (08) 9323 4815
Our Ref: 20/4908 (D20#767558)
Your Ref: 1368/57-833-2-01-77 Pt 1

18 September 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 AMENDMENTS:1368/57 WANDI HIGH SCHOOL SITE

In response to your correspondence received on 6 July 2020, Main Roads has reviewed the information and supports the amendment. Main Roads provides the following comments:

1. A Transport Impact Assessment in accordance with the WAPC Transport Impact Assessment Guidelines Volume 4 (Individual developments) must be undertaken at the development application stage for the school to determine the impact on Anketell Road, specifically the intersection of Spine Road and Lyon Road.
2. Westport has identified Anketell Road and Thomas Road as the preferred road freight access for the future container port in Kwinana. Preliminary concept plans for Anketell Road are enclosed for information to assist with the traffic assessment. The plans will be reviewed during detailed planning for Anketell Road to be undertaken as part of the next phase of the Westport Study.

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

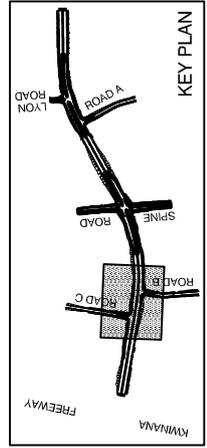
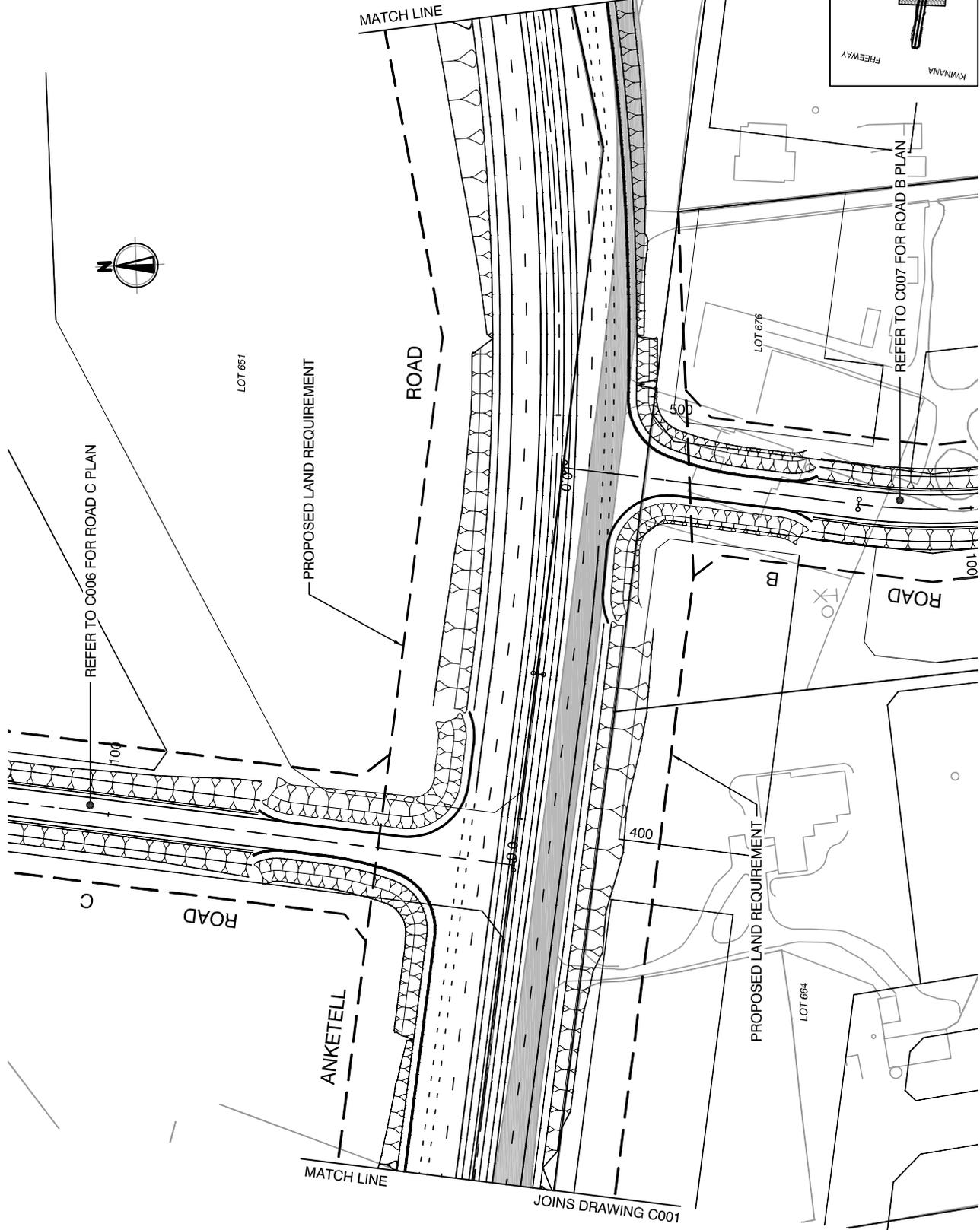
Yours Sincerely

Paul Fourie
A/Director Road Planning and Development

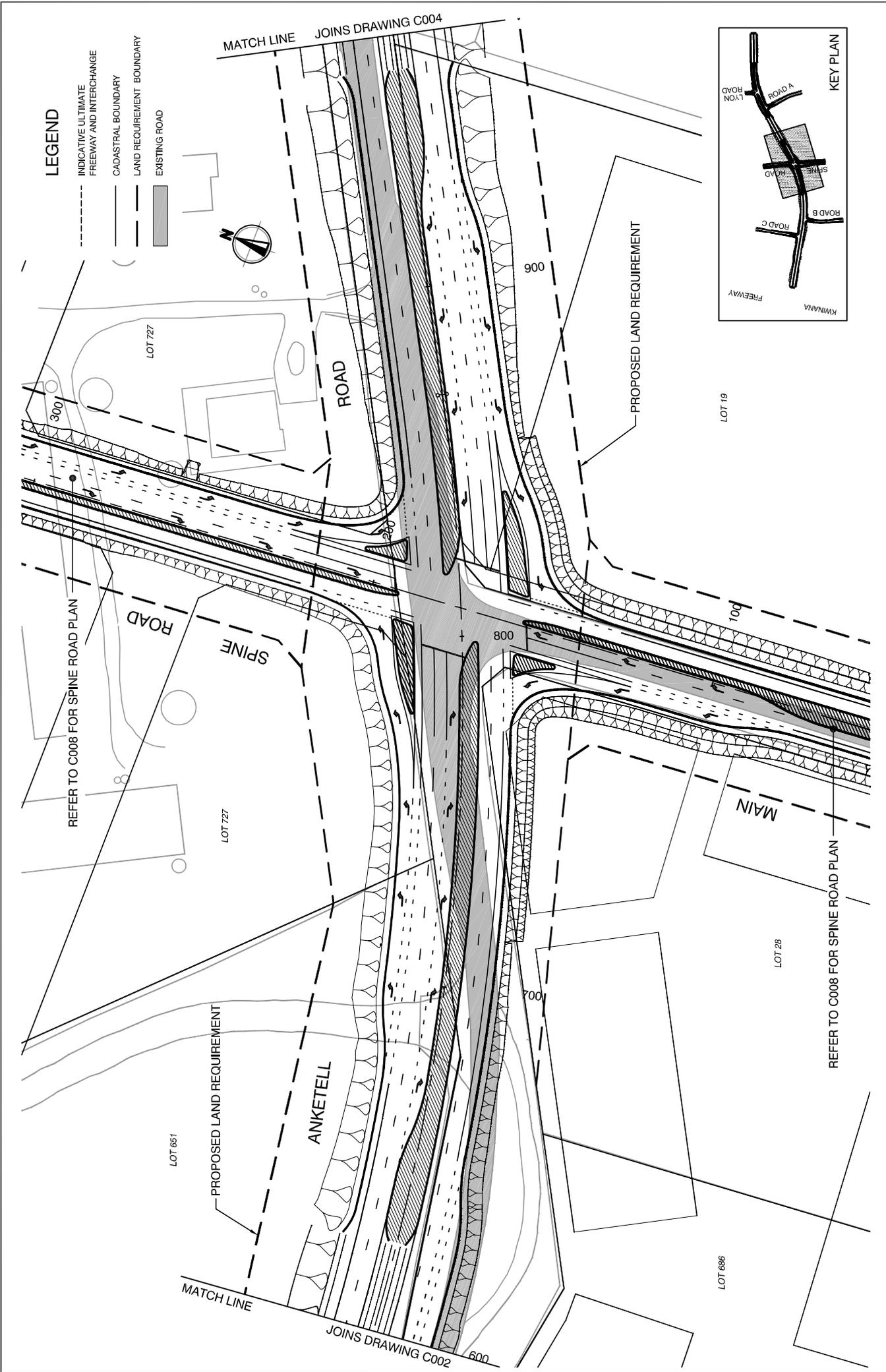
Encl: Anketell Road Concept Plans

LEGEND

- INDICATIVE ULTIMATE FREEWAY AND INTERCHANGE
- CADASTRAL BOUNDARY
- LAND REQUIREMENT BOUNDARY
- EXISTING ROAD



<p>PHONE: +61 8 9361 3300 FAX: +61 8 9361 3355 EMAIL: info@bg&e.com.au WEB: www.bg&e.com.au</p>		<p>PERTH SYDNEY • DUBAI • ABU DHABI</p>		<p>PROJECT ANKETELL ROAD DUPLICATION</p>		<p>STATUS PRELIMINARY ONLY NOT TO BE USED FOR CONSTRUCTION</p>		<p>TITLE PLAN ANKETELL ROAD CHA 310 TO 600</p>														
<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> <th>RVD</th> </tr> </thead> <tbody> <tr> <td>B</td> <td>20.05.10</td> <td>EXISTING HATCHING LOCATED</td> <td></td> </tr> <tr> <td>A</td> <td>20.05.10</td> <td>ISSUED FOR PRELIMINARY REVIEW</td> <td></td> </tr> </tbody> </table>	REV	DATE	DESCRIPTION	RVD	B	20.05.10	EXISTING HATCHING LOCATED		A	20.05.10	ISSUED FOR PRELIMINARY REVIEW		<p>CLIENT</p>	<p>DRAWN TT</p>	<p>DESIGNED TT</p>	<p>CHECKED AW</p>	<p>APPROVED</p>	<p>PROJECT NO. P09159</p>	<p>DRAWING NO. C002</p>	<p>REV. B</p>	<p>SCALE 1:1000</p>	<p>AT A3 SIZE</p>
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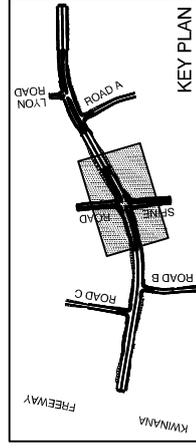


LEGEND

- INDICATIVE ULTIMATE
FREIGHTWAY AND INTERCHANGE
- CADASTRAL BOUNDARY
- LAND REQUIREMENT BOUNDARY
- EXISTING ROAD

MATCH LINE JOINS DRAWING C004

MATCH LINE JOINS DRAWING C002



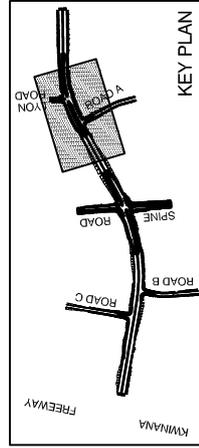
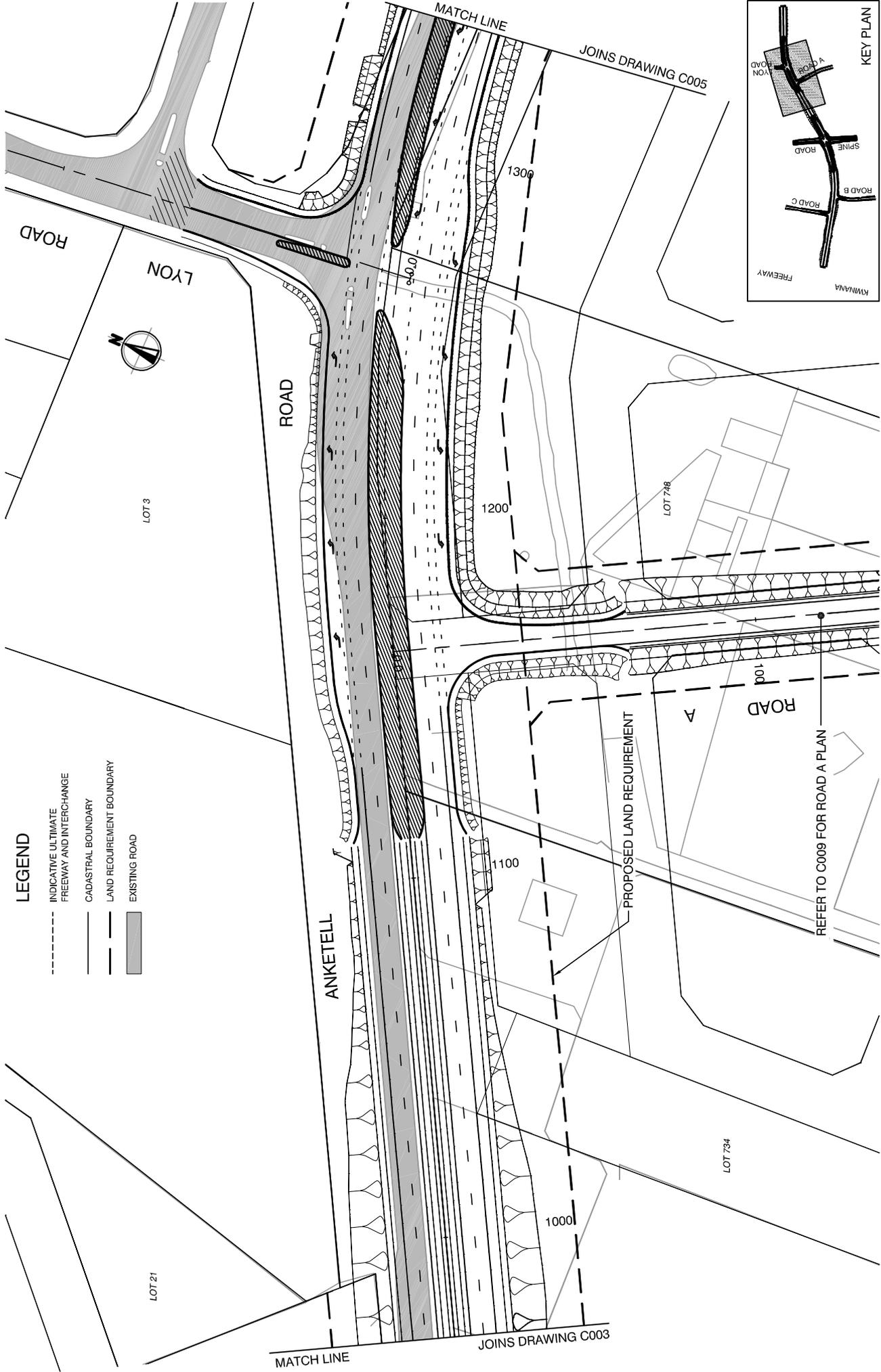
REFER TO C008 FOR SPINE ROAD PLAN

REFER TO C008 FOR SPINE ROAD PLAN

<p>PERTH phone: +61 8 9361 3300 fax: +61 8 9361 3355 email: info@bg&f.com.au web: www.bg&f.com.au</p>		<p>PROJECT ANKETELL ROAD DUPLICATION</p>		<p>STATUS DRAWN: TT CHECKED: TT DESIGNED: TT GRIP: PGG394 SCALE: 1:1000 DATE: AHD</p>		<p>PRELIMINARY ONLY NOT TO BE USED FOR CONSTRUCTION</p>		<p>TITLE PLAN ANKETELL ROAD CHA 600 TO CHA 980</p>													
<p>CLIENT</p>		<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> <th>RVD</th> </tr> </thead> <tbody> <tr> <td>B</td> <td>20.05.10</td> <td>EXISTING HATCHING ADDED</td> <td></td> </tr> <tr> <td>A</td> <td>20.05.10</td> <td>ISSUED FOR PRELIMINARY REVIEW</td> <td></td> </tr> </tbody> </table>		REV	DATE	DESCRIPTION	RVD	B	20.05.10	EXISTING HATCHING ADDED		A	20.05.10	ISSUED FOR PRELIMINARY REVIEW		<p>PROJECT NO. P09159</p>		<p>DRAWING NO. C003</p>		<p>REV. B</p>	
REV	DATE	DESCRIPTION	RVD																		
B	20.05.10	EXISTING HATCHING ADDED																			
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LEGEND

- INDICATIVE ULTIMATE
FREEMWAY AND INTERCHANGE
- CADASTRAL BOUNDARY
- LAND REQUIREMENT BOUNDARY
- █ EXISTING ROAD



ROAD

LYON

LOT 3

ROAD

ANKETELL

MATCH LINE

JOINS DRAWING C005

1300

1200

LOT 748

PROPOSED LAND REQUIREMENT

ROAD

100

1100

REFER TO C009 FOR ROAD A PLAN

JOINS DRAWING C003

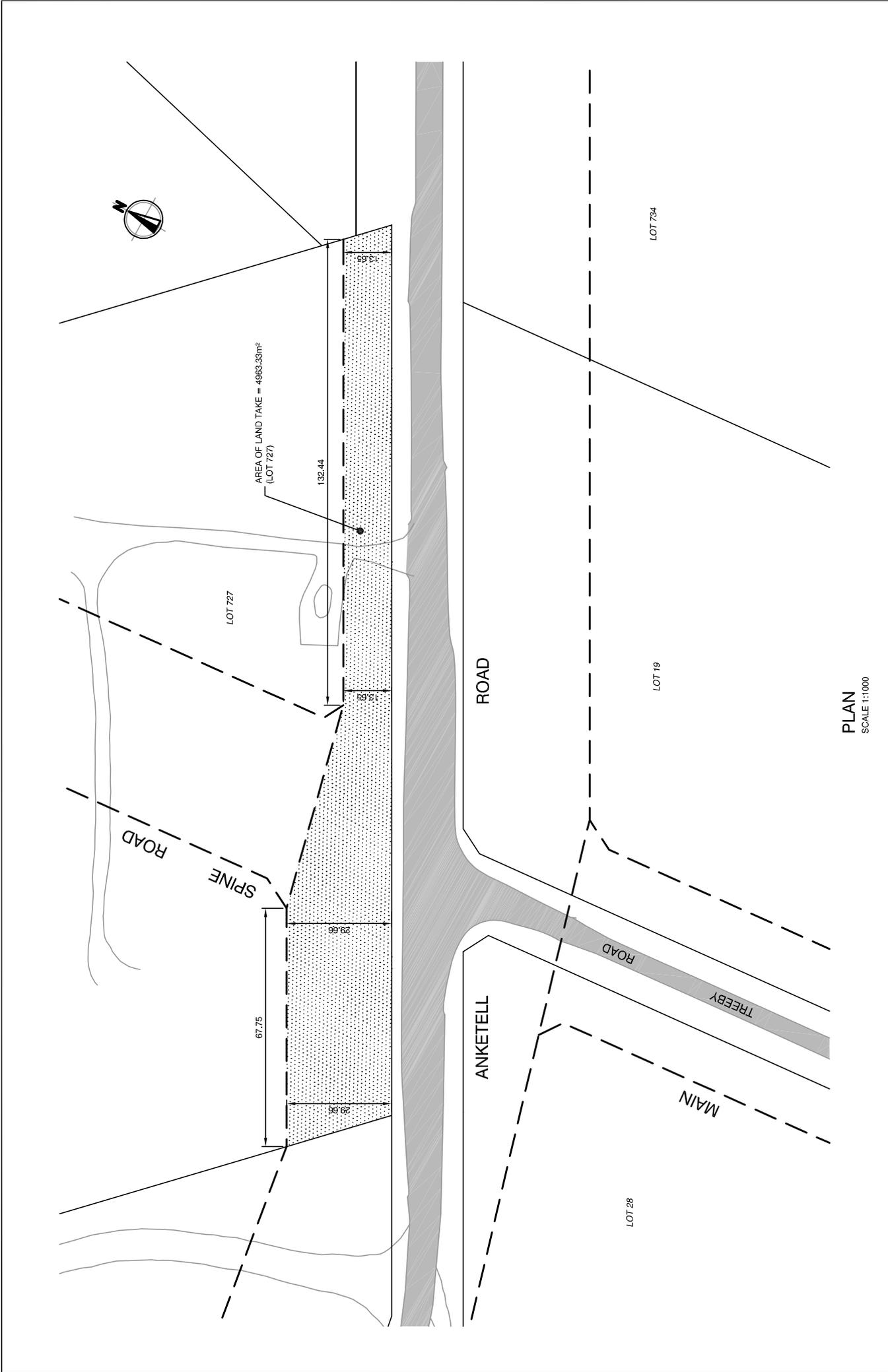
LOT 21

LOT 724

MATCH LINE

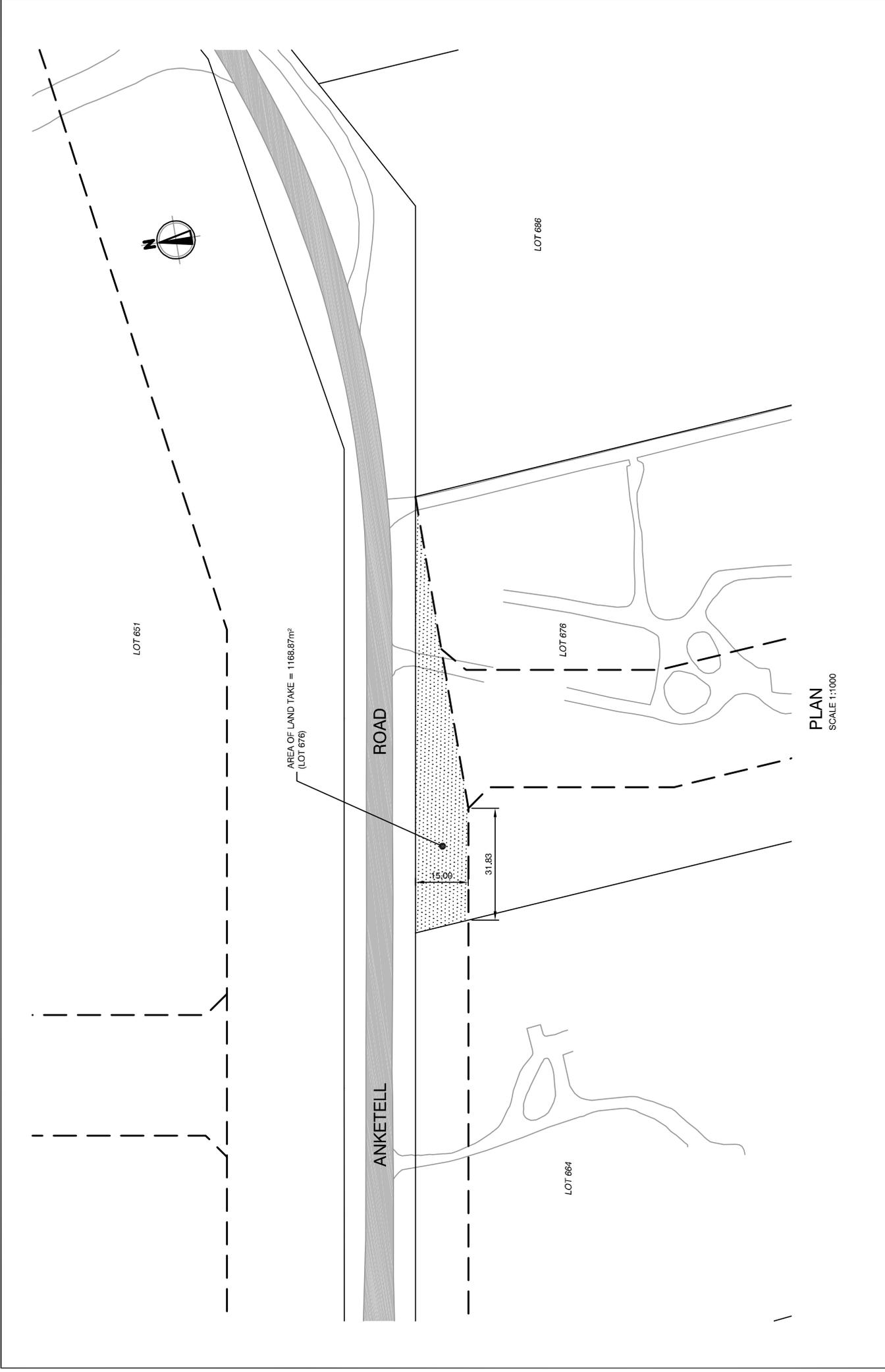
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<p>PHONE: +61 8 9361 3300 FAX: +61 8 9361 3355 EMAIL: info@bg&f.com WEB: www.bg&f.com</p>		<p>PERTH PERTH • MELBOURNE • SYDNEY • DUBAI • ABU DHABI</p>	
<p>PROJECT ANKETELL ROAD DUPLICATION</p>		<p>STATUS PRELIMINARY ONLY NOT TO BE USED FOR CONSTRUCTION</p>	
<p>DATE A/D</p>	<p>SCALE 1:1000</p>	<p>APPROVED APPROVED</p>	<p>PROJECT NO. C004</p>
<p>DESCRIPTION RVD</p>	<p>DATE RVD</p>	<p>DRAWING NO. P09159</p>	<p>REV. B</p>
<p>REVISIONS</p>			
<p>CLIENT</p>			



PLAN
SCALE 1:1000

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14 September 2020

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

Our Ref.: D20/48779

Attention: Anthony Muscara

Dear Ms Fagan

PROPOSED MRS AMENDMENT – 1368/57 – WANDI HIGH SCHOOL SITE – URBAN TO PUBLIC PURPOSE – HIGH SCHOOL

Thank you for your letter, received 7 August 2020, seeking comment on the proposed amendment to rezone Wandi high school site from Urban to Public Purpose – High School.

The City has assessed the proposal and has following comments:

The proposal is consistent with the land area and zonings as set out under the approved Wandi South Structure Plan. As part of assessment of the local structure plan the City and the Department of Education agreed to share the High School playing fields, providing high accessibility to the local community to active open space after school hours. The High School playing fields are expected to comprise at the least the following:

- 1 x Senior football oval
- 1x cricket pitch
- 1x cricket practice nets
- 1 x sports hall of 600m² comprising 1 basketball court
- 2 x basketball / netball courts overlain at right angles with 2 x tennis courts; and
- 4 tennis courts.

With regard to fauna relocation, the site provides habitat for a significant number of native fauna. The local community have a proactive interest in the site and conservation reserves immediately to the north and south of the site. The community have produced evidence of aquatic and terrestrial fauna at the site that migrate between Cordata Wetlands, the subject site and conservation reserves on Lots 8045 & 8025 Honeywood Avenue. Fauna species include Priority 3 *Isoodon obesulus*.

Accordingly, consideration of fauna movement in and around the subject site should include the retention of the best quality habitat on the proposed school site and underpasses for road crossings with vegetated corridors between sites.

City of Kwinana Administration

Corner Gilmore Avenue and Sulphur Road, Kwinana WA 6167
PO Box 21, Kwinana WA 6966 | Telephone 08 9439 0200

NRS 133 677 (*hearing/speech impaired*) | TIS National 131 450 (*Translating and Interpreting Service*)

Email customer@kwinana.wa.gov.au | Website kwinana.wa.gov.au



Further, the north-eastern end of the subject site is mapped as a Threatened Ecological Community Banksia Woodlands and contains Priority 3 Fauna - *Isoodon obesulus*. Retention of the best condition vegetation on the Lot should be retained for fauna habitat.

Clearing of the balance of vegetation on the site will require fauna relocation and management by a suitably qualified professional.

Should you have any enquiries regarding this correspondence please contact Aron Holbrook (Coordinator Strategic Planning) on 9439 0441 or aron.holbrook@kwinana.wa.gov.au

Yours sincerely

A handwritten signature in cursive script that reads "Paul Neilson".

Paul Neilson
Manager Planning and Development

