

July 2025

Metropolitan Region Scheme Amendment 1437 (Complex Amendment)



Lot 709 Armadale Road, Banjup

Amendment Report

City of Cockburn

**Metropolitan Region Scheme
Amendment 1437
(Complex Amendment)**

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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 1437 (Complex) Amendment Report
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Abbreviations

| | |
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| AAMGL | Average Annual Maximum Groundwater Level |
| ACH | Aboriginal Cultural Heritage |
| ANEF | Australian Noise Exposure Forecast |
| CBD | Central Business District |
| CCW | Conservation Category Wetland |
| DBCA | Department of Biodiversity Conservation and Attractions |
| DEMIRS | Department of Energy, Mines, Industry Regulation and Safety |
| DFES | Department of Fire and Emergency Services |
| DLGSC | Department of Local Government, Sport and Cultural Industries |
| DoT | Department of Transport |
| DPIRD | Department of Primary Industries and Regional Development |
| DSP | District Structure Plan |
| DWER | Department of Water and Environmental Regulation |
| DWMS | District Water Management Strategy |
| EMA | Environmental Management Area |
| EPA | Environmental Protection Authority |
| EPP | Environmental Protection Policy |
| ERADE | Education, Research and Development and Employment |
| ILS | Industrial Land Strategy |
| JTSI | Department of Jobs, Tourism, Science and Innovation |
| LPS | Local Planning Scheme |
| LWMS | Local Water Management Strategy |
| MOU | Memorandum of Understanding |
| MRS | Metropolitan Region Scheme |
| MRWA | Main Roads Western Australia |
| OEPA | Office of the Environmental Protection Authority |
| ORR | Other Regional Roads |
| PDWSA | Public Drinking Water Source Area |
| PRR | Primary Regional Roads |
| PRS | Peel Region Scheme |
| PSP | Principal Shared Path |
| SPP | State Planning Policy |
| SWALSC | South West Aboriginal Land and Sea Council |
| TEC | Threatened Ecological Community |
| TIA | Transport Impact Assessment |
| UWMS | Urban Water Management Strategy |
| WAPC | Western Australian Planning Commission |
| WC | Water Corporation |

Amendment Report

Metropolitan Region Scheme Amendment 1437 (Complex)

Lot 709 Armadale Road, Banjup

Amendment Report

1 Planning objective

The purpose of the amendment is to rezone an approximately 46.85 ha from the Rural - Water Protection zone to the Urban Deferred zone in the Metropolitan Region Scheme (MRS), as shown on the ***Amendment Figure - Proposal 1***.

The proposed amendment will primarily facilitate future residential development with areas of public open space, following the lifting of Urban Deferment, local planning scheme amendment, structure planning and subdivision approval.

Lifting of Urban Deferment Requirements

The subject land is being zoned Urban Deferred, as the following requirements are to be addressed prior to the site being transferred to the Urban zone:

- Preparation of a sufficiently advanced draft structure plan.
- Approval of a District Water Management Strategy (DWMS).
- The existing Transport Impact Assessment (TIA) being updated.
- Confirmation of water and wastewater servicing.

2 Background

The amendment seeks to rezone approximately 46.85 ha from the Rural - Water Protection zone to the Urban Deferred zone in the MRS. The amendment area is situated approximately 19 km south of the Perth CBD and 3 km east of the Cockburn Secondary Centre. The site abuts Armadale Road to the north, Liddlelow Road to the west, Bush Forever Site 344 to the east and existing Special Rural development and Water Corporation trunk infrastructure to the south. The developing Treeby (150 m) and West Piara (80 m) urban areas are immediately to the north. The Cockburn rail station is approximately 1.9 km to the west.

The subject land includes an original homestead fronting Armadale Road and a café (known as the Banjup Local) at the rear of the homestead. Ancillary buildings and commercial storage facilities (converted poultry farm sheds) occupy land to the east. The remaining area is primarily used for livestock grazing.

The site is primarily cleared of vegetation and does not contain any mapped Threatened Ecological Communities, Environmentally Sensitive Areas or Regional Ecological Linkages. The majority of the site is covered by a multiple use wetland which is hydrologically connected to the Gibbs Road Swamp System, a nationally important wetland, but does not contain any Bush Forever areas. The site is located within a Priority 2 (P2) Public Drinking Water Source Area (PDWSA) and the south-east corner of the site contains a Water Corporation extraction bore and is subject to a 300 m Wellhead Protection Zone.

The amendment area is zoned 'Resource' and 'Public Purposes - Water Corporation' under the City of Cockburn Town Planning Scheme No. 3 (TPS 3). It is noted that under the current 'Resource' zone in TPS 3 approximately 21 unsewered lots (2 ha minimum) could be approved over the site.

Indicative Structure Plan

The amendment is supported by an indicative structure plan demonstrating how the site could be developed. The indicative structure plan indicates primarily residential development with a potential commercial centre, key drainage/public open space, green link area and path network.

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 Frameworks and encourages the consideration of new urban growth opportunities.

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 MRS/PRS, local planning schemes, structure planning, subdivision and/or development.

The site is designated as Rural-Residential in the *South Metropolitan Peel Sub-regional Planning Framework* and is not identified for urbanisation, however as the decision-maker in initiating region scheme amendments, the WAPC does have discretion when considering the merits of a particular case.

The WAPC supports the urbanisation of this site as it is large single ownership landholding on the northern periphery of the Jandakot Water Mound, is primarily cleared of vegetation and does not contain any mapped Threatened Ecological Communities or Environmentally Sensitive Areas. The proposed amendment would complement the urbanisation of the nearby Jandakot/Treeby and existing West Piara urban areas to the north.

The Framework promotes urban consolidation by making better use of existing infrastructure and land. As such, the proposed amendment site is considered to be consistent with the intent, planning, principles and recommendations of the Framework.

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.

Draft Jandakot-Treeby District Structure Plan

The draft Jandakot-Treeby District Structure Plan (DSP) is located to the north of the amendment site and is being advertised for comment. The DSP represents the next step in the broader land use planning process, supported by more detailed planning and technical investigations.

In general terms, the DSP applies to a 580 ha area south of Jandakot Airport, Roe Highway, and east of the Kwinana Freeway, and identifies:

- future residential neighbourhoods
- a neighbourhood centre and a mixed business/service commercial zone
- public open space
- four primary schools and a high school
- an arterial hierarchy of roads.

The amendment site is located to the south of the DSP area and is in close proximity to this future development area.

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 is primarily cleared of vegetation and does not contain any mapped Threatened Ecological Communities or Environmentally Sensitive Areas. The site does contain portion of a Multiple Use Wetland but does not contain any Bush Forever areas.

As the planning of the site progresses, environmental and hydrological values will be given further detailed consideration prior to the lifting of Urban Deferment and in the subsequent local structure planning stage with the input of the City of Cockburn, Department of Water and Environmental Regulation (DWER) and the Department of Biodiversity, Conservation and Attractions (DBCA).

No development can occur until all lifting of Urban Deferment requirements have been addressed and the site transferred from the Urban Deferred zone to the Urban zone. This process includes additional consultation with the City of Cockburn, relevant state government agencies and service providers prior to a final decision being made by the WAPC.

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

State Planning Policy 2.8 - Bushland Policy for the Perth Metropolitan Region 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 consistent with policy measures and other planning and environmental considerations.

The subject land is primarily cleared of vegetation and does not contain any mapped Threatened Ecological Communities or Environmentally Sensitive Areas. The site does contain portion of a Multiple Use Wetland but does not contain any Bush Forever areas. The proponent has prepared an indicative structure plan which responds to the environmental qualities of the site this includes key public open space/drainage areas and a potential east-west green link.

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 landuses in Priority 1 (P1) and Priority 2 (P2) 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 is 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 District Water Management Strategy (DWMS) and consideration of Department of Water and Environmental Regulation's (DWER) *Water Quality Protection Note No. 25: Land Use Compatibility Tables for Public Drinking Water Source Areas* which generally restricts sensitive landuses being located within Priority 3* (P3*) areas.

DWER has considered the draft District Water Management Strategy - Banjup North for advertising purposes and in accordance with the requirements of Better Urban Water Management, will require approval prior to the site being transferred to the Urban zone. Once the Urban Deferment has been lifted, DWER will also need to amend the priority water status over the subject land from P2 to P3*.

All future development will need to be connected to reticulated water and sewerage services and the expansion of the Urban Deferred zone at this location is not expected to have a significant detrimental impact on the overall Jandakot Groundwater Protection Area given the abutting similar landuses to the north and the exclusion of sensitive landuses under the P3* groundwater classification.

The WAPC supports the urbanisation of this site as it is large single ownership landholding on the northern periphery of the Jandakot Water Mound, is primarily cleared of vegetation and does not contain any mapped Threatened Ecological Communities or Environmentally Sensitive Areas. The proposed amendment would complement the urbanisation of the nearby Jandakot/Treeby and existing West Piara urban areas to the north.

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 3.0 - Urban Growth and Settlement

State Planning Policy 3.0 - Urban Growth and Settlement (SPP 3.0) sets out that the principles, considerations and key requirements for new urban growth and sustainable communities include making the most efficient use of land in urban areas through the use of vacant and underutilised land, and providing a variety and choice in the size, type and affordability of housing in response to housing demand and preference.

The proposed amendment will integrate the subject land with the broader locality, optimise the use of existing urban infrastructure, contribute to the supply of land for housing and will provide for additional housing choice.

State Planning Policy 3.7 - Bushfire

State Planning Policy 3.7 - Bushfire seeks to implement effective, risk-based land use planning and development which in the first instance avoids the bushfire risk, but where unavoidable, manages and/or mitigates the risk to people, property and infrastructure to an acceptable level.

The preservation of life and the management of bushfire impact are paramount. An assessment of bushfire risk has been undertaken, and the Department of Fire and Emergency Services advises that a Bushfire Management Plan will need to be undertaken as planning for the site progresses.

State Planning Policy 5.4 - Road and Rail Noise

State Planning Policy 5.4 - Road and Rail Noise 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 Armadale 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

DWER and DBCA advised that the site is predominantly cleared with some vegetation remaining along a possible creek line and a few trees scattered across the site. Should planning progress a flora and vegetation survey should be undertaken to determine the type, extent and condition of vegetation across the site, and whether threatened or priority ecological communities and species are present.

Urban Water Management

DWER has considered the draft District Water Management Strategy - Banjup North for advertising purposes and in accordance with the requirements of Better Urban Water Management will require approval prior to the site being transferred to the Urban zone. Once the Urban Deferred has been lifted the DWER will then need to amend the priority water status over the subject land from P2 to P3*.

Infrastructure

Water & Wastewater

The Water Corporation has adopted water, wastewater and drainage infrastructure planning for the nearby Treeby and Piara Waters Urban zoned areas to the north.

The addition of the proposed amendment to the Urban Deferred 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. Therefore, this matter is included as a requirement to be addressed prior to the lifting of Urban Deferment.

Transportation

Main Roads WA (MRWA) notes that the subject land is not identified in *Perth and Peel@3.5million* as Urban Expansion, and advises as follows in relation to the Transport Impact Assessment (TIA):

- The traffic modelling and results presented in the TIA do not reflect the current performance of the Armadale/Liddelow Road roundabout, the calibration/validation of this model will need updating. The following comments were provided:
 - The 2% annual traffic growth rate assumed along Armadale Road is considered low based on recent growth trends.
 - The TIA assumes development trip distribution along Liddelow Road of 60% heading north (to Armadale Road) and 40% south (towards Harper Road) and is considered to be low.
 - The development represents an almost 100% increase to daily traffic volumes on Liddelow Road northbound at Armadale Road (compared to 2023).
- Since 2003, the Armadale / Liddelow Road roundabout is at its peak at certain periods, MRWA notes the follows:
 - During the pm peaks queueing extends for 1.8 km along Armadale Road eastbound.
 - Congestion increasing indicating the 2% growth rate in the TIA is underestimated.
 - MRWA has been receiving feedback on delays on Liddelow Road and Torwood Ave during peak periods and for pedestrians to cross the roads.
- The proposal would result in an increase of traffic at the Armadale Road / Liddelow Road intersection, on Armadale Road eastbound and Liddelow Road northbound.
- Any upgrade of a left-slip lane from Liddelow Road northbound to Armadale Road eastbound may conflict with the future upgrade of Armadale Road westbound.

Therefore, as there is a need to update the existing TIA prepared for the site, this matter has been included as a requirement to be addressed prior to the lifting of Urban Deferment.

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 amendment was pre-referred to SWALSC with no advice received. However, the amendment will be formally referred to SWALSC during the public advertising 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.

As no land is being zoned Urban, section 126(3) of the Act is not applicable to this amendment.

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*, draft SPP 2.9 and is considered a substantial/regional change in the Banjup locality.

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 period of 60 days from 14 July to 12 September 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

or posted to:

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

and **must be received by 12 September 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 from the public and government agencies, the WAPC may make modifications to the amendment.

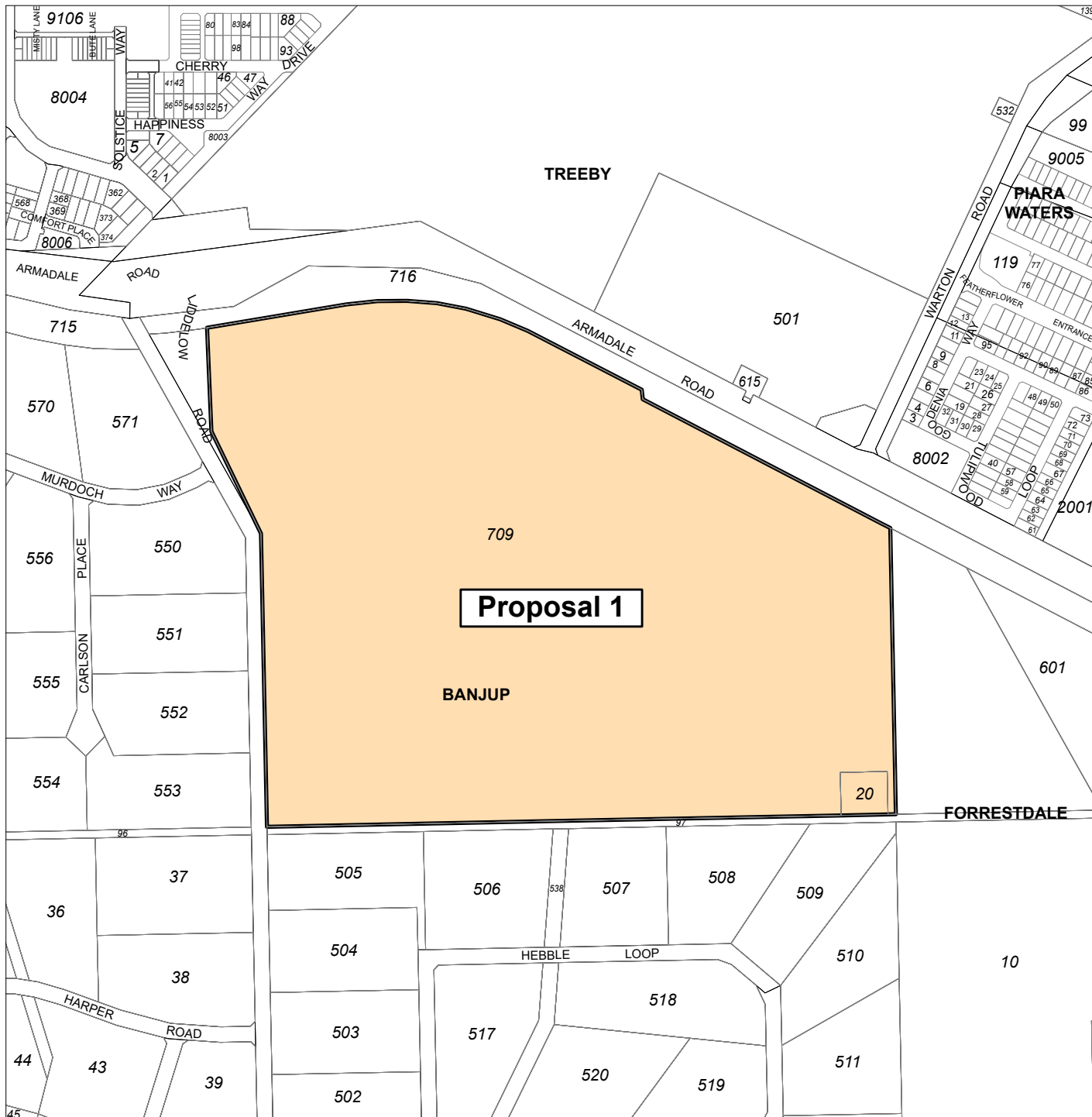
The recommendations of the WAPC, including any modifications, are published in a report on submissions which will be available on the Department of Planning, Lands and Heritage website.

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 the amendment within that time. As soon as the amendment is no longer subject to disallowance it becomes legally effective in the MRS.

**Metropolitan Region Scheme
Amendment 1437 (Complex)
Lot 709 Armadale Road, Banjup**

Amendment Figure - Proposal 1



Lot 709 Armadale Road, Banjup
Proposed complex MRS amendment
as advertised

19 February 2025

Proposal 1

Proposed Amendment:

 Rural-Water Protection zone to Urban Deferred zone

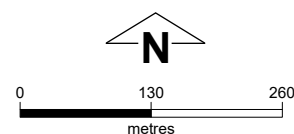
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Appendix A

Notice of environmental assessment



Environmental Protection Authority

s.48A Referrals

Title: Metropolitan Region Scheme Amendment 1437 – Lot 709 Armadale Road, Banjup

Location: Lot 709 Armadale Road, Banjup

Description: The amendment proposes to rezone Lot 709 Armadale Road, Banjup from the 'Rural – Water Source Protection' zone to the 'Urban Deferred' zone, to enable future urban land uses (including residential development).

Ref ID: APP-0027650 / REC-0001413

Date Received: 26/02/2025 **Date Sufficient Information Received:** 01/05/2025

Responsible Authority: Western Australian Planning Commission

Contact: Marija Bubanic

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

Potential Significant Effects: Implementation of the amendment may result in the clearing of sparse vegetation and avifauna habitat; alteration of the local hydrological regime (including groundwater and surface water quality and quantity) that may result in downstream impacts to the Gibbs Road Swamp System and Forrestdale Lake; and potential impacts to an Aboriginal Cultural Heritage Historic Place.

Protection: The Environmental Protection Authority (EPA) notes that potential impacts to flora and vegetation and terrestrial fauna values associated with implementation of the scheme amendment are unlikely to be significant. Impacts to each of the preliminary environmental factors can be managed through the implementation of future planning process, including future local scheme planning controls and structure planning, as well as through statutory processes. Impacts to Aboriginal Cultural Heritage can be managed by the *Aboriginal Heritage Act 1972*. Environmental Protection Authority (EPA) advice on Inland waters is provided and expected to be implemented to further manage potential impacts.

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 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:

21 May 2025

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

Metropolitan Region Scheme Amendment 1437 – Lot 709 Armadale Road, Banjup

Location: Lot 709 Armadale Road, Banjup

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

Determination Published: 26 May 2025

Summary

The amendment proposes to rezone Lot 709 Armadale Road, Banjup from the 'Rural – Water Source Protection' zone to the 'Urban Deferred' zone. The amendment is proposed to facilitate future urban land uses which may include residential development, a commercial centre, drainage and public open space over the approximately 46.85 hectare.

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, subject to this advice being implemented. The EPA has based its decision on the original referral documentation and additional information provided by the Western Australian Planning Commission (WAPC). 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 factor relevant to this scheme amendment where the EPA has given advice:

- Inland waters

Advice and Recommendations regarding the Environmental Factors

Inland waters

The amendment is located upstream of the Gibbs Road Swamp System (GRSS) (listed in the Directory of Important Wetlands in Australia (DIWA) and mapped as Conservation Category Wetland (CCW) in the portion of the wetland adjacent to the amendment area) and Forrestdale Lake (a Ramsar Site and listed in DIWA).

Due to the hydrological connectivity of the amendment area to the GRSS and Forrestdale Lake, via the James Drain, hydrological changes (quality and levels/quantity/flow) as a result of future urban development (including through the disturbance of legacy nutrients associated

with historic agricultural land uses) may impact the hydrology/water balance of these areas including groundwater dependent ecosystems.

The EPA notes that the amendment area lies within the Jandakot Groundwater Protection Area and is classified as a Priority 2 Public Drinking Water Source Area (PDWSA) and contains a Water Corporation extraction bore that is surrounded by a Wellhead Protection Zone (WHPZ). Further liaison with the Water Corporation and Department of Water and Environmental Regulation (DWER) will be required. The EPA notes that reclassification of PDWSA will occur once the government led strategic planning process has determined that an urban rezoning is the preferred outcome for the land.

If the WAPC resolves to rezone from Rural-Water Protection to Urban, future development within the amendment area should be consistent with *State Planning Policy* (SPP) No. 2.3 - *Jandakot Groundwater Protection Policy*, Draft SPP No. 2.9 - *Planning for Water*, and relevant DWER water quality protection notes for public drinking water source areas.

The EPA notes the information included in the WAPC referral and additional information that discusses proposed measures to manage impacts to Inland waters values and expects these measures, at minimum, to be implemented through future planning processes, including through the local planning scheme.

The EPA expects future development within the amendment area to be consistent with the following outcomes, and expects these outcomes are reflected in the requirements of future planning processes (including through the local planning scheme):

- Post-development hydrological conditions (groundwater and surface water levels/flow) to be consistent with pre-development conditions (including in the context of post development outflow to the adjacent GRSS).
- No hydrological impacts, including to water quality and quantity, to the GRSS and Forrestdale Lake. This includes no reduction in water quality entering the James Drain as surface water and infiltrating to groundwater.
- Minimise impacts to water quality within the Wellhead Protection Zone.

Pre-development hydrological monitoring should be undertaken over an extended period (for more than two winter peaks) to provide baseline hydrological data against which the above outcomes can be measured. The monitoring program should be developed in consultation with DWER and include groundwater and surface water quality monitoring incorporating sampling of drinking water quality parameters (including for pathogens, nutrients and other contaminants).

The EPA expects the above outcomes are achieved through implementation of the below measures, at a minimum. These measures should be considered through future stages of planning, including through the local planning scheme, and include (but not limited to):

- Preparation of hydrological studies and a water balance, that include consideration of the hydrology of GRSS and Forrestdale Lake.
- Stormwater management to be designed and implemented consistent with the Stormwater Management Manual for Western Australia (Department of Water, 2009) and draft SPP 2.9.
- Preparation of a Construction Environment Management Plan to manage impacts including of erosion/sediment and nutrient transport downstream.
- Consistent with the WAPC referral documents, should urban development occur within the amendment area, it is expected this development be in accordance with

DWER (2018) Water Quality Protection Note 38 for Priority 3* Areas. This includes the implementation of the below measures at minimum and not limited to:

- site-responsive design to direct surface and subsoil drainage away from drinking water extraction points;
- infiltration basins and sewage pump stations to be located outside the WHPZ;
- incorporate WHPZs into public open space where possible, preferably in conservation open space;
- design and construction of POS to limit fertiliser application;
- adequate contingency planning in case of groundwater or surface water contamination; and
- educational water catchment material advertised/distributed throughout planning stages.

The EPA expects that the above advice, including demonstration of the achievement of outcomes and implementation of measures, is incorporated at the appropriate stages of planning. The advice should be implemented through a finalised District Water Management Strategy and other future water management documents in consultation with and to the satisfaction of the relevant agencies (including DWER and City of Cockburn). Relevant agencies should also be consulted regarding further expectations for environmental outcomes and measures to minimise impacts to inland waters values.

Conclusion

The EPA concludes that the amendment is likely to meet the EPA's environmental objective for Inland waters. Key environmental issues can be managed through future planning processes, including future local planning scheme requirements and structure planning processes, as well as statutory processes. The EPA expects its advice is implemented to further manage and mitigate potential impacts to the above environmental factor.

Appendix B

List of plans supporting the amendment

**Metropolitan Region Scheme
Amendment 1437 (Complex)**

Lot 709 Armadale Road, Banjup

as advertised

Amending Plan 3.2861

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

FILE
RLS/1105

Title (*Mr, Mrs, Miss, Ms*) First Name
Surname (PLEASE PRINT CLEARLY)
Address Postcode
Contact Number Email Address

Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission? ☐ Yes ☐ No

Submission

(Please attach additional pages if required. It is preferred that any additional information be loose rather than bound)

This image shows a full page of white paper with horizontal dotted lines. The lines are evenly spaced and run across the width of the page, providing a guide for handwriting practice. There are no margins, text, or other markings on the page.

turn over to complete your submission

[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

Website: www.wa.gov.au/dph/regionplanningschemes