



October 2024

Metropolitan Region Scheme Amendment 1420 (Standard Amendment)



Canning Vale Regional Sporting Facility

Report on Submissions
Submissions

City of Canning

**Metropolitan Region Scheme
Amendment 1420
(Standard Amendment)**

Canning Vale Regional Sporting Facility

**Report on Submissions
Submissions**

City of Canning



October 2024

The Western Australian Planning Commission acknowledges Aboriginal people as the traditional custodians of Western Australia. We pay our respects to the Ancestors and Elders, both past and present, and the ongoing connection between people, land, waters, and community. We acknowledge those who continue to share knowledge, their traditions and culture to support our journey for reconciliation. In particular, we recognise land and cultural heritage as places that hold great significance for Aboriginal people.

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MRS Amendment 1420 (Standard) Report on Submissions
Submissions

File RLS/1036

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Submissions

Report on Submissions

Metropolitan Region Scheme Amendment 1420 (Standard)

Canning Vale Regional Sporting Facility

Report on Submissions

1 Introduction

At its December 2023 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 35 of the *Planning and Development Act 2005* and regulation 5 of the Planning and Development (Region Planning Schemes) Regulations 2023.

2 The proposed amendment

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

The proposed amendment seeks to rezone approximately 124.48 hectares in Canning Vale from the Public Purposes - Special Uses reservation and Rural - Water Protection zone to the Parks and Recreation and Public Purposes - Water Authority of WA reservations and Rural zone in the Metropolitan Region Scheme. The amendment also seeks to adjust the Water Catchments reservation.

The amendment facilitates the use of the subject site as an active and passive recreation space in accordance with the Canning Vale Sports Master Plan. The proposal will support a diverse range of sports, as well as an indoor sporting facility and provides for cycling infrastructure, a skate park, and a BMX facility.

The amendment also proposes a conservation area for the western and southern portions of the site. These areas align with the realigned Priority 1 and 2 Public Drinking Water Sources Areas.

3 Environmental Protection Authority advice

On 17 June 2024, the Department of Water and Environmental Regulation (DWER) advised that as the Environmental Protection Authority (EPA) did not make a decision on whether environmental assessment was required within the timeframe stipulated by section 48A (1) of the *Environmental Protection Act 1986* (EP Act), the amendment is automatically determined to not require assessment under the EP Act and is considered an 'assessed' scheme. However, DWER provided advice on the key environmental factors for the amendment, specifically for flora and vegetation, terrestrial fauna, and inland waters.

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 for a total of 42 days from 08 July to 19 August 2024.

The amendment was made available for public inspection online at the Department of Planning, Lands and Heritage website.

During the public inspection period, a notice of the amendment was published in *The West Australian* newspaper, and the WAPC made reasonable attempts to notify and invite affected landowners, Local Government(s), and other public authorities to comment on the amendment.

5 Submissions

Fifteen submissions were received on the amendment. Six submissions were of support and nine were of general comments, non-objection, or no comment. No submissions of objection were received.

There were no significant matters raised in submissions which required further consideration.

A summary of each submission with WAPC comments and determinations is at Schedule 2, and a complete copy of all written submissions are contained within this report.

6 Responses and determinations

The responses to all submissions are detailed in Schedule 2. It is recommended the amendment be adopted for finalisation as advertised.

7 Coordination of region and local scheme amendments

Pursuant to section 126(3) of the *Planning and Development Act 2005* (the Act), where land is being transferred to the Urban zone under a region scheme, the WAPC can resolve to concurrently amend the respective local planning scheme to transfer this land to a zone which is consistent with the objective of the Urban zone.

As no land is being zoned Urban, section 126(3) of the Act is not applicable to this amendment.

8 Conclusion and recommendation

This report summarises the background to Amendment 1420 and examines the various submissions made on it.

The Western Australian Planning Commission (WAPC), after considering the submissions, is satisfied that the modified amendment as shown generally on the **Amendment Figure - Proposal 1** in Schedule 3, and in detail on the Amending Plan listed in Appendix A should be approved and finalised.

Having regard to the above, the WAPC recommends that the Minister for Planning approves the amendment.

9 Ministers Decision

Amendments to the Metropolitan Region Scheme being progressed as a standard amendment in accordance with the *Planning and Development Act 2005* and regulation 5 of the Planning and Development (Region Planning Schemes) Regulations 2023 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.

Amendment 1420 is now finalised as advertised and shown on WAPC Amending Plan 3.2827 and has effect in the Metropolitan Region Scheme from the date of notice in the *Government Gazette* on Friday 01 November 2024.

Schedule 1

Listing of submissions

Listing of Submissions
Metropolitan Region Scheme Amendment 1420 (Standard)
Canning Vale Regional Sporting Facility

Submission Number	Name
1	Department of Fire and Emergency Services
2	Department of Water and Environmental Regulation
3	Name removed at request of submitter
4	Main Roads WA
5	Department of Education
6	Department of Health
7	City of Canning
8	Department of Energy, Mines, Industry Regulation and Safety
9	Department of Biodiversity, Conservation and Attractions
10	Public Transport Authority of Western Australia
11	Water Corporation
12	City of Cockburn
13	Department of Transport
14	Name removed at request of submitter
15	Canning Vale Cricket Club

Schedule 2

Summary of submissions and determinations

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

Submission: 1, 4, 5, 8 & 13

Submitter: Department of Fire and Emergency Services, Main Roads Western Australia, Department of Education, Department of Energy, Mines, Industry Regulation and Safety & Department of Transport

Summary of Submission: COMMENT

The above State Government agencies raise no objections, no comment or provide general comments that relate to the subsequent more detailed stages of the development process.

Planning Comment: Comments noted. Where relevant the proponent of this amendment has been advised of comments which relate to the subsequent development approval stage.

Determination: Submissions noted.

Submission: 2, 6, 9, 10, 14 & 15

Submitter: Department of Water and Environmental Regulation, Department of Health, Public Transport Authority, City of Canning, Canning Vale Cricket Club.

Summary of Submission: SUPPORT

The above submissions support the proposed amendment. The submissions outline that the amendment can improve community involvement by improved sporting and recreational facilities.

The Department of Water and Environmental Regulation (DWER) also advised that a District Water Management Strategy (DWMS) has been endorsed for the site.

Planning Comment: Support noted.

Determination: Submissions noted.

Submission: 3

Submitter: Local Resident/Landowner
Name removed at request of submitter

Summary of Submission: COMMENT

The submitter advises that their property backs onto Acourt Road which is to be constructed and will therefore need a boundary wall. It is also requested that Lots 801 - 804 Merritt Loop be rezoned so that that they can also be further subdivided.

Planning Comment: Fencing: Acourt Road (abutting Lots 801 - 804 Merrit Loop) is currently an unmarked and unsealed road. The Landscape Masterplan proposes vehicular access to the site from the south/west via a formalised intersection at the southern portion of Acourt Road/Merrit Loop/Silicon Road. Fencing to the proposed Conservation Area where interfacing with Acourt Road will be required to delineate between the Conservation Area, Acourt Road and private properties and constructed by the proponent. The fencing location, details and materials will be developed as a component of the subsequent more detailed planning stage.

Rezoning of Lots 801-804: The request to rezone Lots 801 - 804 Merrit Loop to allow for the further subdivision of these lots is beyond the scope of the advertised amendment. It is also not consistent the recommendations of the *Canning Vale Sports Master Plan* and the *Perth and Peel@3.5Million/Central Sub-Regional Planning Framework*.

Determination: Submission noted.

Submission: 7

Submitter: Department of Biodiversity, Conservation and Attractions (DBCA)

Summary of Submission: COMMENT

DBCA raises no objections to the amendment as it protects threatened orchid species, retains bushland, and proposes revegetation across the site. DBCA have provided the following comments for future consideration:

- It is noted that the revegetation proposed within the conservation/revegetation area is to be under the ownership of the State of WA. Arrangements for the future management of the site will need to be considered and it should not be assumed that DBCA will accept management responsibility for this area in the future.
- It appears that the revegetation is proposed to be undertaken as the last stage of the development. Ideally, the revegetation would be undertaken at the same time as development of the site commences.
- The retained bushland and proposed revegetation will provide connectivity between Bush Forever Site 388 (Jandakot Airport south and east) and Bush Forever Site 389 (Acourt Road Bushland). Inclusion of the very northern triangular shaped portion of the site (northern portion of Lot 166 shown within the Stage 3 area of the Landscape Master Plan) into the revegetation area would provide a bushland linkage between the western lobe of Bush Forever Site 389 (located to the west of Johnston Road) and the eastern lobe located to the east of Clifton Road. Any clearing of existing vegetation in this linking section of land will reduce the ecological connectivity.

Planning Comment:

Revegetation: The Landscape Masterplan indicatively shows where revegetation is to occur with high-level indicative staging information (Stages 1 & 4). Further consideration of revegetation species selection, quantity and staging will occur at the detailed planning stage.

Lot 166 Balance Portion: The balance portion of Lot 166 which is excluded from the amendment area is currently reserved as Other Regional Roads which will accommodate the future interchange as part of the Jandakot Eastern Link Road. Offsets for the proposed road were established as part of the MRS amendment which created the reservation and included consideration by the EPA.

Conservation Area Management Responsibility: The Conservation / Revegetation Area will be under the ownership of the State, and it is acknowledged that species selection, quantity, staging, implementation, and management responsibilities will need to be determined at the detailed planning stage in consultation with the relevant agencies.

In accordance with standard practice, if the MRS amendment is finalised further consultation will occur to finalise management responsibilities noting that preliminary investigations have been commenced.

Determination: Submission noted.

Submission: 11

Submitter: Water Corporation

Summary of Submission: COMMENT

The Water Corporation advises that further consultation is required to explore wastewater options in order to prepare a sewer reticulation strategy. As reticulated sewerage is not available the developer will need to compensate any additional flows on their own land and may be required to fund new works or upgrade existing works.

DWER have advised that there are existing concerns that need to be addressed regarding water quality monitoring (pre and post development), and the drinking water protection matters.

Planning Comment: Sewer connection: It is noted that reticulated sewerage is not immediately available to serve the subject area, and a private wastewater pump station/s may be required. Further consultation with the DWER (Water Source protection Planning Branch) will be investigated as part of a sewer reticulation strategy to be confirmed through design development and to the satisfaction of the Water Corporation.

Pre-Development Drainage Flows: The DWER support the proposed amendment and have endorsed a DWMS for the site.

Existing abstraction bore (Jandakot J150): The avoidance of any incompatible land uses and groundwater impacts within the any Wellhead Protection Zones is to be considered at the detailed planning stage. However, the Landscape Masterplan shows buildings and structures such as club houses and pavilions being located outside of the Wellhead Protection Zone.

Determination: Submission noted.

Submission: 12

Submitter: City of Cockburn

Summary of Submission: COMMENT

The City of Cockburn (City) supports the proposed amendment.

The City notes that the proposal may be required to accommodate planning for regional roads in proximity to the subject site. This may include the extension of the Jandakot Eastern Link Road to Warton Road. The City recommends that the WAPC consider the land requirements for a regional road realignment through the site and if deemed necessary to remove this land from the amendment area or to protect this area through a Planning Control Area (PCA).

Planning Comment:

The current planning for the Jandakot Eastern Link Road does not propose any connections through the amendment area. The proposed Johnston Road - Acourt Road Link which then connects to Warton Road further south, directly abuts the amendment area to the north-west (outside of the amendment area).

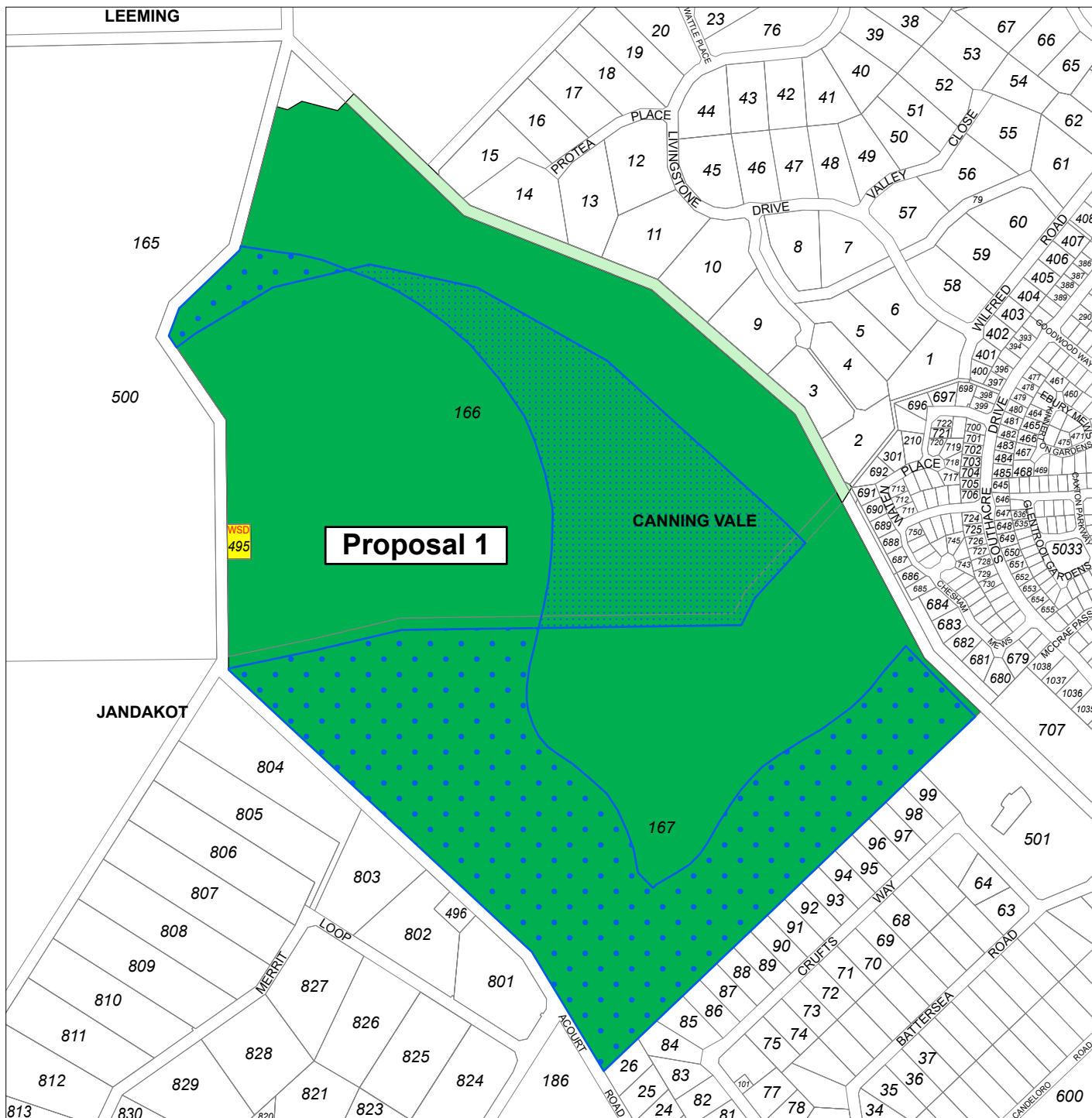
The amendment does not compromise plans to construct the Jandakot Eastern Link Road linking to Warton Road (via Acourt Road) and other broader connections such as Leeming Road and Ranford Road. It is also noted that *Perth and Peel@3.5Million/Central Sub-Regional Planning Framework* does not propose any regional road linkages through this site. For this reason, a PCA is not required or considered necessary within this site.

Determination:

Submission noted.

Schedule 3

**Amendment Figure - Proposal 1
(as advertised)**



Canning Vale Regional Sporting Facility Standard MRS amendment as advertised

13 December 2023

Proposal 1

Proposed Amendment:

- Public Purposes - Special Uses (SU) reservation and Rural and Rural - Water Protection zones to Parks and Recreation reservation
- WSD** Public Purposes - Special Uses (SU) reservation to Public Purposes - Water Authority of WA (WSD) reservation
- Public Purposes - Special Uses (SU) reservation to Rural zone

Proposed Special Areas:

- Water Catchments reservation addition
- Water Catchments reservation removal

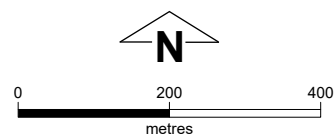
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File no: RLS/1036

Version number: 2



Date: 19/12/2023
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 1447-2023-1



Appendix A

List of plans (as advertised)

Metropolitan Region Scheme Amendment 1420 (Standard)
Canning Vale Regional Sporting Facility

as advertised

Amending Plan 3.2827

Submissions

From: DFES Land Use Planning <advice@dfes.wa.gov.au>
Sent: Thursday, 11 July 2024 10:37 AM
To: Region Planning Schemes
Subject: RLS/1036 - Proposed Metropolitan Region Scheme Amendment Canning Vale Sports Complex - DFES Response 2

OFFICIAL

DFES Ref: D29136

Dear Sir/Madam,

I refer to your email dated 8 July 2024 in relation to the referral of the proposed Metropolitan Region Scheme Amendment – RLS/1036

It is unclear from the documentation provided if the DPLH has applied *State Planning Policy 3.7 – Planning in Bushfire Prone Areas* (SPP 3.7) to this proposal.

Given the MRS Amendment seeks to change the MRS zoning of the site from Rural, Rural Water Protection and Public Purposes – Special Uses to Parks and Recreation, the MRS Amendment provides an opportune mechanism for the coordination of bushfire risk to ensure that it does not result in the introduction or intensification of development or land use in an area that has or will, on completion, have an extreme BHL and/or BAL-40 or BAL-FZ. From the information submitted, it is unclear if the change in zoning has the potential to introduce an increased intensification of development or land use. The decision maker should consider this and determine if the policy should be applied.

SPP 3.7 seeks to reduce vulnerability to bushfire through the identification and consideration of bushfire risks in decision-making at all stages of the planning and development process.

A Bushfire Management Plan (BMP) is required to accompany strategic planning proposals, subdivision and development applications in areas above BAL-LOW or areas with a bushfire hazard level above low (refer to clause 6.2b). A BMP includes the bushfire assessment, identification of the bushfire hazard issues arising from the relevant assessment and a clear demonstration that compliance with the bushfire protection criteria contained within Appendix 4 of these Guidelines, is or can be achieved.

The BMP should be prepared as early as possible in the planning process and should be progressively refined or reviewed if as the level of detail increases. The level of detail provided within a BMP should be commensurate with the applicable planning stage and scale of the proposal or application.

Should you apply SPP 3.7 then, we request the relevant information pursuant to this policy be forwarded to DFES to allow us to review and provide comment prior to the endorsement of the MRS Amendment.

Land Use Planning staff are available to discuss planning proposals and provide general bushfire advice at any stage of the planning process. Please do not hesitate to contact me on the number below, should you require clarification of any of the matters raised.

Kind regards

Sasha De Brito

Senior Land Use Planning Officer

20 Stockton Bend, Cockburn Central, Perth WA 6164

T: 08 9395 9703 | **E:** advice@dfes.wa.gov.au | **W:** dfes.wa.gov.au



Acknowledgement of Country: DFES acknowledges the Traditional Owners of Country throughout Australia, and their connections to land, sea and community. We pay our respects to Elders past and present.

From: Jim Mackintosh <jim.mackintosh@dwer.wa.gov.au>
Sent: Friday, 12 July 2024 12:58 PM
To: Region Planning Schemes
Cc: Anthony Muscara
Subject: RE: Proposed Metropolitan Region Scheme Amendment 1420 (Standard) - Canning Vale Regional Sports Facility - RLS/1036

OFFICIAL

OFFICIAL

OFFICIAL

Dear DPLH,

Thank you for the above referral. The Department of Water and Environmental Regulation (DWER) has considered the proposal and I can confirm that DWER has endorsed a DWMS supporting this proposal. Therefore the DWER supports the proposal.

Regards

Jim Mackintosh

Department of Water and Environmental Regulation

Program Manager

Swan Avon Region

Planning Advice Section

T 08 6250 8043 |

E jim.mackintosh@dwer.wa.gov.au

Visit our website www.dwer.wa.gov.au

Disclaimer: This e-mail is confidential to the addressee and is the view of the writer, not necessarily that of the Department of Water and Environmental Regulation, which accepts no responsibility for the contents. If you are not the addressee, please notify the Department by return e-mail and delete the message from your system; you must not disclose or use the information contained in this email in any way. No warranty is made that this material is free from computer viruses.



Respondent No: 1

Login: Anonymous

Email: n/a

Responded At: Jul 22, 2024 12:50:01 pm

Last Seen: Jul 22, 2024 12:50:01 pm

IP Address: n/a

Details removed at the request of the submitter

Q1. What is your name?

Q2. What is your surname?

Q3. What is your email address?

Q4. What is your address?

Q5. What is your contact number?

Q6. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission? Yes

Q7. Are you responding on behalf of an organisation? No

Q8. What is the name of the organisation? not answered

Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme? Support

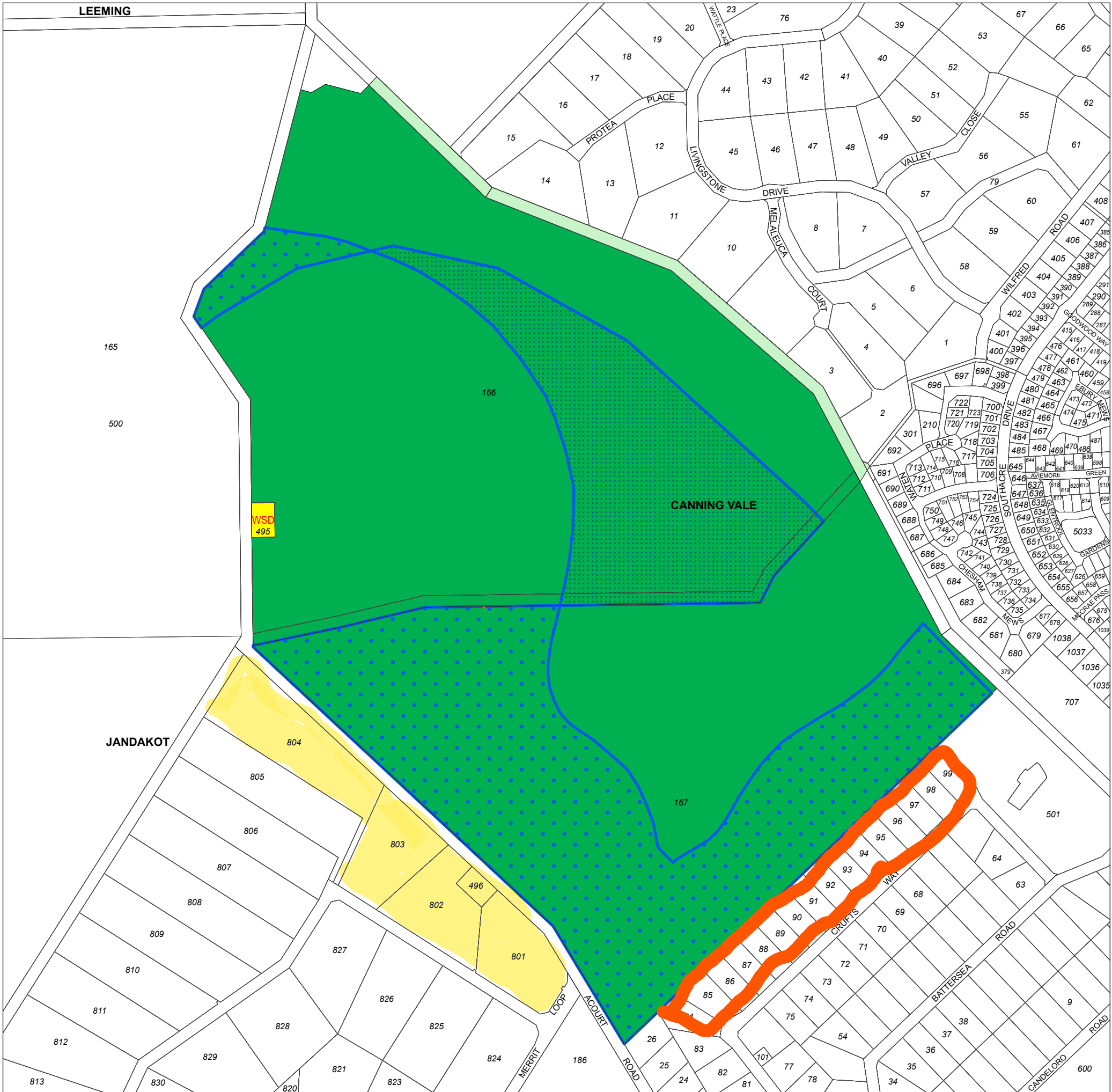
Q10. Please type your submission (reasons for support/opposition) into the box below. Any supporting documents may be uploaded below.

1. The boundary of our property will have a boundary towards the Acourt road within the amended MRS for the sporting facility. We suppose that Acourt road will extend to the sporting facility as shown in the plan. This will therefore require proper boundary wall constructed on our boundary by the developers. 2. We would request that the properties facing the proposed amendment area such as 801,802,803 and 804 be rezoned to enable subdivision to block sizes similar to 84 to 99 which are the properties bordering the adjacent sides of the proposed amendment area. 3. This will release a few more large sized residential blocks (1 acre) in the area.

Q11. Upload supporting documents https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/1da1e09a2f7a95b46a00ee91acc30e60570241ce/original/1721126790/0f707039d596552a2848c8ba087ae6f1_1420-standard-amending-plan-32827_%281%29.pdf?1721126790

Q12. Upload supporting documents not answered

Q13. Upload supporting documents not answered



Signed for and on behalf of the
Western Australian Planning Commission

[Signature]

An officer duly authorised by the Commission
pursuant to section 24 of the
Planning and Development Act 2005
for that purpose in the presence of :






[Signature]

Witness

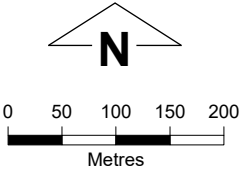
24 June 2024
Date

Approved - Minister for Planning

Date

- Legend**
-  Excluded from Public Purposes - Special Uses (SU) reservation and from Rural and Rural - Water Protection zones and included in Parks and Recreation reservation
 -  Excluded from Public Purposes - Special Uses (SU) reservation and included in Public Purposes - Water Authority of WA (WSD) reservation
 -  Excluded from Public Purposes - Special Uses (SU) reservation and included in Rural zone
 -  Included in Water Catchments reservation
 -  Removed from Water Catchments reservation

Metropolitan Region Scheme
Amendment No. 1420 (Standard)



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Program Manager: A. Muscara
Geospatial Officer: K.Rampellini
Examined: T. Servaas
Revised:
Version No. 2
Date: WAPC/335.9.3
13 December 2023

Plan Number
3.2827
Sheet 1 of 1

File number: RLS/1036
Plan reference:
Metropolitan Region Scheme
1:25000 sheet 20
Oracle reference no: 3973



mainroads
WESTERN AUSTRALIA

Enquiries: Susan Foster - (08) 9323 6180
Our Ref: 23/3655 (D24#976477)
Your Ref: RLS/1036

20 July 2024

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

Dear Sir/Madam

**PROPOSED METROPOLITAN REGION SCHEME (MRS) AMENDMENT 1420
(STANDARD) – CANNING VALE REGIONAL SPORTS FACILITY – LOTS 166 AND
167 CLIFTON ROAD, CANNING VALE**

Thank you for your correspondence dated 8 July 2024 inviting Main Roads to comment on the above proposal.

Main Roads has no objection to the proposed MRS amendment to rezone approximately 124.48 ha of land from "Public Purposes – Special Uses Reservation" and "Rural – Water Protection" zone to the "Parks and Recreation" and "Public Purposes – Water Authority of Western Australia Reservations" and "Rural" zone in the MRS.

Main Roads requests a copy of the WAPCs final recommendation to be sent to planninginfo@mainroads.wa.gov.au quoting the file reference above.

If you require any further information, please contact the enquiries officer above or email susan.foster@mainroads.wa.gov.au quoting the reference number above.

Yours sincerely

Paul Fourie
Acting Project Director



Department of
Education

Your ref: RLS/1036
Our ref: D24/0536712
Enquiries: Sharnie Stuart

Department of Planning, Lands and Heritage

Email: regionplanningschemes@dplh.wa.gov.au

Attention: Anthony Muscara
Principal Planner

Dear Sir / Madam

Proposed Metropolitan Region Scheme Amendment 1420 – Canning Vale Regional Sports Facility – RLS/1036

Thank you for your email dated 8 July 2024 providing the Department of Education with the opportunity to comment on the proposed Metropolitan Region Scheme (MRS) Amendment for a change to Parks and Recreation and Public Purposes – Water Authority of Western Australia Reservations and Rural zone.

The Department of Education has reviewed the proposed MRS Amendment and has no objections to the proposal as there will be no impact to future school sites nor increases to the dwelling yield given the predominant use is for Parks and Recreation, Water Authority Reservations and future sporting facilities.

Should you have any questions in relation to the above, please do not hesitate to contact Sharnie Stuart, Senior Consultant – Land Planning on (08) 9264 4046 or by email at sharnie.stuart@education.wa.edu.au.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'M Turnbull'.

Matt Turnbull
Manager Land and Planning

25 July 2024



Government of **Western Australia**
Department of **Health**

Your Ref: RLS/1036
Our Ref: F-AA-92858-8 D-AA-24/147115
Contact: Vic Andrich 9222 2000

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

Attention: Anthony Muscara

Via email: regionplanningschemes@dplh.wa.gov.au
anthony.muscara@dplh.wa.gov.au

Dear Ms Chalwell-James

PROPOSED METROPOLITAN REGION SCHEME AMENDMENT 1420 – CANNING VALE REGIONAL SPORTS FACILITY – RLS/1036

Thank you for your letter of 8 July 2024, requesting comments from the Department of Health (DoH) on the above proposal.

The DoH has no objection to the proposed amendment providing the Jandakot Underground Water Pollution Control Area is not compromised. This means that any future proposals must comply with the Land Use Compatibility Tables (LUCT) process for the P1 and P2 areas of the Jandakot Underground Water Pollution Control Area, to the satisfaction of the Source Protection area of the Department of Water and Environmental Regulation (DWER).

Should you have any queries or require further information please contact Vic Andrich on 9222 2000 or eh.eSubmissions@health.wa.gov.au

Yours sincerely

A handwritten signature in black ink, appearing to read 'Peter Gray'.

Mr Peter Gray
A/EXECUTIVE DIRECTOR
ENVIRONMENTAL HEALTH DIRECTORATE

30 July 2024

**Respondent No:** 2**Login:** Anonymous**Email:** n/a**Responded At:** Aug 05, 2024 14:39:19 pm**Last Seen:** Aug 05, 2024 14:39:19 pm**IP Address:** n/a

Q1. What is your name?	Amber-Rose
Q2. What is your surname?	Currie
Q3. What is your email address?	amber.currie@canning.wa.gov.au
Q4. What is your address?	1317 Albany Highway, Cannington
Q5. What is your contact number?	92310585
Q6. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?	No
Q7. Are you responding on behalf of an organisation?	Yes
Q8. What is the name of the organisation?	City of Canning
Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?	Support
<p>Q10. Please type your submission (reasons for support/opposition) into the box below. Any supporting documents may be uploaded below.</p> <p>The City of Canning writes to express its strong support for the Canning Vale Regional Sports Facility as outlined in the Metropolitan Region Scheme (MRS) Amendment 1420. The project is reinforced by a Master Plan, which was supported by the City of Canning Council in 2015 to guide future development and has since received \$10 million in funding from the State Government following the 2021 State Election. In alignment with Council's Advocacy Strategy, the City partnered with several local governments as part of the Growth Areas Perth and Peel (GAPP) group ahead of the 2022 Federal Election to identify a \$350 million package of regional sports infrastructure across Perth to support a growing population. This facility represents a crucial and timely investment in our community, providing substantial benefits that align with the objectives of the Canning Vale Regional Sporting Complex Masterplan, including:</p> <ul style="list-style-type: none"> • Addressing the deficit of active spaces required in Canning Vale and other southern suburbs of the City of Canning. • Meeting the increasing demand for sporting and recreational facilities in Canning Vale. • Supporting the sustainability and economic development of the City. • Enhancing the health and well-being of both current and future residents. • Improving bushland and vegetation on Lots 166 and 167. <p>The master plan outlines a comprehensive vision that will serve diverse community needs. The proposed development includes state-of-the-art sports fields, outdoor and indoor multi-purpose courts, an athletics track and facilities, and spaces for community gatherings and events, including a skatepark and pump track. These features not only cater to the growing demand for recreational amenities but also promote health, wellness, and social cohesion within the community.</p>	
Q11. Upload supporting documents	https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/46ca62d56f711eb91c79c675569815ac1fa9a0f5/original/1722832756/0dc81585a5d6ddc7209486f858ffac09_Response_to_DPLH_for_proposed_MRS_amendment_CV_Sporting_Complex.pdf?1722832756

Q12. **Upload supporting documents**

not answered

Q13. **Upload supporting documents**

not answered

Our Ref: D24/43918
Telephone: 9231 0585

2 August 2024

Region Schemes team
140 William Street
Perth WA 6000

Dear Minster,

The City of Canning writes to express its strong support for the Canning Vale Regional Sports Facility as outlined in the Metropolitan Region Scheme (MRS) Amendment 1420.

The project is reinforced by a Master Plan, which was supported by the City of Canning Council in 2015 to guide future development and has since received \$10 million in funding from the State Government following the 2021 State Election. In alignment with Council's Advocacy Strategy, the City partnered with several local governments as part of the Growth Areas Perth and Peel (GAPP) group ahead of the 2022 Federal Election to identify a \$350 million package of regional sports infrastructure across Perth to support a growing population.

This facility represents a crucial and timely investment in our community, providing substantial benefits that align with the objectives of the Canning Vale Regional Sporting Complex Masterplan, including:

- Addressing the deficit of active spaces required in Canning Vale and other southern suburbs of the City of Canning.
- Meeting the increasing demand for sporting and recreational facilities in Canning Vale.
- Supporting the sustainability and economic development of the City.
- Enhancing the health and well-being of both current and future residents.
- Improving bushland and vegetation on Lots 166 and 167.

The master plan outlines a comprehensive vision that will serve diverse community needs. The proposed development includes state-of-the-art sports fields, outdoor and indoor multi-purpose courts, an athletics track and facilities, and spaces for community gatherings and events, including a skatepark and pump track. These features not only cater to the growing demand for recreational amenities but also promote health, wellness, and social cohesion within the community.

Yours sincerely,



Amber Currie

Coordinator Strategic Planning



LEGEND

--- EXTENT OF WORKS

--- JANDAKOT AIRPORT OLS (OBSTACLE LIMITATION SURFACE)

--- VEGETATION CONDITION
VG - VERY GOOD
G - GOOD
D - DEGRADED

HIGH BUSHLAND RETENTION PRIORITY

MEDIUM BUSHLAND RETENTION PRIORITY

SIGNIFICANT FLORA LOCATIONS

■ HENSMANIA TURBINATA

■ CRONINIA KINGIANA

SIGNIFICANT FAUNA

CARNABY'S COCKATOO
SHORT-BILLED BLACK COCKATOO

★ CARNABY'S FORAGING HABITAT

● CARNABY'S FEEDING DEBRIS

QUENDA
SOUTHERN BROWN BANDICOOT

★ QUENDA HABITAT

● QUENDA DIGGINGS



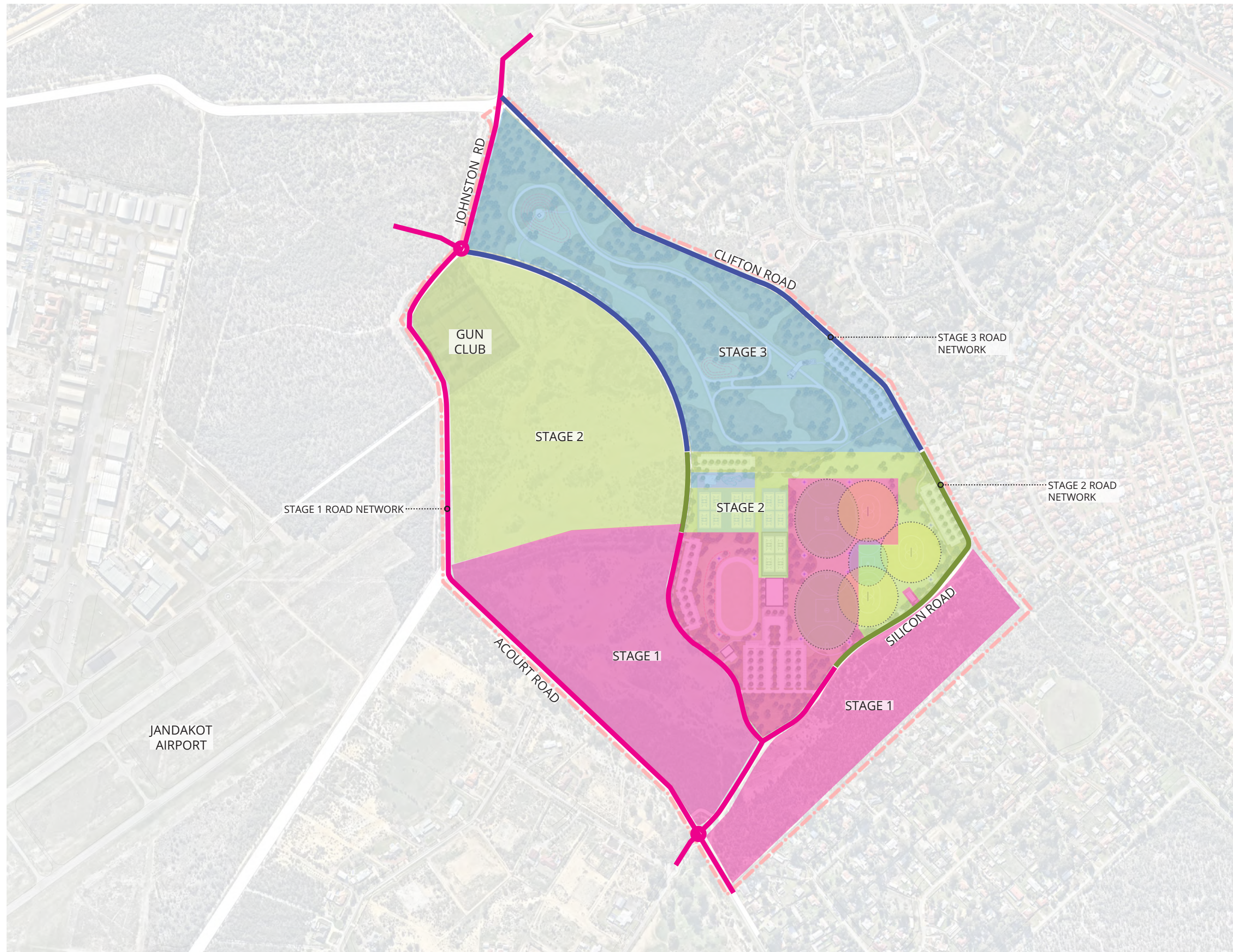
- LEGEND**
- EXTENT OF WORKS
 - TURF
 - PLANTING
 - PLEXIPAVE SPORTS SURFACING
 - PLAYSPACE
 - PROPOSED TREES
 - PATH NETWORK
 - MOUNDING UP
 - AFL SENIOR OVAL
 - AFL JUNIOR OVAL
 - CRICKET OVAL
 - LIGHT TOWER LOCATION



CANNING VALE REGIONAL SPORTING COMPLEX
LANDSCAPE MASTERPLAN

DWG COCA02
REV C
DATE AUG 2022
SCALE 1:8000 @ A3
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\\MNL\LOCAL\emerge\Projects\CURRENT PROJECTS\COCA02 Canning Vale Regional Sporting Complex\02 Concept & Reports\01 COCA02 Masterplan\Indd\COCA02 MASTERPLAN REV C.indd





Stage One:

- Athletics track and facilities (including lighting)
- 2 x Senior AFL | cricket including sports lighting to playing standards (can operate as 2 x junior ovals or 4 x auskick ovals)
- 4 x lane cricket nets including sports lighting
- Main Pavilion with
 - 8 Gender inclusive changerooms
 - Social club facility with amenities
 - Car parking
 - Landscaping
- Revegetation

Stage Two:

- 1 x Junior AFL | cricket including sports lighting to training standards
- Additional 2 lane cricket nets including sports lighting
- Indoor 4 court multipurpose facility
- Outdoor 8 court multipurpose facility including sports lighting
- Revegetation

Stage Three:

- Criterium Track
- BMX | Pump track facility
- Walking trails
- Vegetation



CANNING VALE REGIONAL SPORTING COMPLEX
STAGING PLAN

DWG COCA02

REV C

DATE AUG 2022

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SCALE 1:8000 @ A3

0 40 80 120 160 200 m





Department of **Energy, Mines,
Industry Regulation and Safety**
Resource and Environmental Regulation

Your ref RLS/1036
Our ref DMS0508/2024
Enquiries Steven Batty — 9222 3104
Steven.BATTY@demirs.wa.gov.au

Anthony Muscara
Principal Planner
Department of Planning, Lands and Heritage
Sent by Email — Anthony.muscara@dplh.wa.gov.au
140 William Street, Perth WA 6000

Dear Anthony Muscara

**METROPOLITAN REGION SCHEME AMENDMENT 1420 (STANDARD) - CANNING
VALE REGIONAL SPORTS FACILITY - RLS/1036**

Thank you for your letter dated 8 July 2024 inviting comment on the Metropolitan Region Scheme (MRS) Amendment 1420 (Standard) - Canning Vale Regional Sports Facility - RLS/1036.

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

DEMIRS lodges no objections to the above MRS amendment.

A handwritten signature in blue ink, appearing to read 'S Batty'.

Steven Batty | Senior Geologist
Mineral and Energy Resources Directorate
05 August 2024

Your ref: RLS/1036
Our ref: PRS 50540
Enquiries: Lyndon Mutter
Phone: 9442 0342
Email: lyndon.mutter@dbca.wa.gov.au

Mr Anthony Muscara
Principal Planning Officer
Department of Planning Lands and Heritage
Locked 2506
PERTH WA 6001

Proposed Metropolitan Region Scheme Amendment 1420 (Standard) – Canning Vale Sports Facility – RLS/1036

Dear Sir

In reference to your correspondence dated 8 July 2024, the Parks and Wildlife Service of the Department of Biodiversity, Conservation and Attractions (DBCA) has no objections to the proposed rezoning.

The following comments are provided on the Landscape Master Plan prepared by Emerge.

- The largest known population of the threatened orchid species *Caladenia huegelii* occurs on the adjacent Jandakot Airport and Ken Hurst Park. As described in the PGV Flora and Vegetation Survey Report (2022), areas of very good condition vegetation within the amendment area could be considered habitat for the species, being areas of similar habitat surrounding important populations. These areas provide habitat for range extension and may be necessary to support viable populations of the associated mycorrhizal fungus and the pollinating wasp species critical to the orchid's survival. The protection of areas containing intact vegetation within the Vegetation /Conservation Zone as outlined in the Landscape Master Plan is supported.
- It appears that the revegetation is proposed to be undertaken as the last stage of the development. Ideally the revegetation would be undertaken at the same time as development of the site commences.
- The retained bushland and proposed revegetation will provide connectivity between Bush Forever Site 388 (Jandakot Airport south and east) and Bush Forever Site 389 (Acourt Road Bushland). Inclusion of the very northern triangular shaped portion of the site (northern portion of Lot 166 shown within the Stage 3 area of the Landscape Master Plan) into the revegetation area would provide a bushland linkage between the western lobe of Bush Forever Site 389 (located to the west of Johnston Rd) and the eastern lobe located to the east of Clifton Rd. Any clearing of existing vegetation in this linking section of land will reduce the ecological connectivity.
- It is noted that Section 7.1.2 of the Amendment Report states that the revegetation proposed within the conservation/revegetation area is to be under the ownership of the State of WA. Arrangements for the future management of the site will need to be considered by the Department of Planning Lands and Heritage, and it should not be assumed that DBCA will accept management responsibility for this area in the future.

Thank you for the opportunity to provide comments. Should you have any queries regarding the above comments, please contact Lyndon Mutter on 9442 0342.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Benson Todd', with a stylized, cursive-like script.

Benson Todd
REGIONAL MANAGER

6 August 2024

From: WAPCreferrals <WAPCreferrals@pta.wa.gov.au>
Sent: Wednesday, 7 August 2024 9:57 AM
To: Region Planning Schemes
Subject: RE: Proposed Metropolitan Region Scheme Amendment 1420 (Standard) - Canning Vale Regional Sports Facility - RLS/1036

OFFICIAL

No objections to the above proposal.

Kind regards,

Rashidah MacLeod

A/Principal Planning and Development Coordinator | Infrastructure Planning and Land Services

Public Transport Authority of Western Australia

Public Transport Centre, West Parade, Perth, 6000

PO Box 8125, Perth Business Centre, WA, 6849

Tel: (08) 9326 5658 Fax: (08) 9326 2000



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

From: Kevin Purcher <Kevin.Purcher@watercorporation.com.au>
Sent: Wednesday, 14 August 2024 9:20 AM
To: Region Planning Schemes
Subject: RE: Proposed Metropolitan Region Scheme Amendment 1420 (Standard) - Canning Vale Regional Sports Facility - RLS/1036
Attachments: RE: MRS398638 - Proposed MRS Amendment - Canning Vale Sports Complex - Request for preliminary comments; Re: MRS398638 - Proposed MRS Amendment - Canning Vale Sports Complex - Request for preliminary comments

OFFICIAL

Hi Zoe

Thankyou for referring the below email regarding the proposed MRS amendment. Please note the following.

During the preliminary amendment process the attached emails were sent to DPLH. As mentioned in the report we stated -

“At this preliminary stage of the MRS amendment process the Water Corporation defers to DWER on the regulatory and source protection aspects associated with the proposal.”

But the following points that we also made have not been addressed in the report please note -

- The Water Corporation has previously been consulted on the sports complex proposal and has provided advice concerning the location of the existing abstraction bore (Jandakot J150) and the need to avoid any incompatible land uses and groundwater impacts within the 500m Wellhead Protection Zone.
- Connection of any ablution facilities to the neighbouring sewer network needs to be addressed. The Corporation has previously provided advice to the proponent's consulting engineers regarding options for private wastewater pump station/s within the sports complex to pump wastewater away from the site into the sewer network. These options still need to be further investigated by the proponents in consultation with the Corporation's Development Services Business Unit.

It does not appear that the proponent has further investigated the wastewater options. We would recommend that an acceptable wastewater option is agreed upon before the MRS amendment is approved so that it is confirmed that wastewater from the site can be discharged off site into the Water Corporation's sewer network.

Please also note the following.

Reticulated water is currently available to the subject area.

Reticulated sewerage is not immediately available to serve the subject area. And as per above a sewer reticulation strategy will need provided by the proponent.

The subject area falls within the Bannister Creek Drainage Catchment. Our drainage system can only take predevelopment flows. So, the developer will need to compensate any additional flows on their own land.

The future 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 us.

Kind Regards

Kevin Purcher

Snr Plnr - Land Use Planning
Development Services

E Kevin.Purcher@watercorporation.com.au

T (08) 9420 2385



Water Corporation acknowledges the Traditional Owners throughout Western Australia and their continuing connection to the land, water and community. We pay our respects to all members of the Aboriginal communities and their cultures and to Elders past, present and emerging.

From: Brett Coombes <Brett.Coombes@watercorporation.com.au>
Sent: Wednesday, 20 September 2023 2:08 PM
To: Lainy Collisson; Anthony Muscara
Subject: Re: MRS398638 - Proposed MRS Amendment - Canning Vale Sports Complex - Request for preliminary comments

Lainy and Anthony,

Katherine Shirley from TBB has asked me to clarify the Water Corporation's current position/preliminary comments on the proposed MRS amendment for the Canningvale Sports Complex.

DWER has notified the Corporation's Water Quality Source Protection Branch of some outstanding concerns and matters that need to be addressed in the DWMS. These matters include whether wastewater is to be treated and disposed on site or off site; the need for water quality monitoring (pre and post-development); future planning stages (local structure plan, LWMS?); and drinking water protection matters (P1/2 reclassification of affected parts) and land rehabilitation requirements.

While the Corporation and DWER have long been aware of the proposal, and the overall proposal is understood to be generally consistent with an agreement between DWER and the City of Canning to allow some offset and exchange between some areas of P2 to become P1, the matters raised by DWER among other things rotate around whether wastewater from the site can be discharged off site into the Water Corporation's sewer network, or treated and disposed on site. These matters are important and can and must be addressed in a final DWMS and followed through in more detail as conditions and commitments on the LWMS and Structure Plan for the site.

While the Corporation is a major licensed abstractor of public drinking water in the Jandakot UWPCA, DWER is the regulatory agency for these matters and is responsible for assessing water management strategies. At this preliminary stage of the MRS amendment process the Water Corporation defers to DWER on the regulatory and source protection aspects associated with the proposal.

Regards

Brett Coombes
Senior Planner, Land Use Planning
Development Services
Tel. 9420-3165

From: Brett Coombes
Sent: Monday, 19 June 2023 3:55 PM
To: Lainy Collisson <Lainy.Collisson@dplh.wa.gov.au>
Subject: RE: MRS398638 - Proposed MRS Amendment - Canning Vale Sports Complex - Request for preliminary comments

Good afternoon Lainy,

I will send a formal written reply in the next couple of days. I am just waiting on some internal advice from our Water Quality Source Protection team before replying formally.

The Water Corporation has previously been consulted on the sports complex proposal and has provided advice concerning the location of the existing abstraction bore (Jandakot J150) and the need to avoid any incompatible land uses and groundwater impacts within the 500m Wellhead Protection Zone. Noting that most of the club houses and pavilions are outside the WPZ, the other primary issue that needs to be addressed is the connection of any ablution

facilities to the neighbouring Canningvale sewer network to the east. The Corporation has previously provided advice to the proponent's consulting engineers regarding options for private wastewater pump station/s within the sports complex to pump wastewater away from the site into the sewer network. These option still need to be further investigated by the proponents in consultation with the Corporation's Development Services Business Unit.

Regards

Brett Coombes
Senior Urban Planner
Development Services
Tel. 9420-3165

Water Corporation E-mail – Report any suspicious emails to the WC Cyber Team using our "Report Phishing" button in outlook.

**Respondent No:** 3**Login:** Anonymous**Email:** n/a**Responded At:** Aug 16, 2024 11:43:24 am**Last Seen:** Aug 16, 2024 11:43:24 am**IP Address:** n/a

Q1. What is your name?	Gary
Q2. What is your surname?	Wilkinson
Q3. What is your email address?	gwilkinson@cockburn.wa.gov.au
Q4. What is your address?	9 Coleville Crescent, Spearwood
Q5. What is your contact number?	94113687
Q6. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?	No
Q7. Are you responding on behalf of an organisation?	Yes
Q8. What is the name of the organisation?	City of Cockburn
Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?	Support
Q10. Please type your submission (reasons for support/opposition) into the box below. Any supporting documents may be uploaded below. Submission attached.	
Q11. Upload supporting documents	https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/51dbd70ba94f295268f85f16778dd75263c573e2/original/1723770642/442b7c30dd2d2202fe9e0cb90ac4a4d0_Letter_to_WAP_C_-_City_of_Cockburn_Comments_-_Proposed_MRS_Amendment_-_Canning_Vale_Regional_Sporting_Facility.pdf?1723770642
Q12. Upload supporting documents	not answered
Q13. Upload supporting documents	not answered

16 August 2024

Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6000

Attention: Anthony Muscara, Principal Planning Officer

**REQUEST FOR COMMENT – PROPOSED METROPOLITAN REGION SCHEME
AMENDMENT – CANNING VALE REGIONAL SPORTS FACILITY**

Dear Sir/Madam

Thank you for the invitation to the City of Cockburn (the City) to provide comment in relation to the Metropolitan Region Scheme Amendment for the future Canning Vale Regional Sports Facility (CVRSF) in the City of Canning.

The City supports the intent of reserving the CVRSF site as 'Parks and Recreation' under the MRS, to support the future development of a regional sporting facility consistent with the adopted Master Plan.

The City notes that amendments to the MRS may be required to accommodate planning for regional roads in close proximity to the future Canning Vale Regional Sports Facility. Planning for regional roads may include an extension of the Jandakot Eastern Link Road (JELR) to Warton Road, which may necessitate the extension of an MRS reservation through the CVRSF site, or along its boundary.

Notwithstanding the City's support for reserving CVRSF, the amendment should consider the need for a regional road corridor within the site to safeguard a future extension of the JELR to Warton Road, particularly given the expected population growth expected within the City (particularly the Jandakot-Treeby Urban Expansion area) and the City of Armadale. Prior to the full Amendment area being reserved as 'Parks and Recreation', it is recommended that WAPC consider the land requirements for a regional road alignment through the site, and if deemed necessary, remove this land from the Amendment area, or protect this area through declaration of a Planning Control Area.

Should you wish to discuss any of the matters raised in this submission, please contact Gary Wilkinson on 9411 3687 or gwilkinson@cockburn.wa.au in the first instance.

Sincerely,

A handwritten signature in blue ink, consisting of a stylized 'G' followed by a long, sweeping horizontal line that curves upwards at the end.

Gary Wilkinson
Senior Strategic Planner

From: Golestani, Shanthi <Shanthi.Golestani@transport.wa.gov.au>
Sent: Friday, 16 August 2024 12:48 PM
To: Region Planning Schemes
Cc: Anthony Muscara
Subject: 20240816 DoT comments Re: Proposed Metropolitan Region Scheme Amendment 1420 (Standard) - Canning Vale Regional Sports Facility - RLS/1036

OFFICIAL

OFFICIAL

Your ref: RLS/1036
Our ref: DT/24/0034
Enquiries: Shanthi Golestani (9216 8774)

Ms Sam Fagan
Secretary, Western Australian Planning Commission
Department of Planning, Lands and Heritage
140 William Street
PERTH WA 6000

Attention: Anthony Muscara

Dear Anthony,

RE: PROPOSED Metropolitan Region Scheme Amendment 1420 (Standard) - Canning Vale Regional Sports Facility - RLS/1036

Thank you for your email dated 8 July 2024 inviting the Department of Transport (DoT) to provide comment on the above proposed amendment. The Urban Mobility (UM) division of DoT has reviewed the submitted documents and advises that DoT has no objection to the proposal.

DoT would welcome the opportunity to comment at the Master Planning stage.

We understand Main Roads WA and the Public Transport Authority are sending their responses directly.

If you wish to follow up, please do not hesitate to contact me.

Kind regards,

Shanthi Golestani
Senior Project Officer - Transport Planner|Urban Mobility|Department of Transport
GPO Box C102, Perth WA 6839
Tel: (08) 92168774
Email: Shanthi.Golestani@transport.wa.gov.au | Web: www.transport.wa.gov.au

Part time - Tues/Thurs/Fri



We acknowledge the Traditional Custodians of this land and pay respect to the Elders past and present.



Respondent No: 4

Login: Anonymous

Email: n/a

Responded At: Aug 19, 2024 14:36:22 pm

Last Seen: Aug 19, 2024 14:36:22 pm

IP Address: n/a

Details removed at the request of the submitter

Q1. What is your name?

Q2. What is your surname?

Q3. What is your email address?

Q4. What is your address?

Q5. What is your contact number?

Q6. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

Yes

Q7. Are you responding on behalf of an organisation?

No

Q8. What is the name of the organisation?

not answered

Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Support

Q10. Please type your submission (reasons for support/opposition) into the box below. Any supporting documents may be uploaded below.

The current lack of sporting facilities in the Canning Vale area is restricting the growth of local sporting clubs and limiting community involvement.

Q11. Upload supporting documents

not answered

Q12. Upload supporting documents

not answered

Q13. Upload supporting documents

not answered

**Respondent No:** 5**Login:** Anonymous**Email:** n/a**Responded At:** Aug 19, 2024 21:06:05 pm**Last Seen:** Aug 19, 2024 21:06:05 pm**IP Address:** n/a

Q1. What is your name?	Brendan
Q2. What is your surname?	Fowler
Q3. What is your email address?	brendan@brendanfowler.com.au
Q4. What is your address?	19 Grenoble St Piara Waters
Q5. What is your contact number?	0419440021
Q6. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?	No
Q7. Are you responding on behalf of an organisation?	Yes
Q8. What is the name of the organisation?	Canning Vale Cricket Club
Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?	Support
Q10. Please type your submission (reasons for support/opposition) into the box below. Any supporting documents may be uploaded below.	
<p>Canning Vale has over 35,000 residents and has the worst sporting facilities in Perth. Both the cricket club and football club are having to turn players away as there's not enough facilities to allow them to play. All the new suburbs have getting these facilities but Canning Vale has been passed by. This is a much needed community facility that will replace the tin shed we currently have. This should be supported by both sides of parliament. The area proposed is a sand pit and there are no environmental concerns. Our current facilities are an embarrassment. I look forward to see funding allocated to this development so it can proceed asap.</p>	
Q11. Upload supporting documents	not answered
Q12. Upload supporting documents	not answered
Q13. Upload supporting documents	not answered