



Western Australian Planning Commission

Minutes

Wednesday, 23 July 2025

- Members: Commissioner Cole - Chairperson
Commissioner Haeren - Deputy Chairperson
Commissioner Adair
Commissioner Bennett
Commissioner Brookes
Commissioner Hall
Commissioner Lakey
Commissioner Sandri
- Apologies: Commissioner Sheers
- Observers: Don Cummins - Department of Water and Environmental Regulation
Justin McKirdy - Department of Transport
- Others present: Tanvir Asgar - Engineering Manager, Infrastructure Planning and Policy
Kathy Bonus - Chief Planning Advisor, Reform, Design and State Assessment
Sam Boucher - Manager, Commission Business
Navarre Brick - Senior Planning Officer, Metro North West
Glenn Coaker - Principal Planner, Metro North
Andrew Cook - Planning Director, Metro North
Michael Daymond - Strategic Advisor WAPC
Taylor Goddard - Senior Planning Officer
Tim Greenhill - Manager Design Projects, Design and Built Environment
Cate Gustavsson - Executive Planning Director, Land Use Planning
Stuart Harrison - A/Government Architect, Office of the Director General
Michelle King - Senior Commission Support Officer
Charlotte Lavictoire - Senior Planning Officer, Metro North West
Siobhan Linehan - A/Planning Manager, Planning Frameworks
Zarina MacDonald - Senior Planner, Metro North East
Damien Martin - Executive Director, Infrastructure Planning and Policy
Alex Murray - Planning Officer, Regional North East
Anthony Muscara - Principal Planner, Schemes and Strategies
Irene Obales - Commission Support Officer

Amy Pires - Governance Officer, Commission Support
Lisa Powell - A/Executive Director, Infrastructure Planning and Policy
Phillida Rodic - Director, Commission Services
David Saunders - Assistant Director General, Land Use Planning
Mathew Selby - Executive Planning Director, Land Use Planning
Jacquie Stone - Executive Director, Policy
Ryan Taylor - A/Director, Planning Frameworks
Loretta van Gasselt - Director, Land Use Planning Policy

1. Meeting Opening and Commencement

The Chairperson declared the meeting open at 9:05 am.

1.1 Acknowledgement of Country

The Chairperson acknowledged the Whadjuk people of the Noongar Nation as the traditional owners and custodians of the land on which the meeting is taking place and welcomed members.

Due to the Chairperson's remote participation, the Deputy Chairperson will assist with the management of the proceedings of the meeting.

1.2 Apologies and leave of absence

Commissioner Sheers - Leave of Absence

1.3 Disclosure of interests

Commissioner Brookes declared a Direct Pecuniary Interest on Item 3.1 - MRS Amendment – ECU Mount Lawley Redevelopment - Approval to Advertise. Commissioner Brookes advised that her employer, Urbaqua, is currently engaged by DevelopmentWA to provide water management assessment and reporting services for this site. Members agreed that Commissioner Brookes should not be present during the discussion and/or decision-making procedure on the item.

Commissioner Haeren declared an Indirect Pecuniary Interest on Item 3.1 - MRS Amendment – ECU Mount Lawley Redevelopment - Approval to Advertise. Commissioner Haeren advised that the application has been prepared by Urbis and Commissioner Haeren is a previous employee of Urbis. Members agreed that Commissioner Haeren should not be present during the discussion and/or decision-making procedure on the item.

Commissioner Hall declared an Indirect Pecuniary Interest on Item 3.1 - MRS Amendment – ECU Mount Lawley Redevelopment - Approval to Advertise. Commissioner Hall advised that he is on the Board of Directors for DevelopmentWA and DevelopmentWA is the applicant for

this item. Members agreed that Commissioner Hall should not be present during the discussion and/or decision-making procedure on the item.

Commissioner Bennett declared Indirect Pecuniary Interests on Items 3.2, 3.3 and 3.4 - Standard Structure Plan - East Wanneroo Precincts 7, 8 and 15 Local Structure Plan, Mariginiup (2025) - Determination. Commissioner Bennett advised that her employer, CLE, acts for Local Structure Plan proponents of these items on other projects. Members agreed that Commissioner Bennett should not be present during the discussion and/or decision-making procedure on the items.

Commissioner Brookes declared Direct Pecuniary Interests on Items 3.2, 3.3 and 3.4 - Standard Structure Plan - East Wanneroo Precincts 7, 8 and 15 Local Structure Plan, Mariginiup (2025) - Determination. Commissioner Brookes advised that her employer, Urbaqua, is currently engaged by the Department of Planning, Lands and Heritage to provide water management technical support services for the East Wanneroo District Structure Plan area. Members agreed that Commissioner Brookes should not be present during the discussion and/or decision-making procedure on the items.

Commissioner Lakey declared an Indirect Pecuniary Interest on Item 3.3 - Standard Structure Plan – East Wanneroo Precinct 8 Local Structure Plan, Mariginiup (2025) - Determination. Commissioner Lakey advised that the Engineering Consultant, JDSi, is working for one of the landowners in the structure plan, and he is a member of the JDSi Board. Members agreed that Commissioner Lakey should not be present during the discussion and/or decision-making procedure on the item.

Commissioner Haeren declared an Indirect Pecuniary Interest on Item 3.4 - Standard Structure Plan - East Wanneroo Precinct 15 Local Structure Plan, Mariginiup (2025) - Determination. Commissioner Haeren advised that his former employer, Urbis, represents a landowner with land in the precinct. Members agreed that Commissioner Haeren should not be present during the discussion and/or decision-making procedure on the item.

Commissioner Bennett declared an Actual Impartiality Interest on Item 4.1 - Declaration of Planning Control Area – Stakehill Road. Commissioner Bennett advised that her employer, CLE, have acted for a developer who has made a submission under the DevelopmentWA RFDP process for potential future joint venture arrangements over the adjoining land. Members agreed that Commissioner Bennett should not be present during the discussion and/or decision-making procedure on the item.

Commissioner Hall declared a Perceived Impartiality Interest on Item 4.1 - Declaration of Planning Control Area – Stakehill Road. Commissioner Hall advised that he is on the Board of Directors of

DevelopmentWA and that DevelopmentWA is a landowner near the site. Members agreed that Commissioner Hall is permitted to be present during the discussion and/or decision-making procedure on the item as it is unlikely to influence Commissioner Hall's conduct in relation to the matter.

Commissioner Bennett declared an Indirect Pecuniary Interest on Item 4.5 - Declaration of Planning Control Area – Stock Road, Bullsbrook. Commissioner Bennett advised that her employer, CLE, acts for Harvis, a landowner within the Planning Control Area. Members agreed that Commissioner Bennett should not be present during the discussion and/or decision-making procedure on the item.

Commissioner Bennett declared an Actual Impartiality Interest on Item 4.6 - MRS Amendment No. 1421 (Standard) - Brabham and Dayton Urban Precincts - Recommendation to Minister. Commissioner Bennett advised that her employer, CLE, acts for DevelopmentWA/Peet JV, adjoining the Amendment area. Members agreed that Commissioner Bennett should not be present during the discussion and/or decision-making procedure on the item.

Commissioner Lakey declared an Indirect Pecuniary Interest on Item 4.6 - MRS Amendment No. 1421 (Standard) - Brabham and Dayton Urban Precincts - Recommendation to Minister. Commissioner Lakey advised that he was previously an employee of Peet Ltd and Peet is DevelopmentWA's development partner on this project. Members agreed that Commissioner Lakey should not be present during the discussion and/or decision-making procedure on the item.

Commissioner Hall declared an Actual Impartiality Interest on Item 4.6 - MRS Amendment No. 1421 (Standard) - Brabham and Dayton Urban Precincts - Recommendation to Minister. Commissioner Hall advised that he is on the Board of Directors of DevelopmentWA and DevelopmentWA is a consultant for the proposed amendment. Members agreed that Commissioner Hall should not be present during the discussion and/or decision-making procedure on the item.

Commissioner Brookes declared a Perceived Impartiality Interest on Item 4.7 - MRS Amendment No. 1425 (Standard) – Helena Valley Urban Precinct – Recommendation to the Minister. Commissioner Brookes advised that her employer, Urbaqua, was previously engaged to prepare a foreshore management plan for this site. Commissioner Brookes further stated that the project was concluded in 2018 and there has been no further involvement with the site or client. Members agreed that Commissioner Brookes is permitted to be present during the discussion and/or decision-making procedure on the item as it is unlikely to influence Commissioner Brookes' conduct in relation to the matter.

The Deputy Chairperson declared that the Western Australian Planning Commission is both a landowner and a decision maker in relation to the following items:

- Item 3.3 - Standard Structure Plan – East Wanneroo Precinct 8 Local Structure Plan, Mariginiup (2025) – Determination
- Item 4.1 - Declaration of Planning Control Area – Stakehill Road
- Item 4.2 - Declaration of Planning Control Area – Midland Freight Rail Realignment
- Item 4.3 - Declaration of Planning Control Area – Rowley Road
- Item 4.6 - MRS Amendment No. 1421 (Standard) - Brabham and Dayton Urban Precincts - Recommendation to Minister

The Deputy Chairperson advised that this is an interest in common shared by members and is not considered to prejudice their ability to impartially determine the matter within the planning framework.

1.4 Disclosures of representation

Commissioner Cole declared a Disclosure of Representation on Item 3.1 - MRS Amendment – ECU Mount Lawley Redevelopment - Approval to Advertise. Commissioner Cole advised that she met with proponents and consultants on this item in the normal course of her duties as Chairperson of the WAPC and she had not been provided with any additional information that is not available to other members of the Commission.

Commissioner Lakey declared Disclosures of Representation on Items 3.2, 3.3 and 3.4 - Standard Structure Plan - East Wanneroo Precincts 7, 8 and 15 Local Structure Plan, Mariginiup (2025) - Determination. Commissioner Lakey advised that he is Chairperson of the Priority Corridor Working Group (PCWG).

1.5 Declaration of due consideration

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

1.5.1 Questions from Members and Responses from DPLH Staff

1.5.2 Additional Information for Members

1.6 Confirmation of Previous minutes - Wednesday, 25 June 2025

Moved by Commissioner Brookes

Seconded by Commissioner Sandri

That the minutes of the Western Australian Planning Commission meeting held on Wednesday, 25 June 2025, be confirmed as a true and correct record of the proceedings.

The motion was put and carried

2. Deputations and presentations

2.1 MRS Amendment – ECU Mount Lawley Redevelopment - Approval to Advertise (Item 3.1)

Commissioner Brookes declared a Direct Pecuniary Interest on Item 3.1 and left the meeting at 9:15 am.

Commissioners Haeren and Hall declared Indirect Pecuniary Interests on Item 3.1 and left the meeting at 9:15 am.

Presenters: Carl Williams, Mariam Yaqub - DevelopmentWA and Megan Gammon and Farrida Farrag - Urbis

Carl Williams, Mariam Yaqub, Megan Gammon and Farrida Farrag made a deputation to the Western Australian Planning Commission regarding the MRS Amendment – ECU Mount Lawley Redevelopment - Approval to Advertise.

2.11 Standard Structure Plan - East Wanneroo Precincts 7, 8 and 15 Local Structure Plan, Mariginiup (2025) - Determination (Items 3.2, 3.3 and 3.4)

Commissioner Bennett declared an Indirect Pecuniary Interest on Items 3.2, 3.3 and 3.4 and left the meeting at 9:26 am.

Commissioner Brookes declared a Direct Pecuniary Interest on Items 3.2, 3.3 and 3.4 and remained outside the meeting.

Presenters: Nicolas de Vecchis, Dawie Jansen van Rensburg – City of Wanneroo

Nicolas de Vecchis and Dawie Jansen van Rensburg made a deputation to the Western Australian Planning Commission regarding Items 3.2, 3.3 and 3.4 Standard Structure Plan - East Wanneroo Precincts 7, 8 and 15 Local Structure Plan, Mariginiup (2025) - Determination.

2.10 Standard Structure Plan - East Wanneroo Precinct 15 Local Structure Plan, Mariginiup (2025) - Determination (Item 3.4)

Commissioner Haeren declared an Indirect Pecuniary Interest on Item 3.4 and left the meeting at 9:32 am.

Presenters: Kasia Betka - CDP Town Planning & Design; Damian Shephard - Stockland; Col Dutton - Stockland and Candice Halleen - CDP

Kasia Betka, Damian Shephard, Col Dutton and Candice Halleen made a deputation to the Western Australian Planning Commission regarding the Standard Structure Plan - East Wanneroo Precinct 15 Local Structure Plan, Mariginiup (2025) - Determination.

Commissioner Haeren returned to the meeting at 9:36 am.

2.6 Standard Structure Plan – East Wanneroo Precinct 8 Local Structure Plan, Mariginiup (2025) - Determination (Item 3.3)

Commissioner Lakey declared an Indirect Pecuniary Interest on Item 3.3 and left the meeting at 9:36 am.

Presenter: Christopher Lewis - Progress Development Pty Ltd

Christopher Lewis made a deputation to the Western Australian Planning Commission regarding the Standard Structure Plan – East Wanneroo Precinct 8 Local Structure Plan, Mariginiup (2025) - Determination.

2.7 Standard Structure Plan – East Wanneroo Precinct 8 Local Structure Plan, Mariginiup (2025) - Determination (Item 3.3)

Presenters: Nick Grindrod - Rise Urban and Mitch Brown - Wolfdene

Nick Grindrod and Mitch Brown made a deputation to the Western Australian Planning Commission regarding the Standard Structure Plan – East Wanneroo Precinct 8 Local Structure Plan, Mariginiup (2025) - Determination.

2.8 Standard Structure Plan – East Wanneroo Precinct 8 Local Structure Plan, Mariginiup (2025) - Determination (Item 3.3)

Presenters: Daniel Chatley - Ardent Management Group and Frank Arangio - CDP Town Planning & Urban Design

Daniel Chatley and Frank Arangio made a deputation to the Western Australian Planning Commission regarding the Standard Structure Plan – East Wanneroo Precinct 8 Local Structure Plan, Mariginiup (2025) - Determination.

2.9 Standard Structure Plan – East Wanneroo Precinct 8 Local Structure Plan, Mariginiup (2025) - Determination (Item 3.3)

Presenters: Rod Dixon - Rowe Group, Rod Gardiner - QUBE and Chris Green - Rowe Group

Rod Dixon, Rod Gardiner and Chris Green made a deputation to the Western Australian Planning Commission regarding the Standard Structure Plan – East Wanneroo Precinct 8 Local Structure Plan, Mariginiup (2025) - Determination.

Commissioners Bennett and Lakey returned to the meeting at 10:01 am.

3. Non-confidential items for discussion, decision or noting

3.1 MRS Amendment – ECU Mount Lawley Redevelopment - Approval to Advertise

Commissioners Haeren and Hall declared Indirect Pecuniary Interest on Item 3.1 and left the meeting at 10:01 am.

Commissioner Brookes declared a Direct Pecuniary Interest on Item 3.1 and remained outside the meeting.

Members discussed the potential change to the proposed Public Purposes – High School reservation to accommodate a creative industries hub prior to advertising. Members were advised that the discussions on this matter have not advanced enough at this point and that advertising the amendment allows the discussions to be finalised. Members noted that this modification could be included when the item returns to the Commission following advertising.

Members noted that this is an exciting project and an excellent opportunity to achieve both urban infill and adaptive reuse with respect to the Western Australian Academy of Performing Arts (WAAPA) buildings. Members acknowledged that there is a good mix of uses through the masterplan which is currently being advertised. Members complimented DevelopmentWA on the comprehensive community engagement throughout the process to date and for supporting infill development in a key strategic location.

Moved by Commissioner Bennett

Seconded by Commissioner Lakey

That the Western Australian Planning Commission, under Section 35 of the Planning and Development 2005 and Regulation 5 of the Planning and Development (Region Planning Schemes) Regulations 2023, resolves to:

- 1. Initiate an amendment to the Metropolitan Region Scheme to remove the Edith Cowan University Mount Lawley Campus from the Public Purposes – Tertiary Education and Regional Open Space – Restricted Public Access reservations and zone a portion of the site Urban and reserve portions of the site Public Purposes – High School and Other Regional Roads. As detailed in Attachment 5 – MRS Amendment 14xx (Standard) – ECU Mount Lawley Redevelopment;*

2. *Form the opinion that the amendment constitutes a standard amendment to the MRS as it is generally consistent with the State and Strategic Planning Framework, however, due to its scale and location, may generate community interest; and*
3. *Note that the proposed Urban zoned area is likely to be concurrently amended to the "Development" zone under the City of Stirling Local Planning Scheme No. 3.*

The motion was put and carried

3.4 Standard Structure Plan - East Wanneroo Precinct 15 Local Structure Plan, Mariginiup (2025) - Determination (SPN/2377)

Commissioner Bennett declared an Indirect Pecuniary Interest on Item 3.4 and left the meeting at 10:07 am.

Commissioner Haeren declared an Indirect Pecuniary Interest on Item 3.4 and remained outside the meeting.

Commissioner Brookes declared a Direct Pecuniary Interest on Item 3.4 and remained outside the meeting.

Members discussed the deputation from the City of Wanneroo in relation to the provision of green links, boardwalks and linkage around Lake Mariginiup. Members were advised that the vision has always been that there will be a path network around the lake to enable future residents to enjoy the lake. Members were informed that one of the items that will be funded out of the Development Contribution Plan (DCP) is the foreshore management plan for the lake. Members noted that there is a broader piece of work for the preparation of the management plan, including investigations of environmental values in the area by the Department of Biodiversity, Conservation and Attractions (DBCA). Members were advised that following this work, there will be an opportunity to provide guidance in the subdivision process. Members noted that all structure plans will provide an interface with the lake to enable people to use a combination of road and Principal Shared Paths (PSPs).

Members noted the amended Schedule of Modifications provided to members prior to the meeting, which have been recommended by the Department of Planning, Lands and Heritage (the Department) and discussed with the applicant, and agreed to endorse an amended recommendation of the Department which includes the word "amended" before the words "Schedule of Modifications".

Members noted the proponent of the structure plan represents 85 percent of Precinct 15, enabling greater coordination within it and recognised that initial titles are anticipated for release in the second quarter of 2026. Members acknowledged that both the Department and

the applicant had addressed the issues raised, as reflected in the amended schedule of modifications.

Members complimented the collaborative work and the high degree of coordination of the Department, the applicants and the Commission to accelerate the planning processes in relation to Precincts 7, 8 and 15. Members acknowledged the Environmental Protection Authority (EPA) for providing environmental advice and commended their ability to respond quickly and deliver guidance on the three precincts, resulting in improved outcomes within a short timeframe. Members also acknowledged the coordination in relation to the mid-tier transit corridor which affects Precinct 15, the discussions with the Department of Education in relation to the school sites, and the collaborative work of the Department, state government agencies and applicants to progress the development.

AMENDED RECOMMENDATION

Moved by Commissioner Sandri
Seconded by Commissioner Hall

That the Western Australian Planning Commission, in relation to the East Wanneroo Precinct 15 Local Structure Plan, resolves under the Planning and Development (Local Planning Scheme) Regulations 2015, Schedule 2, Part 4, clause 22(1)(b) to:

1. *require the applicant:*
 - a. *to modify the East Wanneroo Precinct 15 Local Structure Plan in accordance with the attached amended Schedule of Modifications (A6); and*
 - b. *resubmit the modified Structure Plan to the Western Australian Planning Commission for its consideration and approval of the Stage 1 area.*
2. *defer approval of the Stage 2 area pending resolution of a District Groundwater Management Scheme for East Wanneroo and the lifting of urban deferment under the Metropolitan Region Scheme.*

The motion was put and carried

Commissioner Haeren returned to the meeting at 10:16 am.

3.3 Standard Structure Plan – East Wanneroo Precinct 8 Local Structure Plan, Mariginiup (2025) - Determination (SPN/2387)

Commissioner Lakey declared an Indirect Pecuniary Interest on Item 3.3 and left the meeting at 10:16 am.

Commissioner Bennett declared an Indirect Pecuniary Interest on Item 3.3 and remained outside the meeting.

Commissioner Brookes declared a Direct Pecuniary Interest on Item 3.3 and remained outside the meeting.

Members discussed the matters raised by the deputation in relation to the Public Open Space (POS), road alignments and construction, and access. Members were informed that the Department of Planning, Lands and Heritage (the Department) had discussions with the proponent regarding whether Lots 2 and 41 Pinjar Road, Mariginiup should be included in Precinct 7 or Precinct 8, recognising that the main issue is the linkage road through the Bush Forever site into Precinct 7. Members noted that the Department has been provided with a rough estimate of the cost of constructing the road associated with the subdivision condition, which is \$4,000 per linear metre. Members were advised that the Department recommends 30 metres from either side of the Bush Forever site be provided. Members were further advised that the location of the POS does not require a modification to the Local Structure Plan, as this can be addressed through subdivision application in accordance with the Local Structure Plan being a 'due regard' document.

Members noted that the buffer associated with market gardens will be removed as they are in the process of closing. Members were advised that there will be a reduction in water licenses which will severely impact market gardening operations in the area. Members were informed that the Environmental Protection Authority (EPA) guidance document states that the default buffer distance is 300 metres, while the Department of Health (DoH) recommends 40 metres with the 20 metres of it being vegetation. Members noted that the DoH requirement is associated with spray drift that may occur depending on the type of crops that will be established adjacent to the area. Members were informed that DoH has indicated they will review any management plan presented to support the reduction to 40 metres. Members were advised that subdivision applications will be assessed on a case-by-case basis.

Members queried whether there is an issue with relocating the road to the north of the site as discussed during the deputations and were advised that the relocation of the road can be considered subject to a suitable technical assessment.

Members queried whether there is an issue with the relocation of POS 21 as discussed during the deputations and were advised that the Department does not have any objection to the relocation of POS 21, noting that the neighbourhood connector and the ability to provide drainage are significant factors.

Members queried whether the proponent could obtain subdivision approval if there are still market gardens or a poultry farm operating

and were advised that subdivision approval can still be obtained subject to the lots within the buffer area being locked until the operations have ceased. Members queried whether this is documented in the structure plan or in a policy and were advised that this has been a long-established practice of the Department and the Commission.

Members queried the expansion of the regional open space as discussed during the deputations and were advised that the Department would need to obtain evidence of the quality of the vegetation. Members were informed that the vegetation in the northern part of the site is rated as excellent, and that the focus of discussion is to have appropriate environmental outcomes across the whole of the District Structure Plan area.

Members agreed to endorse the recommendation of the Department of Planning, Lands and Heritage for the reasons discussed and outlined in the report.

Moved by Commissioner Hall
Seconded by Commissioner Haeren

That the Western Australian Planning Commission, in relation to the East Wanneroo Precinct 8 Local Structure Plan, resolves under the Planning and Development (Local Planning Scheme) Regulations 2015, Schedule 2, Part 4, clause 22(1)(b), to require the applicant to:

- 1. modify the East Wanneroo Precinct 8 Local Structure Plan in accordance with the attached Schedule of Modifications (A6); and*
- 2. resubmit the modified structure plan to the Western Australian Planning Commission for its consideration and approval.*

The motion was put and carried

Commissioner Sandri left the meeting at 10:32 am.

Commissioner Lakey returned to the meeting at 10:32 am.

2. Deputations and presentations

2.2 Standard Structure Plan - East Wanneroo Precinct 7 Local Structure Plan, Mariginiup (2025) - Determination (Item 3.2)

Commissioner Bennett declared an Indirect Pecuniary Interest on Item 3.2 and remained outside the meeting.

Commissioner Brookes declared a Direct Pecuniary Interest on Item 3.2 and remained outside the meeting.

Presenter: Jayden Pope - Altus Planning and Binita Chhachhi (daughter of landowner at Lot 12 (95) Mariginiup Road)

Jayden Pope and Binita Chhachhi made a deputation to the Western Australian Planning Commission regarding the Standard Structure Plan - East Wanneroo Precinct 7 Local Structure Plan, Mariginiup (2025) - Determination.

2.3 Standard Structure Plan - East Wanneroo Precinct 7 Local Structure Plan, Mariginiup (2025) - Determination (Item 3.2)

Presenter: Rachel Chapman - TBB Planning

Rachel Chapman made a deputation to the made a deputation to the Western Australian Planning Commission regarding the Standard Structure Plan - East Wanneroo Precinct 7 Local Structure Plan, Mariginiup (2025) - Determination.

2.4 Standard Structure Plan - East Wanneroo Precinct 7 Local Structure Plan, Mariginiup (2025) - Determination (Item 3.2)

Presenters: Jon Burgess - Burgess Design Group and Daniel Colgan - Landowner

Jon Burgess made a deputation to the made a deputation to the Western Australian Planning Commission regarding the Standard Structure Plan - East Wanneroo Precinct 7 Local Structure Plan, Mariginiup (2025) - Determination.

2.5 Standard Structure Plan - East Wanneroo Precinct 7 Local Structure Plan, Mariginiup (2025) - Determination (Item 3.2)

Presenters: Rod Dixon - Rowe Group, Grant Shepherd - Hesperia, Holly White - Hesperia, Robyn Hitchin - Rowe Group and Shane McSweeney - Pentium Water

Rod Dixon, Grant Shepherd, Holly White and Robyn Hitchin made a deputation to the made a deputation to the Western Australian Planning Commission regarding the Standard Structure Plan - East Wanneroo Precinct 7 Local Structure Plan, Mariginiup (2025) - Determination.

3. Non-confidential items for discussion, decision or noting

3.2 Standard Structure Plan - East Wanneroo Precinct 7 Local Structure Plan, Mariginiup (2025) - Determination (SPN/2378)

Members were informed that the issue of the relocation of the school site discussed during the deputations was based on an analysis of where all school sites are located within the three precincts overall. Members noted that the Department of Planning, Lands and Heritage

(the Department) recommends this approach despite the Department of Education (DoE) having held a different view. Members were informed that there will be a road network between the respective schools and that the DoE will need to purchase land to ensure the delivery of the school sites.

Members discussed the transit corridor and were informed that this has been considered under a design process by a consultant on behalf of the Department. Members noted that Lot 700 is adjacent to the transit corridor which was identified in the District Structure Plan. Members recognised that the transit corridor is in the design phase and that impact on adjacent land to the transit corridor is expected, which has been identified through the preparation of the District Structure Plan.

Members queried the transit corridor issue discussed during the deputations and the request for it to be removed from Lot 700 which is located outside of the draft Local Structure Plan. Members were provided advice on the infrastructure delivery and the context and interface between Precinct 7 and 6 and noted that the Local Structure Plan for Precinct 6 is about to be lodged. Members further discussed concerns regarding consultation with the affected landowner in relation to the transit corridor and were advised that it is about the timing and sequencing of the planning process.

Members were informed that the transit corridor needs to be protected through a planning control area and that there will be two additional consultations that will occur. Members noted that the transit corridor has been clearly articulated in the District Structure Plan.

Members discussed the water pump station concerns discussed during the deputations and were advised that the Department has been discussing this matter with the relevant landowners. Members were informed that Water Corporation are awaiting the Commission's determination on the local structure plan to proceed with negotiations with the landowner to acquire the land to facilitate services to Precinct 7.

Members queried the discussion during the deputations for higher density from R30 to R60 and were advised that this can be dealt with at a subdivision phase.

Members noted the amended Schedule of Modifications provided to members prior to the meeting, which have been discussed and recommended by the Department of Planning, Lands and Heritage (the Department) and agreed to endorse a modified recommendation of the Department which includes the word "amended" before the words "Schedule of Modifications".

Members acknowledged the Department and the proponents for the significant work resulting in a robust outcome. Members emphasised that Precinct 7 has some attractive features such as the character area

northeast of Lake Mariginiup and the special use zone with Berriman House. Members complimented the Department for the comprehensive reports and for working through all the multifaceted issues in relation to the East Wanneroo Precincts 7, 8 and 15 Local Structure Plans.

AMENDED RECOMMENDATION

Moved by Commissioner Lakey

Seconded by Commissioner Hall

That the Western Australian Planning Commission, in relation to East Wanneroo Precinct 7 Local Structure Plan, Mariginiup, resolves under the Planning and Development (Local Planning Scheme) Regulations 2015, Schedule 2, Part 4, clause 22(1)(b), to require the applicant to:

- 1. modify the draft East Wanneroo Precinct 7 Local Structure Plan in accordance with the attached amended Schedule of Modifications (refer A6); and*
- 2. resubmit the modified standard structure plan to the Western Australian Planning Commission for its consideration and approval.*

The motion was put and carried

4. Confidential items for discussion, decision or noting

Moved by Commissioner Lakey

Seconded by Commissioner Hall

That the Western Australian Planning Commission move to the consideration of confidential items for discussion, decision or noting and resolve, pursuant to Regulation 27 of the Planning and Development (Western Australian Planning Commission) Regulations 2024, that the meeting be closed to members of the public as the remaining agenda items raise matters outlined in regulation 4(2) and require confidentiality due to the recommendations submitted to the Minister; legally and commercially sensitive material; and enable free and unfettered debate on strategic, policy and governance directions pending their confirmation and formal release.

The motion was put and carried

The Deputy Chairperson declared a break at 11:20 am.

The meeting resumed at 11:28 am.

4.2 Declaration of Planning Control Area – Midland Freight Rail Realignment (RLS/1185)

THIS ITEM IS CONFIDENTIAL

4.3 Declaration of Planning Control Area – Rowley Road (RLS/1191)

THIS ITEM IS CONFIDENTIAL

4.7 MRS Amendment No. 1425 (Standard) – Helena Valley Urban Precinct – Recommendation to the Minister (RLS/1033)

THIS ITEM IS CONFIDENTIAL

4.10 WA Planning Manual - Draft Local Planning Policies Chapter - Approval to Advertise (PLH2022P1623/1)

THIS ITEM IS CONFIDENTIAL

4.13 WAPC Committee Minutes

THIS ITEM IS CONFIDENTIAL

4.1 Declaration of Planning Control Area – Stakehill Road (RLS/1187)

Commissioner Bennett declared an Actual Impartiality on Item 4.1 and left the meeting at 11:32 am.

THIS ITEM IS CONFIDENTIAL

Commissioner Bennett returned to the meeting at 11:33 am.

4.4 Declaration Planning Control Area – Curtin Avenue (North Fremantle) (RLS/1192)

THIS ITEM IS CONFIDENTIAL

4.5 Declaration of Planning Control Area – Stock Road, Bullsbrook (RLS/1188)

Commissioner Bennett declared an Actual Impartiality Interest on Item 4.5 and left the meeting at 11:40 am.

THIS ITEM IS CONFIDENTIAL

Commissioner Bennett returned to the meeting at 11:43 am.

4.8 Design Review Panel Discussion Paper (A14747462)

THIS ITEM IS CONFIDENTIAL

4.9 WAPC Policy Framework Review Update July 2025 (PLH2018P0269)

THIS ITEM IS CONFIDENTIAL

**4.6 MRS Amendment No. 1421 (Standard) - Brabham and Dayton
Urban Precincts - Recommendation to Minister (RLS/1094)**

Commissioners Bennett and Hall declared Actual Impartiality Interests on Item 4.6 and left the meeting at 12:09 pm.

Commissioner Lakey declared an Indirect Pecuniary Interest on Item 4.6 and left the meeting at 12:09 pm.

Commissioner Sandri returned to the meeting at 12:10 pm.

THIS ITEM IS CONFIDENTIAL

Commissioner Sandri left the meeting at 12:16 pm and did not return.

Commissioners Bennett, Hall and Lakey returned to the meeting at 12:16 pm.

**4.11 WAPC Delegation Review Project Stage 2 – Officer Delegations
(WAPC/23/0007)**

THIS ITEM IS CONFIDENTIAL

4.12 Information Report - Western Australian Planning Commission

THIS ITEM IS CONFIDENTIAL

4.14 Precincts WA - Station Precincts – Advice to Minister for Planning

THIS ITEM IS CONFIDENTIAL

5. Urgent or other business

Nil.

6. Meeting conclusion and closure

The next ordinary meeting is scheduled for 9:00 am on Wednesday, 20 August 2025.

There being no further business before the Board, the Chairperson and Deputy Chairperson thanked members for their attendance and declared the meeting closed at 1:20pm.



CHAIRPERSON

28/08/2025.

DATE