



December 2024

# **Metropolitan Region Scheme Amendment 1426 (Complex Amendment)**



## **Lyon & Kinley Roads, Banjup**

Amendment Report

City of Cockburn

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**City of Cockburn**



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The Western Australian Planning Commission acknowledges Aboriginal people as the traditional custodians of Western Australia. We pay our respects to the Ancestors and Elders, both past and present, and the ongoing connection between people, land, waters, and community. We acknowledge those who continue to share knowledge, their traditions and culture to support our journey for reconciliation. In particular, we recognise land and cultural heritage as places that hold great significance for Aboriginal people.

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MRS Amendment 1426 (Complex) Amendment Report  
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This document is available in alternative formats on application to the Department of Planning, Lands and Heritage Communications Branch.

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## Abbreviations

<b>ACH</b>	Aboriginal Cultural Heritage
<b>AHA</b>	<i>Aboriginal Heritage Act 1972</i>
<b>CBD</b>	Central Business District
<b>DBCA</b>	Department of Biodiversity Conservation and Attractions
<b>DFES</b>	Department of Fire and Emergency Services
<b>DPLH</b>	Department of Planning, Lands and Heritage
<b>DWER</b>	Department of Water and Environmental Regulation
<b>DWMS</b>	District Water Management Strategy
<b>EPA</b>	Environmental Protection Authority
<b>LPS</b>	Local Planning Scheme
<b>MOU</b>	Memorandum of Understanding
<b>MRS</b>	Metropolitan Region Scheme
<b>MRWA</b>	Main Roads Western Australia
<b>PRR</b>	Primary Regional Roads
<b>SPP</b>	State Planning Policy
<b>SWALSC</b>	South West Aboriginal Land and Sea Council
<b>TEC</b>	Threatened Ecological Community
<b>UWMS</b>	Urban Water Management Strategy
<b>WAPC</b>	Western Australian Planning Commission
<b>WPZ</b>	Wellhead Protection Zone
<b>WC</b>	Water Corporation

## **Amendment Report**

# Metropolitan Region Scheme Amendment 1426 (Complex)

## Lyon and Kinley Roads, Banjup

### Amendment Report

#### 1 Planning objective

The purpose of the amendment is to rezone an approximately 57.76 ha from the Rural - Water Protection zone to the Urban and Urban Deferred zones in the Metropolitan Region Scheme (MRS), as shown on **Amendment Figure - Proposal 1**. The proposed amendment will primarily facilitate future residential development with areas of public open space.

#### Requirements to Lift the Urban Deferment

A portion of the subject land is being zoned Urban Deferred, as the following requirements are to be addressed prior to the Lifting of Urban Deferment:

- Confirmation of the Primary Regional Roads (PRR) reservation requirements for the future widening of Rowley Road.

#### 2 Background

The amendment seeks to rezone approximately 57.76 ha from the Rural-Water Protection zone to the Urban (53.73 ha) and Urban Deferred (4.03 ha) zones in the MRS. The proposal contains 18 lots which are primarily used for rural-residential purposes. The abutting Aubin Grove residential development to the north and west was rezoned to Urban Deferred in December 1994 by *Metropolitan Region Scheme Amendment 938/33 - South West Corridor Stage A* and has since been transferred to the Urban zone.

The amendment area is situated approximately 24 km south of the Perth CBD and abuts the Kwinana Freeway to the west and Rowley Road to the south. The amendment area is situated adjacent to the existing Aubin Grove residential estate. The Aubin Grove Primary School and Aubin Grove reserve abut to the north of the site. The Aubin Grove rail station is approximately 2 km to the north-west.

The site contains an area of Banksia Woodland of the Swan Coastal Plain Threatened Ecological Community (TEC), and the proposed development may result in the loss of habitat for Carnaby's Black Cockatoo and the Forest Red-tailed Black Cockatoo. The proponent will need to consider their obligations under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) and *Biodiversity Conservation Act 2016* (BC Act).

The site does contain a Resource Enhancement Wetland (REW) which is to be retained with a 50m buffer but does not contain or abut any Bush Forever areas. The site is located within a Priority 2 (P2) Public Drinking Water Source Area (PDWSA). The south-west corner of the site contains a Water Corporation extraction bore and is within a 300m Wellhead Protection Zone (WPZ) and the north-west corner is also partly within a 300m WPZ.

The amendment area is zoned 'Resource' and 'Public Purposes - Water Corporation' under the City of Cockburn Town Planning Scheme No. 3 (LPS 3).

### 3 Discussion

#### **Strategic Context**

##### **Perth and Peel@3.5million/South Metropolitan Peel Sub-regional Planning Framework**

The *Perth and Peel@3.5million* document provides a snapshot of the Perth and Peel regions in the future. It makes the case for change to a more considered, connected, and consolidated urban form. It links four draft frameworks and encourages the consideration of new urban growth opportunities.

The site is designated as Rural-Residential in the *South Metropolitan Peel Sub-regional Planning Framework*, however as the decision-maker in initiating MRS amendments the WAPC does have discretion when considering the merits of a particular case.

The sub-regional frameworks are the first step in the ongoing process of refining and detailing planning proposals for an area. The sub-regional framework's state that this refinement will continue through the Metropolitan and Peel Region Schemes, local planning schemes, structure planning, subdivision and/or development.

The WAPC supports the urbanisation of the site as it is a relatively unique site which completes the urbanisation of the Aubin Grove locality and seeks to maximise the use of existing services and infrastructure.

This recommendation responds to the individual and particular circumstances of this proposal and is not necessarily a recommendation that may be applicable in other areas or circumstances.

##### **State Planning Policy 2.0 - Environment and Natural Resources Policy**

*State Planning Policy 2.0 - Environment and Natural Resources Policy* provides guidance on the integration of the consideration of environmental values into the land use planning system. It recommends that planning schemes and decision-making should support the conservation and protection of remnant vegetation where possible and avoid development that may result in unacceptable environmental damage.

The subject land contains areas of Banksia Woodland of the Swan Coastal Plain TEC, and the proposed development may result in the loss of habitat for Carnaby's Black Cockatoo and the Forest Red-tailed Black Cockatoo. The proponent has prepared a concept plan which proposes to retain remnant vegetation (including the existing TEC) and a REW and associated 50 m buffer in areas of public open space whilst balancing bushfire management requirements.

As the planning of the site progresses, environmental values will be given further consideration in the subsequent local structure planning stage with the input of the City of Cockburn, Department of Water and Environmental Regulation (EPA Services) and the Department of Biodiversity, Conservation and Attractions.

It is also noted that the proponent will need to consider their obligations under the EPBC and BC Acts accordingly.



## **State Planning Policy 2.1 - Peel-Harvey Coastal Plain Catchment Policy Bushland Policy**

*State Planning Policy 2.1 - Peel-Harvey Coastal Plain Catchment Policy* (SPP 2.1) aims to provide a policy and implementation framework that will ensure bushland protection and management issues are addressed and integrated with broader land use planning and decision-making. In general, the policy does not prevent development where it is consistent with policy measures and other planning and environmental considerations.

The amendment site is partially within the SPP 2.1 catchment area, and a draft District Water Management Strategy (DWMS) has been prepared where the requirements of SPP 2.1 will be given further detailed consideration in consultation with the Department of Water and Environmental Regulation (DWER) prior to a final decision being made on the amendment.

## **State Planning Policy 2.8 - Bushland Policy for the Perth Metropolitan Region**

*State Planning Policy 2.8 - Bushland Policy for the Perth Metropolitan Region* (SPP 2.8) aims to provide a policy and implementation framework that will ensure bushland protection and management issues are addressed and integrated with broader land use planning and decision-making. In general, the policy does not prevent development where it is consistent with policy measures and other planning and environmental considerations.

The subject land is primarily cleared of remnant vegetation but does contain areas of Banksia Woodland of the Swan Coastal Plain Threatened Ecological Community, and the proposed development may result in the loss of habitat for Carnaby's Black Cockatoo and the Forest Red-tailed Black Cockatoo. Refer to SPP 2.0 above for further discussion on these matters.

## **Draft State Planning Policy No. 2.9 - Planning for Water**

*Draft State Planning Policy No. 2.9 - Planning for Water* (Draft SPP 2.9) intends to replace *State Planning Policy 2.3 - Jandakot Groundwater Protection Area* and similarly states that there is a general presumption against the intensification of land uses in Priority 1 and Priority 2 areas, and proposals will only be considered where land is identified for development through a strategic planning document prepared by the WAPC such as a sub-regional planning framework.

The site is designated as Rural-Residential in the *South Metropolitan Peel Sub-regional Planning Framework* and not for urbanisation and therefore inconsistent with the requirements of draft SPP 2.9.

The amendment has been assessed against draft SPP 2.9 which provides a range of measures which should be considered including approval of a DWMS and consideration of DWER's *Water Quality Protection Note No. 25: Land Use Compatibility Tables For Public Drinking Water Source Areas* which generally restricts sensitive land uses.

All future development will be connected to reticulated water and sewerage services and the expansion of the Urban zone at this location is not expected to have a significant detrimental impact on the overall Jandakot Groundwater Protection Area given the abutting similar land uses to the north and west.

The WAPC supports the urbanisation of the site as it is a relatively unique proposal which completes the urbanisation of the Aubin Grove locality and seeks to maximise the use of existing services and infrastructure.

This recommendation responds to the individual and particular circumstances of this proposal and is not necessarily a recommendation that may be applicable in other areas or circumstances.

### **State Planning Policy 3.7 - Planning in Bushfire Prone Areas**

*State Planning Policy 3.7 - Planning in Bushfire Prone Areas* (SPP 3.7) seeks to guide the implementation of effective risk-based land use planning and development to preserve life and reduce the impact of bushfire on property and infrastructure.

A Bushfire Management Plan has been undertaken and the Department of Fire and Emergency Services has requested modifications which are to be undertaken prior to a final determination being made on the amendment.

### **State Planning Policy 5.4 - Road and Rail Noise**

*State Planning Policy 5.4 - Road and Rail Noise* (SPP 5.4) seeks to minimise the adverse impact of road and rail noise on noise-sensitive land use and/or development within the specified trigger distance of major transport corridors. The Policy also seeks to protect the functionality of the State's transport corridors by protecting them from encroaching incompatible development.

As Rowley Road is in close proximity to the south there is the potential for noise attenuation to be required. The proponent has acknowledged that the exact nature of these measures is to be determined at the detailed structure planning stage. Such measures will be given further detailed consideration in the subsequent local structure planning stage in consultation with the City of Cockburn and relevant State Government agencies (e.g., MRWA).

## **Statutory Context**

### **Environment**

The DWER (EPA Services) has advised that the site contains Banksia Woodlands of the Swan Coastal Plain Threatened Ecological Community, a Resource Enhancement Wetland and the proposed development may result in the loss of habitat for Black Cockatoo's.

### **Urban Water Management**

The Department of Water and Environment Regulation (DWER) has considered the draft Lyon and Kinley Road, Banjup District Water Management Strategy (DWMS) for advertising purposes which will require approval in accordance with the requirements of *Better Urban Water Management*, prior to a final determination being made on the amendment. Should the amendment be finalised, DWER will need to amend the priority drinking water status over the subject land from P2 to P3\*.

### **Water & Wastewater Infrastructure**

The Water Corporation has adopted water, wastewater, and drainage infrastructure planning for the adjoining Aubin Grove Urban zoned areas to the north and west.

The addition of the proposed amendment to the Urban zone will require reviews of the Corporation's planning to determine the servicing of this site. Any system upgrades to the existing water and wastewater networks will need to be funded by the proponents.

## **Transportation**

Main Roads WA raises no objections and advises that there will be a land requirement for the future widening of Rowley Road which affects the proposed amendment area. It is recommended that the amendment exclude the land immediately north of Rowley Road.

The MRS amendment includes a 50m wide Urban Deferred area north of Rowley Road. This area will require confirmation of the PRR reservation requirements for the widening of Rowley Road. Once this road widening is known this area can be reserved as PRR in a future MRS amendment and any remaining area can be transferred to the Urban zone.

## **4 Aboriginal cultural heritage**

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

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

The proposed amendment was referred to SWALSC and no advice was received, however, the amendment will be formally referred to SWALSC during the public submission period.

## **5 Coordination of local and region scheme amendments**

Pursuant to section 126(3) of the *Planning and Development Act 2005* (the Act), where land is being transferred to the Urban zone under a region scheme, the WAPC can resolve to concurrently amend the respective local planning scheme to transfer this land to a zone which is consistent with the objective of the Urban zone.

In this respect, the WAPC has the option of concurrently amending the City of Cockburn Town Planning Scheme No. 3, to transfer the amendment area to a zone which is consistent with the objectives of the Urban zone under the Metropolitan Region Scheme. In accordance with standard practice a determination on the concurrent amendment of the respective local planning scheme will be made after the close of the public submission period.

## **6 Substantiality**

The Planning and Development (Region Planning Schemes) Regulations 2023 allows for amendments to a region scheme to be processed as either 'complex', 'standard' or 'basic' amendments, depending on the alteration to the scheme.

In this regard, the WAPC has resolved to treat this amendment as a complex region scheme amendment given the proposal is inconsistent with the *Perth and Peel@3.5million, South*

*Metropolitan Peel Sub-regional Planning Framework* and the draft *State Planning Policy 2.9 - Planning for Water* and is considered a substantial/regional change in the Aubin Grove and Banjup localities.

## **7 Environmental Protection Authority advice**

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

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

## **8 The amendment process**

The procedures for amending a region scheme are prescribed by the *Planning and Development Act 2005* and the Planning and Development (Region Planning Schemes) Regulations 2023. In essence, the procedure for a complex amendment involves:

- formulation of the amendment by the WAPC
- referral to the EPA for environmental assessment
- completion of an environmental review (if required) to EPA instructions
- public submissions on the proposed amendment (including environmental review if required)
- consideration of submissions
- referral of WAPC recommendations, with or without any modifications in response to submissions, to the Minister for Planning
- approval by the Governor
- consideration by both Houses of Parliament, who can disallow the amendment
- amendment takes legal effect when no longer subject to disallowance after 12 sitting days
- where the WAPC has agreed to the parallel amendment of a local planning scheme under section 126(3) of the *Planning and Development Act 2005*, the local planning scheme amendment becomes effective upon gazettal of the region scheme amendment.

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

## **9 Submissions on the amendment**

The WAPC invites people to comment on this proposed amendment to the MRS.

The amendment is being advertised for public submissions for a minimum of 60 days, from 24 December 2024 to 03 March 2025.

The amendment report and plans showing the proposed changes are available for public inspection [online](#).

Online submissions are encouraged via <https://haveyoursay.dplh.wa.gov.au/>

However, written submissions commenting on the amendment can be sent to:

[RegionPlanningSchemes@dplh.wa.gov.au](mailto:RegionPlanningSchemes@dplh.wa.gov.au)

or posted to:

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

and **must be received by 03 March 2025**.

All submissions received by the WAPC will be acknowledged.

For your convenience a submission form is contained in this report (Appendix D). Additional copies of the form are available from the Department of Planning, Lands and Heritage [website](#).

You should be aware that calling for submissions is a public process, and all submissions lodged will become public. All submissions are published and made available when the amendment is presented to both Houses of Parliament. Advice of disclosure and access requirements are shown on side two of the submission form.

Before making your submission, it is recommended that you read the information in Appendix C of this report regarding preparing a submission.

## 10 Modifications to the amendment

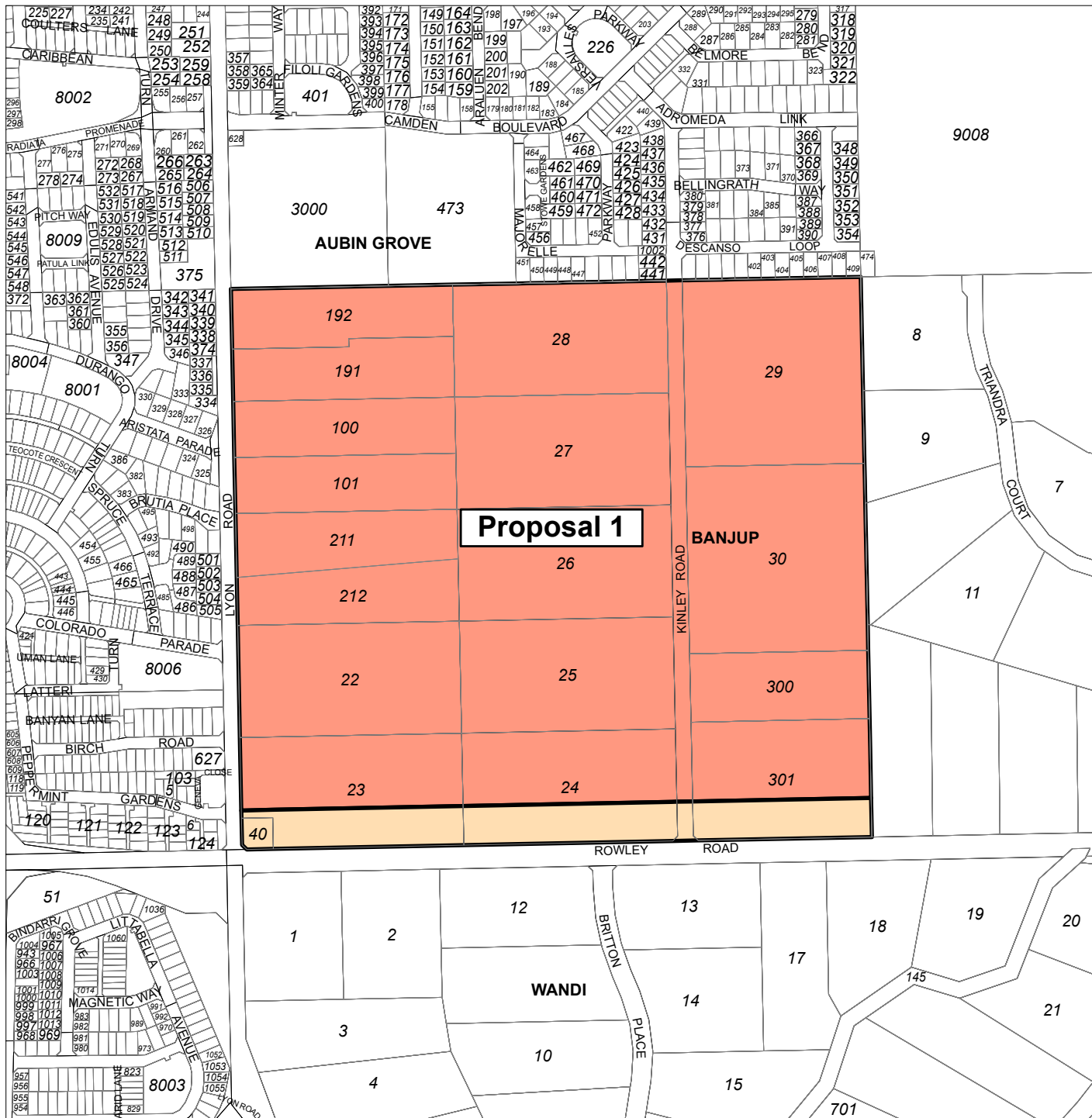
After considering any comments received the WAPC may make modifications to the amendment. The recommendations of the WAPC, including any modifications, are published in a report on submissions which will be available on the Department of Planning, Lands and Heritage website.

## 11 Final outcome

After considering the submissions, the WAPC may make modifications to the amendment. The WAPC will then submit the amendment plans, together with a **Report on Submissions** and a copy of all written submissions, to the Minister for Planning for presentation to the Governor.

If the Governor approves, a copy of the plans of the amendment together with the **Report on Submissions** will be laid before each House of Parliament for twelve sitting days. Either House may, by resolution, disallow an amendment within that time. As soon as the amendment is no longer subject to disallowance it becomes legally effective in the Metropolitan Region Scheme.

**Metropolitan Region Scheme  
Amendment 1426 (Complex)  
Lyon and Kinley Roads, Banjup  
Amendment Figure - Proposal 1**



## Lyon and Kinley Roads, Banjup Proposed complex MRS amendment as advertised

29 May 2024

Proposal 1

Proposed Amendment:

- Rural-Water Protection zone to Urban zone
- Rural-Water Protection zone to Urban Deferred zone

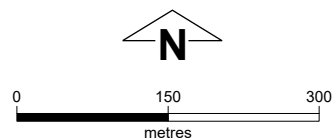
Reference no: 4726

File no: RLS/1124

Version number: 1



Date: 31/05/2024  
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## **Appendix A**

### **Notice of environmental assessment**





## Environmental Protection Authority

s.48A Referrals

**Title:** Metropolitan Region Scheme (MRS) Amendment 1426 Lyon and Kinley Roads, Banjup.

**Location:** Banjup - Land generally bounded by Lyon Road (west), Rowley Road (south) and Beenyp Road (east).

**Description:** The amendment proposes to rezone land over multiple landholdings from the Rural – Water Protection zone to the Urban and Urban Deferred zones to facilitate future residential development.

**Ref ID:** APP-0025381

**Date Received:** 31/05/2024 **Date Sufficient Information Received:** 15/10/2024

**Responsible Authority:** Western Australian Planning Commission, 140 William Street PERTH WA 6000

**Contact:** Zoe Chalwell-James

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

**Potential Significant Effects:** Implementation of the scheme amendment may result in clearing of native vegetation and vegetation that may provide habitat for threatened species of black cockatoo, impacts to groundwater quantity and quality and modified hydrology.

**Protection:** EPA advice is provided recommending scheme text be included at subsequent planning stages to facilitate retention and management of environmental values.

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

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

This Determination is not appealable.

Chair's Initials:

Date: 31 October 2024

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

**Metropolitan Region Scheme (MRS) Amendment 1426 Lyon and Kinley Roads, Banjup**

**Location: Land generally bounded by Lyon Road (west), Rowley Road (south) and Beenyp Road (east).**

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

**Determination Published: 4 November 2024**

**Summary**

The Western Australian Planning Commission (WAPC) has initiated Amendment 1426 to the Metropolitan Region Scheme (MRS) to rezone 57.76 hectares (ha) of land in Banjup from the 'Rural – Water Protection' zone to the 'Urban' (53.73 ha) and 'Urban Deferred' (4.03 ha) zones to facilitate future residential development.

The Environmental Protection Authority (EPA) has considered the scheme amendment in accordance with the requirements of the *Environmental Protection Act 1986* (EP Act). The EPA considers that the scheme amendment is unlikely to have a significant effect on the environment and does not warrant formal assessment under Part IV of the EP Act. The EPA has based its decision on the original referral documentation and additional information including a draft concept plan provided by the WAPC. The draft concept plan (which depicts retention areas containing significant environmental values) has been a fundamental consideration for the EPA. The draft concept plan reflects the application of the mitigation hierarchy to minimise potential effects to environmental values. Significant modifications to the draft concept plan may result in the scheme having a significant effect on the environmental values in the amendment area, and necessitating referral of future proposals to the EPA.

Having considered this matter, the following advice is provided.

**Environmental Factors**

Having regard to the EPA's (2021) *Statement of environmental principles, factors, objectives and aims of Environmental Impact Assessment*, the EPA has identified the following preliminary environmental factors relevant to this scheme amendment:

- Flora and vegetation
- Terrestrial fauna
- Inland waters

**Advice and Recommendations regarding the Environmental Factors**

Flora and vegetation

The EPA notes that while historical clearing has occurred within the amendment area, implementation of the scheme amendment will result in the clearing of vegetation, including Banksia Woodland and threatened fauna habitat, in particular habitat for threatened species of black cockatoo in close proximity to a roost site.

The EPA reinforces the importance of native vegetation retention and retention of black cockatoo foraging habitat, in particular marri trees, potential nesting trees and roosting sites, and expects these are retained as a priority, together with appropriate buffers, as part of future planning processes to mitigate impacts to terrestrial environmental values.

The EPA notes that the draft concept plan (Figure 1) was prepared to present an indicative development layout for the landholdings and the potential retention areas of wetlands, Banksia Woodland and black cockatoo foraging and potential nesting habitat. The EPA supports the retention of values as depicted in the draft concept plan as a minimum through the future stages of planning on the basis that the concept plan proposes the retention of a substantial area of the highest habitat value score black cockatoo habitat. The EPA also supports the preparation of Public Open Space (POS) management plans to be prepared for areas of retained vegetation including weed control, revegetation, drainage and nutrient management and bushfire risk.

The EPA recommends that future planning stages also prioritise revegetation in POS areas, surplus cleared areas and landscaped and drainage areas/corridors with locally endemic species that provide foraging for species of black cockatoo. Designs should be informed by current research and guidelines.

#### Regional significant of environmental values within Lot 30

The EPA notes that due to limited access a detailed assessment of environmental values contained within Lot 30 was unable to be undertaken during environmental investigations of the remaining amendment area. In the absence of sufficient environmental information, the EPA cannot definitively conclude whether the values within Lot 30 are of regional significance, however, the EPA expects these values to be retained and managed.

Based on the limited information available, the EPA supports the proposed concept plan with the proposed areas for retention including Lot 30. Any future planning process proposing Lot 30 for development should be informed by appropriate environmental surveys.

#### Inland waters

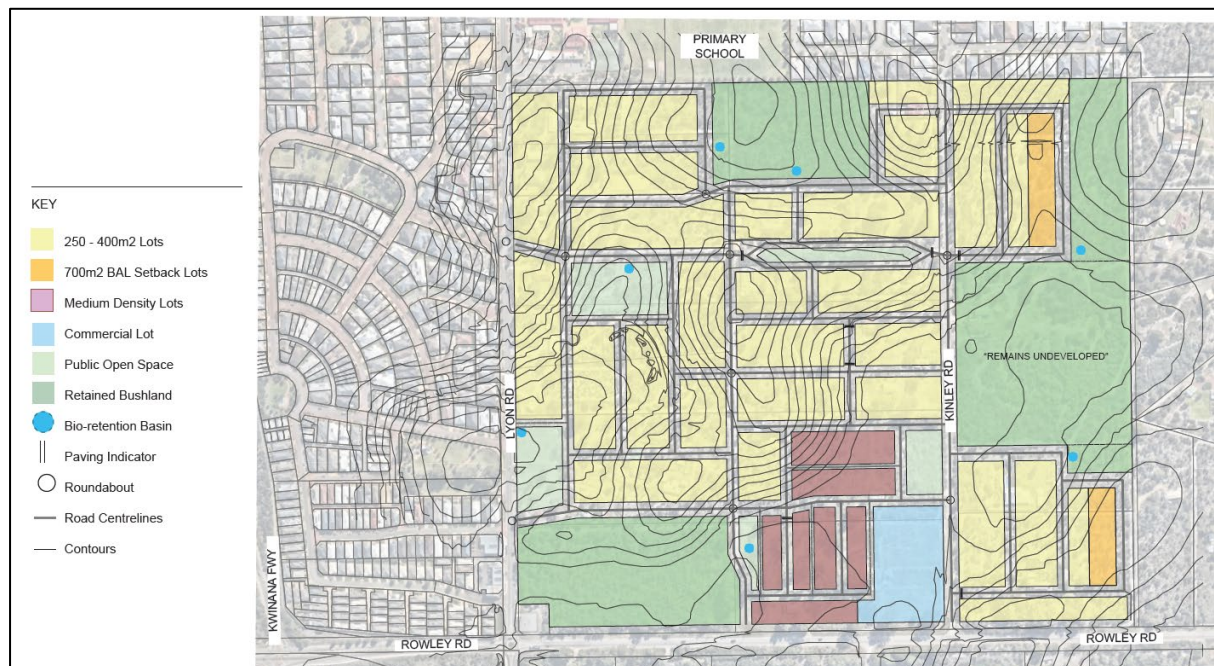
The EPA advises that the Resource Enhancement Wetland (UFI 6886) within the amendment area is likely to be commensurate with a Conservation Category Wetland due to the environmental values present. The EPA notes and supports that the draft concept plan proposes to retain the REW and associated vegetation. The EPA advises that a wetland verification and buffer assessment should be undertaken to inform the future planning design (structure plan and subdivision). The EPA expects that future planning will ensure an appropriate buffer and management to ensure its ecological values and functioning are retained.

The EPA also notes that the amendment area lies within the Jandakot Groundwater Protection Area and is classified as a Priority 2 (P2) Public Drinking Water Source Area (PDWSA), contains a Water Corporation extraction bore and is within proximity to a Wellhead Protection Zone (WPZ) and that further liaison with the Water Corporation and Department of Water and Environmental Regulation (DWER) will be required. The EPA notes that this is a government led strategic planning process that determines whether an urban rezoning is the preferred outcome for the land.

### **Conclusion**

The EPA notes and supports the retention of environmental values within open space and bushland retention areas. The EPA concludes that provided subsequent subdivision and development of the Amendment area is undertaken consistent with draft concept plan, key environmental issues can be managed to meet the EPA's environmental objectives for the

above factors through the future local scheme amendment and structure planning processes. The EPA recommends its advice is implemented to further mitigate potential impacts to the above factors.



**Figure 1: Concept Plan (Source: Urban Plan 2023)**

## **Appendix B**

### **List of plans supporting the amendment**

**Metropolitan Region Scheme  
Amendment 1426 (Complex)**

**Lyon and Kinley Roads, Banjup**

**as advertised**

**Amending Plan 3.2839**

Detail Plans: 1.6654 & 1.6670

## **Appendix C**

### **Preparing a submission**

## **Preparing a Submission**

The WAPC welcomes comment on proposed amendments to the MRS from interested individuals, groups, and organisations.

### **What is a submission?**

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

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

### **What should I say?**

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

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

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

### **Before lodging your submission**

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

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

The closing date for submissions and how to lodge them is shown on the submission form and in the submissions on the amendment section of the amendment report.

Some amendments may be subject to an environmental review. Under these circumstances, the WAPC will forward a copy of any submission raising environmental issues to the EPA.

You should be aware that all submissions lodged with the WAPC are subject to regulations on disclosure and access, and your submission will become a public document.



## **Appendix D**

**Submission form for this amendment**



[illegible]

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

Signature ..... Date .....

**Note: Submissions MUST be received by the advertised closing date on 03 March 2025.  
Late submissions will NOT be considered.**