



November 2023

Metropolitan Region Scheme Amendment **1398/57** (Minor Amendment)



Lot 501 Curtis Way,
Girrawheen

Report on Submissions
Submissions

City of Wanneroo

**Metropolitan Region Scheme
Amendment 1398/57
(Minor Amendment)**

Lot 105 Curtis Way, Girrawheen

**Report on Submissions
Submissions**

City of Wanneroo



November 2023

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

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Perth WA 6000

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Perth WA 6001

MRS Amendment 1398/57 Report on Submissions
 Submissions

File 833-2-30-135 Pt 1 & 2

Published November 2023

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

Introduction to Metropolitan Region Scheme minor amendments

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

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

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

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

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

Amendment report

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

Environmental review report

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

Report on submissions

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

Submissions

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

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Submissions

Report on Submissions

Metropolitan Region Scheme Amendment 1398/57

Lot 501 Curtis Way, Girrawheen

Report on Submissions

1 Introduction

At its October 2022 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 the former Section 57 of the *Planning and Development Act 2005*.

The principle differences between the minor and major MRS amendment processes are that the former includes a 60 day advertising period while the period for the latter is 90 days, the former is not required to be placed before Parliament (for 12 sitting days) while the later is and there is no requirement for submitters to be offered hearings for minor amendments.

2 The proposed amendment

Purpose

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

The purpose of the amendment is to transfer approximately 1.3 hectares of land in Girrawheen from the Public Purposes – High School reservation to the Urban zone under the MRS, as shown on *Amendment Figure – Proposal 1*.

The proposed Urban zoning will facilitate the development of a community centre on the site for the Western Australian Chapter of the Vietnamese Community in Australia.

3 Environmental Protection Authority advice

On 29 November 2022, 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 and terrestrial fauna environmental factors relevant to the amendment. In this regard, the EPA advised that the subject land contains potential black cockatoo habitat trees and recommends that any future development of this land retains these trees where possible. It also advises that potential environmental impacts can be managed through other statutory processes and planning controls.

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 23 December 2022 to 3 March 2023.

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 Wanneroo
- 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

Nine submissions, including two late submissions, were received on the amendment. An alphabetical index of all persons and organisations lodging submissions is at Schedule 1.

These submissions raised no objections, supported the amendment or provided comment on it. There were no particularly significant issues raised in submissions which required further consideration.

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 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.

7 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 corresponding Local Planning Scheme.

The proponent has requested that the *City of Wanneroo District Planning Scheme No. 2* (DPS 2) be concurrently amended to transfer the subject land to the 'Private Clubs/Recreation' zone. The City of Wanneroo raises no objection to the concurrent amendment of its DPS 2 as requested, but advises that the 'Private Clubs/Recreation' zone will be replaced by the 'Private Community Purposes' zone upon the gazettal of Amendment 172 to DPS 2. On this basis, the City recommends that DPS 2 be concurrently amended to transfer the subject land to the 'Private Community Purposes' zone in DPS 2. Amendment 172 to DPS 2 was gazetted on 5 May 2023.

In view of the above, the WAPC has resolved to concurrently amend DPS 2 to transfer the subject land to the 'Private Community Purposes' zone.

8 Conclusion and recommendation

This report summarises the background to MRS minor amendment 1398/57 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 2, should be approved and finalised.

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

9 Ministers Decision

Amendments to the Metropolitan Region Scheme using the provisions of the former 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 1398/57 is now finalised as advertised and shown on WAPC Amending Plan 3.2799, and has effect in the Metropolitan Region Scheme from the date of notice in the *Government Gazette* on 14 November 2023.

Schedule 1

Alphabetical listing of submissions

Alphabetical Listing of Submissions

MRS Amendment 1398/57

Lot 105 Curtis Way, Girrawheen

Submission Number	Name
1	ATCO
4	Mines, Industry Regulation and Safety, Department of
2	Primary Industries and Regional Development, Department of
7	Public Transport Authority of Western Australia
6	Wanneroo, City of
3	Water and Environmental Regulation, Department of
5	Water Corporation

Late Submissions	Name
9	Biodiversity, Conservation and Attractions, Department of
8	Main Roads WA

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, 2, 3, 4, 7, 9 (Late Submission)

Submitted by: ATCO; Department of Primary Industries and Regional Development; Department of Water and Environmental Regulation; Department of Mines, Industry Regulation and Safety; Public Transport Authority; Main Roads Western Australia

Summary of Submission: NO OBJECTION, SUPPORT, COMMENT

The submitters do not object to or support the amendment and in some cases provide comment on the amendment which relate to matters which are most appropriately addressed in subsequent stages of the planning process.

Planning Comment: Comments noted.

Determination: Submissions noted.

Submission: 5

Submitted by: Water Corporation

Summary of Submission: COMMENT

The Water Corporation provides the following comments on the amendment:

- (a) Reticulated water and sewerage are currently available to the amendment area.
- (b) An existing sewerage main is located within the amendment area. In this regard, the Water Corporation advises that an easement may be required over the main to protect it, and that the proponent will be required to fund the full cost of protecting or modifying any infrastructure which may be affected by future development. The Water Corporation also advises that the proponent may need to obtain its approval for any works near its assets/infrastructure, pursuant to section 90 of the *Water Services Act 2012*.
- (c) The proponent is expected to connect any future development with the reticulated water and sewerage networks. Additionally, a contribution for water, sewerage and drainage headworks may be required, and the proponent may be required to fund new works or the upgrading of existing works, and the protection of all works.

Planning Comment: Comments noted. These requirements are most appropriately addressed in the assessment of any future development application for the subject land.

Determination: Submission noted.

Submission: 6
Submitted by: City of Wanneroo
Summary of Submission: NO OBJECTIONS / COMMENT

The City of Wanneroo raises no objections to the amendment and provides the following comments on it:

- (a) The City notes that the proponent has requested that its *District Planning Scheme No. 2* (DPS 2) be concurrently amended to transfer the amendment area to the “Private Clubs and Recreation” zone, pursuant to section 126(3) of the *Planning and Development Act 2005*.

The City supports the concurrent amendment of its DPS 2 as requested by the proponent, as this zoning will best reflect the proposed use of the site as a Vietnamese Community Centre and will be complementary to the surrounding residential development and adjacent school. However, the City notes that Amendment No. 172 to DPS 2 will replace the ‘Private Clubs and Recreation’ zone with the ‘Private Community Purposes’ zone, and that these zones have similar objectives. As such, the City consider the ‘Private Community Purposes’ zone to be the most appropriate zone for the amendment area.

- (b) The amendment area is well serviced by existing road networks, ensuring excellent accessibility to the site. However, the City will undertake a full assessment of all access and parking matters at the development application stage.
- (c) The City encourages the proponent to design the community centre development in a sensitive manner, with particular regard to mature tree canopy retention. In this regard, the City is in the final stages of drafting its Local Planning Strategy which envisages a much stronger stance on tree retention within the established urban zoned areas. In this regard, the City notes the findings of the environmental assessment report for the amendment area which identifies the presence of Tuart trees and proposed clearing of approximately 3,700 square metres of moderate-quality foraging habitat including three potential habitat trees.

Planning Comment:

- (a) Comments noted. Refer to section 7 – Coordination of region and local scheme amendments of the Report on Submissions.
- (b) Comments noted.
- (c) Comments noted. This matter is most appropriately addressed in the assessment of any development application for the subject land.

Determination: Submission noted.

Submission: 8 (Late Submission)
Submitted by: Department of Biodiversity, Conservation & Attractions
Summary of Submission: COMMENT

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

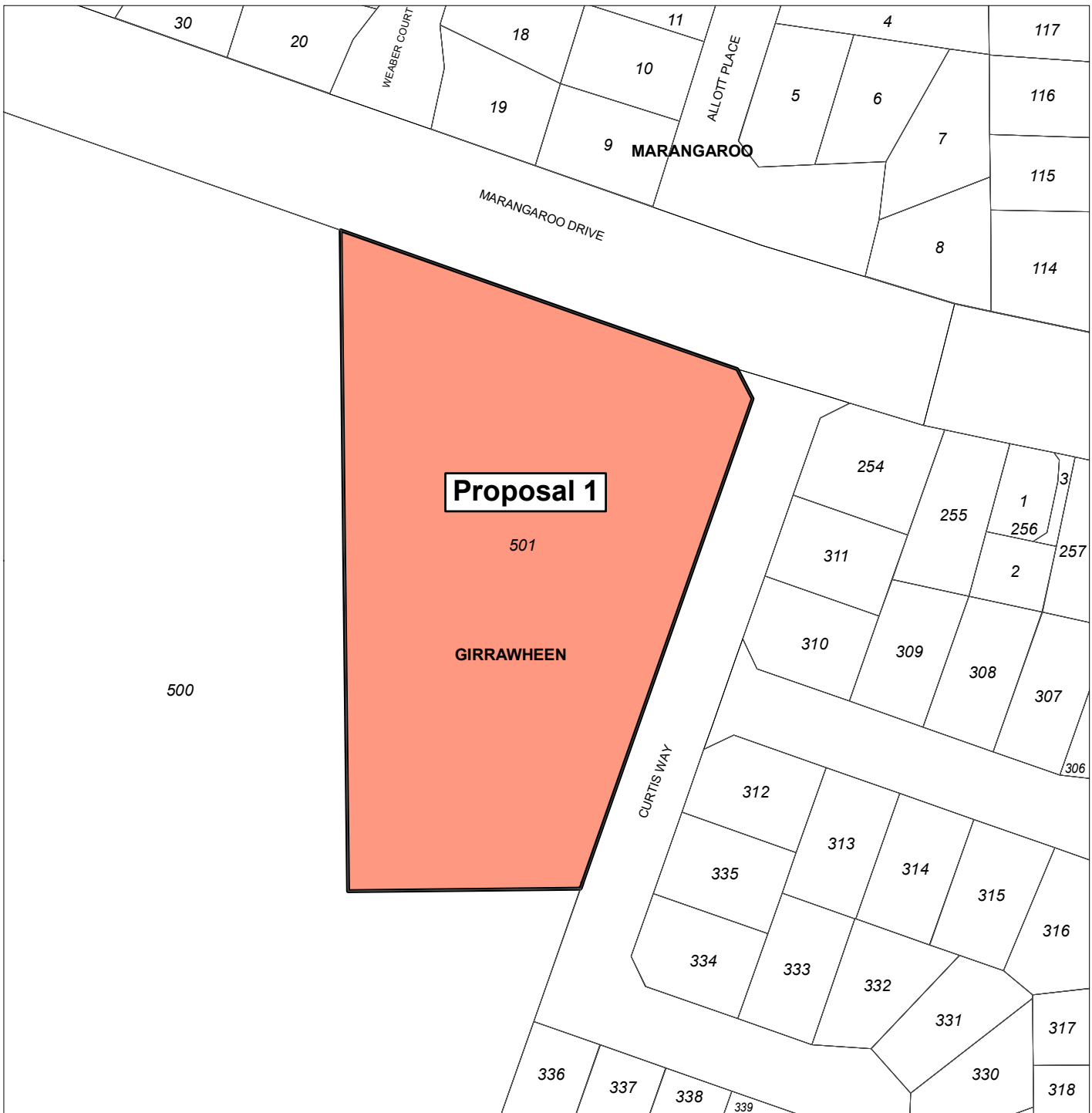
- (a) The proposed amendment and subsequent development may result in direct and indirect impacts to occurrences and habitat of threatened flora and fauna species listed as threatened under the *Biodiversity Conservation Act 2016*, threatened ecological communities (TEC) occurrences proposed to be listed under this Act, and Tuart Woodland TEC that is listed under the Commonwealth *Environmental Protection and Biodiversity Conservation Act 1999*.
- (b) Planning for the future development of the site should make provision to retain as much of the banksia woodland and associated cockatoo habitat as possible, identify and quantify habitat which will be lost, and consider if offsets may be required.
- (c) Consideration should be given to the obligations for assessment of future proposals in accordance with the *Biodiversity Conservation Act 2016* and the *Environmental Protection and Biodiversity Conservation Act 1999*.

Planning Comment: Comments noted. These requirements are most appropriately addressed in the assessment of any future development application for the subject land.

Determination: Submission noted.

Schedule 3


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



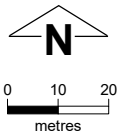
**Lot 501 Curtis Way, Girrawheen
Proposed minor amendment
as advertised**

26 October 2022

Proposal 1

Proposed Amendment:
 Urban zone

Oracle reference no: 4053
 Version number: 1



Appendix 1

List of detail plans as advertised

**Metropolitan Region Scheme
Amendment 1398/57**

Lot 501 Curtis Way, Girrawheen

as advertised

Amending Plan 3.2799

Detail Plan

1.6072

Submissions

From: [Crowson, Chris](#)
To: [Carmella Scantlebury](#)
Cc: [Marija Bubanic](#)
Subject: ATCO Response - LM22952 Advertising of proposed MRS Amendment 1398/57 - Lot 501Curtis Way, Girrawheen
Date: Friday, 23 December 2022 10:31:18 AM
Attachments: [image002.jpg](#)
[image003.jpg](#)

Good morning

Re: Advertising of proposed MRS Amendment 1398/57 - Lot 501Curtis Way, Girrawheen
ATCO Reference: LM22952

ATCO Gas Australia (ATCO) has no objection to the proposed application, based on the information and plan provided.

Advice notes:

1. Anyone proposing to carry out construction or excavation works must contact 'Before You Dig Australia' (www.byda.com.au) to determine the location of buried gas infrastructure. Refer to ATCO document AGA-O&M-PR24- *Additional Information for Working Around Gas Infrastructure* <https://www.atco.com/en-au/for-home/natural-gas/wa-gas-network/working-around-gas.html>
2. Proposed construction and excavation works need to be managed in accordance with the ATCO document *Additional Information for Working Around Gas Infrastructure - AGA-O&M-PR24* <https://www.atco.com/en-au/for-home/natural-gas/wa-gas-network/working-around-gas.html>

Please accept this email as ATCO's written response.

Should you have any queries regarding the information above, please contact us on 13 13 56 or eservices@atco.com.

Kind regards

Chris Crowson

Land Management Coordinator
ATCO, Gas Division, Australia

E. chris.crowson@atco.com

A. 81 Prinsep Road, Jandakot, Western Australia, 6164

atco.com.au [Facebook](#) [Twitter](#) [LinkedIn](#)



ATCO acknowledges Aboriginal people as the Traditional Custodians of country throughout Australia including Torres Strait Islander peoples. We pay respect to their cultures, Elders past and present, and in the spirit of reconciliation, we commit to working together for our shared future.

From: Heather Percy <Heather.Percy@dpird.wa.gov.au>
Sent: Friday, 23 December 2022 2:06 PM
To: Region Planning Schemes
Cc: Brett Pye
Subject: DPIRD submission on proposed Metropolitan Region Scheme Amendment 1398/57
- Lot 501Curtis Way, Girrawheen (City of Wanneroo)



Department of
**Primary Industries and
Regional Development**

Your reference: 833-02-30-0135 Pt 1
(RLS/1049)
Our reference: LUP 1513
Enquiries: Heather Percy

Attention: Brett Pye

Ms Sam Fagan
Secretary
Western Australian Planning Commission

Region Planning Schemes regionplanningschemes@dplh.wa.gov.au

Date: 23 December 2022

Dear Ms Fagan

**Proposed Metropolitan Region Scheme Amendment 1398/57 - Lot 501Curtis Way,
Girrawheen**

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

DPIRD does not object to the proposed change in zoning from Public Purposes – High School reserve to Urban zone in the Metropolitan Region Scheme (MRS) as the change does not impact primary production or high-quality agricultural land in the City of Wanneroo.

Yours sincerely

Heather Percy

Heather Percy
Principal Research Scientist
Sustainability and Biosecurity
Department of Primary Industries and Regional Development

1 Verschuer Place, Bunbury WA 6230
t +61 (0)8 9780 6262 | **m** +61 (0)429 378 851 | **w** dpird.wa.gov.au



Protect
Grow
Innovate



DPIRD acknowledges the Traditional Custodians of Country, the Aboriginal people of the many lands that we work on and their language groups throughout Western Australia and recognise their continuing connection to the land and waters.

We respect their continuing culture and the contribution they make to the life of our regions and we pay our respects to their Elders past, present and emerging.

Artwork: "Kangaroos going to the Waterhole" by Willarra Barker.

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From: Diana Nussey <Diana.Nussey@dwer.wa.gov.au>
Sent: Friday, 13 January 2023 3:42 PM
To: Region Planning Schemes
Cc: Brett Pye
Subject: RE: Advertising of proposed MRS Amendment 1398/57 - Lot 501Curtis Way, Girrawheen

Your ref: 833-02-30-0135 Pt 1 (RLS/1049)
Our ref: RF44-28, PA 053593

RE: Proposed Metropolitan Region Scheme Amendment 1398/57 - Lot 501 Curtis Way, Girrawheen

Dear Brett,

Thank you for providing the above referral for the Department of Water and Environmental Regulation (DWER) to consider. DWER has reviewed the proposal and has no objection or comments to provide.

Kind regards,

[Diana Nussey](#)
A/Senior Natural Resource Management Officer
Planning Advice Section
Swan Avon Region

[Department of Water and Environmental Regulation](#)
7 Ellam St, VICTORIA PARK WA 6100
T: (08) 6250 8014
E: diana.nussey@dwer.wa.gov.au | www.dwer.wa.gov.au



Department of Planning,
Lands and Heritage

Happy holiday season

The Department will be closed on Monday 26 December, re-opening Tuesday 3 January 2023

The Department acknowledges the Aboriginal people of Western Australia as the traditional custodians of this land, and we pay our respects to their Elders, past and present.

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From: BATTY, Steven <Steven.BATTY@dmirs.wa.gov.au>
Sent: Friday, 23 December 2022 1:46 PM
To: Brett Pye
Subject: MRS AMENDMENT - AMENDMENT NO.1398/57 - LOT 501 CURTIS WAY GIRRAWHEEN
Attachments: 000495.Steven.BATTY.pdf

Your Ref: 833-02-30-0135 Pt1 - RLS/1049
Our Ref: A0154/202201

Dear Brett Pye

MRS AMENDMENT - AMENDMENT NO.1398/57 - LOT 501 CURTIS WAY GIRRAWHEEN

Please find attached our letter of comment.

Yours sincerely

Steven Batty | Senior Geologist
Geological Survey and Resource Strategy Division

Department of Mines, Industry Regulation and Safety
100 Plain Street East Perth WA 6004
Tel: +61 8 9222 3104
steven.batty@dmirs.wa.gov.au | www.dmirs.wa.gov.au



Government of Western Australia
Department of Mines, Industry Re

We acknowledge Aboriginal and Torres Strait Islander people as the Traditional Custodians of this land on which we deliver our services. We pay our respects to elders and leaders past and present.

Office hours – December and January

Our offices will be closed from **Monday 26 December 2022** and will reopen for business on **Tuesday 3 January 2023**.

For urgent enquiries please visit: <https://www.dmirs.wa.gov.au/emergency-contact>

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Brett Pye
Senior Planning Officer
Department of Planning, Lands and Heritage
Sent by Email — Brett.Pye@dplh.wa.gov.au
140 William Street Perth WA 6000

Dear Brett Pye

**MRS AMENDMENT - AMENDMENT NO.1398/57 - LOT 501 CURTIS WAY
GIRRAWHEEN**

Thank you for your letter dated 22 December 2022 inviting comment on the MRS Amendment No.1398/57 - Lot 501 Curtis Way Girrawheen.

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

DMIRS lodges no objections to the above MRS amendment.

Yours sincerely

Steven Batty
Senior Geologist
Mineral and Energy Resources Directorate
23 December 2022

From: Matt Calabro <Matt.Calabro@watercorporation.com.au>
Sent: Tuesday, 24 January 2023 4:37 PM
To: Region Planning Schemes
Subject: 833-02-30-0135 Pt 1 (RLS/1049) - Proposed Metropolitan Region Scheme Amendment 1398/57 - Lot 501 Curtis Way, Girrawheen - WC
Attachments: METRO REGION SCHEMEMRS388669, Land Planning Response, MRS - Lot 501 Curtis Way, Girrawheen, Public Advertising.pdf
Categories: SUB

You don't often get email from matt.calabro@watercorporation.com.au. [Learn why this is important](#)

Hi,

Thank you for your letter on the 21 December 2023 requesting comment on the proposed changes to Metropolitan Region Scheme Amendment 1398/57 - Lot 501 Curtis Way, Girrawheen.

Please see attached for Water Corporation's response

Regards,

Matt Calabro
Senior Planner – Land Planning
Development Services

E Matt.Calabro@watercorporation.com.au



watercorporation.com.au

.....

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Your Ref: 833-02-30-0135 Pt 1 (RLS/1049)
Our Ref: MRS388669
Enquiries: Matt Calabro
Direct Tel: 9420 2099

24 January 2023

Secretary
Department Of Planning Lands and Heritage
140 Williams Street
PERTH WA 6000

Attention: Brett Pye

**Re: Proposed Metropolitan Region Scheme Amendment 1398/57 - Lot 501
Curtis Way, Girrawheen**

Thank you for your letter dated 12 August 2022. We offer the following comments regarding this proposal.

Reticulated water and sewerage are currently available to the subject land.

It should be noted that existing sewerage mains are located within the subject land near the Marangaroo Drive boundary and running through the site. An easement may be required over this main for protection. Due consideration will be required when developing in this area. The developer is required to fund the full cost of protecting or modifying any of the existing infrastructure which may be affected by the proposed development. In accordance with Section 90 of the Water Services Act 2012 whenever development is proposed near Water Corporation assets the applicant/developer/owner needs approval prior to construction. This should be done by submitting an Approval of Works application. For information about this application please follow this link: <https://www.watercorporation.com.au/home/builders-and-developers/working-near-our-assets/approval-for-works>

This proposal will require approval by our Building Services section prior to commencement of works. Infrastructure contributions and fees may be required to be paid prior to approval being issued.

For further information about building applications, the developer should follow this link: <https://www.watercorporation.com.au/home/builders-and-developers/building/lodging-a-building-application>

The developer is expected to provide all water and sewerage reticulation if required. A contribution for Water, Sewerage and Drainage 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. Water Corporation may also require land being provided for works.

Please provide the above comments to the landowner, developer and/or their representative.

Should you have any queries or require further clarification on any of the above issues, please do not hesitate to contact me at matt.calabro@watercorporation.com.au

Regards,

A handwritten signature in black ink, appearing to read 'Matt Calabro', with a large, sweeping flourish at the end.

Matt Calabro
Senior Planner – Land Planning
Development Services

From: Moss, Sam <Sam.Moss@wanneroo.wa.gov.au>
Sent: Friday, 3 February 2023 10:32 AM
To: Region Planning Schemes
Cc: Pearce, Mandy
Subject: 1398/57 - Lot 501 Curtis Way Girrawheen - City of Wanneroo Submission
Attachments: City of Wanneroo Submission - Lot 501 Curtis Way Girrawheen.pdf

Importance: High

You don't often get email from sam.moss@wanneroo.wa.gov.au. [Learn why this is important](#)

Good morning

Please see attached the City's formal response to the above-mentioned MRS amendment (your ref: 1398/57).

Should there be any queries, please contact the undersigned or the contact person listed in the attached letter.

Yours sincerely



Sam Moss
Senior Project Planner
Strategic Land Use Planning & Environment

☎ 94055480

✉ Sam.Moss@wanneroo.wa.gov.au

Civic Centre
Locked Bag 1, Wanneroo WA 6946

wanneroo.wa.gov.au

We wish to acknowledge the Traditional Custodians of the land we are working on, the Whadjuk people. We would like to pay respect to the Elders of the Nuture, who have walked and cared for the land and we acknowledge and respect their continuing culture and the contributions made to the life of this City an

City of Wanneroo Disclaimer: The material transmitted in this e-mail may contain confidential and/or privileged material and is intended only for the addressee. If you sender and destroy any copies of the material immediately. We believe this e-mail to be free of viruses but recommend that you confirm this before opening any attachmen

File Ref: 2080
Your Ref: 1398/57
Enquiries: Mandy Pearce (9405 5559)

3 February 2023

Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001
Via e-mail

Dear Sir/Madam

**RE: PROPOSED METROPOLITAN REGION SCHEME AMENDMENT (URBAN) - LOT 501
CURTIS WAY, GIRRAWHEEN**

Thank you for the opportunity to provide formal comment on the proposal to amend the Metropolitan Region Scheme (MRS) zoning for the above-mentioned site. I note that the City previously provided feedback in support of this proposal at the preliminary assessment stage in September 2022. Having now reviewed the formal amendment proposal, our comments remain largely unchanged and are reiterated as follows.

Whilst the proposal seeks to rezone the site from the MRS 'Public Purpose Reservation – High School' zone to the 'Urban' zone, we also note that it seeks the Western Australian Planning Commission's support to utilise Section 126 of the *Planning and Development Act 2005* to amend the City of Wanneroo's District Planning Scheme No. 2 (DPS 2) zoning of the site to 'Private Clubs and Recreation'.

The City has no objections to these zoning changes and we support the request for a concurrent amendment to DPS 2 to rezone the site to 'Private Clubs and Recreation'. This zoning will best reflect the site's intended use as a Vietnamese Cultural Centre. Given the population demographics of Girrawheen and its adjacent suburb Koondoola, this locality will be ideally suited for such a centre, which would also be used for a variety of activities that will support the Vietnamese community within the broader Perth Metropolitan Area. The amended use and zones will be complementary to the surrounding residential development and existing school and it is considered unlikely that it will result in the occurrence of any major land use conflicts.

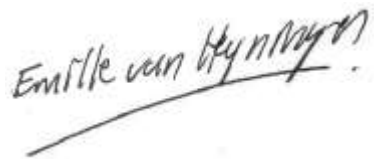
It is noted that under Amendment No. 172 to DPS 2, which has recently been considered by the WAPC following advertising and is pending Ministerial determination, the 'Private Clubs and Recreation' zone will change to the 'Private Community Purposes' zone. However, the objectives of the two zones will remain similar and the 'Private Community Purposes' zone will still be the most appropriate zone for the site.

The location of the site is also well served by existing road networks, ensuring excellent accessibility to the site. In saying this, the City will undertake a full assessment of all parking and access matters at development application stage.

Whilst we note the Environmental Protection Authority's decision not to formally assess the amendment, the City will still encourage the proponent to design the facility in a sensitive manner, with particular regard to mature tree canopy retention. The City is in the final stages of drafting its Local Planning Strategy, which envisages a much stronger stance on tree retention within established urban-zoned areas into the future through the local planning framework. In this regard, we note the findings of the proponent's Environmental Assessment Report, which identifies the presence of Tuarts and the proposed clearing of 0.37 hectares of moderate-quality foraging habitat including three potential habitat trees.

Should you wish to discuss this submission in more detail, please do not hesitate to contact Mandy Pearce, Coordinator Strategic Planning, on 9405 5559.

Yours sincerely

A handwritten signature in black ink that reads "Emille van Heyningen". The signature is written in a cursive style and is underlined with a single horizontal stroke.

Emille van Heyningen
MANAGER
STRATEGIC LAND USE PLANNING AND ENVIRONMNET

From: WAPCreferrals <WAPCreferrals@pta.wa.gov.au>
Sent: Thursday, 2 March 2023 11:11 AM
To: Region Planning Schemes
Cc: Marija Bubanic
Subject: PTA Referral Response - Advertising of proposed MRS Amendment 1398/57 - Lot 501Curtis Way, Girrawheen
Attachments: PTA 1398-57 - Notification of Advertising.pdf; RE Referral of proposed MRS amendment for preliminary comments - Lot 501 Curtis Way Girrawheen.msg

Dear Marija,

Thank you for your email correspondence on 22 December 2022 regarding the proposed Metropolitan Region Scheme amendment (MRS amendment) – Lot 501 Curtis Way, Girrawheen. The Public Transport Authority (PTA) has reviewed the MRS amendment. Generally, we are supportive of the proposal and wishes to reiterate comments which were previously provided on 31 August 2022 (email attached) to inform the MRA amendment and future development proposals on Lot 501 Curtis Way.

1. The proposed rezoning and community centre facility will be located within close walking distance to bus routes 344, 374, 375, 385 and 386 which operate between key activity centres in the area and to Perth CBD.
2. At a later planning stage, PTA would support pedestrian footpath links between the development and surrounds being improved.

The PTA looks forward to working with the Department of Planning, Land, Heritage (DPLH) and the City of Wanneroo on future development proposals following the approval of the MRS amendment. Should the DPLH have any queries in respect to the above, in the first instance please feel free to contact Rashidah MacLeod, Transport and Land Use Planner, 9326 5658 or WAPCreferrals@pta.wa.gov.au.

Kind regards,

Rashidah MacLeod
Transport and Land Use Planner | 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
Email: Rashidah.MacLeod@pta.wa.gov.au | Web: www.pta.wa.gov.au



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Our Ref: 833-02-30-0135 Pt 1 (RLS/1049)
Enquiries: Mr Brett Pye (6551 9100)

Ms Shelley Brindal
Public Transport Authority
PO Box 8125
Perth Business Centre
PERTH WA 6849

Email: wapcreferrals@pta.wa.gov.au

Dear Ms Brindal

Proposed Metropolitan Region Scheme Amendment 1398/57 Lot 501Curtis Way, Girrawheen

The Western Australian Planning Commission (WAPC) has initiated the abovementioned amendment to the Metropolitan Region Scheme (MRS) which, if approved, will change the regional zoning of the property. The WAPC invites you to comment.

The amendment proposes to transfer approximately 1.3 hectares of land in Girrawheen from the Public Purposes – High School reserve to the Urban zone in the Metropolitan Region Scheme (MRS).

The proposed Urban zoning will facilitate the development of a community centre on the site for the Western Australia Chapter of the Vietnamese Community in Australia.

The submission period runs from **Friday 23 December 2022 to Friday 3 March 2023**. Plans showing the proposed changes and the WAPC's amendment report which explains the proposals can be accessed from the Department of Planning, Lands and Heritage website: <https://www.dplh.wa.gov.au/mrs-amendments> or by visiting the WAPC, Level 2, 140 William Street, Perth; the State Library of WA and the City of Wanneroo.

Documents are available on request from the Department of Planning, Lands and Heritage by telephoning (08) 6551 8002 or by emailing RegionPlanningSchemes@dplh.wa.gov.au and quoting the amendment number.

Should you wish to comment on the proposed amendments, you can do so online at <https://consultation.dplh.wa.gov.au>, by **5pm, Friday 3 March 2023**. The WAPC will consider all submissions before making a recommendation to the Minister for Planning, who will then make a final decision on the proposed amendments.

If you have any questions, please contact Mr Brett Pye, Senior Planning Officer at the Department of Planning, Lands and Heritage on 6551 9100.

Yours faithfully

A handwritten signature in black ink, appearing to read 'S Fagan', written in a cursive style.

Ms Sam Fagan
Secretary
Western Australian Planning Commission

21 December 2022

From: Kiss, Connor
Sent: Wednesday, 31 August 2022 10:43 AM
To: regionplanningschemes@dplh.wa.gov.au
Cc: Marija.Bubanic@dplh.wa.gov.au; brett.pye@dplh.wa.gov.au; Campbell, Tim; WAPCreferrals; Transperth Planning
Subject: RE: Referral of proposed MRS amendment for preliminary comments - Lot 501 Curtis Way, Girrawheen

RLS/1039

Hi Marija,

Thank you for providing the opportunity for the PTA to provide preliminary comments to the Proposed MRS amendment for Lot 501 Curtis Way, Girrawheen.

The PTA has no objections and supports the proposed MRS amendment to rezone Lot 501 Curtis Way, Girrawheen from 'Public Purpose Reservation – High School' to 'Urban' and the amendment to the City of Wanneroo's District Planning Scheme No. 2. The proposed rezoning and community centre facility will be located within close walking distance to bus routes 344, 374, 375, 385 and 386 which operate between key activity centres in the area and to Perth CBD.

At a later planning stage, PTA would support pedestrian footpath links between the development and surrounds being improved.

Please contact me if you wish to discuss the comment above.

We look forward to hearing from the DPLH soon.

Kind regards,

Connor Kiss

Graduate Urban Planner | They/Them | 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 5845 Mob: (+61) 430 854 790

Email: connor.kiss@pta.wa.gov.au | Web: www.pta.wa.gov.au



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From: Region Planning Schemes <regionplanningschemes@dplh.wa.gov.au>

Sent: Friday, 12 August 2022 3:22 PM






To: Region Planning Schemes <regionplanningschemes@dplh.wa.gov.au>
Cc: Anthony Muscara <Anthony.Muscara@dplh.wa.gov.au>; Brett Pye <Brett.Pye@dplh.wa.gov.au>
Subject: Referral of proposed MRS amendment for preliminary comments - Lot 501 Curtis Way, Girrawheen

Our Ref: RLS/1039

Proposed Metropolitan Region Scheme amendment Lot 501 Curtis Way, Girrawheen Request for Preliminary Comment

Please find below link to the report in support of a proposed amendment to the Metropolitan Region Scheme for the abovementioned area.

Link to the below listed documents: <https://consultation.dplh.wa.gov.au/office-of-the-director-general/f317f747/>

-  (01) MRS Amd Request Report - Lot 501 Curtis Way Girrawheen - 29 July 2022.pdf
-  (02) Environmental Assessment Report - Lot 501 Curtis Way Girrawheen - 29 July 2022.pdf
-  (03) Spring Flora and Veg Survey - Lot 501 Curtis Way Girrawheen - 29 July 2022.pdf
-  (04) Transport Impact Assessment - Lot 501 Curtis Way Girrawheen - 29 July 2022.pdf
-  (05) Hydraulic Services Report - Lot 501 Curtis Way Girrawheen - 29 July 2022.pdf

It would be appreciated if you could provide any preliminary comments your organisation may have on the proposal by Friday 9 September 2022.

Once your comments have been reviewed, a report may be presented to the Western Australian Planning Commission recommending to rezone this site from the Public Purpose Reservation – High School to Urban zone in the MRS.

If you have any queries regarding the proposed amendment, please email Brett Pye at brett.pye@dplh.wa.gov.au.

Kind regards

Marija Bubanic | Acting Manager Regional Schemes Administration | Land Use Planning
140 William Street, Perth WA 6000
6551 9427 |
www.dplh.wa.gov.au



We're on a Roll, WA

Keep doing 3 simple things
Wear a mask when necessary | Update your vaccinations | Wash hands regularly.

The Department acknowledges the Aboriginal people of Western Australia as the traditional custodians of this land and we pay our respects to their Elders, past and present.

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Enquiries: Belinda Hill on (08) 9323 4572
Our Ref: 18/9427 (D23#240461)
Your Ref: RLS/1049

10 March 2023

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

Email: mrs@dplh.wa.gov.au

Dear Sir,

**PROPOSED MRS AMENDMENT – LOT 501 CURTIS WAY GIRRAWHEEN -
REQUEST FOR COMMENTS**

Thank you for your correspondence dated 4 January 2023 inviting Main Roads to comment on the above.

Main Roads has no objection to the proposed MRS Amendment to rezone the subject lot from “Public Purpose Reservation – High School” to “Urban”.

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

If you require any further information please contact Strategic Planning Officer Belinda Hill on (08) 9323 4572 or via email at belinda.hill@mainroads.wa.gov.au.

Yours sincerely

Lindsay Broadhurst
Director Road Planning



Department of **Biodiversity,
Conservation and Attractions**



Your ref: 833-02-30-0135 Pt 1 (RLS/1049)
Our ref: PRS 49923
Enquiries: Michael Roberts
Phone: 9303 7755
Email: Michael.Roberts@dbca.wa.gov.au

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

Dear Ms Fagan

Metropolitan Region Scheme Amendment 1398/57 - Lot 501 Curtis Way, Girrawheen

I refer to your correspondence of 21 December 2022 requesting comments on the above Metropolitan Region Scheme Amendment. The Parks and Wildlife Service of the Department of Biodiversity, Conservation and Attractions (the department) provide the following advice.

The proposed amendment and subsequent development may result in direct and indirect impacts to occurrences and habitat of threatened flora and fauna species (black cockatoos) listed as threatened under the Biodiversity Conservation Act 2016 (BC Act), Threatened Ecological Communities (TEC) occurrences proposed to be listed under the BC Act and occurrences of a TEC (Banksia woodland, and Tuart woodland TEC) that is listed under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act). Planning for the future development should make provision to retain as much of the banksia woodland and associated cockatoo habitat as possible, identify and quantify habitat which will be lost, and consider if offsets may be required to mitigate any residual impact on habitat of this species.

Consideration should therefore be given to the obligations for assessment of future proposals in accordance the Biodiversity Conservation Act 2016 and the Commonwealth Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act). The proponent should contact the Commonwealth Department of Climate Change, Energy, the Environment and Water for further information on these responsibilities, prior to future development stages.

Proponents for development proposals that are likely to take or disturb State-listed threatened species will be required to submit an application for ministerial authorisation under Section 40 of the BC Act. A section 45 authorisation to modify an occurrence of a TEC may also be required once TEC's are listed under the BC Act.

Thank you for the opportunity to comment on this proposal. Please contact Michael Roberts at Parks and Wildlife Service's Swan Coastal District on 9303 7755 or by email at michael.roberts@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

20 March 2023