



## **Western Australian Planning Commission**

### **Minutes**

Meeting No. 294

Wednesday, 23 September, 2020

- Members:** David Caddy - Chairman WAPC  
Jane Bennett - Professions Representative  
Helen Brookes - Coastal Planning and Management Representative  
Fred Chaney - Professions Representative  
Emma Cole - Metropolitan Local Government Representative  
Paddi Creevey - Nominee of the Regional Minister  
Veronica Fleay - Local government representative – non-metropolitan  
Gail McGowan - Director General, Department of Planning, Lands and Heritage  
Mike Rowe - Director General, Department of Water and Environmental Regulation
- Apologies:** Ralph Addis - Director General, Department of Primary Industries and Regional Development (Associate member)  
Michelle Andrews - Director General, Department of Communities  
Richard Sellers - Director General, Department of Jobs, Tourism, Science and Innovation  
Peter Woronzow - Director General, Department of Transport
- Observers:** Richard Arrowsmith - Department of Communities  
Kristian Dawson - Department of Jobs, Tourism, Science and Innovation  
Justin McKirdy - Department of Transport
- Others Present** Daniel Bromley - Senior Planning Officer, Urban Design and Development  
Satya Bourgeot – UWA Intern  
Jess Bower - Senior Planning Officer, Strategy and Engagement  
Bryce Bunny - Principal Planning Officer, Strategy and Engagement  
Michael Daymond - Manager, Special Projects  
Sam Fagan - Manager, Commission Business  
Georgina Lockhart - Commission Support Officer  
Chris Longley - Principal Policy Officer, Strategy and Engagement  
Damien Martin - Acting Assistant Director General, Strategy and Engagement  
Rebecca Moore - Government Architect  
Anthony Muscara - Principal Planning Officer, Schemes and Amendments  
Lisa Powell - A/Planning Director, Infrastructure Planning and Policy  
Michelle Sanfilippo – Team Leader, Commission Support  
David Saunders - Assistant Director General, Land Use Planning  
Jacquie Stone - Director Policy, Strategy & Engagement

Loretta Van Gasselt - Planning Manager, Strategy and Engagement

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**1. Declaration of opening**

The Chairman declared the meeting open at 9:24 am, acknowledged the peoples of the Noongar nation as the traditional owners and custodians of the land on which the meeting is taking place and welcomed members. The Chairman noted that most members were attending the meeting via Zoom video conference.

**2. Apologies**

Ralph Addis - Director General, Department of Primary Industry and Regional Development.

Michelle Andrews - Director General, Department of Communities. Richard Arrowsmith observing.

Richard Sellers - Director General, Department of Jobs, Tourism, Science and Innovation. Kristian Dawson observing.

Peter Woronzow - Director General, Department of Transport. Justin McKirdy observing.

**3. Members on leave of absence and applications for leave of absence**

Nil.

**4. Disclosure of interests**

Ms Brookes declared an Impartiality Interest on Item 8.1 - Draft State Planning Policy 2.9 Planning for Water. Ms Brookes stated that her employer, Urbaqua, has been engaged to provide technical support to the DPLH for the preparation of the SPP and supporting guidelines. Ms Brookes stated that it is likely that her presence during discussion will be of use to other Commission members so that she can provide insight from the policy development process and intent. Members agreed that Ms Brookes is permitted to be present during the discussion /and or decision-making procedure, however, Ms Brookes is not permitted to vote on the matter.

Mr Chaney declared an Impartiality Interest on Item 8.1 - Draft State Planning Policy 2.9 Planning for Water. Mr Chaney stated that his practice, Taylor Robinson Chaney Broderick, is engaged in planning work on a major masterplan/development proposal on the Peel-Harvey Estuary. Members agreed Mr Chaney is permitted to be present during the discussion/and or decision-making procedure on the item as this is unlikely to influence Mr Chaney's conduct in relation to the matter.

Ms Bennett declared an Actual Impartiality Interest on Item 9.2 - MRS Amendments 1369/57 - West Piara Urban Precinct and 1370/57 - West Piara High School Site. Ms Bennett stated that her employer, CLE Town Planning + Design, act for landowners within the West Piara Amendment Area. Members agreed that Ms Bennett should not be present during the discussion and/or decision-making procedure on the item.



Ms Bennett declared an Actual Impartiality Interest on Item 9.3 - Bennett Springs East - Proposed Improvement Plan No. 55. Ms Bennett stated that her employer, CLE Town Planning + Design has been appointed by the Department of Planning, Lands and Heritage to prepare the Bennett Springs Local Structure Plan. Members agreed that Ms Bennett should not be present during the discussion and/or decision-making procedure on the item.

Mr Chaney declared an Indirect Impartiality Interest in Item 9.3 - Bennett Springs East - Proposed Improvement Plan No. 55. Mr Chaney stated that his practice, Taylor Robinson Chaney Broderick, is part of a consortium bid for the Morley-Ellenbrook Line. Members agreed that Mr Chaney should not be present during the discussion and/or decision-making procedure on the item.

**5. Declaration of due consideration**

All members indicated that they had received and considered the agenda items prior to the Western Australian Planning Commission meeting.

**6. Minutes**

**6.1 Confirmation of minutes - Meeting No. 293 on Wednesday 19 August 2020**

**Moved by Cr Fleay**  
**Seconded by Mayor Cole**

*That the minutes of the Western Australian Planning Commission meeting held on Wednesday 19 August 2020, be confirmed as a true and correct record of the proceedings.*

**The motion was put and carried**

**Mr Dawson joined the meeting as an Observer at 9:29 am**

**7. Deputations and presentations**

**7.1 MRS Amendments 1369/57 - West Piara Urban Precinct and 1370/57 - West Piara High School Site (Item 9.2)**

**Presenters: Alex VanderPlas - City of Armadale and Sergio Famiano - City of Armadale**

**Ms Bennett declared an Impartiality Interest on this item and left the meeting at 9:30 am.**

Mr VanderPlas and Mr Famiano presented to the Western Australian Planning Commission on behalf of the City of Armadale and thanked the Commission for the opportunity to discuss the MRS Amendments 1369/57 - West Piara Urban Precinct and 1370/57 - West Piara High School Site.

Mr VanderPlas advised members that the City of Armadale is generally supportive of the MRS Amendments. Mr VanderPlas advised members that the City of Armadale requests the protection of land with high environmental values within/adjoining Wetland UFI 7176 in the MRS Amendment 1369/57 area. Mr VanderPlas informed members that the transfer of the land to the MRS Parks and Recreation

Reservation is the most appropriate mechanism for secure and equitable protection.

Mr VanderPlas advised members that within UFI7176 is approximately 7.5 hectares of typically Melealuca and Kunzea vegetation in 'Good' to 'Very Good' condition and the City of Armadale feels that there are important wetland values present.

Mr VanderPlas informed members that a further study by the Department of Biodiversity, Conservation and Attractions (DBCA) may lead to the discovery of declared rare flora and threatened ecological communities within UFI7176.

Mr VanderPlas stated that there are Carnaby Cockatoos in the UFI7176 area that need to be protected.

Mr VanderPlas advised members that the City of Armadale are concerned that a future structure plan may not provide sufficient protection in this fragmented scenario.

Mr VanderPlas advised members that 10 percent public open space contribution is not possible as the area is too large, a Development Contribution Plan is possible, though does not guarantee protection of flora and fauna. Mr VanderPlas stated that MRS Parks and Recreation Reservation secures equity and protection.

Members queried what interactions the City of Armadale have had with State Government departments and what advice those departments have put forward. Mr VanderPlas responded that the DBCA have noted the environmental value of the wetland.

Members queried whether the land is currently being accessed and used by the local community. Mr VanderPlas answered that the land is privately owned, though suitable for protection for future use and enjoyment by the public.

Members noted that neither the Environmental Protection Authority nor the DBCA identified any areas of regional environmental significance which require reservation as Parks and Recreation.

## **7.2 MRS Amendments 1369/57 - West Piara Urban Precinct and 1370/57 - West Piara High School Site (Item 9.2)**

**Presenters: Steve Carter - CLE Town Planning + Design, Matt Turnbull - Department of Education and Simon Munckton - GM Property Group**

Mr Carter, Mr Munckton and Mr Turnbull presented to the Western Australian Planning Commission on behalf of CLE Town Planning + Design, West Piara Landowners and the Department of Education respectively and thanked the Commission for the opportunity to discuss the MRS Amendments 1369/57 - West Piara Urban Precinct and 1370/57 - West Piara High School Site.

Mr Carter advised members that CLE Town Planning + Design support the MRS Amendments and requests that the Commission support the



development of the land in its entirety and support the full Urban zone (in lieu of Urban Deferred).

Mr Carter advised members that both Mining Lease 70/1088 and Mining Lease 70/1142 fall within Reserve 33590 (Lot 467). Mr Carter advised that Hanson Australia have until 27 November to renew the leases. Mr Carter informed members that in April 2019, Hanson Australia advised that the two most significant issues that affect amenity are heavy vehicle movements, in and out of a site; and Operational noise. Mr Carter advised that associated Department of Mines, Industry Regulation and Safety and Basic Raw Materials mapping identifies the leases are in an 'exclusion zone'. Mr Carter advised members that sand mining leases do not seem to be viable in the area.

Mr Carter discussed the extraction of sand on the site, in relation to Section 38 of the *Environmental Protection Act 1986*. Mr Carter advised members that current operational practices require dust and odour to be contained onsite.

Mr Carter advised members that in September 2016 the EPA Chairman determined that a Public Environmental Review was required due to the environmental significance of the area.

Mr Carter discussed the Water Corporations objections to development over the Jandakot groundwater mound.

Mr Turnbull informed the members that a High School is needed in West Piara, due to the forecast population of the area and the proposed site is preferred. Mr Carter advised that the High School is scheduled to open in 2023 accommodating approximately 750 students and 50 education support students.

Members queried the timeline for the development of the High School. Mr Carter advised members that stage 1, which caters to year 7 to 10 students is scheduled to be completed by 2023, with 2021 to 2021 involving the tender and construction phase.

**Ms Bennett returned to the meeting at 9:48 am.**

**8.1 Draft State Planning Policy 2.9 Planning for Water (DP/16/00170)**

**THIS ITEM IS CONFIDENTIAL**

**9.3 Bennett Springs East - Proposed Improvement Plan No. 55 (RLS/0914)**

**THIS ITEM IS CONFIDENTIAL**

**8.2 State Planning Policy 2.4 Planning for Basic Raw Materials and the Basic Raw Materials Guidelines (DP/13/00395)**

**THIS ITEM IS CONFIDENTIAL**

**The meeting was adjourned at 10:45 am.**

**The meeting was resumed at 10:56 am with all members present expect for Mr Rowe**

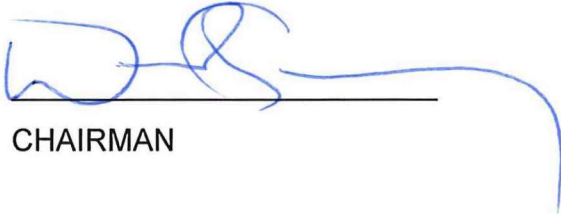
- 8.3 State Planning Policy 4.1 Industrial Interface (DP/09/00366)**  
**THIS ITEM IS CONFIDENTIAL**
- 8.4 Declaration of Planning Control Area – Hutton Street (Hector Street to Howe Street) (RLS/0924)**  
**THIS ITEM IS CONFIDENTIAL**
- 9.1 MRS Amendment 1328/57 - Hazelmere Enterprise Area Structure Plan, Precinct 7 (RLS/0653/1)**  
**THIS ITEM IS CONFIDENTIAL**
- 9.4 Approval of Delegations – Port Hedland West End Improvement Scheme No. 1 (PLH2018P0600)**  
**THIS ITEM IS CONFIDENTIAL**
- 10.1 Coastwest Achievements 2011-2019 Report (DPLH2018P0586)**  
**THIS ITEM IS CONFIDENTIAL**
- 10.2 Perth and Peel Urban Land Development Outlook 2020-21 (PLH2018PO502)**  
**THIS ITEM IS CONFIDENTIAL**
- 10.3 WAPC Planning Policy Framework Review – September 2020 Update (PLH2018P0269)**  
**THIS ITEM IS CONFIDENTIAL**
- 9.2 MRS Amendments 1369/57 - West Piara Urban Precinct and 1370/57 - West Piara High School Site (RLS/0795/1, RLS/0806/1)**  
**THIS ITEM IS CONFIDENTIAL**

- 11. Reports for noting**  
Nil.
- 12. Stakeholder engagement and site visits**  
Nil.
- 13. Urgent or other business**  
Nil.
- 14. Items for consideration at a future meeting**  
Nil.


**15. Meeting closure**

The next ordinary meeting is scheduled for 9:30 am on Wednesday, 28 October 2020.

There being no further business before the Board, the Chairman thanked members for their attendance and declared the meeting closed at 11:42 am.

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

CHAIRMAN

The date '28. 10. 2020' written in blue ink.

DATE