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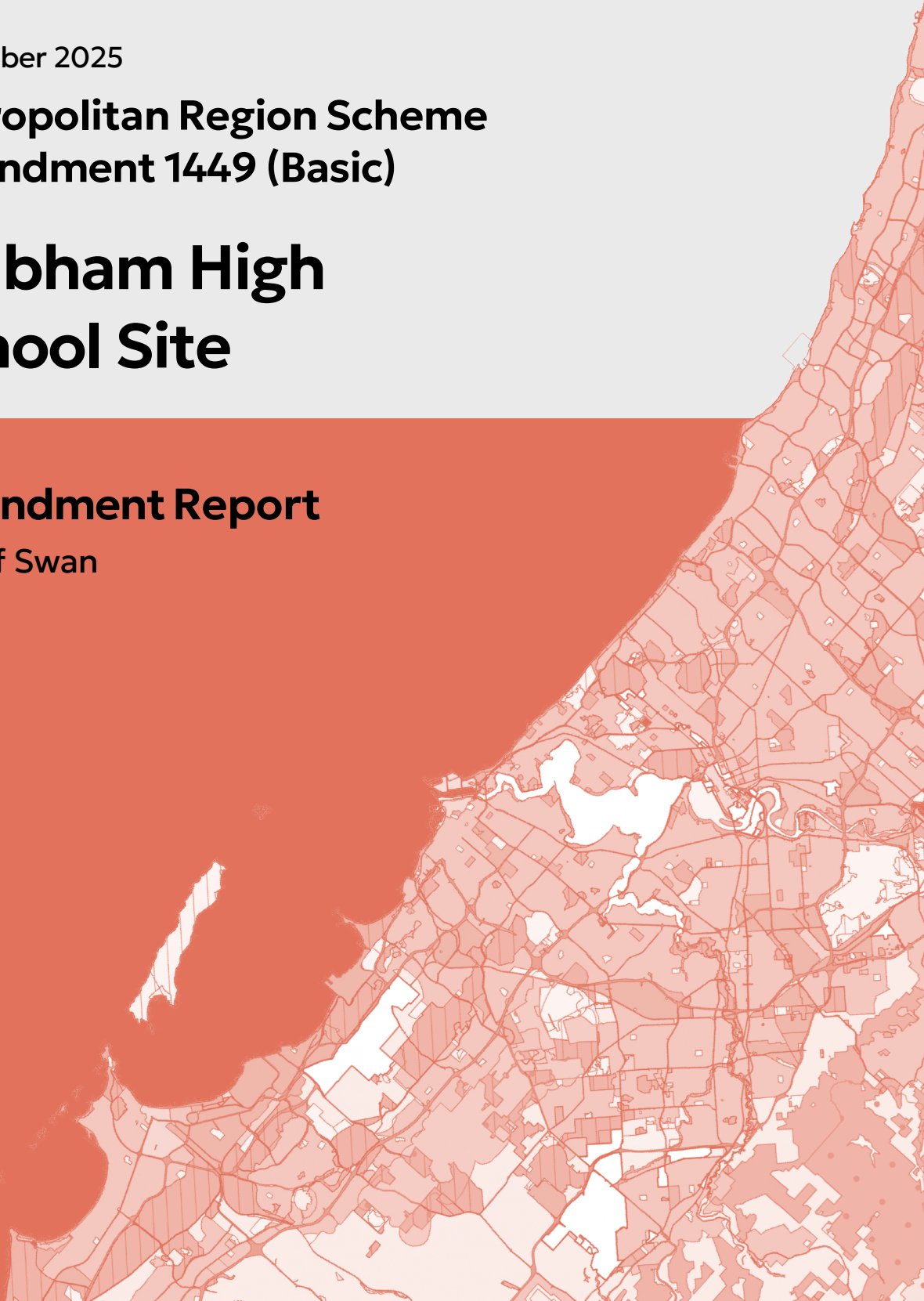


November 2025

Metropolitan Region Scheme Amendment 1449 (Basic)

Brabham High School Site

Amendment Report City of Swan



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Acknowledgement of Country

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.

Disclaimer

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Amendment 1449 (Basic)
Amendment Report

File: RLS/1190

Published November 2025

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

Abbreviations

ACH	Aboriginal Cultural Heritage
AHA	<i>Aboriginal Heritage Act 1972</i>
CBD	Central Business District
DFES	Department of Fire and Emergency Services
DPLH	Department of Planning, Lands and Heritage
DWER	Department of Water and Environmental Regulation
EPA	Environmental Protection Authority
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
LPS	Local Planning Scheme
LWMS	Local Water Management Strategy
MOU	Memorandum of Understanding
MRS	Metropolitan Region Scheme
SWALSC	South West Aboriginal Land and Sea Council
TEC	Threatened Ecological Community
WAPC	Western Australian Planning Commission

1. Planning objective

The purpose of the amendment is to transfer 8.08 ha of land in Brabham from the Urban zone to the Public Purposes - High School reservation in the Metropolitan Region Scheme (MRS), as shown on the ***Amendment Figure - Proposal 1***.

The purpose of the amendment is to facilitate future development of a high school in accordance with the approved Brabham Third Stage Structure Plan.

2. Background

The subject land is located in the City of Swan, approximately 15.6 km north-east of the Perth Central Business District (CBD), 6.5 km north-west of the Midland Strategic Activity Centre and 487 m south-east of the Whiteman Park Station.

Land within the amendment area contains open bushland that has previously been modified due to the site's historic land use as the Caversham Airfield. The amendment area contains partial overlays with Threatened Ecological Communities (TEC) with the detailed structure planning that has occurred providing for significant vegetation retention in the south-east section of the parent lot, in accordance with the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) approval.

Land use and development within the amendment area is generally controlled by the City of Swan Local Planning Scheme No. 17 (LPS 17), with the site currently zoned Special Use. The conditions associated with Special Use 10 (SU10) provide for the coordinated subdivision and development of the area.

Structure Plan and Subdivision Approval

On 14 April 2025 the Western Australian Planning Commission (WAPC) approved the subdivision of Lot 822 Youle-Dean Road, Brabham to create one high school site, five super lots, District Open Space (DOS) and associated road network.

The Brabham Third Stage Structure Plan (the Structure Plan) was approved by the Western Australian Planning Commission (WAPC) on 16 April 2025.

3. Discussion

Strategic Context

Perth and Peel@3.5million and North-East Sub-regional Planning Framework

Perth and Peel@3.5million sets out to achieve a consolidated urban form which focusses on urban infill and increased residential density as well as supporting an increase in people living closer to where they work. The *North-East Sub-regional Planning Framework* (the Framework) reflects the current Urban zoning.

The Framework identifies the subject land as Urban and identifies Brabham as the site of a future high school to meet the needs of the growing population. The approved Structure Plan and subdivision earmark the school site, and the initiation of this amendment will accord with both the Framework and Structure Plan.

Draft State Planning Policy 2.9 - Planning for Water

Draft *State Planning Policy 2.9 - Planning for Water* (draft SPP 2.9) seeks to ensure that planning and development considers water resource management and includes appropriate water management measures to achieve optimal water resource outcomes at the various stages of the planning process. A Local Water Management Strategy (LWMS) has been approved by the Department of Water and Environmental Regulation (DWER) as part of the Structure Plan approval.

State Planning Policy 3.7 - Bushfire

State Planning Policy 3.7 - Bushfire (SPP 3.7) forms the foundation for land-use planning to address bushfire risk management in Western Australia. It is used to inform and guide decision-makers, referral authorities and proponents to achieve acceptable fire protection outcomes on planning proposals in bushfire-prone areas.

A bushfire management plan (BMP) has been considered by the Department of Fire and Emergency Services (DFES) for the approved Structure Plan. Changes have been requested to update the BMP in line with the current bushfire framework which are to be finalised prior to a final decision being made on the amendment.

Statutory Context

Water and Wastewater Infrastructure

The Water Corporation has no objections to the proposed MRS amendment and notes that the subject land is covered by Water Corporation conceptual infrastructure planning that must be funded by the proponent and that the developer is expected to provide all sewer reticulation required and a contribution for water and wastewater headworks may also be required.

4. Aboriginal Cultural Heritage

The process of rezoning or reservation of land in a region scheme is broad by nature and does not physically interfere with the land. Consideration of Aboriginal cultural heritage is addressed more specifically at later stages of the planning process, typically when preparing a local structure plan or at the subdivision and development approval stages. All ACH is protected whether or not it has been previously recorded or reported.

Nevertheless, in recognising the importance of having reliable Aboriginal cultural heritage information, the WAPC and the Department of Planning, Lands and Heritage have entered into a Memorandum of Understanding with the South West Aboriginal Land and Sea Council (SWALSC) for the provision of Aboriginal consultative services. All amendment proposals likely to be of interest to Aboriginal persons are pre-referred to SWALSC for comment. SWALSC is the recognised Native Title Representative Body for Western Australia's southwest region and as such is well placed to provide advice on Aboriginal heritage.

The proposed amendment was not pre-referred to SWALSC as it is not located within or abuts an existing Aboriginal heritage site. However, the amendment will be formally referred to SWALSC during the public submission period.

5. Coordination of local and region planning schemes

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.

6. Substantiality

The Planning and Development (Region Planning Schemes) Regulations 2023 allows for amendments to a region scheme to be processed as either complex, standard or basic amendments, depending on the alteration to the scheme. In this regard, the WAPC resolved to treat this amendment as a basic region scheme amendment for the following reasons:

- The size and scale of the amendment is not regionally significant and does not reflect a significant change to the strategic planning for the Metropolitan region.
- The amendment site has been identified as a high school site on the approved Brabham Third Stage Structure Plan, and a lot has been created for the site.
- The City of Swan and key State Government agencies have not raised any matters which would prevent the initiation and advertising of the amendment

7. Environmental Protection Authority advice

The proposed amendment was referred to the Environmental Protection Authority (EPA) for advice on whether environmental assessment would be required.

The EPA has advised that the proposed amendment does not require formal assessment under Part IV of the *Environmental Protection Act 1986*. However, it has provided advice on the key environmental factors for the amendment. A copy of the notice from the EPA is included at Appendix A.

8. The amendment process

The procedures for amending a region scheme are prescribed by the *Planning and Development Act 2005* and the Planning and Development (Region Planning Schemes) Regulations 2023.

In essence, the procedure for a basic amendment involves:

- formulation of the amendment by the WAPC
- referral to the EPA for environmental assessment (if required)
- completion of an Environmental Review (if required) in accordance with EPA instructions
- public submissions being sought on the proposed amendment (including Environmental Review if required)
- consideration of submissions
- approval, with or without any modifications in response to submissions, or refusal to approve, by the Minister
- the amendment takes legal effect with gazettal of the Minister's approval.

An explanation of the [region scheme amendment process](#) can be found on the Department of Planning, Lands and Heritage's website, along with further information for [your property and region planning schemes](#).

9. Submissions on the amendment

The Western Australian Planning Commission (WAPC) invites people to comment on the proposed amendment.

The amendment is being advertised for public submissions for a period of 14 days from 12 November to 26 November 2025.

All amendment documentation and plans detailing the proposed changes are available for public inspection [online](#).

Online submissions via [Have Your Say, WA!](#) are encouraged, however written submissions can be sent:



via email

RegionPlanningSchemes@dplh.wa.gov.au



via post

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

Submitters are advised that calling for submissions is a public consultation process, and all submissions lodged will be published and made publicly available once the amendment has been determined. Advice of disclosure and access requirements are shown on side two of the submission form.

Before making a submission, readers are encouraged to review the information in Appendix C for guidance on preparing a submission.

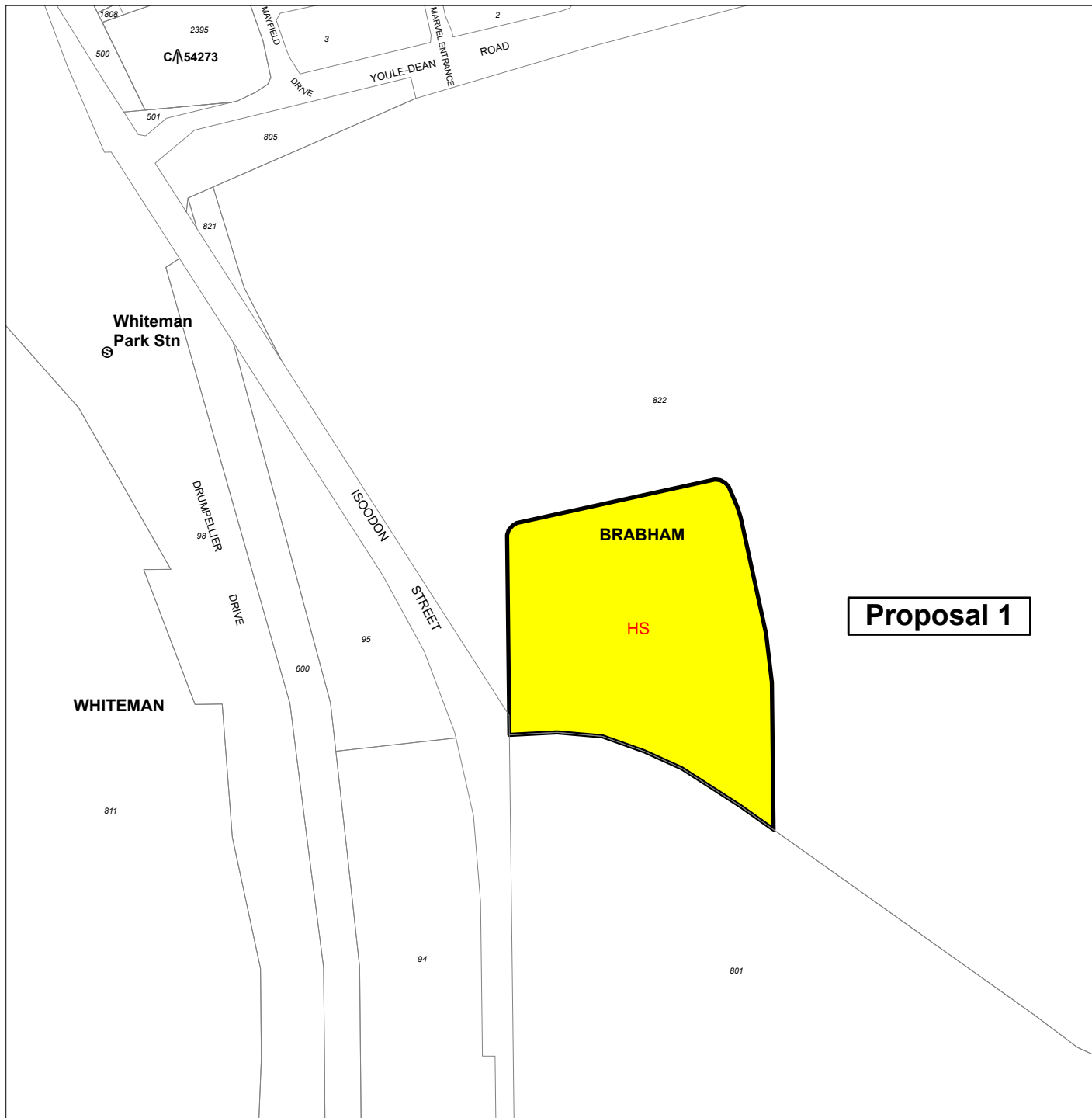
For postal submissions, please use the submission form contained in Appendix D of this report.

10. Modifications to the amendment

After considering any comments received the WAPC may recommend that the Minister for Planning and Lands modify the amendment. The Minister may approve the amendment, with or without any modifications in response to submissions, or decline to approve.

11. Final outcome

The recommendations of the WAPC, including any modifications, along with the determination of the Minister, are published in a report on submissions. Anyone who has made a submission, along with affected landowners, will be notified of the outcome when the amendment is gazetted to give it legal effect.



Brabham High School Proposed Basic MRS amendment as advertised

1 October 2025

Proposal 1

Proposed Amendment:



Urban zone to Public Purposes reservation - High School **HS**

Reference no: 5540

File no: RLS/1190

Version number: 1



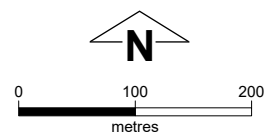
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Date: 2/10/2025

Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA

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Appendix A

notice of environmental assessment



Environmental Protection Authority

s.48A Referrals

Title: Metropolitan Region Scheme Amendment 1449 – Brabham High School Site

Location: Part Lot 822 Youle-Dean Road, Brabham

Description: The amendment proposes to transfer approximately 8.08 hectares of land in Brabham from the 'Urban' zone to the 'Public Purposes – High School' reservation.

Ref ID: APP-0031710 / REC-0001692

Date Received: 02/10/2025 **Date Sufficient Information Received:** 02/10/2025

Responsible Authority: Western Australian Planning Commission

Contact: Zoë Chalwell-James

Preliminary Environmental Factors: Flora and vegetation, Terrestrial fauna, Inland waters

Potential Significant Effects: The EPA notes that implementation of the amendment may result in the clearing of native vegetation, including Banksia woodland of the Swan Coastal Plain ('Priority 3' ecological community), which may provide habitat for threatened species of black cockatoo. There may also be impacts to the local hydrology.

Protection: The EPA has considered that EPBC Act approval conditions and future stages of planning, including subdivision approval, can provide for opportunities to manage and mitigate potential impacts to environmental values. The EPA has also provided advice, recommending further measures to manage and mitigate potential impacts.

Determination: **Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme Amendment Not to be Assessed under Part IV of the EP Act. Advice Given (Not Appealable).**

The EPA has carried out some investigations and inquiries before deciding not to assess this scheme. In deciding not to formally assess schemes, the EPA has determined that no further assessment is required by the EPA.

This Determination is not appealable.

Chair's Initials:

Date:

24 October 2025

**ADVICE UNDER SECTION 48A(1)(a)
ENVIRONMENTAL PROTECTION ACT 1986**

Metropolitan Region Scheme Amendment 1449 – Brabham High School Site

Location: Part Lot 822 Youle-Dean Road, Brabham

Determination: Scheme Not Assessed – Advice Given (not appealable)

Determination Published: 21 October 2025

Summary

The amendment proposes to transfer approximately 8.08 hectares (ha) of land in Brabham from the 'Urban' zone to the 'Public Purposes – High School' reservation. The amendment area is zoned 'Special Use' under the City of Swan Local Planning Scheme 17 (LPS 17).

The Environmental Protection Authority (EPA) notes that the amendment area is designated under the *Brabham Third Stage Structure Plan* (BTSSP) and associated subdivision (both approved by the Western Australian Planning Commission (WAPC)) as a future 'High School' site. The EPA notes that approval for clearing for the broader subdivision area (inclusive of the amendment area) has been obtained under the *Environment Protection and Biodiversity Conservation (EPBC) Act 1999* (EPBC 2015/7458). These EPBC Act approval conditions pertain to the clearing of remnant vegetation and black cockatoo habitat, with offset requirements.

The EPA has considered the scheme amendment in accordance with the requirements of the *Environmental Protection Act 1986* (EP Act). The EPA considers that the scheme amendment is unlikely to have a significant effect on the environment and does not warrant formal assessment under Part IV of the EP Act. The EPA has based its decision on the original referral documentation provided by the WAPC. Having considered this matter, the following advice is provided.

Environmental Factors

Having regard to the EPA's (2021) *Statement of Environmental Principles, Factors, Objectives and Aims of Environmental Impact Assessment*, the EPA has identified the following preliminary environmental factors relevant to this scheme amendment requiring advice:

- Flora and vegetation
- Terrestrial fauna

Advice and Recommendations regarding the Environmental Factors

The EPA notes that while historical clearing has occurred within the amendment area, implementation of the scheme amendment will result in the clearing of remnant vegetation,

including small patches of Banksia woodland and threatened fauna habitat, in particular habitat for threatened species of black cockatoo.

Consistent with the conditions for EPBC approval 2015/7458, the EPA supports the requirement for retention, revegetation of black cockatoo habitat, and notes that offsets will be required to counterbalance the residual impacts to black cockatoo habitat within the broader Lot 822 area. The EPA expects that any future development within the amendment area must be consistent with the EPBC approval conditions.

The EPA reinforces the importance of native vegetation retention and retention of black cockatoo foraging habitat, in particular banksia trees and potential nesting trees, and expects these be retained as a priority, together with appropriate buffers, as part of the future design of the high school site to mitigate impacts to flora and vegetation and terrestrial fauna values.

The EPA also notes and supports that a Tree Protection Plan and Vegetation and Fauna Management Plan are required to be prepared consistent with the WAPC subdivision approval, and that these plans will assist to manage and mitigate impacts to environmental values.

Conclusion

The EPA concludes the scheme amendment can be managed to meet the EPA's environmental objectives for flora and vegetation and terrestrial fauna. Key environmental issues can be managed through EPBC Act approval conditions, and future local planning requirements (subdivision approval). The EPA expects its advice is implemented to further manage and mitigate potential impacts to the above environmental values.

Appendix B

list of plans supporting the amendment

Metropolitan Region Scheme Amendment 1449 (Basic)
Brabham High School Site

as advertised

Amending Plan 3.2874

Detail Plans: 1.6078

Appendix C

preparing a submission

Preparing a submission

The WAPC welcomes comment on proposed region scheme amendments from interested individuals, groups, and organisations.

What is a submission?

A submission is a way to express your opinion and provide information. It is an opportunity to explain why the amendment should be supported, withdrawn, or modified. Suggestions of alternative courses of action are also welcomed.

Making a submission is not the same as voting in an election. The number of submissions received for or against a proposal will not in itself determine the result. Rather, it is the reasoned argument of why a particular thing should or should not be done. Your submission will assist the WAPC in reviewing its planning proposal before proceeding. Advertised proposals are often modified in response to the public submission process.

What should I say?

Your comments should focus on the particular issues that arise from the proposed amendment. If there are a number of components in the amendment, please indicate exactly which ones you are addressing.

It is important that you state your point of view clearly and give reasons for your conclusions and recommendations. These may include an alternative approach or other ways for the WAPC to improve the amendment or make it more acceptable. Indicate the source of your information or argument where applicable.

If you prefer not to write your own comments, you may consider joining a group interested in making a submission on similar issues. Joint submissions can increase the pool of ideas and information.

Before lodging your submission

The WAPC prefers to receive submissions online at <https://haveyoursay.dplh.wa.gov.au>, however, hardcopy submissions can also be accepted (Appendix D).

Please remember to complete all fields in the submission form including your name and contact details. Please limit the number of attachments, where possible, ensuring they are directly relevant to the proposed amendment you are commenting on.

The closing date for submissions and how to lodge them is shown on back of the submission form.

Some amendments may be subject to an environmental review. Under these circumstances, the WAPC will forward a copy of any submission raising environmental issues to the EPA. Submitters should be aware that all submissions lodged with the WAPC are subject to regulations on disclosure and access, and your submission will become a public document.

Appendix D

submission form



[illegible]

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

Signature Date.....

Telephone: (08) 6551 8002 | Email: RegionPlanningSchemes@dph.wa.gov.au | Website: www.wa.gov.au/dph/regionplanningschemes