



Metro Outer Joint Development Assessment Panel Agenda

Meeting Date and Time: Monday, 10 October 2022; 9:30am
Meeting Number: MOJDAP/200
Meeting Venue: Electronic Means

To connect to the meeting via your computer -
<https://us06web.zoom.us/j/84362039395>

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This DAP meeting will be conducted by electronic means (Zoom) open to the public rather than requiring attendance in person.

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Attendance

DAP Members

Mr Eugene Koltasz (Presiding Member)
Ms Gabriela Poezyn (A/Deputy Presiding Member)
Ms Diana Goldswain (A/Third Specialist Member)
Cr Charlie Zannino (Local Government Member, City of Swan)
Cr Rod Henderson (Local Government Member, City of Swan)

Officers in attendance

Ms Jemma Douglas (Western Australian Planning Commission)

Minute Secretary

Mr Stephen Haimes (DAP Secretariat)

Applicants and Submitters

Mr Lewis Shugar (element)
Mr Rob Kneebone (Water Corporation)

Members of the Public / Media

Nil.

1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declares the meeting open and acknowledges the traditional owners and pay respects to Elders past and present of the land on which the meeting is being held.

This meeting is being conducted by electronic means (Zoom) open to the public. Members are reminded to announce their name and title prior to speaking.

2. Apologies

Ms Karen Hyde (Deputy Presiding Member)
Mr Jason Hick (Third Specialist Member)

3. Members on Leave of Absence

Nil.

4. Noting of Minutes

Signed minutes of previous meetings are available on the [DAP website](#).



5. Declarations of Due Consideration

The Presiding Member notes an addendum to the agenda was published to include details of the recommendation received from the City of Swan for Item 8.1 that was received on 4 October 2022.

The Presiding Member notes an addendum to the agenda was published to include details of the recommendation received from the Department of Water and Environmental Regulation for Item 8.1 that was received on 5 October 2022.

Any member who is not familiar with the substance of any report or other information provided for consideration at the DAP meeting must declare that fact before the meeting considers the matter.

6. Disclosure of Interests

Nil.

7. Deputations and Presentations

- 7.1** Mr Lewis Shugar (element) presenting in support of the recommendation for the application at Item 8.2. The presentation will address support of the approval recommendation and request modifications to condition wording.

The Western Australian Planning Commission may be provided with the opportunity to respond to questions of the panel, as invited by the Presiding Member.

8. Form 1 – Responsible Authority Reports – DAP Applications

8.1 Ellenbrook Sewer District on Various Lots, Whiteman

Development Description:	Proposed Wastewater Pipeline and Pumping Station Upgrades
Applicant:	Mr Lewis Shugar (element)
Owner:	State of WA - Water Corp - WAPC
Responsible Authority:	Western Australian Planning Commission
DAP File No:	DAP/22/02287

9. Form 2 – Responsible Authority Reports – DAP Amendment or Cancellation of Approval

Nil.



10. State Administrative Tribunal Applications and Supreme Court Appeals

Current SAT Applications				
File No. & SAT DR No.	LG Name	Property Location	Application Description	Date Lodged
DAP/18/01543 DR 75/2022	City of Joondalup	Lot 649 (98) O'Mara Boulevard, Iluka	Commercial development	02/05/2022
DAP/22/02148 DR146/2022	City of Rockingham	Lot 53 (No 67) Folly Road, Baldivis	Proposed place of worship (Hindu Temple)	26/08/2022

11. General Business

In accordance with Section 7.3 of the DAP Standing Orders 2020 only the Presiding Member may publicly comment on the operations or determinations of a DAP and other DAP members should not be approached to make comment.

12. Meeting Closure

Addendum to RAR for DAP Application DAP/22/02287) | City of Swan | City of Wanneroo | Water Corporation Proposed Wastewater Pipeline and Pumping Station Upgrades

The following addendum is made to the RAR for DAP application DAP/22/02287 for the proposed wastewater pipeline and pumping station upgrades. The addendum seeks to include the recommendation received from the City of Swan (the City) on 3 October 2022.

The City's raised no objection to the development proposal subject to conditions and advice notes, and identified the following matters in its referral comments:

- The development application does not address and provide details and specifications on how the proponent will reinstate the road to a suitable standard acceptable to the City of Swan;
- The proposed works are in close proximity to Whiteman Park and may impact Black Cockatoo habitat and wetlands;
- Dieback - The proposal has not included information regarding processes to manage Dieback and what methods will be implemented to ensure hygiene procedures are followed. All machinery, soil, mulch, replacement trees and plants need to be certified Dieback free.
- Sediment - Clarification is required to ensure measures are in place to prevent and manage sediment runoff. Sediment curtains should be employed to ensure the protection of Western Swan Tortoise habitat.
- Whiteman Park – Whiteman Park is designated Bush Forever. No works are to impact the vegetation within this area.
- Weed control is required.
- Trees removed are to be replaced at a ratio of three (3) trees planted for each one (1) tree removed with replacement species being similar to those removed or Cockatoo habitat species.

The following conditions and advice notes were recommended:

1. Prior to the commencement of works, a Construction and Environmental Management report is to be submitted to the specifications of the City of Swan and the satisfaction of the Western Australian Planning Commission. The Construction and Environmental Management report is to address and include, but not be limited to, the following matters:
 - a. Geomorphic Wetlands impacts;
 - b. Significant Flora, Threatened Ecological Communities and Vegetation Complexes;
 - c. Quantity and size of trees that will have to be removed;
 - d. Tree reinstatement measures – replacement ratio 3 to each tree replaced (species details and replacement location or offset area).
 - e. Clearing permits where relevant;
 - f. Type of trees to be removed – are there likely to be potential mature trees that are capable of being Carnaby Black Cockatoo habitat;
 - g. Carnaby Black Cockatoo habitat – Breast Height Diameter and risk assessment/management of them being roosting, nesting or feeding habitat;

- h. Tree protection plans and policies for trees that aren't being removed – i.e. boring under the trees or where open trenching is required a differing alignment for the sewer;
 - i. Hygiene measures in place (dieback and weed prevention) – for machinery, imported soil, any revegetation;
 - j. Silt and erosion protection measures– what protection measures are proposed; and
 - k. Aboriginal Sites – appropriate consultation and approvals sorts.
2. Prior to the commencement of works, a 'Temporary or Permanent (Barrier) Road Closure' application is to be submitted to and approved by the City of Swan.
 3. Any City of Swan (asset(s) that are affected by the works are required to be reinstated to the City's specifications and the satisfaction of the Western Australian Planning Commission.

Advice Notes:

1. In reference to Condition 2, please be advised any closure of a road to vehicular traffic must be in accordance with the requirements of Section 3.50 of the *Local Government Act 1995*. A proposed closure in excess of four (4) weeks duration requires the submission of a 'Temporary or Permanent (Barrier) Road Closure' application three (3) months in advance of the proposed works.
2. Works are to comply with the *Environmental Protection (Noise) Regulations 1997*. If any works are scheduled to take place outside the hours 7:00am to 7:00pm Monday to Saturday (excluding Public Holidays) a Noise Management Plan, as per Regulation 13, is to be submitted for the approval of the City of Swan Health Services.

Addendum to RAR for DAP Application DAP/22/02287) | City of Swan | City of Wanneroo | Water Corporation Proposed Wastewater Pipeline and Pumping Station Upgrades

The following addendum is made to the RAR for DAP application DAP/22/02287 for the proposed wastewater pipeline and pumping station upgrades. The addendum seeks to include the recommendation received from the Department of Water and Environmental Regulation (DWER) on 5 October 2022.

DWER's Swan Avon Region Division identified the following matters in its referral comments:

- The pressurised sewerage pipeline from Barrambie Way Sewerage Pumping Station in Ellenbrook to the Gnangara Branch Sewer in Wangara is located within a Priority 1 (P1) area of the Gnangara Underground Water Pollution Control Area. The pipeline will also intersect multiple existing Water Corporation drinking water production bores and their wellhead protection zones.
- According to the Department's *Water quality protection note no. 25: Land use compatibility tables for public drinking water source areas* (WQPN 25), pressurised sewerage pipelines are incompatible within a P1 area. However, the proposed sewerage pipeline is consistent with a planning strategy endorsed by WAPC as it will allow servicing of growth areas in Ellenbrook that are recognised in the WAPC's Perth & Peel @ 3.5 million frameworks. Furthermore, the Water Corporation has previously demonstrated to DWER that:
 - alternative routes for the sewerage pipeline would pose greater risks to drinking water quality,
 - the risks to drinking water bores are manageable through design measures and best management practices, and
 - the affected bores will be taken offline during construction and commissioning stages.
- DWER supports the proposal under the special circumstances provision of WQPN 25.
- Licences for dewatering have been issued for the project.
- The Water Corporation holds a state-wide clearing permit (CPS 185/9) which allows the clearing of native vegetation for new water services infrastructure (among other purposes), subject to conditions. It is noted that the proposed clearing will be undertaken in accordance with CPS 185/9. A copy of the clearing permit and associated decision report can be obtained from <https://ftp.dwer.wa.gov.au/permit/>

The following Conditions are recommended by DWER:

1. *Prior to the commencement of works, a Water Management Plan is to be prepared and approved by the Department of Water and Environmental Regulation, which addresses how all construction activity risks to drinking water quality will be managed. This will include risks from laydown areas during construction, reporting of any spillages and risks from any firefighting foams that may be used.*

DWER's Contaminated Sites Division identified the following matters in its referral comments:

- As per the requirements under section 58(6)(b) of the Contaminated Sites Act 2003 (CS Act), advice is required as to the suitability of the land for the proposed development.
- A portion of State Forrest No. 65 (PIN 11498130), a portion of Lot 811 on Deposited Plan 405371 (PIN 12244810) and the section of Gnangara Road that lies between these lots were first classified under the CS Act as possibly contaminated – investigation required on 6 July 2007.
- This classification was based on several soil and groundwater investigations undertaken due to the former use of State Forrest No. 65 as a liquid waste disposal facility. The investigations found nutrients, metals and hydrocarbons were present in the groundwater, and that residual organic wastes, metals and hydrocarbons were present in the soils at the former waste facility footprint.
- DWER does not anticipate that the proposed development will intersect the impacted soils in State Forrest No. 65, though potentially, impacted groundwater maybe encountered along the Gnangara Road alignment.
- Based on available information the site is considered suitable for the proposed sewer development. Therefore, DWER has no objection to the proposed development of the site and recommends that the approval should not include a contamination condition.
- However, given the risks associated with the potential disturbance of impacted groundwater DWER recommends that a related advice note is applied to any approval granted.
- The remaining Lots subject to application number 21-50794-1 have not been reported as known or suspected contaminated sites under the CS Act.
- Acid sulfate soil risk mapping shows that portions of the proposed development lie within areas identified as having a moderate to low risk of acid sulfate soils occurring within three metres of the natural soil surface.
- As the proposed development works have the potential to disturb acid sulfate soils, DWER recommends a related advice not be applied to any approval granted.

The following Advice Notes are recommended by DWER:

1. *Potentially impacted groundwater may be encountered on and between Lot 811, State Forrest No. 65 and Gnangara Road in the vicinity of the junction with the Perth – Darwin Highway. Any intersection with the groundwater in this location must be managed appropriately. Groundwater extracted from this location tested to confirm remediation (prior to discharge back to local area) or disposal requirements.*

An appropriate occupational health and safety plan should be adopted to protect workers that may intersect with groundwater in this location.

2. *Acid sulfate soils (ASS) risk mapping indicates that the site is located within an area identified as representing a low to moderate risk of ASS occurring within 3 metres of the natural soil surface. Please refer to Department of Water and Environmental Regulation's acid sulfate soil guidelines for information to assist with the management of ground and/or groundwater disturbing works. <https://www.der.wa.gov.au/your-environment/acid-sulfate-soils/69-acidsulfatesoils-guidelines>.*



Presentation Request Form

[Regulation 40\(3\)](#) and [DAP Standing Orders 2020](#) cl. 3.5

Must be submitted at least 72 hours (3 ordinary days) before the meeting

Presentation Request Guidelines

Persons interested in presenting to a DAP must first consider whether their concern has been adequately addressed in the responsible authority report or other submissions. Your request will be determined by the Presiding Member based on individual merit and likely contribution to assist the DAP's consideration and determination of the application.

Presentations are not to exceed **5 minutes**. It is important to note that the presentation content will be **published on the DAP website** as part of the meeting agenda.

Please complete a separate form for each presenter and submit to daps@dplh.wa.gov.au

Presenter Details

Name	Lewis Shugar
Company (if applicable)	element
Please identify if you have any special requirements:	YES ☐ NO ☒ If yes, please state any accessibility or special requirements: Click or tap here to enter text.

Meeting Details

DAP Name	Metro Outer Joint Development Assessment Panel
Meeting Date	10 October 2022
DAP Application Number	DAP/22/02287
Property Location	Various Lots, Whiteman
Agenda Item Number	8.1

Presentation Details

I have read the contents of the report contained in the Agenda and note that my presentation content will be published as part of the Agenda:	YES ☒
Is the presentation in support of or against the <u>report recommendation</u> ? (<i>contained within the Agenda</i>)	SUPPORT ☒ AGAINST ☐
Is the presentation in support of or against the <u>proposed development</u> ?	SUPPORT ☒ AGAINST ☐
Will the presentation require power-point facilities?	YES ☐ NO ☒ If yes, please attach



Presentation Content*

These details may be circulated to the local government and applicant if deemed necessary by the Presiding Member. Handouts or power points will not be accepted on the day.

Brief sentence summary for inclusion on the Agenda	<i>The presentation will address:</i> Presenting in support of approval recommendation and requesting modifications to condition wording.
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In accordance with Clause 3.5.2 of the [DAP Standing Orders](#), your presentation request must also be accompanied with a written document detailing the content of your presentation.

Please attach detailed content of presentation or provide below:

Speaking in support of approval recommendation.

Providing brief background to project purpose, design considerations and stakeholder involvement.

Requesting modification to recommended conditions as follows:

Responsible Authority Report Conditions

2. All stormwater shall be collected and retained on site and erosion shall be managed so that sand is not deposited on road reserves.

Request that condition 2 be included as an advice note as it relates to the construction period only.

4. Where the proposed wastewater pipeline and associated infrastructure is located outside of existing easement boundaries or road reserves, easements in accordance with Sections 195 and 196 of the Land Administration Act 1997, for the benefit of Water Corporation, are to be placed on the certificate(s) of title. The easement(s) shall specify access rights, and be included on diagram or plan of survey (deposited plan).

Request that condition 4 be deleted or included as an advice note. Water Corporation will need to ensure easements are in place for protection or access purposes and this is covered under separate legislation that is not relevant to this planning approval.

Addendum – City of Swan Conditions

1. Prior to the commencement of works, a Construction and Environmental Management report is to be submitted to the specifications of the City of Swan and the satisfaction of the Western Australian Planning Commission. The Construction and Environmental Management report is to address and include, but not be limited to, the following matters:

- a. Geomorphic Wetlands impacts;*
- b. Significant Flora, Threatened Ecological Communities and Vegetation Complexes;*
- c. Quantity and size of trees that will have to be removed;*
- d. Tree reinstatement measures – replacement ratio 3 to each tree replaced (species details and replacement location or offset area).*
- e. Clearing permits where relevant;*



f. Type of trees to be removed – are there likely to be potential mature trees that are capable of being Carnaby Black Cockatoo habitat;

g. Carnaby Black Cockatoo habitat – Breast Height Diameter and risk assessment/management of them being roosting, nesting or feeding habitat;

h. Tree protection plans and policies for trees that aren't being removed – i.e. boring under the trees or where open trenching is required a differing alignment for the sewer;

i. Hygiene measures in place (dieback and weed prevention) – for machinery, imported soil, any revegetation;

j. Silt and erosion protection measures– what protection measures are proposed; and

k. Aboriginal Sites – appropriate consultation and approvals sorts.

Request that condition not be imposed. The above matters have already been addressed or are required to be addressed through separate legislation. The project has been referred to EPA, who have had regard to environmental impacts. Water Corporation have a statewide clearing permit that allows for certain clearing works to occur and this includes specific criteria around revegetation works required.

A Construction Environmental Management Plan will be prepared and implemented through the construction phase of the project. This can be provided to the City of Swan for information purposes.

If the condition is to be imposed, it is respected that it be reworded as follows:

A Construction Environmental Management Plan shall be prepared and submitted to the City of Swan and Department of Water and Environment Regulation for information. The development is to be constructed in accordance with the Construction Environmental Management Plan to the satisfaction Western Australian Planning Commission.

Addendum – DWER

1. Prior to the commencement of works, a Water Management Plan is to be prepared and approved by the Department of Water and Environmental Regulation, which addresses how all construction activity risks to drinking water quality will be managed. This will include risks from laydown areas during construction, reporting of any spillages and risks from any firefighting foams that may be used.

Request that condition not be imposed. Can be covered through the modified CEMP condition discussed above.



Government of **Western Australia**
Development Assessment Panels

PROPOSED WASTEWATER PIPELINE AND PUMPING STATION UPGRADES

Form 1 – Responsible Authority Report (Regulation 12)

DAP Name:	Metro Outer JDAP	
Local Government Area:	City of Swan and City of Wanneroo	
Applicant:	Element	
Owner:	Water Corporation Main Roads Western Australia State of Western Australia Western Australian Planning Commission City of Wanneroo	
Value of Development:	\$36 million ☒ Mandatory (Regulation 5) ☐ Opt In (Regulation 6)	
Responsible Authority:	Western Australian Planning Commission	
Authorising Officer:	A/Planning Director – Land Use Planning	
WAPC Reference:	21-50794-1	
DAP File No:	DAP-573/2022	
Application Received Date:	12 August 2022	
Report Due Date:	27 September 2022	
Application Statutory Process Timeframe:	60 Days	
Attachment(s):	1. Development Plans 2. Zoning Plan	
Is the Responsible Authority Recommendation the same as the Officer Recommendation?	☐ Yes	Complete Responsible Authority Recommendation section
	☒ N/A	
	☐ No	Complete Responsible Authority and Officer Recommendation sections

Responsible Authority Recommendation

That the Metro Outer JDAP resolves to:

- Approve** DAP Application reference DAP-573/2022 and accompanying plans (Attachment 1) in accordance with the provisions of Metropolitan Region Scheme, subject to the following conditions:

Conditions

- This decision constitutes planning approval only and is valid for a period of 4 years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.
- All stormwater shall be collected and retained on site and erosion shall be managed so that sand is not deposited on road reserves.

3. The proponent shall ensure that the development of the wastewater pipeline maintains appropriate separation to existing local government owned infrastructure. Any damage to owned or managed asset is to be remediated, to the specifications of the local government and the satisfaction of the Western Australian Planning Commission.
4. Where the proposed wastewater pipeline and associated infrastructure is located outside of existing easement boundaries or road reserves, easements in accordance with Sections 195 and 196 of the Land Administration Act 1997, for the benefit of Water Corporation, are to be placed on the certificate(s) of title. The easement(s) shall specify access rights, and be included on diagram or plan of survey (deposited plan).

Advice Notes

1. The applicant is advised to comply with Main Roads Works by Others conditional approval reference 05/2148-02 / D21#866247 dated 1 September 2021.
2. The applicant is advised to liaise with METRONET regarding potential interface with the existing Morley Ellenbrook Line Project (MELCONN) on the eastern portion of the proposed (Gnangara Road east of Tonkin Highway through to Drumpellier Drive intersection).
3. The applicant is advised that the wastewater pipeline design should take into account the future road alignment and widening of Gnangara Road.
4. The applicant is advised that, further to Condition 3, the City of Wanneroo requests the details of reinstatement standards and construction practices, including but not limited to:
 - a. The details of road pavement finish, concrete kerbing, compaction and bitumen resurfacing, to be in accordance with the relevant Australian Standards and City of Wanneroo guidelines;
 - b. Construction drawings outlining the location of the proposed pipeline alignment, road carriageway, kerbing, road drainage systems, traffic islands, roundabouts and road pavement markings. The extent of road resurfacing will be required for the approval of the City prior to works commencing;
 - c. The details of the reinstatement of intersection and road sections including kerbing, road drainage, traffic islands, roundabouts and road pavement markings, to the satisfaction of the City;
 - d. As constructed drawings detailing the location of intersection and road carriageway treatments including traffic islands, storm water drainage and road pavement markings; and
 - e. Details regarding the source of any water required for establishing reinstated turf, trees and garden beds noting the City only has limited allocation.
5. The applicant is advised that the proposed works fall within the WAPC Draft Development Control 4.3 Trigger Distance for ATCO Infrastructure. Any sensitive land use or high density community use developments within this Trigger Distance of a Critical High Pressure Gas Pipeline requires further consultation with ATCO prior to preliminary designs being finalised. Please consider the WAPC's draft DC4.3 and also the site: PlanWA for development planning.
6. The applicant is advised of the following points from ATCO:

- a. ATCO identifies that the proposed future development may require additional safety measures to be considered, identified and in place for the high pressure gas pipeline risk mitigation.
- b. Anyone proposing to carry out construction or excavation works within 15 metres of the Critical Asset Infrastructure must contact 'Before You Dig Australia' (www.byda.com.au) to determine the location of the 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>. Notification for the works must be submitted to ATCO via the [online web portal](#).
- c. Future construction and any proposed access roads across the ATCO Critical Asset Gas Mains (including proposed roads and road upgrades) 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>

Details: outline of development application

Region Scheme	Metropolitan Region Scheme
Region Scheme - Zone/Reserve	State Forest Number 65 State Forests Lot 100 (No.40) Public Purposes Barrambie Way, Reserve – Water Whiteman Authority of WA Drumpellier Drive and Primary Regional Road Tonkin Highway Reserve Lot 600 Public Purposes Reserve – Special Uses Lot 811 (No.233) Parks and Recreation Drumpellier Drive, Reserve Whiteman Gnangara Road (2km Other Regional Road west of Tonkin Highway) Reserve Lot 527 and 805 Parks and Recreation Reserve Hartman Drive Other Regional Road Reserve Lot 96 Lord Street, Urban Whiteman (Laydown Area)
Local Planning Scheme	City of Swan Local Planning Scheme No.17 City of Wanneroo District Planning Scheme No.2
Local Planning Scheme - Zone/Reserve	Local Planning Scheme No.17 – Residential Development District Planning Scheme No.2 – Urban Development, General Industrial, Service Industrial
Use Class and permissibility:	N/A

Lot Size:	N/A
Existing Land Use:	N/A
State Heritage Register	No
Local Heritage	☒ N/A ☐ Heritage List ☐ Heritage Area
Design Review	☒ N/A ☐ Local Design Review Panel ☐ State Design Review Panel ☐ Other
Bushfire Prone Area	Yes
Swan River Trust Area	No

Proposal:

The proposed development seeks approval for minor upgrades to the Barrambie Way wastewater pumping station and the construction of a 14.2km wastewater pressure main to support existing and future residential and commercial developments across the northern metropolitan region. The proposal seeks to alleviate capacity issues associated with population growth in Ellenbrook, Bullsbrook and Upper Swan by constructing a new wastewater pipeline through the suburbs of Henley Brook, Whiteman, Cullacabardee, Landsdale and Wangara.

The proposed wastewater pipeline will run in a westerly direction beginning at the existing wastewater pumping station at Lot 100 (No.40) Barrambie Way, Whiteman. The pipeline will progress within and adjacent to Gnangara Road for the majority of its alignment prior to traversing through the Wangara Industrial Park. The wastewater pipeline will terminate at the intersection of Parri Road and Rigali Way where it will connect to the existing wastewater pipeline infrastructure.

Specifically, the development will include the following:

- Upgrades to the Barrambie Way wastewater pumping station including removing and replacing the existing pumps and pipework to support new pipeline infrastructure and upgrading the existing power supply to facilitate larger pumps;
- Installation of 6km of 900mm wastewater pressure main and two 8.2km long 600mm wastewater pressure mains;
- Associated site offices and laydown area at No.96 Lord Street, Whiteman for the duration of the project to store construction equipment and materials and provide for the ongoing coordination of construction activities (**Attachment 1 – Development Plans and Applicant Report**).

The works are located predominantly within the Gnangara Road Other Regional Road reserve with the majority of the project being located underground. It is proposed that works will be completed via both open trenches and micro tunnelling construction methods to avoid traffic impacts as far as practical.

Background:

The Water Corporation is deemed an 'Agent of the Crown' under section 137(1) of the *Water Services Act 2012* and accordingly are exempt from the requirement to obtain planning approval for public works under the City of Swan Local Planning Scheme

No.17 and the City of Wanneroo District Planning Scheme No.2. This is consistent with section 6 of the *Planning and Development Act 2005* (the Act) and *Planning Bulletin 94 - Approval Requirements for Public Works and Development by Public Authorities*. Section 6 of the Act gives 'public authorities' the power to undertake a 'public work' or take land for the purposes of that public work, without obtaining development approval from the responsible authority under the relevant local planning scheme.

Due to the length of the pipeline works proposed, the proposed development affects a range of Metropolitan Region Scheme (MRS) reserves including Primary Regional Road, Other Regional Roads, Parks and Recreation, State Forests and Public Purpose reserves noting that a substantial portion of the proposed works within road reserves are exempt from requiring development approval. The proposal also includes land which is zoned 'Urban' under the MRS for the purpose of the dedicated site offices and laydown area (**Attachment 2 - Zoning Plan**).

It is noted that the proponent considered a several alternative design options for the project. The alignment proposed was chosen in consultation with stakeholders.

Legislation and Policy:

Legislation

Planning and Development Act 2005
Planning and Development (Development Assessment Panels) Regulations 2011
Metropolitan Region Scheme

State Government Policies

SPP 2.0 - Environment and Natural Resources
SPP 2.2 – Gnamptara Groundwater Protection
SPP 2.7 – Public Drinking Water Source
SPP 2.8 - Bushland Policy for Perth Metropolitan Region

Structure Plans/Activity Centre Plans

Nil.

Local Policies

Nil.

Consultation:

Public Consultation

Public consultation was not undertaken by the City of Swan or the City of Wanneroo as part of this development application. It is understood that, in accordance with its legislative requirements, the Water Corporation undertook stakeholder and community consultation prior to the lodgement of the development application. This process involved the provision of letters and copies of the Notice of Proposal to all stakeholders with properties in the near vicinity to the proposed works, and allowed stakeholders to respond with comments or objections within a 30-day period.

Referrals/consultation with Government/Service Agencies

The following table is a summary of comments received from Government/Service agencies as part of the application process:

Agency	Comments
City of Wanneroo	Support subject to conditions.
City of Swan	No response received at the time of report writing.
METRONET	No comments.
Main Roads WA (MRWA)	No objection subject to advice notes.
Public Transport Authority (PTA)	PTA advised that the applicant will be required to gain PTA third part approval before works can commence in accordance with PTA Document 8103-400-004.
Department of Transport	No objection noting the applicant has engaged with Main Roads WA and the Public Transport Authority directly.
Department of Biodiversity, Conservation and Attractions (DBCA)	Noted that portions of the proposed wastewater pipeline are within the Gnangara-Moore River State Forest (State Forest 65). Water Corporation has liaised extensively with DBCA during the alignment definition and pre-approval stages of the project which has resulted in an alignment which DBCA considers minimises the impact to the recreational and operational values of State Forest 65. Proposal has received separate approval from DBCA under the <i>Conservation and Land Management Act 1984</i> . No additional conditions required.
Department of Water and Environmental Regulation (DWER)	No referral response received at the time of report writing. It is noted that the proponent consulted with DWER and the Environmental Protection Authority (the EPA) as part of their stakeholder engagement process prior to lodgement of the application.
APA Group	No objection or comments.
ATCO Gas	No objections subject to advice notes.
Office of the Government Architect	No comments.
Department of Planning, Lands and Heritage – Infrastructure Planning and Policy	No objection subject to the works not interfering with the ability of Gnangara Road to continue to function as a regional road.
Department of Planning, Lands and Heritage – Aboriginal Heritage Operations	No approvals required for works in accordance with <i>Aboriginal Heritage Act 1972</i> .
Department of Planning, Lands and Heritage – Heritage and Property Services	No comments.

Department of Planning, Lands and Heritage – Land Use Management	No objections.
Department of Mines, Industry Regulation and Safety	No objections.

Planning Assessment:

Clause 30 of the MRS requires the WAPC to have regard to the following factors when determining development applications:

- *the purpose for which the land is zoned or reserved under the MRS;*
- *the orderly and proper planning of the locality; and*
- *the preservation of the amenities of the locality.*

As the proposed works which relate to essential sewer infrastructure are predominantly to be located underground, it is considered that the development will not prejudice the purpose for which the affected land is zoned and reserved under the MRS. It is noted that the proposed pipeline alignment was referred by the proponent to the EPA. In this regard, the EPA considered that the likely environmental impacts of the proposal were not significant to warrant formal assessment. Furthermore, DBCA advised that the proposal has been assessed through its Disturbance Assessment System and approval has been granted to install the pipeline and undertake the necessary disturbance works within the State Forest.

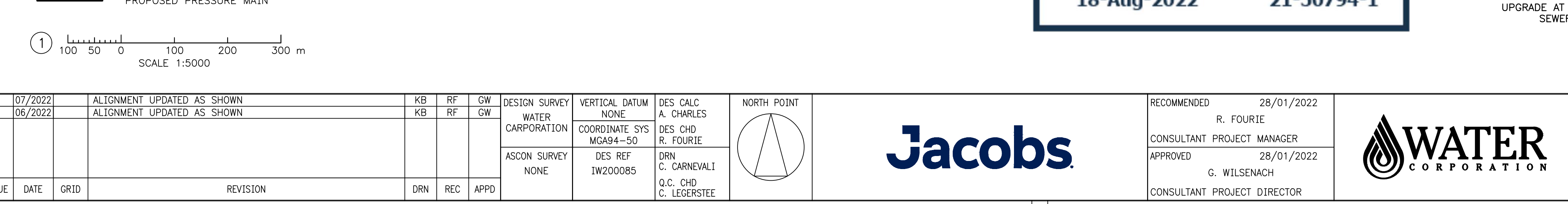
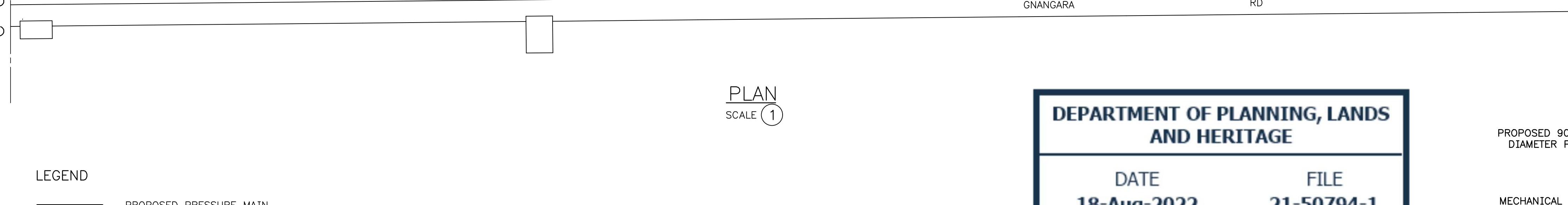
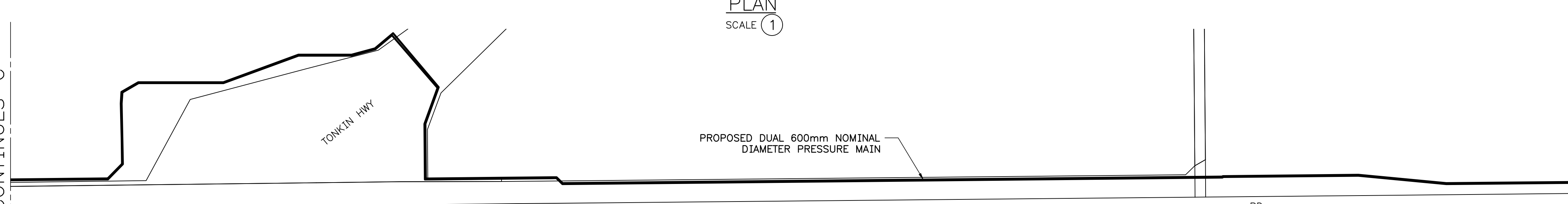
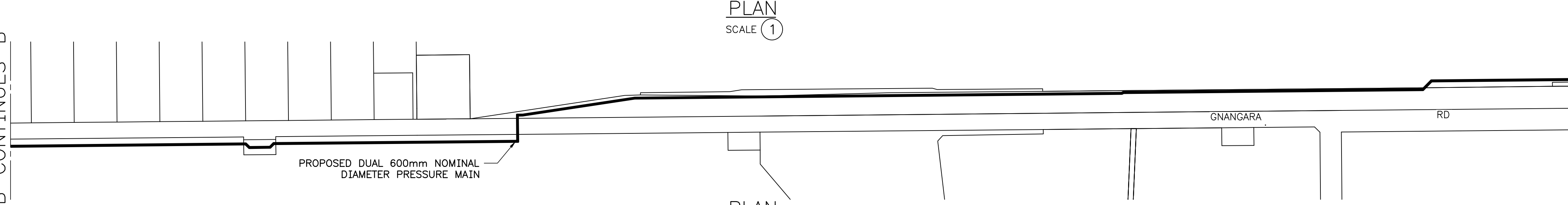
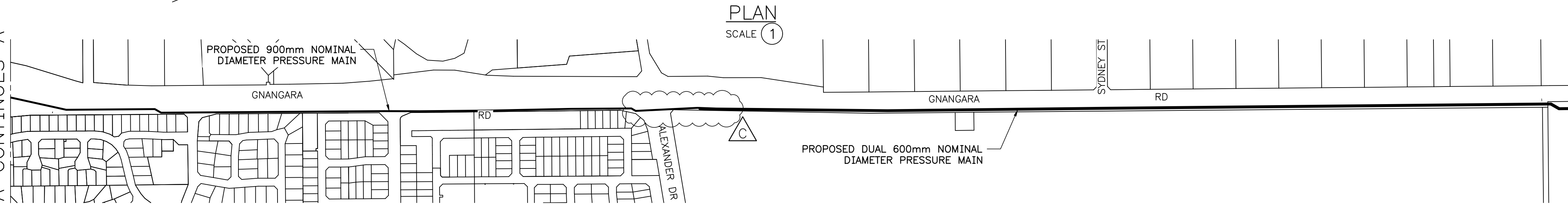
Given the critical nature of the proposed works, the proposal is considered to be consistent with the orderly and proper planning of the locality and is unlikely to have a significant impact on the amenity of the locality. The proposed public works constitute essential infrastructure and will facilitate the growth of the north-eastern corridor to the benefit of the wider community and are therefore supported.

Conclusion:

Having regard to the nature of the proposed works, the proposal is considered to be consistent with the purposes for which the affected land is zoned and reserved under the MRS and with the orderly and proper planning of the locality. The application is recommended for approval.

ELLENBROOK SEWER DISTRICT UPGRADES - CITY OF SWAN, CITY OF WANNEROO

NOTICE OF PROPOSAL TO WORK TO CONSTRUCT A 900mm AND DUAL 600mm NOMINAL DIAMETER PRESSURE MAIN AND UPGRADE THE EXISTING PUMPING STATION



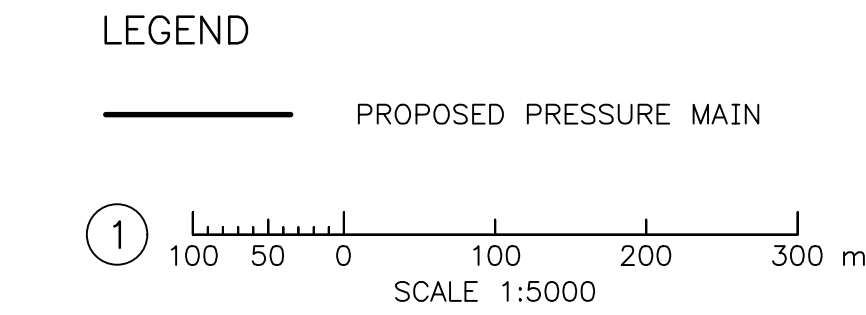
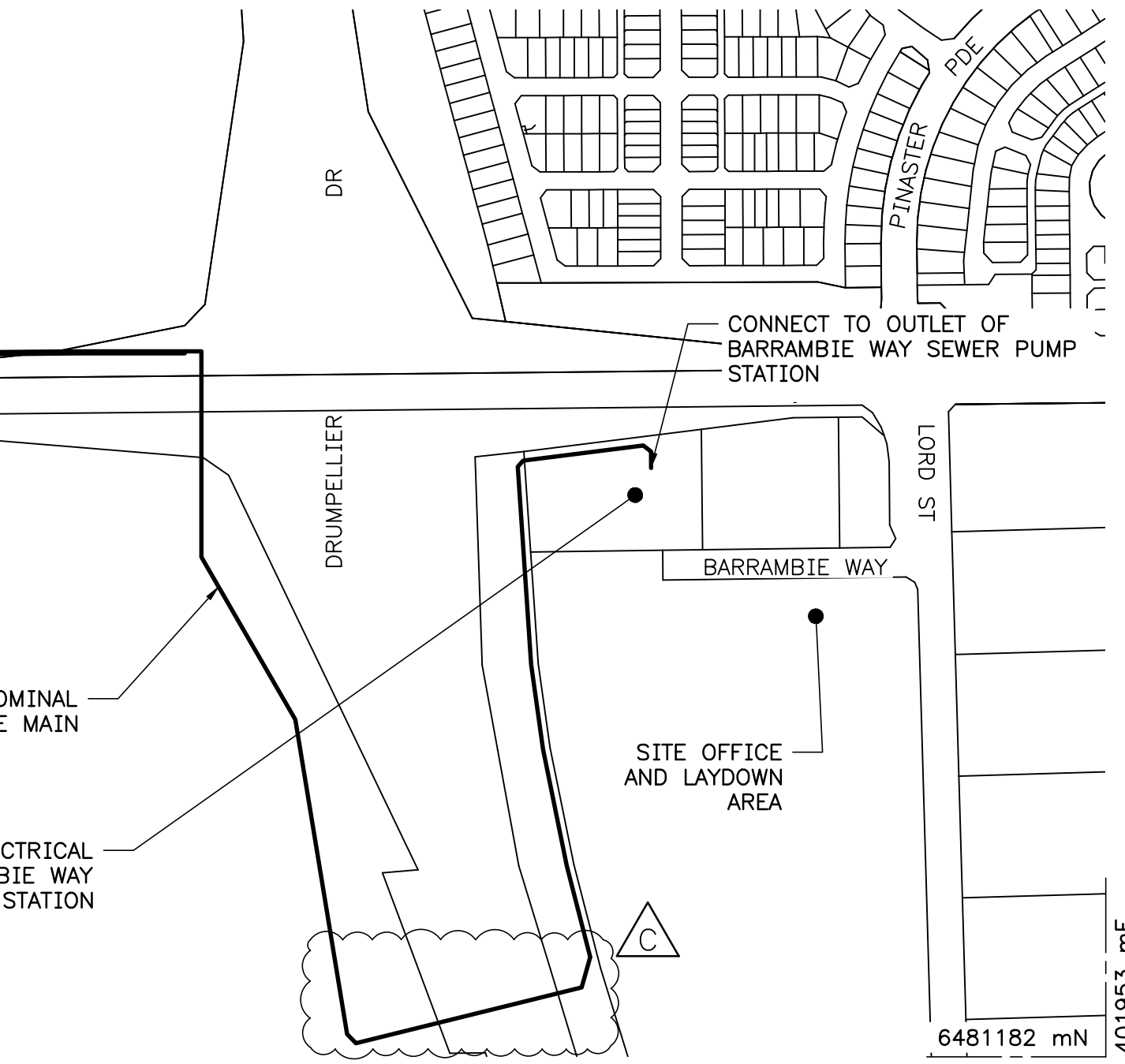
To support the growth of the Ellenbrook Sewer District, it is proposed to construct a new pressure main to transport wastewater from the Barrambie Way sewer pump station to the Gngangara Branch Sewer. The proposed pressure main will consist of approximately 6.0 km of 900mm diameter polyethylene pipe and 8.2 km of dual 600mm diameter polyethylene pipe.

The proposed pressure main will be constructed below-ground generally by open trench excavation with trenchless technology to be used to cross Gngangara Road, Alexander Drive, Mirrabooka Avenue, Attwell Street and Hartman Drive. Existing culverts will be utilised to cross Drumpellier Drive and Tonkin Highway.

The existing pump station will be upgraded to enable use of the new pressure main. This will consist of mechanical and electrical works within the existing pump station site.

The proposed work is scheduled to commence in the first half of 2023.

Further project information may also be obtained by contacting the Project Manager, Mr Rob Kneebone, on 0432217121, during office hours. Objections to the proposed work will be considered if lodged in writing, and addressed to the Project Manager (Water Corporation, PO Box 100, LEEDERVILLE WA 6902) within 21 days of the date of issue of the accompanying letter.



DEPARTMENT OF PLANNING, LANDS AND HERITAGE

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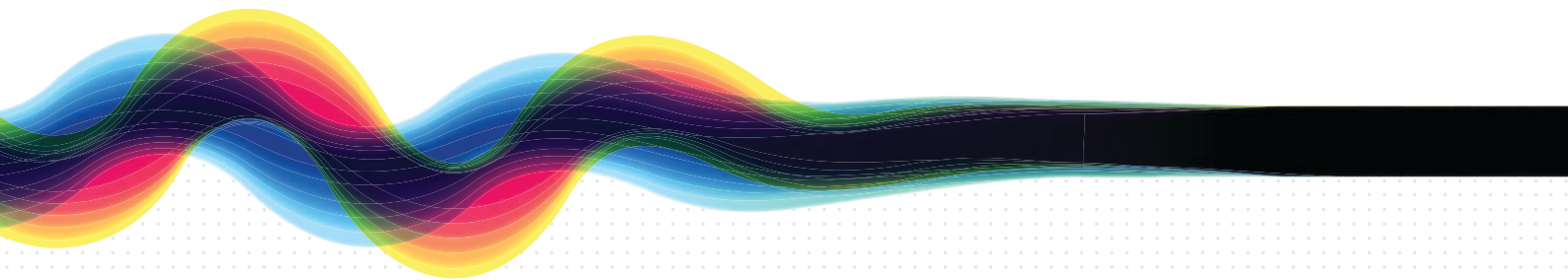
C	07/2022		ALIGNMENT UPDATED AS SHOWN	KB	RF	GW	DESIGN SURVEY WATER CORPORATION ASCON SURVEY NONE	VERTICAL DATUM NONE	DES CALC A. CHARLES DES CHD R. FOURIE			RECOMMENDED 28/01/2022 R. FOURIE CONSULTANT PROJECT MANAGER		METROPOLITAN WASTEWATER ELLENBROOK MAIN PUMP STATION – BARRAMBIE WY (LORD ST) & PM PREREQUISITES TO WORKS NOTICE OF PROPOSAL – MAJOR WORKS			ORIGINAL SHEET SIZE
B	06/2022		ALIGNMENT UPDATED AS SHOWN	KB	RF	GW		COORDINATE SYS MGA94–50	DRN C. CARNEVALI Q.C. CHD C. LEGERSTEE			A 1					
ISSUE	DATE	GRID	REVISION	DRN	REC	APPD						APPROVED 28/01/2022 G. WILSENACH CONSULTANT PROJECT DIRECTOR		FILE PROJECT C–S00854	PLAN EU20–0–4	CAD C	ISSUE MF

Wastewater Infrastructure Upgrades

Ellenbrook Sewer District Upgrades

Prepared for Water Corporation– Development Application – City of Wanneroo and City of Swan

August 2022 | 21-418



We acknowledge the Whadjuk people of the Noongar nation as traditional owners of the land on which we live and work.

We acknowledge and respect their enduring culture, their contribution to the life of this city, and Elders, past and present.

Document ID: /Volumes/Graphics/2021/21-418 - Whiteman, 40 Barrambie Way - Ellenbrook Sewer District Upgrades/Report/July 2022/00 InDesign Report/02 Final/00 InDesign

Issue	Date	Status	Prepared by	Approved by	Graphics	File
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2	03.08.22	Final	Connor Porter-Wilkinson	Lewis Shugar	SA	F1

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Background

The City of Swan and the City of Wanneroo have seen significant population growth and urban expansion in recent years providing future communities with affordable living, a diverse mixture of housing, recreation and employment opportunities. The expansion and development of multiple residential estates within these local government areas has placed pressure on existing essential service infrastructure and as a result, infrastructure upgrades are required to improve the capacity of public utility services provided to the community.

Ongoing urban development and particularly population growth in Ellenbrook as well as in Upper Swan (Clementine) and Bullsbrook (Kingsford) are the main driver of this project. In 1995, residential development in Ellenbrook commenced and is continuing to occur at a substantial rate. Ellenbrook's population has grown from approximately 22,000 in 2016, to 48,000 in 2019, and is forecast to reach a population of over 70,000 people by 2036.

To alleviate capacity issues, Water Corporation are proposing to construct a 13.2km length of wastewater pipeline in the suburbs of Henley Brook, Whiteman, Cullacabardee, Landsdale and Wangara. The construction of the pipeline will be entirely underground and largely located within road reserves. Additionally, upgrades to an existing wastewater pumping station located at Lot 100 (No. 40) Barrambie Way, Whiteman will also take place to support additional flows. The proposed works are expected to commence in the first half of 2023 and take approximately 24 months to complete.

On behalf of Water Corporation, **element** have prepared this report to support the application for development approval that is required under the Metropolitan Region Scheme (MRS) for the construction of wastewater pipeline and storage infrastructure to improve the service and capacity to existing and future residential populations as well as existing and future commercial development.

Development Approval Requirements

Prior to November 2013 the Water Corporation, whilst being a 'public authority' were not considered to have been a 'Section 6' body (Agent of the Crown) under the Planning and Development Act 2005 (PD Act). The gazettal of the Water Services Act, gives power to the following clause within the Water Services Act –

137. Exemption of water service works from certain planning Laws-

A licensee in providing water services works of the kind described in section 136(1), is to be treated as if it were an agent of the Crown for the purposes of the Planning and Development Act 2005 section 6 and, for the purposes, those works are to be regarded as being public works.

This means that Water Corporation are considered to be an 'Agent of the Crown' for the purposes of public works development. Section 3 of the Western Australian Planning Commission (WAPC) Planning Bulletin 94 (PB94) best summarises the way this relates to local planning schemes below –

Section 6 of the PD Act states:

“nothing in this Act interferes with the right of the Crown, or the Governor, or the Government of the state, or a local government-

- a. To undertake, construct or provide any public work; and*
- b. To take land from the purposes of that public work.”*

In general terms, this section gives the bodies referred to in section 6, “section 6 bodies,” the power to undertake a public work or take land for the purposes of that public work without obtaining development approval from the responsible authority under the relevant planning scheme.

This does not however exempt Water Corporation from any applicable Region Scheme approval as per the following text:

Public works under a region planning scheme

Section 5(2) states that a region planning scheme binds the Crown (i.e. all section 6 bodies except local government). This means that the exemption provided by section 6 does not extend to the requirements of a region planning scheme. As such section 6 bodies may be required to apply for approval to commence development, including public works, under a relevant region planning scheme.

If a section 6 body is exempt from requirements of the local planning scheme, but is required to make an application to the WAPC for development approval under the region planning scheme, then the section 6 body must provide the WAPC with evidence that the section 6 body has consulted with the local government as required under section 6(2) and (3) of the PD Act.

Water Corporation is therefore exempt from requiring development approval from both local governments for these public works, however, the proposal still requires approval as the section 6 exemption does not apply to the MRS.

Requirement for Landowner Signature

Where possible, Water Corporation develop facilities within Water Corporation-owned land. However, a number of factors influence the location of required wastewater supply assets, and as such they are occasionally located within private landholdings, in this instance, the proposed infrastructure will locate within a number of landholdings that are owned by Water Corporation along with a number of landholdings that are owned by the State.

The issue of the absence of landowner signatures was the subject of a 2004 Town Planning Appeal Tribunal of WA (TPAT) determination between Water Corporation and the City of Gosnells. The Water Corporation's application for the 'Serpentine Canning Link Water Main' was refused by the City of Gosnells partly on the basis that the various landowners along the proposed pipeline route did not sign the application form. The President of the TPAT found that 'the absence of the owners' signature on the Form 1 does not operate to defeat the application or to lead to the result that the appeal should be dismissed'.

In regard to the TPAT decision it is also noted that the functions of Water Corporation have historically been discharged through the Water Agencies (Powers) Act 1984 (WAP Act). Sections 93 and 94 of the WAP Act required that Water Corporation consult with impacted landowners through the Preliminaries to Works process to resolve any issues or objections before works can commence. The provisions have been carried forward to the current Water Services Act, and the same process is applied to all works undertaken by the Water Corporation.

The public nature of the works, the practicality of obtaining landowner signatures for essential infrastructure and the fact that the WAP Act gives landowners the right of objection both procedurally and substantively is considered sufficient justification for the absence of landowners' signatures on development application forms. This approach to landowner signatures has been accepted previously for various Water Corporation development applications, including the Stirling Trunk Main development application, the Albany and Mount Barker pressure main application and many other large and small scale infrastructure works around the State.

All of these applications have been considered and approved by the relevant authorities and all required development approvals issued under the relevant regional planning scheme. Further information regarding precedent applications determined in this way are able to be supplied upon request.

Development Approval Pathway

Based on the cost of the proposed development being \$36 million the proposed development will be subject to mandatory determination by the Metropolitan Outer Joint Development Assessment Panel (DAP), with the Department of Planning, Lands and Heritage (DPLH) preparing a Responsible Authority Report (RAR).

Project Area Description

Site Context and Property Description

The proposed wastewater pipeline generally runs in a westerly direction, beginning at the existing wastewater pumping station at Lot 100 (No. 40) Barrambie Way, Whiteman. The pipeline will progress within and adjacent to Gngara Road for the majority of its alignment where it will intersect with Drumpellier Drive and Tonkin Highway prior to traversing through the Wangara industrial park. The pipeline will terminate at the intersection of Parri Road and Rigali Way where it will connect to existing wastewater pipeline infrastructure previously approved by the WAPC on 16 October 2020 (WAPC ref: 30-50415-1) and subsequently finished construction February 2022.

This application will involve the installation of pipeline infrastructure along the alignment as previously described. The alignment is vacant of any development and comprises existing road surfaces, verge areas, with minor portions being located within areas containing existing vegetation, which is discussed in further detail below. Minor upgrades to the existing wastewater pumping station located at Lot 100 (No. 40) Barrambie Way, Whiteman are also proposed to take place.

An area of land alongside the existing wastewater pumping station (96 Lord Street, Whiteman) will be utilised as a laydown area throughout the construction of the development. This area of land will also be utilised by MELconnx as a laydown area as part of the Morley-Ellenbrook Line Project (MEL) currently being delivered.

The relevant Certificate of Title details are summarised in the following table, and detailed mapping of the proposed pipeline showing lot boundaries is included within Appendix 2 – Development Plan.

Table 1: Certificate of Title Details

Lot	Plan/Diagram	Volume and Folio	Street Address	Owners
96	22611	2188/877	Lot 96 Lord Street, Whiteman	Western Australian Planning Commission
100	99422	2188/875	40 Barrambie Way, Whiteman	Water Corporation
600	73193	2798/595	Lot 600 On Deposited Plan 73193	Western Australian Planning Commission
811	405371	2925/245	233 Drumpellier Drive, Whiteman	Western Australian Planning Commission
State Forest Number 65				State of Western Australia – Managed by Department of Biodiversity, Conservations and Attractions
527	405371	2925/243	Lot 527 On Deposited Plan 405371	Western Australian Planning Commission
805	404583	2925/357	Lot 805 On Deposited Plan 404583	Water Corporation

Refer to Figure 1 – Location Plan

Refer to Figure 2 – Aerial Plan

Refer to Figure 3 – Site Plan

Refer to Appendix 1 – Certificate of Title

Refer to Appendix 2 – Development Plan

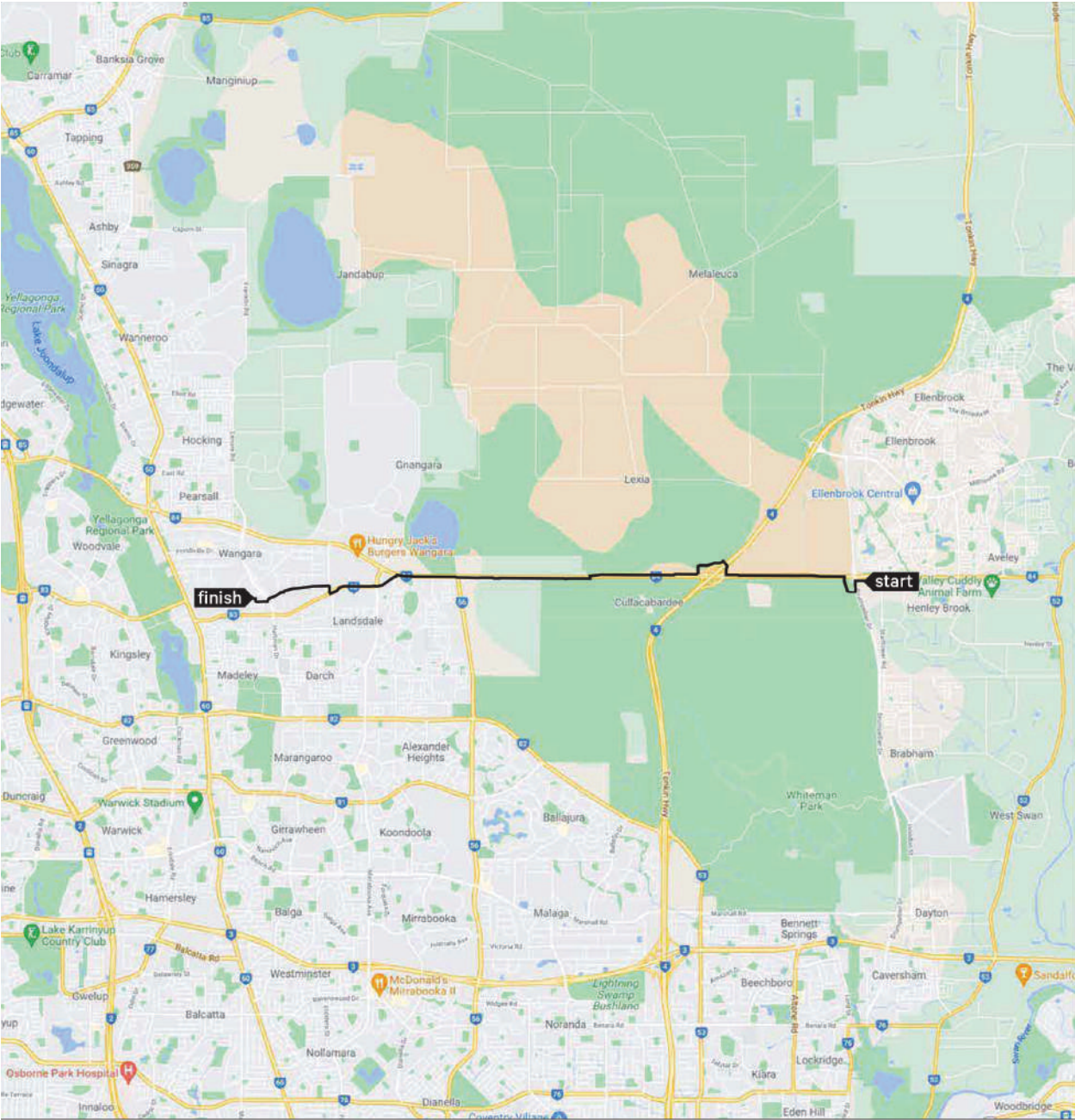
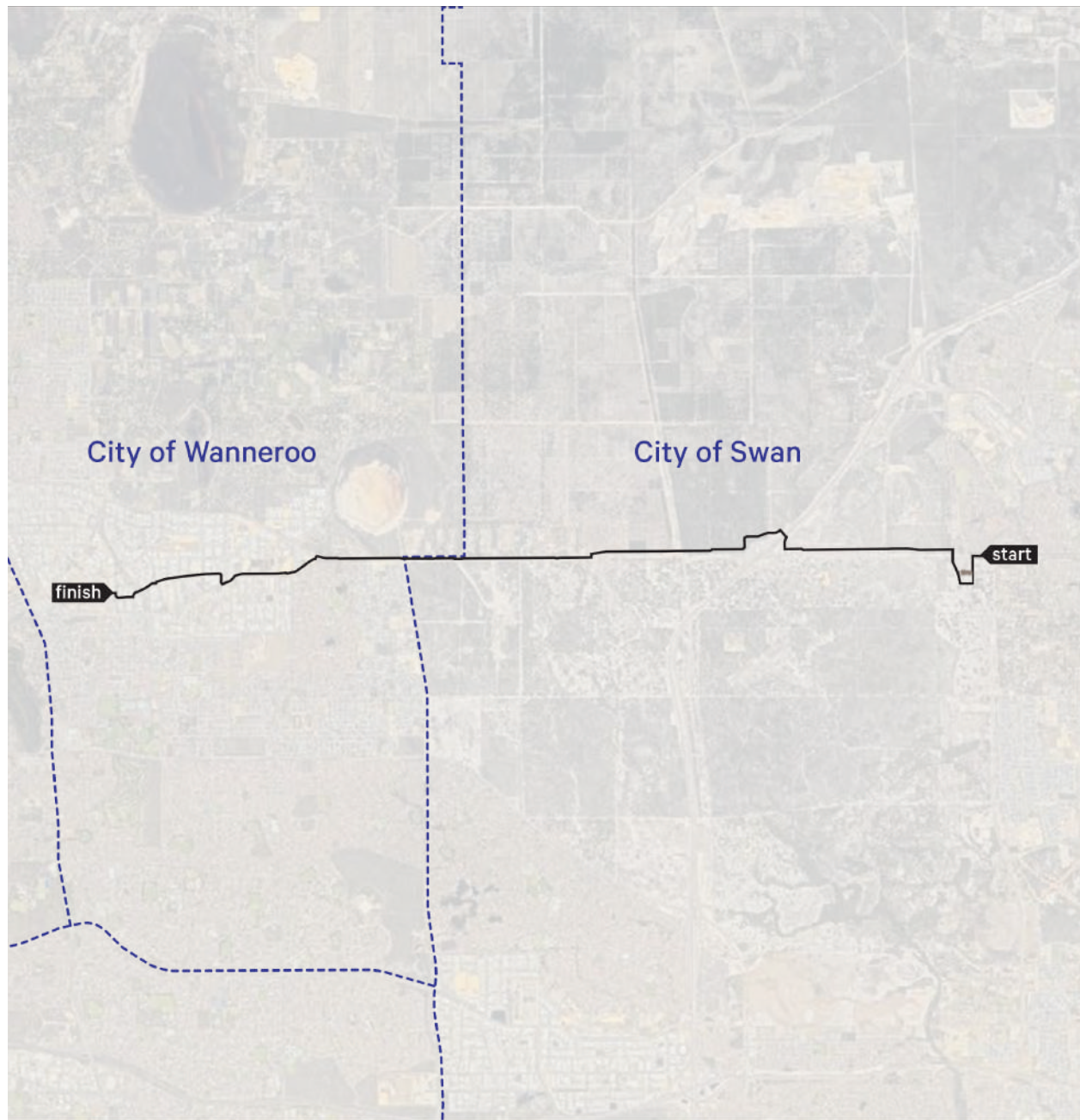


Figure 1. Location Plan



source: spokfish

Figure 2. Aerial Plan

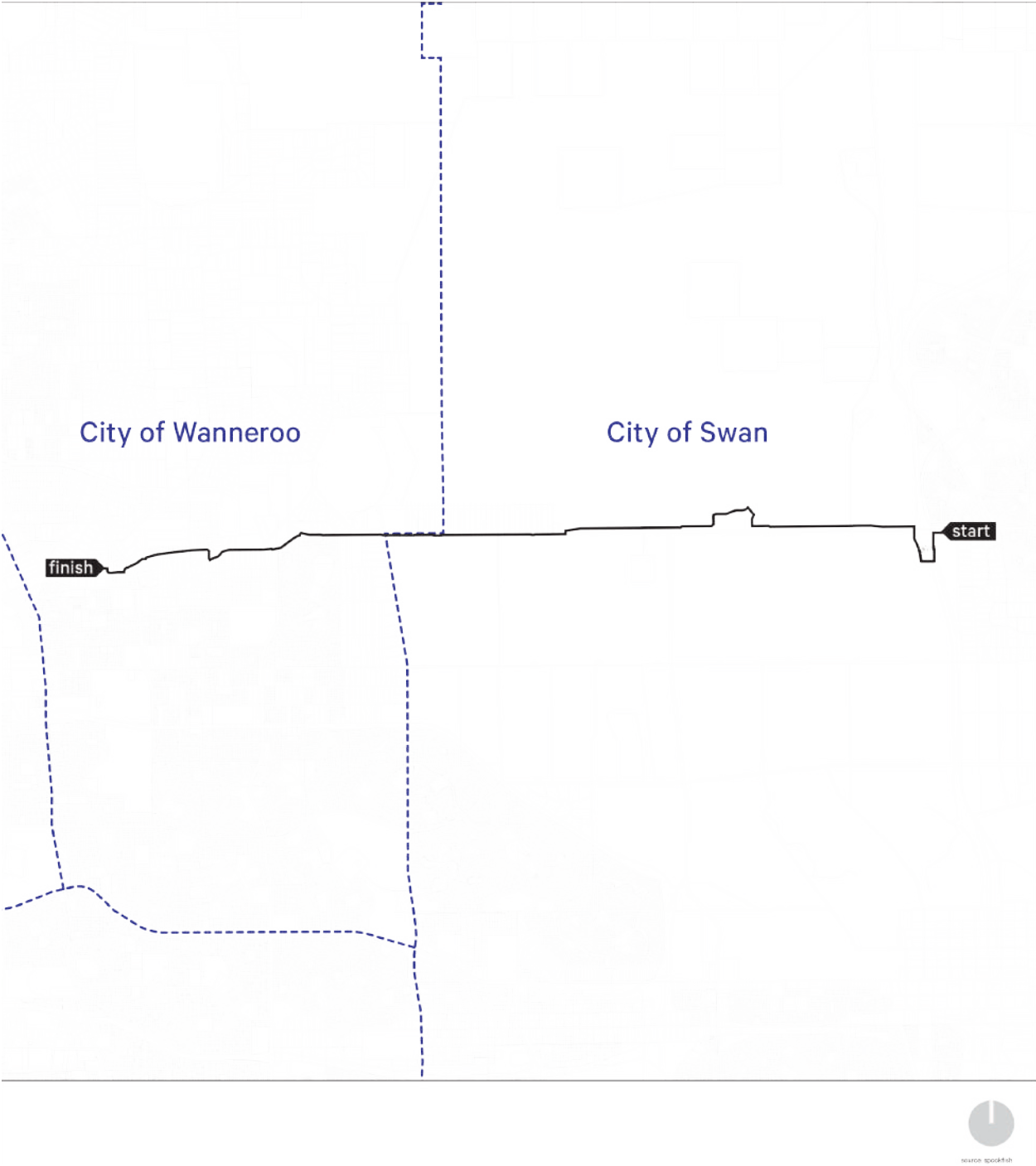


Figure 3. Site Plan

It should be noted that Water Corporation undertake a Preliminaries to Works process separately as a legislative requirement. This process will involve the provision of letters and copies of the Notice of Proposal to all stakeholders with properties in the near vicinity of the proposed works. The process will provide an opportunity for these stakeholders to respond with comments or objections within a 30-day period with an effective conflict resolution process being implemented following the receipt of any comments.

Easement Details

New easements will only be required for portions of the proposed infrastructure that locate outside of existing easement boundaries and are not within Water Corporation owned land. Where new easements are required, these will be created using standard Water Corporation easement documents that are in place for existing equivalent pipeline infrastructure, and are for surveying, excavating, construction and maintenance of the pipeline and associated apparatus.

Proposed Development

Development Description

Wastewater Pumping Station Upgrades

The average daily flow of wastewater to the Barrambie Way wastewater pumping station has more than doubled since 2010 to its current operation of around 100 Litres Per Second. To meet the increased demand associated with future development in Ellenbrook, the Barrambie Way wastewater pumping station will require minor upgrades to increase its ability to have increased wastewater flows. The upgrades will allow the infrastructure to pump wastewater at a maximum rate of 360 Litres Per Second and will involve the following works:

- Removing and replacing the existing pumps and internal pipework within the pump station building to support new pipeline infrastructure; and
- Upgrading the existing power supply to facilitate larger pumps associated with the proposed pipelines.

The proposed upgrades to the existing wastewater pumping station will not directly result in an increased size or capacity of the existing civil structure, with the upgrades being necessary to support the proposed pipeline and continued operation of the wastewater pumping station at its current capacity.

Pressure Main

This application seeks approval for the installation of a wastewater pressure main to support existing and future wastewater capacity in the area. The proposed development will involve the installation of approximately 6km of 900mm nominal diameter wastewater pressure main and approximately 8.2km of two parallel 600mm nominal diameter wastewater pressure main, for an overall length of approximately 14.2km.

A series of engineering design measures have been considered in detail and incorporated to limit the extent of risk associated with wastewater leakage above the Gngangara Water Mound. These measures are set out in the table below.

Table 2: Risk Mitigation Measures

Engineering / Administrative Features	Typical Pipeline Example - Business as Usual Pipeline Design	Proposed Pipeline - Recommended Design with Risk Mitigation Measures
Pipeline Configuration	Single pipeline.	Dual pipelines through the P1 area, interconnected to allow diversion of flows.
Pressure Rating	PN12.5 (1250 kPa), flexible joints.	PN16 (1600 kPa), welded joints.
Isolation Valves	Not normally used.	Remotely operated isolation valves at a maximum of 2 km intervals.
Leak Detection Measures	No permanent leak detection.	Various leak detection measures to be put in place: • Pump flow rate monitoring; • Pump power monitoring; • Acoustic leak surveys; and • Visual inspections.

Engineering / Administrative Features	Typical Pipeline Example - Business as Usual Pipeline Design	Proposed Pipeline - Recommended Design with Risk Mitigation Measures
Contingency Measures	No permanent back up.	Newly constructed emergency overflow storage tank at Barrambie Way wastewater pumping station with a 3 million litre capacity. Existing DN500 wastewater pipeline can be used as an additional contingency.
Warning Signs	Marker posts for identification of the asset.	Warning signs to be used for the pipelines within P1 area
Administrative risk management processes	Adhere to Water Corporation's Catchment Checklist for Clearance to Work Permits.	Adhere to Water Corporation's Clearance to Work within a public drinking water source area (PDWASA); and Bores near construction site will not be operated during construction activities.

The abovementioned risk mitigation measures are discussed in further detail below.

Pipeline Configuration

A dual-pipeline design will allow for operational flexibility, resulting in an improved response to any wastewater leak (should this occur) in the P1 Underground Water Pollution Control Area (UWPCA). Dual pipelines allow wastewater to continue flowing through the non-leaking section of pipeline while the problem area is shut down, isolated, and repaired. The alternative, being a single pipeline from Ellenbrook, would be difficult to shut down, potentially leading to a greater impact to the environment.

Pressure Rating

Wastewater pipelines are typically rated to ensure they will not leak when exposed to the maximum possible pressure that can be achieved in the system. Increasing the pressure rating for this pipeline results in a substantial increase in the wall thickness of the polyethylene (PE) pipe used for its construction. Additionally, each section of PE pipe is welded to the next, eliminating the possibility of a leak from the joints.

The combination of a high-pressure rating and a fully welded pipeline results in a wastewater system that is unlikely to leak. The pipeline will be tested at the time of construction with potable water to ensure the system is completely sealed prior to any wastewater flowing through the system.

Isolation Valves

Standard wastewater pipelines are typically not constructed with isolation valves. This pipeline will have remotely controllable isolation valves every 2km in the P1 UWPCA, which significantly improves the ability to respond to a leak. In the event that a leak is detected, the leaking section can be isolated from Water Corporation's Operations Centre while the remainder of the system continues to operate normally. The operations team are then dispatched to the site to investigate the potential leak and undertake required repairs to the system.

Leak Detection Measures

Water Corporation's Operations Centre will be able to determine changes in wastewater flows that may indicate a leak in the system. The Barrambie Way wastewater pumping station will be monitored at all times for anomalies in flow patterns, pumping rates and power use. Frequent visual inspections will also be implemented in the maintenance program for the pipeline, along with regular acoustic leak surveys.

Contingency Measures

Water Corporation has recently constructed a 3 million litre emergency wastewater overflow tank at the Barrambie Way wastewater pumping station. This allows for a shutdown time of over 8 hours should flows be interrupted due to a leak being detected. The pipeline also has remotely controllable isolation valves as described above to allow for additional time to isolate and repair a leak in the system. Finally, the existing DN500 wastewater pipeline will remain in place as a contingency to convey wastewater at a lower rate of flow if additional time is needed to respond to a leak.

Warning Signs

Throughout the P1 UWPCA, warning signs (similar to those used for high pressure gas pipelines) will be used to alert third parties working in the area of a buried wastewater pipeline.

Administrative Risk Management Processes

All construction work with a PDWSA must comply with the Corporation's Catchment Checklist for Clearance to Work Permits. This work instruction provides guidance on drinking water source protection to Water Corporation staff and contractors when works are to be undertaken in a drinking water catchment area. Adhering to this work instruction during the planning, design and implementation phases of the work will reduce the potential risk of adverse effects on drinking water quality.

Bores near the construction sites will not be operated during construction activities. Bores will only be brought back into production once the requirements set out in Water Corporation's Bringing Existing Source Back Online Checklist are met. The Bringing Existing Sources Back Online Checklist is the protocol to verify groundwater quality from bores. The document is consistent with the Australian Drinking Water Guidelines and the memorandum of understanding (MoU) between Department of Health and Water Corporation. Avoiding operation during periods of higher risk will prevent drawdown of potential contaminants into groundwater.

Laydown Area

During the construction period, Lot 96 (No. 96) Lord Street, Whiteman will be utilised by Water Corporation and its contractors as a laydown area. This area will temporarily store construction equipment and materials during the construction phase of the development and also support deliveries and temporary site offices for the ongoing coordination of construction activities.

Water Corporation have obtained support from the landowner to use this space as a laydown area, which will also be utilised as part of the MEL Project. Water Corporation will continue to liaise with the landowner and MELconnx to ensure there are no conflicts associated with using the space temporarily during the construction period.

The proposed works and infrastructure described can be referred to in greater detail within Appendix 2.

Refer to Appendix 2 – Development Plan

Visual Impact

The proposed development will have minimal visual impact as it will be located underground. Valves, fittings and marker posts are commonly associated with engineering requirements for projects of this nature and will occur at intervals along the alignment of the proposed pipeline. These are not large structural elements and are not considered to have any detrimental effect on the amenity of the surrounding area.

Temporary amenity impacts will occur during the construction period, however as noted below, the intent is to rehabilitate the surface above the pipeline to a pre-construction condition as soon as possible in order to minimise visual impacts and encourage vegetation cover post construction (where relevant). This will include rehabilitation of any road or pedestrian paved surface as well as existing vegetation and areas of landscaping.

The laydown area is located alongside the Barrambie Way wastewater pumping station site and has been selected due to its proximity to the existing wastewater pumping station that requires upgrades. The laydown area is located away from residential development or areas frequented by the community so as to limit potential amenity impacts as far as practically possible. The laydown area will have a minor temporary impact on the amenity of areas immediately surrounding, however, the intention of the laydown area is to consolidate construction activity/machinery as much as possible to limit more widespread impacts across the entire length of the proposed pipeline. Additionally, the laydown area will also be utilised by MELconnx during the delivery of the MEL project, further limiting more widespread temporary amenity impacts through consolidating construction management activities.

Construction

The proposed works are anticipated to commence in the first half of 2023, with construction expected to take 24 months to complete. Water Corporation will use a combination of both open trench and micro tunneling construction methods to avoid traffic impacts as far as practically possible. Micro tunneling will be used to cross Gngangara Road, Alexander Drive, Mirrabooka Avenue and Hartman Drive with existing culverts (tunnels) to be utilised to cross Tonkin Highway and Drumpellier Drive. As such, partial road closures will be required to facilitate construction activities within several locations, including Gngangara Road.

Water Corporation will progressively lay the pipeline infrastructure which will be followed by back filling and remediation works. Backfill and restoration works are generally completed within one week from the commencement of excavation of trenches. During this period there will be a requirement for trucks and machinery to gain access to all landholdings identified within the development area set out within Table 1.

All areas impacted by the construction activities (including disturbed road surfaces) will be reinstated by Water Corporation to a pre-construction condition and any temporary traffic impacts will be managed appropriately by a construction management plan that will incorporate traffic management measures along with other relevant matters. A condition of approval is anticipated to be imposed to require the submission of a construction management plan in order to appropriately manage construction activities.

Water Corporation aim to mitigate impacts as far as practically possible with noise being kept to a minimum by undertaking the majority of the work from Monday to Saturday during the hours of 7am to 6pm. If Sunday work or night hours are required, stakeholders and neighbouring properties will be notified in advance by Water Corporation prior to work commencing at these times.

Ongoing Maintenance and Access

Due to the nature of the infrastructure being associated with the provision of water provisions, Water Corporation will require permanent 24-hour, seven-day access to the infrastructure.

Outside of emergency requirements, access to the pipeline will generally be infrequent with periodic inspections of valves and annual visual inspections of the pipeline route.

Stakeholder Engagement

In addition to planning approval being required under the MRS for the project to be delivered, the project requires a number of additional approval processes to occur. To ensure the project can be successfully delivered, Water Corporation have undertaken extensive consultation with key stakeholders since 2017.

The following table provides an overview of the main discussions that have taken place with key stakeholders to inform the proposed development.

Table 3: Stakeholder Engagement

Stakeholders	Date	Context	Key Points
City of Wanneroo City of Swan Main Roads Western Australia (MRWA) Water Corporation	05/07/2019	Face-to-face meeting between Water Corporation and key stakeholders.	City of Wanneroo and City of Swan are generally supportive of the pipeline route. They advised they would need to approve traffic management plans for work being undertaken. City of Swan and MRWA confirmed that Gnangara Road in City of Swan will be handed over to MRWA in the near future. MRWA confirmed that Gnangara Road will have a 'control of access' once they take over. MRWA explained that 'control of access' means that utilities services are generally not allowed to be constructed in the road verge or under the road pavement.
Department of Water and Environmental Regulation (DWER) Water Corporation	08/05/2020	Presentation to DWER	Water Corporation presented the pipeline proposal to DWER based on significant prior input on the design by DWER.
Department of Water and Environmental Regulation (DWER) Water Corporation	04/09/2020	Email correspondence – DWER to Water Corporation	In-principle support provided for the proposal by DWER, pending EPA assessment.

Stakeholders	Date	Context	Key Points
MRWA Water Corporation City of Wanneroo	27/01/2021	Face-to-face meeting between Water Corporation and key stakeholders.	MRWA noted that there are currently no plans in place to widen Gngangara Road; however, the road will likely be managed as a 'control of access' and, as such, services under the road are generally not acceptable. MRWA added that there is an acceptance that roads like Gngangara Road have existing services and, therefore, will review proposals accordingly. The proposal to construct under Gngangara Road must be supported by a solid justification as to why it is the only acceptable option (Design options, constraints, cost). MRWA also noted that the preference would be for the pipe to be in the verge rather than under the road pavement. MRWA and City of Wanneroo noted that the key concern for services under the road is the loading, particularly if the road needs to be resurfaced or reconstructed. Water Corporation noted that this requirement has been considered and met in the pipeline design as the protection of the pipe is essential for Water Corporations assets.
Water Corporation DWER EPA	18/02/2021	Pre-referral presentation	Water Corporation presented the proposal to DWER and EPA representatives prior to formal submission of the referral document.
MRWA Water Corporation	10/05/2021	Email correspondence – Rob Kneebone (Water Corporation) and Remo Mucciarone (MRWA)	Water Corporation requested an alignment change to within the road reserve at Tonkin Hwy to avoid removing significant trees. MRWA advised that this was not a desirable outcome. Water Corporation took this advice and negotiated a route outside the road reserve with Department of Biodiversity, Conservation and Attractions (DBCA).
City of Swan Water Corporation	22/06/2021	Email correspondence – Rob Kneebone (Water Corporation) and Luke Scata (City of Swan)	City of Swan advised that as of 7 May 2021, MRWA has accepted full ownership and maintenance of Gngangara Rd between Alexander Drive and Tonkin Highway.
Department of Biodiversity, Conservation and Attractions	01/07/2021	Email correspondence – Rob Kneebone (Water Corporation), Clayton Sanders and Michael Roberts (DBCA)	Confirmation of final agreed pipeline route through state forest number 65. This route was agreed after several site meetings, to ensure the protection of buffer pine trees.
City of Wanneroo Water Corporation	07/07/2021	Email correspondence – Rob Kneebone (Water Corporation) and Jeff Trimmer (City of Wanneroo)	City of Wanneroo advised that as of May 2021, MRWA has accepted full ownership and maintenance of Gngangara Rd between Alexander Drive and Mirrabooka Avenue.
Urbis – representing Telstra	04/08/2021	Email correspondence – Rob Kneebone (Water Corporation), Marieka van den Bergh and Karen Wright (Urbis)	Telstra have commissioned Urbis to manage the request for approval. Telstra have provided in-principle support; however, more information is needed to ensure Telstra infrastructure is protected during construction. Consultation is ongoing.
Department of Planning, Lands and Heritage Public Transport Authority Water Corporation	06/08/2021	Email correspondence – Rob Kneebone (Water Corporation), Andrew Hawkins and Jenni Johnston (DPLH)	Confirmation received of the ability to utilise Lot 96 (No. 96) Lord Street, Whiteman as a laydown area throughout the construction phase of the project, and in-principle agreement of the pipeline alignment.

Stakeholders	Date	Context	Key Points
MRWA	01/09/2021	Conditional Agreement received for the pipeline	MRWA have provided approval with conditions for the pipeline alignment.
Urbis – representing Telstra	27/04/22	Email correspondence – Rob Kneebone (Water Corporation) and Kate Bainbridge (Urbis)	Communications with Telstra discussing the need to utilise the northern portion of their landholding (Lot 801) for the pipeline alignment. After continued attempts to contact Telstra with no response, Water Corporation have amended the pipeline alignment to locate outside Telstra's Lot 801.

Stakeholder liaison undertaken to date (including that outlined above) has contributed to the proposed design of the infrastructure, ensuring all potential impacts have been recognised and responded to as required.

Water Corporation will continue to liaise with the abovementioned stakeholders throughout the projects duration to ensure its successful delivery. In addition, and as previously outlined, Water Corporation will be undertaking separate consultation with all stakeholders with properties in the near vicinity of the proposed works. The Preliminaries to Works process is a legislative requirement and will involve the provision of letters and copies of the Notice of Proposal to relevant stakeholders, providing an opportunity for these stakeholders to respond with comments or objections within a 30-day period with an effective conflict resolution process being implemented following the receipt of any comments.

Environmental Assessment

The proposed pipeline alignment has been referred to the Environmental Protection Agency (EPA) for assessment. The EPA concluded that the proposal will not represent any significant adverse impact on regionally significant bushland and as such, will not require assessment under Part IV of the Environmental Protection Act 1986 (EP Act).

Refer to Appendix 3 – Environmental Protection Authority s39(1) Decision

Alternative Design Options Considered

In determining the most appropriate design solution for this project, Water Corporation considered a number of alternative design options. The alternatives considered are summarised as follows:

1. Construct an on-site Waste Water Treatment Plant in Ellenbrook;
2. Tankering of excess wastewater off-site; or
3. Construct a new wastewater pipeline and consider alternative alignments.

These options are set out in further detail below.

On-site Wastewater Treatment Plant

Large areas of land are required for the treatment and storage facilities of a wastewater treatment plant. In addition, a designated buffer zone to the surrounding residential area is required, which is not available in the Ellenbrook area. In addition, the considerable time needed for this alternative to progress through the design, approval, land acquisition and construction phases would further preclude it from consideration. The costs of this option are considerable and do not eliminate the need to dispose of treated wastewater in any case. The on-site treatment and disposal alternative was therefore not considered in further detail as a suitable option.

Tankering

Tankering involves using water trucks to collect the wastewater from its source and dispose of it at a suitable site. Up to 20 Litres Per Second of disposal can be achieved using this method with several trucks taking wastewater from a single collection point. To manage the inflow of wastewater at the Barrambie Way wastewater pumping station there would need to be several hundred wastewater carting truck movements daily along Gnangara Road. This alternative was discounted on the basis of public acceptability, practicality, cost and safety.

New Wastewater Pipeline

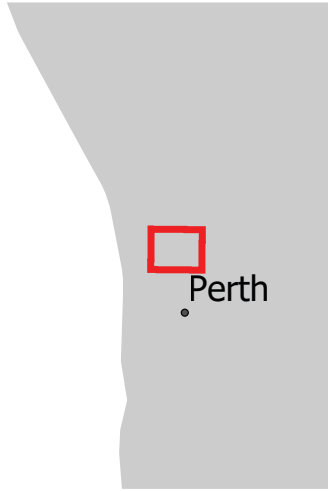
With the construction of a new wastewater pipeline identified as the only feasible option, careful consideration was given to determining the most appropriate pipeline alignment due to the presence of environmentally sensitive areas surrounding the Barrambie Way wastewater pumping station.

In total, six alternative pipeline alignments were evaluated for environmental impacts, hydraulic viability, safety and accessibility, social and public impacts and cost. These alignment options are shown in Figures 4, 5 and 6.

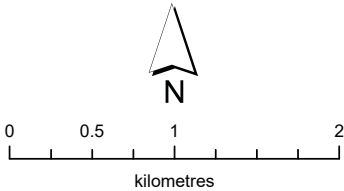
Refer to Figure 4, 5 and 6 – Alternative Pipeline Routes Considered

The alignment details, including the advantages and disadvantages of each alternative option have been summarised and can be referred to at Appendix 4.

Refer to Appendix 4 – Detailed Summary of Alternative Alignments Considered



- Legend**
- Main Roads and State Highways
 - Option 1 (Preferred Option)
 - Gnangara UWPCA – P1



Jacobs

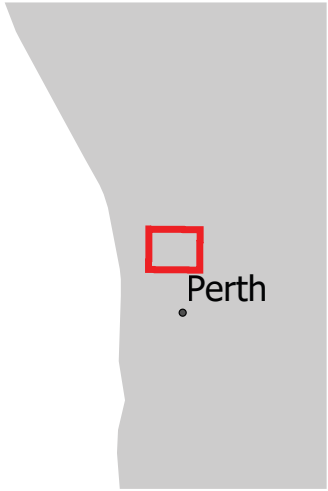
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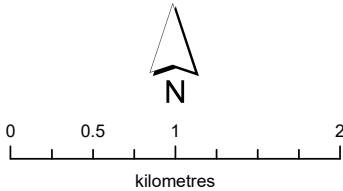
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Figure 4. Alternative Pipeline Routes Considered - Option 1



- Legend**
- Main Roads and State Highways
 - Option 2
 - Option 3
 - Gnangara UWPCA – P1



Jacobs

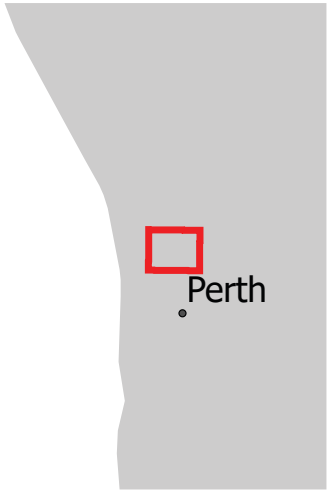
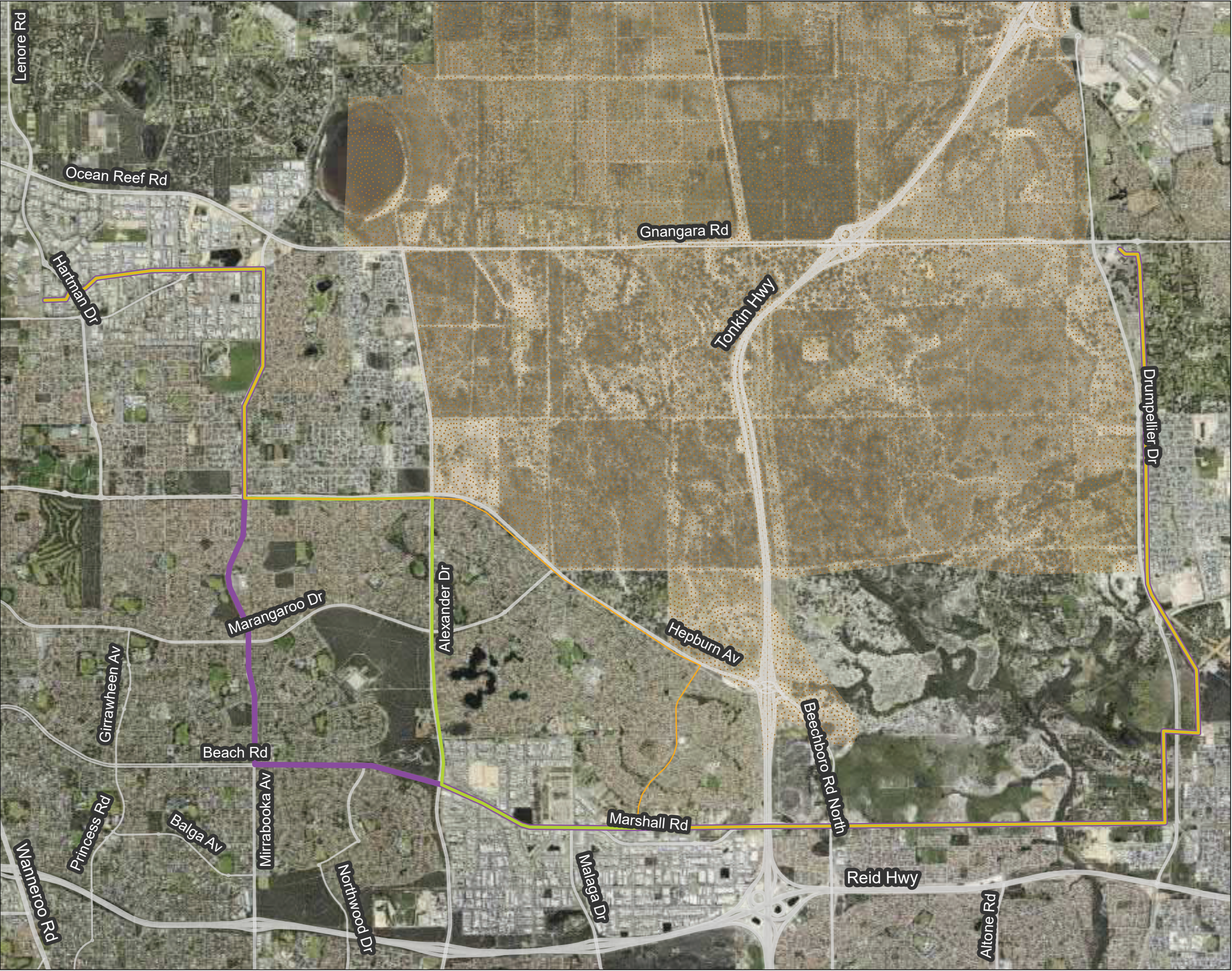
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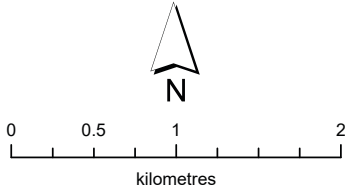
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Figure 5. Alternative Pipeline Routes Considered - Option 2 and 3



- Legend**
- Main Roads and State Highways
 - Option 4
 - Option 5
 - Option 6
 - Gnangara UWPCA – P1



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Figure 6. Alternative Pipeline Routes Considered - Option 4,5 and 6

Planning Framework and Assessment

As previously mentioned, Water Corporation is considered to be a Section 6 body under the PD Act, and as such the development approval exemptions that are applicable to Section 6 bodies under the PD Act apply to the proposed pipeline with no approval being required under the local planning framework. Notwithstanding this exemption it is demonstrated below that the proposal accords with the intent of the local planning frameworks in so far as it applies to infrastructure development of this nature.

Metropolitan Region Scheme Development Approval Requirements

Reserved Land

Under Clause 16 of the MRS text, development approval is not required where a public authority is undertaking public works on reserved land that is owned by a public authority and is using that land for the purpose of which it is reserved. In this instance, Water Corporation own three landholdings that form part of this application. One of these landholdings is reserved 'Public Purposes - Water Authority of WA', being the Barrambie Way wastewater pumping station. As the proposed development is consistent with the reserve purpose, approval is not required for this section of pipeline and plant upgrades.

Under clause 16(1a) of the MRS text, development approval is not required where a public authority is undertaking public works on reserved land that is owned by a public authority, and where those works are for the purpose of or in connection with the supply of water, electricity or gas, or the drainage or treatment of waste, water or sewerage. The following table provides an overview of the reserved land parcels the proposed works will locate within.

Table 4: Reserved Land Parcels

Land Parcel Description	MRS Reserve	Landowner/Management Body
City of Swan		
Lot 100 (No. 40) Barrambie Way, Whiteman (Wastewater Pumping Station)	Public purposes - Water Authority of WA	Water Corporation
Drumpellier Drive and Tonkin Highway	Primary Regional Roads	Main Roads of Western Australia
Lot 600 On Deposited Plan 73193	Public Purposes - Special Uses	State of Western Australia
Lot 811 (No.233) Drumpellier Drive, Whiteman	Parks and Recreation	Western Australian Planning Commission
State Forest Number 65	State Forests	State of Western Australia – Managed by Department of Biodiversity, Conservations and Attractions
Intersection of Tonkin Highway and Gngara Road	State Forests	Main Roads of Western Australia
Gngara Road (2km west of Tonkin Highway)	Other Regional Road	Main Roads Western Australia
Lot 527 On Deposited Plan 405371	Parks and Recreation	Western Australian Planning Commission
Lot 805 On Deposited Plan 404583	Parks and Recreation	Water Corporation
City of Wanneroo		
Gngara Road (between Alexander Drive and Mirrabooka Avenue)	Other Regional Road	Main Roads of Western Australia
Gngara Road (between Mirrabooka Avenue and Callaway Street)	Other Regional Road	City of Wanneroo
Hartman Drive	Other Regional Road	City of Wanneroo

Water Corporation (being a public authority) are exempt from the need to obtain approval under the MRS for undertaking permitted development within the abovementioned reserves in accordance with clause 16(1a) of the MRS text where this does not involve the clearing of regionally significant bushland within a Bush Forever area. The proposed works are considered to be permitted development on the basis that this application relates to works for the purpose of or in connection with the drainage or treatment of waste, water or sewerage.

The exemption from the requirement to obtain approval does not extend to the sections of pipeline traversing parts of Gnangara Road and Hartman Drive that are managed by the City of Wanneroo, on the basis that these land parcels are not owned or managed by a public authority.

Zoned Land

Development on zoned land that is categorised as public works and which is to be undertaken by a public authority requires planning approval from the WAPC under the MRS. Portions of pipeline located within a gazetted road reserve that is zoned under the MRS are exempt from the requirement to obtain development approval when being undertaken by a public authority.

In this instance, various portions of the pipeline alignment will locate within roads that are zoned under the MRS and as such, these sections of pipeline are exempt from the requirement to obtain approval. Notwithstanding this, various sections of pipeline will locate within landholdings that are zoned under the MRS and these will require planning approval. The following table outlines the zoned landholdings the proposed development will locate within.

Table 5: Zoned Land Parcels

Land Parcel Description	MRS Zone	Landowner/Management Body
Lot 96 Lord Street, Whiteman (Laydown Area)	Urban	Western Australian Planning Commission

On the basis that the MRS reserve and zone purpose descriptions do not specifically deal with the development of public utilities, the WAPC will need to consider whether the proposed development is consistent with the purposes of the zoned or reserved land under the MRS. In this regard, it is noted that it is very unusual for any zone or reservation purpose or objective to specifically identify the development of public utilities as a development allowance. This is likely due to most public utility providers having extensive exemptions from the requirement to seek development approval for public infrastructure works.

Notwithstanding this, the proposed development is located within a number of zoned and reserved land parcels. On the basis that the infrastructure is of an essential service to the surrounding locality, and furthermore the infrastructure is temporary or located underground, it is considered that the proposed development is entirely consistent with the purposes of the relevant zones and reserves under the MRS as outlined above.

Refer to Figure 7 – Metropolitan Region Scheme Extract

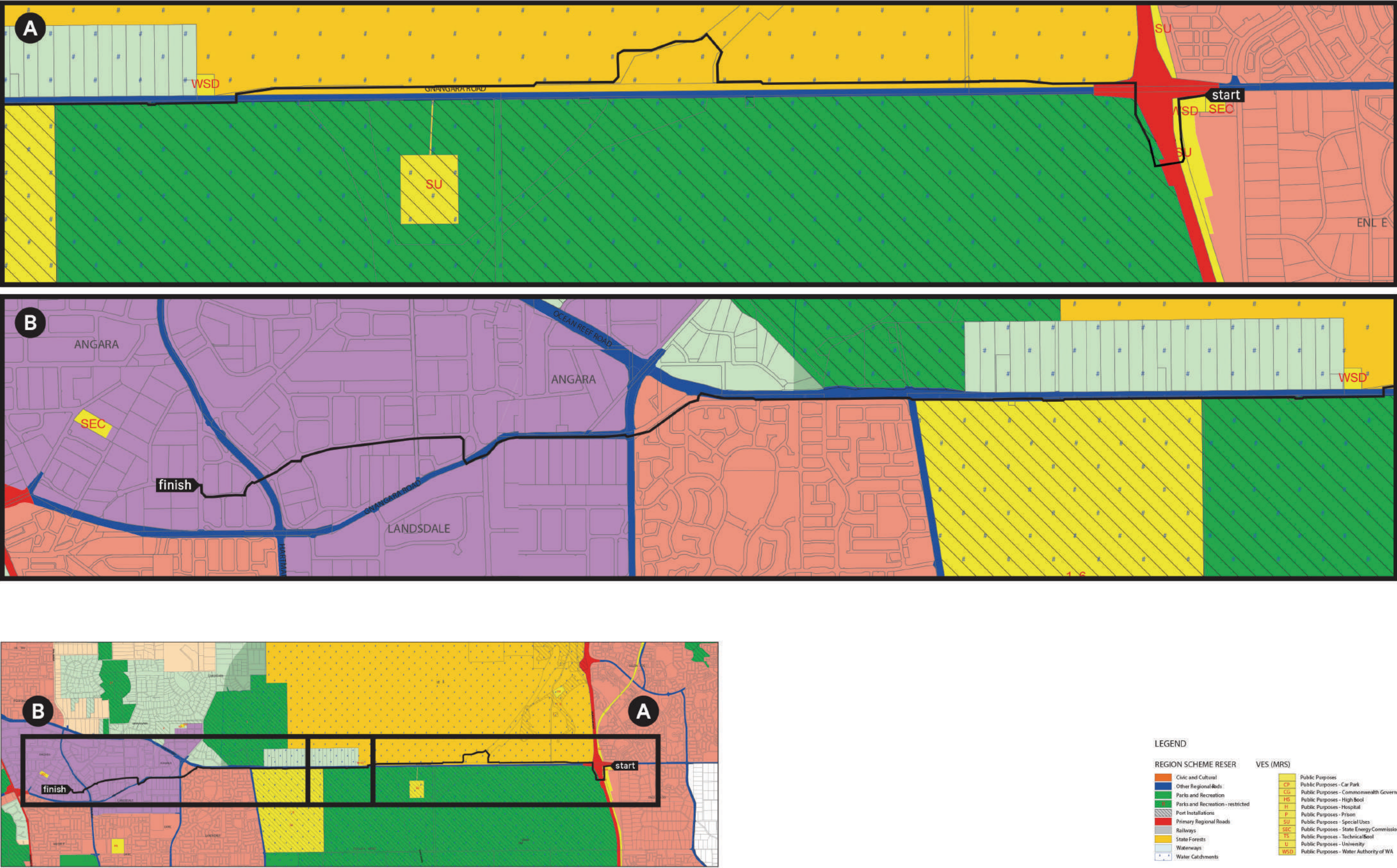


Figure 7. Metropolitan Region Scheme Extract

City of Swan and City of Wanneroo Development Approval Requirements

As noted above, Water Corporation are considered to be an 'Agent of the Crown' for the purposes of public works and do not require planning approval from the City of Swan or the City of Wanneroo. Notwithstanding this, both local government's will be key referral agencies as part of the determination of this application and as such, a brief assessment of the development has been provided below.

The City of Swan Local Planning Scheme No.17 (LPS17) and the City of Wanneroo District Planning Scheme No. 2 (DPS2) identifies land use permissibility within designated zones. Under the land use definition within both LPS17 and DPS2, the proposed development would fall within the definition of a 'Public Utility', which is defined as follows:

City of Swan -

'means any work or undertaking constructed or maintained by a public authority or the local government as may be required to provide water, sewerage, electricity, gas, drainage, communications or other similar services.'

City of Wanneroo -

means any work or undertaking constructed or maintained by a public authority or municipality as may be required to provide water, sewerage, electricity, gas, drainage, communications, passenger transport or other similar services.'

According to Part 4 and Appendix 2 of the WAPC Planning Bulletin 94 – Approval Requirements for Public Works and Development by Public Authorities, Water Corporation is specifically identified as a 'public authority'. Given this and the nature of the proposed development, the above land use definition most accurately describes the proposal.

Although approval is not required for the proposed works under either local planning scheme, the application should be assessed with regard to the relevant general and specific aims/objectives of each scheme:

City of Swan -

'(e) Protect and enhance the quality of the urban and rural living environments of the District, and to provide for such development as is consistent with the maintenance of efficient services and amenities within the District.

(g) Promote the judicious management of natural resources of particular regional and local significance including bushland, water catchments, waterways, agricultural land and basic raw materials, and to promote the protection of air quality

(h) Protect objects and places of particular natural, historic, architectural, scientific and cultural significance.'

City of Wanneroo -

'(a) To facilitate a sustainable approach to development in accordance with the statutory provisions of the Metropolitan Region Scheme and the planning principles embodied in state and regional policies relevant to the City.

(d) To facilitate the co-ordination and early provision of social and community facilities and other physical infrastructure in line with the needs of new development.

(f) To encourage development which will:

- * provide high standards of amenity, safety and welfare,

(m) To promote planning, management and strategic control of development in a rational and systematic manner, taking into account the aspirations of residents, environmental capacity, and the costs and benefits of development.'

It is considered that the proposed development accords with the abovementioned aims and objectives for each scheme, as it will deliver vital infrastructure that will benefit the local governments into the future. This is achieved through the provision of an upgraded wastewater supply network that appropriately reacts to the unique environmental constraints present and will provide a continued high level of utility services to the community.

Reserved Land

The proposed works will not locate within land that is reserved under the City of Swan's LPS17 or the City of Wanneroo's DPS2.

Zoned Land

A portion of the proposed development will temporarily locate within land that is zoned 'Residential Development' under the City of Swan's LPS17, being used for laydown purposes.

Portions of the proposed development will locate within land that is zoned 'Urban Development', 'General Industrial' and 'Service Industrial' under the City of Wanneroo's DPS2. The development will be entirely underground in these locations and within existing local road reserves.

Refer to Figure 8 – Local Planning Scheme No. 17 Extract

Refer to Figure 9 – District Planning Scheme No. 2 Extract

State Planning Policies

State Planning Policy 2.2 - Gngangara Groundwater Protection

The proposed works are identified as locating within Priority 1 (P1), Priority 2 (P2) and Priority 3 (P3) areas of the Gngangara Underground Water Pollution Control Area (UWPCA), and as such, State Planning Policy 2.2 (SPP2.2) – Gngangara Groundwater Protection.

Within SPP2.2, 'sewerage – pressure mains' are classified as being incompatible in P1 areas, compatible with conditions in P2 areas and acceptable in P3 areas. On this basis the proposed development is required to obtain the necessary approvals from the Department of Water and Environmental Regulation (DWER). As previously outlined, Water Corporation have previously referred the proposed alignment to the EPA for its assessment, which included input from DWER and determined that no significant environmental impacts will occur as part of the proposed development and its alignment.

The proposed pipeline was deemed a best case alignment after extensive preliminary water quality risk assessments, with all alternative options being found to pose a greater risk to water resources. In addition to the alignment Water Corporation will implement various management strategies that aim to manage risks associated with sewerage infrastructure to an acceptable level. The alignment that has been chosen was found to have the lowest likelihood of a wastewater leak into the superficial aquifer, with specific design features being incorporated into the design of the infrastructure to ensure there is no degradation of the quality of the drinking water source with the objective of risk avoidance.

The proposed alignment also considers existing Water Corporation production wells and associated wellhead protection zones (M300, M310, M320, M330, M340 and M350) currently in operation. After 2028 abstraction from these production wells is expected to cease, further lowering associated risks to drinking water sources.

State Planning Policy 2.7 (SPP2.7) – Public Drinking Water Source

SPP2.7 aims to protect and manage public drinking water source areas (PDWSA) from incompatible land uses and pollution, through careful consideration of certain land uses. Incompatible land uses are considered to be appropriate where it has been demonstrated that impacts can be appropriately managed.

In this respect, Water Corporation have undertaken extensive risk assessment studies to determine the most appropriate alignment along with engineering design details that will significantly lower the risk of any detrimental impacts to the environment and in particular the quality of water within the Gngangara Groundwater Protection area. Alternative design options are previously discussed within the report and water quality is addressed in further detail against the relevant policy.

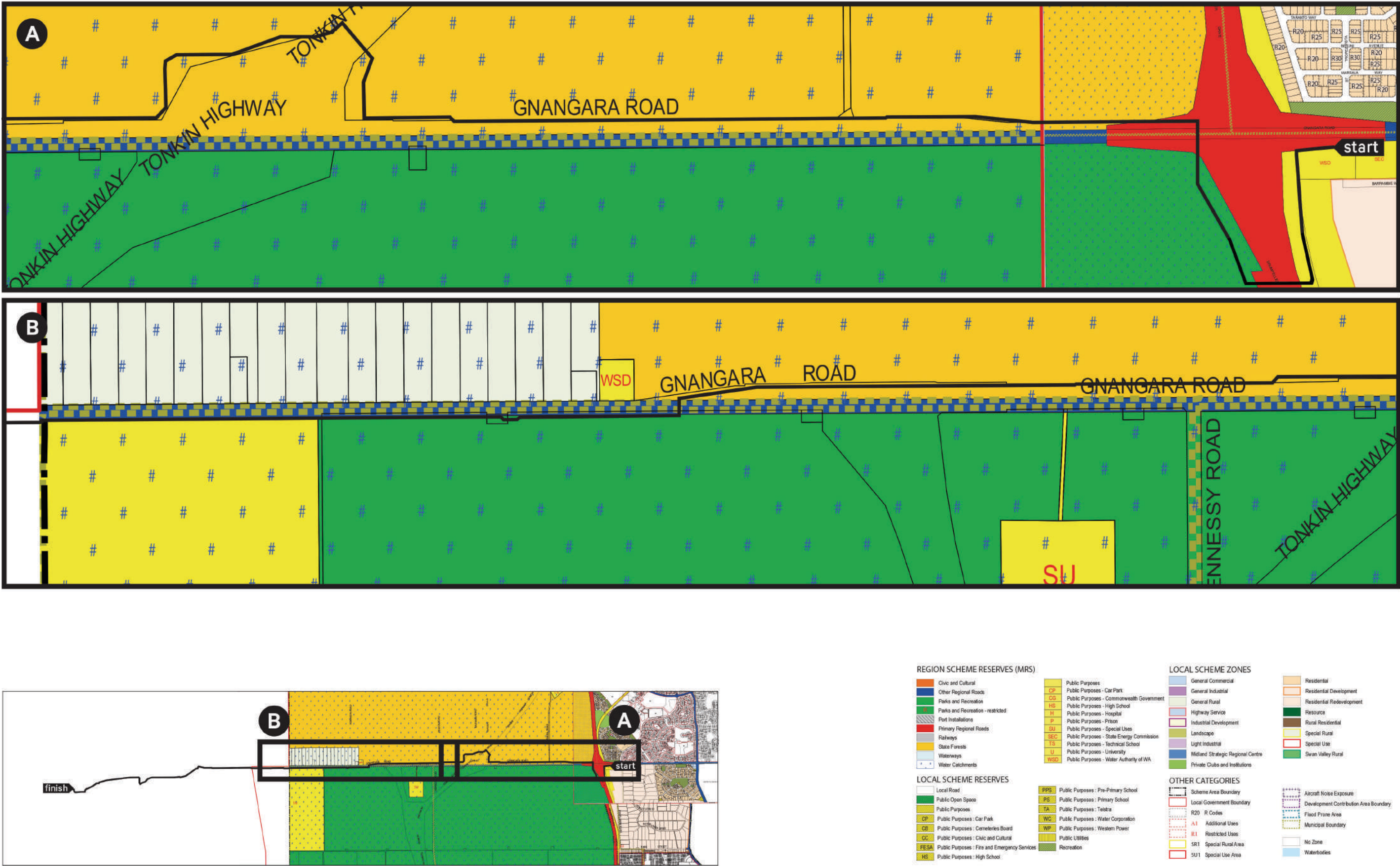


Figure 8. Local Planning Scheme No. 17 Extract

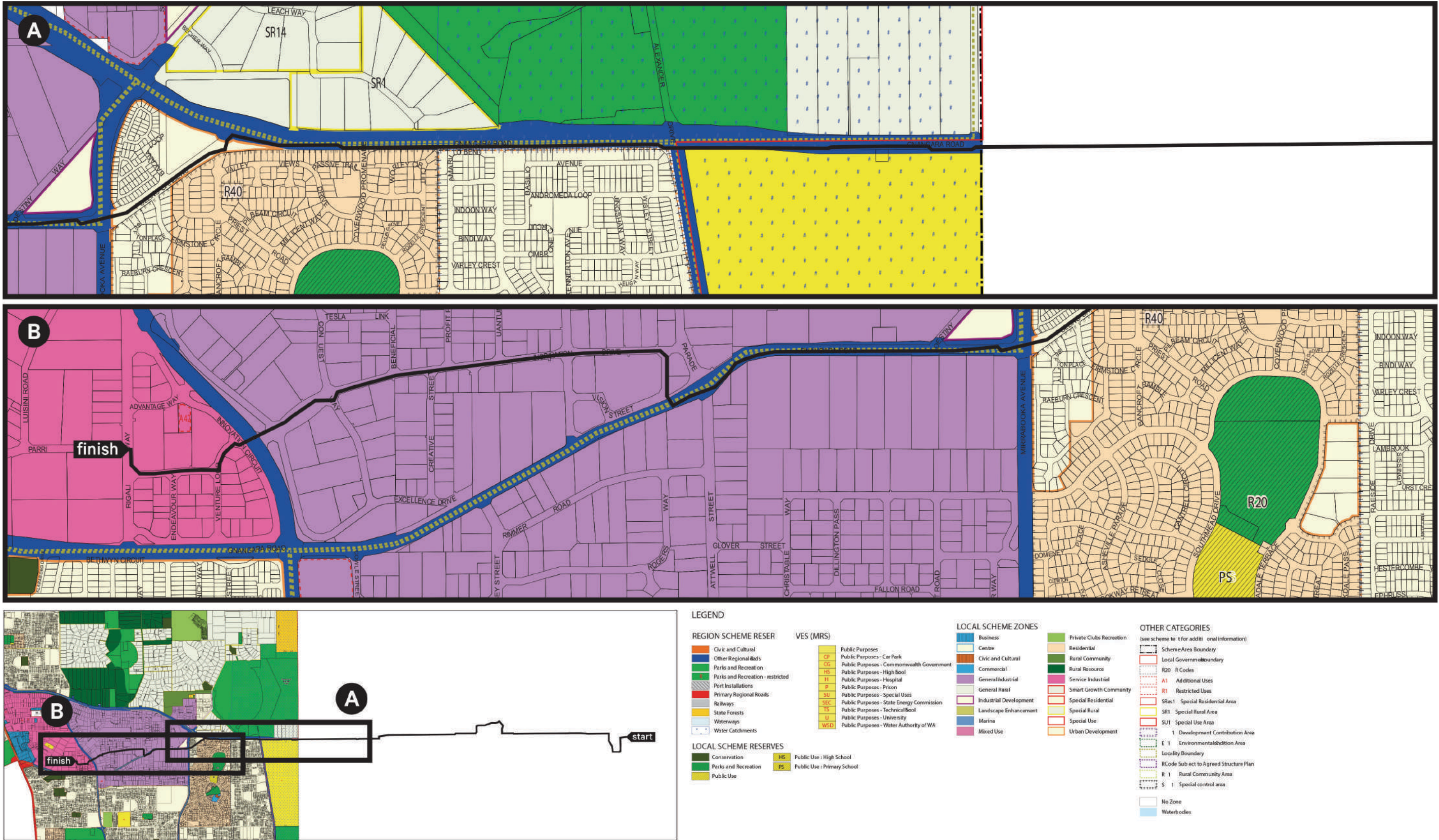


Figure 9. District Planning Scheme No. 2 Extract

State Planning Policy 2.8 (SPP2.8) - Bushland policy for the Perth Metropolitan Region

Within the subject development area, a portion of land is identified as locating within Bush Forever Site No. 196 (Gnangara Road Bushland, Landsdale/Cullacabardee).

The proposed alignment has been carefully considered to avoid threatened and priority ecological communities. Water Corporation have taken all reasonable steps to ensure minimal direct and indirect impacts to existing vegetation will occur, with only approximately 0.25ha of vegetation within Bush Forever Site No. 196 being proposed to be cleared. Additionally, in the event that existing vegetation is required to be removed, Water Corporation intend to rehabilitate these areas and replace vegetation that is lost with suitable species.

In addition to the mitigation work undertaken by the Water Corporation, the proposed alignment has undergone assessment by the EPA which concluded the proposal will not represent any significant adverse impact on regionally significant bushland and as such, will not require assessment under Part IV of the Environmental Protection Act 1986 (EP Act).

Refer to Appendix 3 – Environmental Protection Authority s39(1) Decision

Where clearing is required to be undertaken as part of the project, it is intended that this will be undertaken in accordance with Water Corporation's State-wide Clearing Permit CPS185/8, granted under the EP Act.

State Planning Policy 2.9 – Water Resources

Portions of the proposed pipeline alignment will locate within 'multiple use' and 'resource enhancement' geomorphic wetlands. As previously discussed, the proposed alignment is the result of Water Corporation undertaking extensive risk assessment studies and stakeholder engagement to determine the most suitable alignment, having regard to potential environmental risks. This has included referral of the proposed development to the EPA for its assessment under s39(1) of the EP Act as discussed above.

In accordance with the general measures of SPP2.9, the proposed development has been designed to prevent and ameliorate (where relevant) all of the matters outlined under section 5.1(ii) of the policy. In addition, the proposed development has had specific regard to the protection of groundwater quality to ensure the availability of quality drinking water is not damaged for existing and future environmental and human uses in accordance with measures set out under 5.2 of the policy. This will be achieved through specific design measures being put in place to avoid the risk of any wastewater leakage to the environment.

Although the proposed pipeline will traverse areas of wetlands, the infrastructure is located entirely below ground with no ongoing impacts to these areas. Minor impacts will occur during the construction phase, however, this will be managed to limit the extent of disturbance as far as practically possible with all areas to be rehabilitated post construction.

Draft State Planning Policy 2.9 – Planning for Water

The WAPC is currently seeking public comment on draft State Planning Policy 2.9 Planning for Water (SPP2.9) as well as the Planning for Water Guidelines.

Draft SPP2.9 proposes to streamline and simplify the current water-related policy framework and once gazette, will supersede the following policies relevant to this application:

- State Planning Policy 2.2 Gnangara Groundwater Protection;
- State Planning Policy 2.7 Public Drinking Water Source Policy; and
- State Planning Policy 2.9 Water Resources

As the proposed development has had regard to the current water related policy framework and is considered to be consistent with the overall intent of these, a detailed assessment against the draft SPP2.9 has not been undertaken. Notwithstanding this, the proposed development is considered to be consistent with the relevant policy outcomes, which are as follows:

6.1 Planning and development maintains or enhances water quality and hydrological regimes to protect public health and support healthy ecosystems through the:

- protection of sensitive water resources;*
- protection of existing vegetation and/or restoration of cleared or degraded vegetation, preferably with endemic species;*
- appropriate siting and management of land uses; and*

iv. maintenance of natural flows in waterways, groundwater levels and inundation of wetlands to sustain aquatic and terrestrial habitats through the delivery of appropriate stormwater and groundwater management systems.

6.9 Development connects to or provides for reticulated sewerage to protect public health, amenity and the environment and to minimise financial burden to future communities.

6.13 Planning and development in public drinking water source areas maximises the long-term protection and management of water quality and quantity for public drinking water supply.

State Planning Policy 3.7 – Planning in Bushfire Prone Areas

The majority of the subject site is identified as locating within a Bush Fire Prone Area, as such, State Planning Policy 3.7 (SPP3.7) – Planning in Bushfire Prone Areas is identified as being relevant to the proposed development. Notwithstanding this, the proposed development is considered to be exempt from the requirements of SPP3.7 to obtain a Bushfire Management Plan (BMP), for the following reasons as outlined in Planning Bulletin 111/2016:

‘does not result in the intensification of development (or land use);

does not result in an increase of residents or employees; or

does not involve the occupation of employees on site for any considerable amount of time;’

Given the exemptions as applied to infrastructure in the Planning Bulletin it is deemed that it is practically reasonable to not require a Bushfire Attack Level (BAL) assessment for the proposed development.

Local Planning Policies

Given the specific nature of the proposed development it has been identified that there are no local planning policies of relevance to the proposal.

Aboriginal and European Heritage

A desktop search of the Australian Heritage Database, the Department of Planning, Lands and Heritage (DPLH) Aboriginal Heritage Inquiry System and the Heritage Council’s State Heritage Register’s records indicates that there are no listings of State or national heritage significance within the project area.

Environmental Considerations

Bushfire

A desktop search of the Department of Fire and Emergency Services (DFES) Map of Bushfire Prone Areas indicates the proposed development is located within a designated bushfire prone area, which has been addressed above.

Acid Sulphate Soil

A desktop search of DWER’s Acid Sulphate Soils (ASS) Database indicates that the proposed works will take place within an area identified as having a moderate to low risk of encountering ASS. All soil disturbance works to occur during the construction phase of the project will be undertaken in accordance with the DWER guidelines to ensure areas of risk are avoided or managed to limit any disturbance.

Contaminated Sites

A desktop search of the DWER Contaminated Sites Database indicates that the project area is not located within areas designated as being contaminated or potentially contaminated.

Geomorphic Wetlands

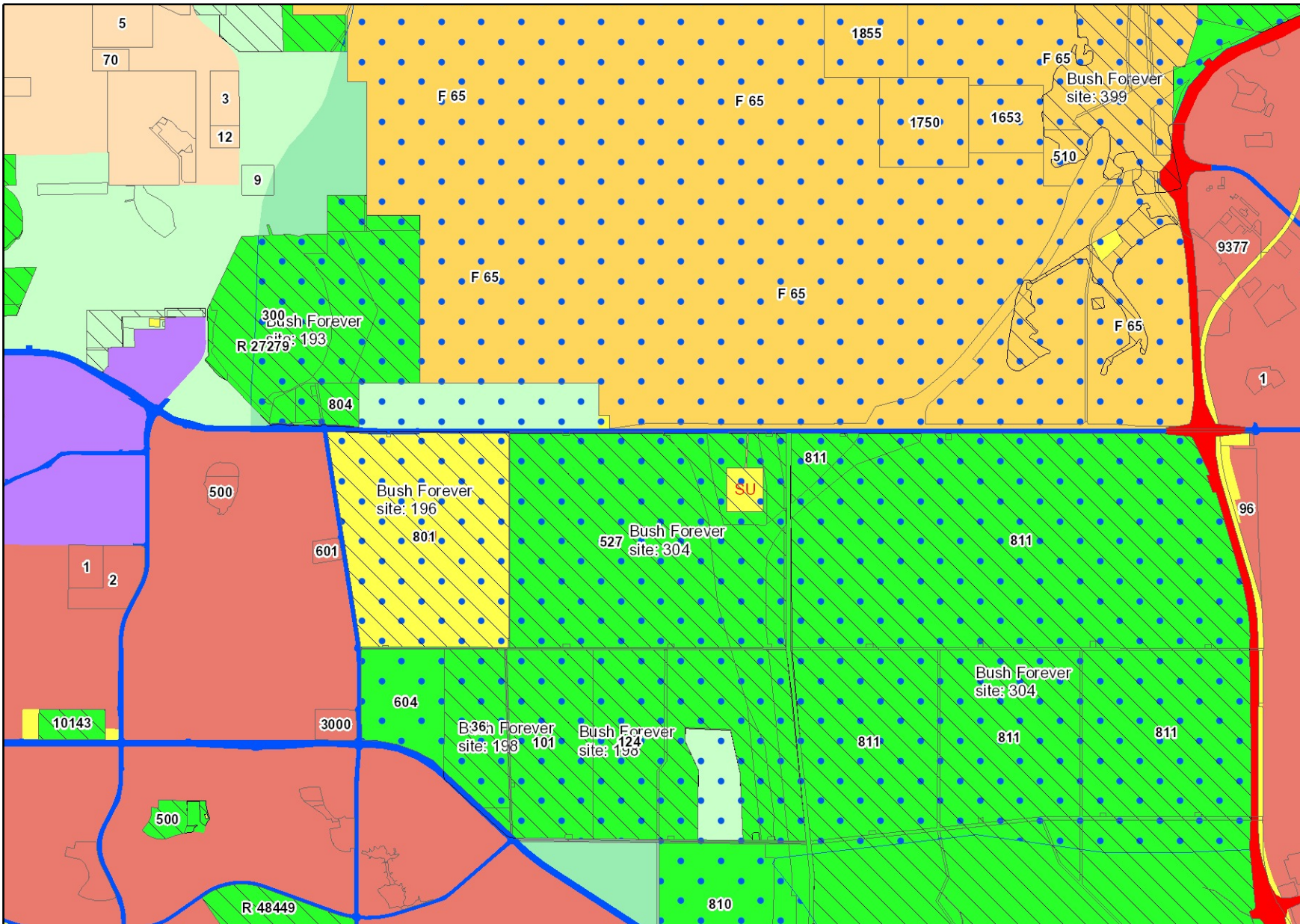
A desktop search of DBCA’s Geomorphic Wetlands Database indicates that the minor portions of the proposed pipeline will locate within land identified as ‘multiple use’ and ‘resource enhancement’ geomorphic wetlands, which has been addressed above.

Conclusion

This report has been prepared on behalf of Water Corporation by **element** to support the required application for development approval under the MRS. This application relates to the development of a new section of wastewater pipeline infrastructure, pumping station upgrades and temporary laydown area to continue to support ongoing development in the area through upgrading the capacity of the existing wastewater infrastructure network. This application seeks the necessary development approval under the MRS for the wastewater pipeline, pumping station upgrades and temporary laydown area to be installed within the localities of Henley Brook, Whiteman, Lexia, Cullacabardee, Landsdale and Wangara. This report sets out the development approval framework, project area description, proposed development, and planning framework applicable to the proposal. A planning assessment is also provided although the relevance of normally applicable development standards and requirements is limited due to the public utility nature of the proposal.

Notwithstanding the exemptions that Water Corporation enjoys from local authority approval as a Section 6 body, the proposal is demonstrated as being consistent with the purposes, objectives and intent of the applicable local planning scheme and in accordance with the principles of orderly and proper planning on the basis that it will have a negligible impact on local amenity due to the underground nature and minimal ongoing maintenance requirements of the infrastructure.

In order to ensure the timely delivery of this important infrastructure project, it is respectfully requested that the development approval is issued within the applicable statutory timeframe to meet the planned project delivery timeframe.



Legend

- Cadastral (View 2)
- Region Scheme Boundary
- Bush Forever Areas
- Water Catchments
- Region Scheme Zones and Reserves**
 - Industrial
 - Other regional roads
 - Parks and recreation
 - Primary regional roads
 - Public purposes - Commonwealth Government
 - Public purposes - State Energy Commission
 - Public purposes - Water Authority of WA
 - Public purposes - high school
 - Public purposes - special uses
 - Rural
 - Rural - water protection
 - State forests
 - Urban
 - Urban deferred

Notes:

* The data that appears on the map may be out of date, not intended to be used at the scale displayed, or subject to license agreements. The map should only be used in matters related to Department of Planning, Lands and Heritage business.

* This map is not intended for measurement purposes.

Map was produced using DPLH's InQuery.

InQuery Map

DPLH BUSINESS USE ONLY

Internal Spatial Viewer



0 1.29 2.58 Kilometres

1: 60,000 at A4

Projection: WGS 1984 Web Mercator Auxiliary Sphere
Graticules (if visible): GDA 1994 Latitude/Longitude

Date produced:

27-Sep-2022