

July 2025

# **Metropolitan Region Scheme Amendment 1438** (Standard Amendment)



## **Sawley Close Urban Precinct**

Amendment Report

City of Rockingham

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**Metropolitan Region Scheme  
Amendment 1438  
(Standard Amendment)**

**Sawley Close Urban Precinct**

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**Amendment Report**

**City of Rockingham**



July 2025

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 1438 (Standard) 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>AAMGL</b>	Average Annual Maximum Groundwater Level
<b>ACH</b>	Aboriginal Cultural Heritage
<b>AHA</b>	<i>Aboriginal Heritage Act 1972</i>
<b>AHD</b>	Australian Height Datum
<b>ANEF</b>	Australian Noise Exposure Forecast
<b>BC</b>	Biodiversity Conservation
<b>CBD</b>	Central Business District
<b>CCW</b>	Conservation Category Wetland
<b>DBCA</b>	Department of Biodiversity Conservation and Attractions
<b>DCP</b>	Development Control Policy
<b>DEMIRS</b>	Department of Energy, Mines, Industry Regulation and Safety
<b>DFES</b>	Department of Fire and Emergency Services
<b>DLGSC</b>	Department of Local Government, Sport and Cultural Industries
<b>DoT</b>	Department of Transport
<b>DPIRD</b>	Department of Primary Industries and Regional Development
<b>DSP</b>	District Structure Plan
<b>DWER</b>	Department of Water and Environmental Regulation
<b>DWMS</b>	District Water Management Strategy
<b>EMA</b>	Environmental Management Area
<b>EPA</b>	Environmental Protection Authority
<b>EPBC</b>	Environment Biodiversity and Conservation
<b>EPP</b>	Environmental Protection Policy
<b>ERADE</b>	Education, Research and Development and Employment
<b>FCT</b>	Floristic Community Type
<b>ILS</b>	Industrial Land Strategy
<b>JTSI</b>	Department of Jobs, Tourism, Science and Innovation
<b>LPS</b>	Local Planning Scheme
<b>LWMS</b>	Local Water Management Strategy
<b>MOU</b>	Memorandum of Understanding
<b>MRS</b>	Metropolitan Region Scheme
<b>MRWA</b>	Main Roads Western Australia
<b>OEPA</b>	Office of the Environmental Protection Authority
<b>ORR</b>	Other Regional Roads
<b>POS</b>	Public Open Space
<b>PRR</b>	Primary Regional Roads
<b>PRS</b>	Peel Region Scheme
<b>PSP</b>	Principal Shared Path
<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>WC</b>	Water Corporation

## **Amendment Report**

# Metropolitan Region Scheme Amendment 1438 (Standard)

## Sawley Close Urban Precinct

### Amendment Report

#### 1 Planning objective

The purpose of the amendment is to rezone approximately 16.48 ha in Golden Bay the Rural zone to the Urban zone and Regional Open Space reservation in the Metropolitan Region Scheme (MRS), as shown on the ***Amendment Figure - Proposal 1***.

The proposed amendment will primarily facilitate future residential development, public open space and a conservation area following a local planning scheme amendment, local structure planning and subdivision approval.

#### 2 Background

The subject land is located within the City of Rockingham and is approximately 50 km south of the Perth CBD, 16 km south of the Rockingham City Centre and 1.2 km northwest of the Secret Harbour District Centre. The land is in close proximity to Mandurah Road, Dampier Drive and existing local roads in the locality. The proposed Karnup station is approximately 1.25 km to the south and Comet Bay College is approximately 300 m to the west.

The subject land is primarily vegetated and contains walking tracks. Land abutting to the north and west contain recent residential development where subdivision and development is progressing. The land immediately south contains Special Residential dwellings. The land east and southeast contains Public Open Space (POS).

The subject site comprises undulating topography which ranges from 25 m Australian Height Datum (AHD) at the north to 3 m AHD at the south of the site. Conservation and Multiple Use Wetlands are located partially within the south and east of the site. There are no Bush Forever Sites within or abutting the amendment area.

Vegetation within the site ranges from Completely Degraded to Very Good. The majority of vegetation is representative of the Tuart (*Eucalyptus gomphocephala*) Woodlands and Forests of the Swan Coastal Plain ecological community, which is a Threatened Ecological Community (TEC) listed as Critically Endangered under the *Environment Biodiversity and Conservation Act 1999* (EPBC Act). Floristic Community Type (FCT) 19 - Sedgeland in Holocene dune swales, is TEC listed as Critically Endangered under the *Biodiversity Conservation Act 2016* (BC Act) and Endangered under the EPBC Act.

These areas are to the south of the site and include potential black cockatoo tree species and are to be retained in a Regional Open Space conservation area. This conservation area is to be ceded to the Crown free of cost.

Land use and development within the amendment area is generally controlled by the City of Rockingham Town Planning Scheme No. 3 (TPS 3). The subject is currently zoned 'Special Residential', 'Special Rural', 'Local Roads' and 'Public Open Space' in LPS 3.

## Concept Plan

A concept design has been prepared to illustrate how the land might be developed. The key features of the concept plan are as follows:

- A total of 8.35 ha as open space and drainage comprising:
  - 6.2 ha as a Regional Open Space reservation which contains all environmental assets and is to be ceded to the Crown free of cost; and
  - 2.15 ha of POS for a local reservation, containing local recreational spaces, asset protection zone planting areas and drainage areas.
- 5.88 ha being utilised for residential development.

The concept plan seeks to maintain the existing the natural topography of the land and ridgeline. Maintaining the existing rural amenity for existing residences along Sawley Close with a landscape separation between Sawley Close and the proposed urban area. It also seeks to maintain the existing rural landscape amenity from Mandurah Road through the retention of the ridgeline and screening vegetation between the subject land and the road.

## Existing Subdivision Approval

In February 2021, the Western Australian Planning Commission (WAPC) considered the reconsideration of a deemed refusal and supported a 12 lot Special Residential subdivision over the subject land, excluding Lot 28 Sawley Close. The majority of significant trees threatened ecological communities and associated buffer areas would remain in private ownership. The landowner has advised that the subdivision is not to be progressed.

## 3 Discussion

### Strategic Context

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

The *South Metropolitan Peel Sub-Regional Planning Framework* (the Framework) forms part of the *Perth and Peel@3.5million* strategic suite of planning documents. Future areas for urban and industrial development have been determined to avoid and protect areas which have significant environmental value. The Framework identifies the subject land as 'Urban' and 'Rural Residential' reflecting the current TPS zoning.

The Frameworks are the first step in the ongoing process of refining and detailing planning proposals for an area. The Frameworks state that this refinement will continue through the MRS/PRS, local planning schemes, structure planning, subdivision and/or development.

A key principle of the Framework's is to develop a consolidated urban form that limits new greenfield areas to where they provide a logical extension to the urban form. The Framework's definition of Urban Consolidation includes 'the logical extension or 'rounding off' of existing urban and industrial areas to more-effectively utilise existing social, service and transport infrastructure.'

An existing 12 lot Special Residential subdivision exists over the subject land which retains the most significant environmental assets primarily in private ownership. However, the revised proposal seeks to maximise the urbanisation of the site in accordance with the abutting



residential development to the west and north given the close proximity to the future Karnup rail station and access to services and infrastructure. Whilst also retaining the most significant environmental assets within a Regional Open Space reservation which is to be ceded to the Crown free of cost.

Therefore, the proposal accords with the principles of urban consolidation in that it is a logical 'rounding off' of the surrounding urban area which provides for a more efficient use of the land and the protection of environmental assets.

### **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.

Vegetation within the site ranges from Completely Degraded to Very Good. The majority of vegetation is representative of the Tuart (*Eucalyptus gomphocephala*) Woodlands and Forests of the Swan Coastal Plain ecological community, which is a Threatened Ecological Community (TEC) listed as Critically Endangered under the *Environment Biodiversity and Conservation Act 1999* (EPBC Act). Floristic Community Type (FCT) 19 - Sedgelands in Holocene dune swales, is TEC listed as Critically Endangered under the *Biodiversity Conservation Act 2016* (BC Act) and Endangered under the EPBC Act.

These areas are to the south of the site and include potential black cockatoo tree species and are to be retained in a Regional Open Space conservation area. This conservation area is to be ceded to the Crown free of cost.

### **Draft State Planning Policy 2.9 - Planning for Water**

*Draft State Planning Policy 2.9 - Planning for Water* seeks to ensure that planning and development considers water resource management and includes appropriate water management measures to achieve optimal water resource outcomes at the various stages of the planning process.

A draft District Water Management Strategy (DWMS) has been provided to the Department of Water and Environmental Regulation (DWER). The DWMS is to be approved by DWER prior to final decision being made by the WAPC.

### **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 provide housing choice in close proximity to the future Karnup train station. The proposed amendment is therefore consistent with SPP 3.0.

## **State Planning Policy 3.7 - Bushfire**

*State Planning Policy 3.7 - Bushfire* forms the foundation for land use planning to address bushfire risk management in Western Australia. It is used to inform and guide decision-makers, referral authorities and proponents to achieve acceptable fire protection outcomes on planning proposals in bushfire-prone areas.

The Department of Fire and Emergency Services (DFES) has requested changes to the existing Bushfire Management Plan which is to be finalised prior to a final decision being made on the amendment.

## **Development Control Policy 1.6 - Planning to Support Transit Use and Transit Oriented Development**

*Development Control Policy 1.6 - Planning to Support Transit Use and Transit Oriented Development* (DCP 1.6) seeks a sustainable urban form by maximising the opportunities to integrate land use with public transport and minimise transport via the private motor vehicle. Where possible and appropriate, the policy seeks the intensification of activities and the promotion of uses that make better use of public transport.

The future Karnup Rail Station is approximately 1 km to the southeast of the site and will contribute to a future urban population within close proximity of a future rail station and is consistent with the general principles of DCP 1.6.

## **Statutory Context**

### **Environment**

DWER advises that the proposed amendment area contains potentially significant environmental values including habitat for threatened species, these areas are to be protected in a Regional Open Space reservation. The Environmental Protection Authority's guidance for planning and development provides information on planning design for retention of environmental values which should be considered.

### **Infrastructure**

#### **Water**

Reticulated water is currently available to the subject area. All water main extensions, if required for the development site, must be laid within the existing and proposed road reserves, on the correct alignment and in accordance with the Utility Providers Code of Practice.

#### **Wastewater**

Reticulated sewerage is currently available to the subject area. All sewer main extensions, if required for the development site, should be laid within the existing and proposed road reserves, on the correct alignment and in accordance with the Utility Providers Code of Practice.

#### **Transportation**

Main Roads WA, Department of Transport and the Public Transport Authority have no preliminary comments on the amendment.

## **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 and no response was 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.

In this respect, the WAPC has the option of concurrently amending the City of Rockingham Town Planning Scheme No. 2, 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 the MRS to be processed as either complex, standard or basic amendment depending on the alteration to the scheme. In this regard, the WAPC has resolved to treat this amendment as a standard region scheme amendment for the following reasons:

- the size, and scale of the amendment is not regionally significant and does not reflect a significant change to the strategic planning for the Metropolitan region.
- the amendment is not likely to result in significant impacts to the environmental values of the amendment area and the surrounding locality.
- the key State Government agencies have not raised any matters which would prevent the initiation and advertising of the amendment.

## **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 standard amendment involves:

- formulation of the amendment by the WAPC
- referral to the EPA for environmental assessment
- completion of an Environmental Review (if required) in accordance with EPA instructions
- public submissions being sought on the proposed amendment (including Environmental Review if required)
- consideration of submissions
- approval, with or without any modifications in response to submissions, or refusal to approve, by the Minister
- the amendment takes legal effect with Gazettal of the Minister's approval.

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 42 days from 16 July 2025 to 27 August 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 27 August 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 Minister has made a determination on the amendment. 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**

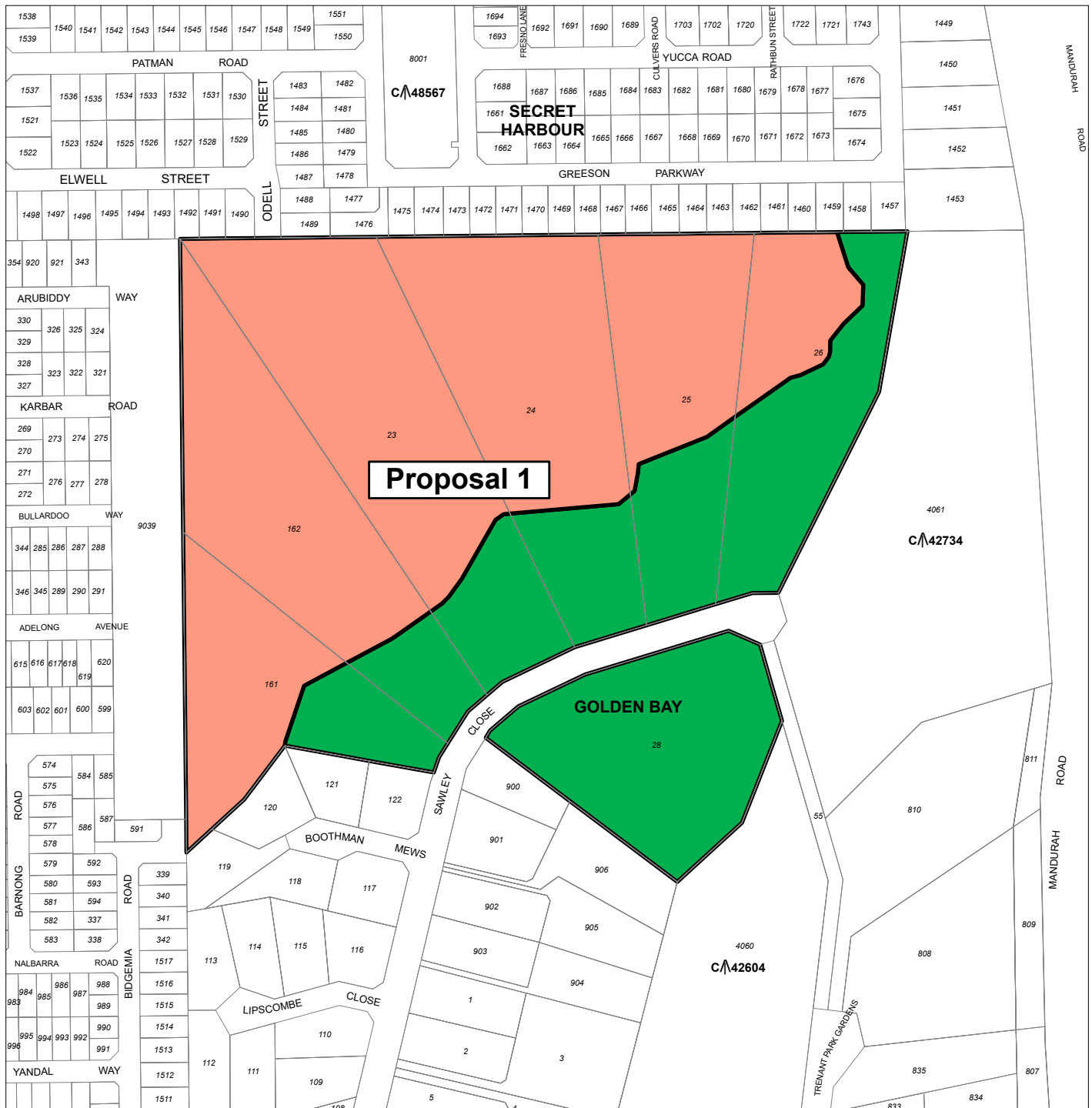
After considering any comments received the WAPC may recommend that the Minister for Planning modify the amendment. The Minister may approve the amendment, with or without any modifications in response to submissions, or decline to approve.

## **11 Final outcome**

The recommendations of the WAPC, including any modifications, along with the determination of the Minister, are published in a report on submissions. Anyone who has made a submission, along with affected landowners, will be notified of the outcome when the amendment is gazetted to give it legal effect.

**Metropolitan Region Scheme  
Amendment 1438 (Standard)  
Sawley Close Urban Precinct**

**Amendment Figure - Proposal 1**



## Sawley Close Urban Precinct Proposed Standard MRS amendment as advertised

19 March 2025

Proposal 1

Proposed Amendment:

- Rural zone to Urban zone
- Rural zone to Regional Open Space reservation

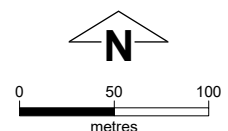
Reference no: 4832

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Western Australian  
Planning Commission

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## **Appendix A**

### **Notice of environmental assessment**





## Environmental Protection Authority

s.48A Referrals

**Title:** Metropolitan Region Scheme Amendment 1438- Sawley Close Urban Precinct

**Location:** Lots 24, 25, 26, 28, 161 and 162 Sawley Close Golden Bay

**Description:** The amendment is to rezone approximately 16.48 ha from 'Rural' zone to the 'Urban' zone and 'Parks and Recreation' reservation in the Metropolitan Region Scheme (MRS)

**Ref ID:** APP-0028461/REC-0001388

**Date Received:** 29/04/2025 **Date Sufficient Information Received:** 29/04/2025

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

**Contact:** Marija Bubanic

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

**Potential Significant Effects:** Implementation of the scheme amendment may result in clearing of native vegetation and vegetation (Priority Ecological Community (PEC) under the *Biodiversity Conservation Act 2016* and Threatened Ecological Community (TEC) under the *Environment Protection and Biodiversity Conservation Act 1999*); that may provide habitat for threatened species of black cockatoo, impacts to groundwater quantity and quality and modified hydrology and Conservation Category Wetland (CCW) and potential Aboriginal heritage values.

**Protection:** Areas consisting key environmental values (PEC/TEC, black cockatoo habitat and CCW) are proposed to be Parks and Recreation reservation (Regional Open Space – restricted public access). The Environmental Protection Authority (EPA) advice is provided reflecting scheme text proposed for subsequent Local Planning Scheme and other mitigation and management measures for 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 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 1438- Sawley Close Urban Precinct**

**Location:** Lots 24, 25, 26, 28, 161 and 162 Sawley Close Golden Bay (City of Rockingham)

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

**Determination Published:** 26 May 2026

### **Summary**

The purpose of the amendment is to rezone approximately 16.48 ha in Golden Bay the 'Rural' zone to the 'Urban' zone and 'Parks and Recreation' reservation in the Metropolitan Region Scheme (MRS).

The proposed amendment will primarily facilitate future residential development, public open space and a conservation area following a local planning scheme amendment, local structure planning and subdivision approval.

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 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 factors relevant to this scheme amendment:

- Inland waters
- Flora and vegetation
- Terrestrial fauna
- Social surroundings

### **Advice and Recommendations regarding the Environmental Factors and Planning Matters**

#### Flora and vegetation, Terrestrial fauna and Inland waters

The amendment area contains significant environmental values including:

- Conservation Category Wetland (CCW)
- Vegetation representative of Floristic Community Type (FCTs)
  - FCT 29a – Coastal shrublands on shallow sands (State Priority (3) Ecological Community (Priority Ecological Community- PEC under the *Biodiversity Conservation Act 2016* (BC Act))

- FCT 29b – Acacia shrublands on taller dunes, southern Swan Coastal Plain (State Priority 3 PEC- BC Act)
- FCT 17 – *Melaleuca raphiophylla* - *Gahnia trifida* -seasonal wetlands
- Tuart (*Eucalyptus gomphocephala*) Woodlands and Forests of the Swan Coastal Plain Threatened Ecological Community (TEC), which is listed as Critically Endangered under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).
- Foraging habitat and potential breeding trees for the threatened black cockatoos
- Potential Aboriginal cultural heritage values
- Visual landscape amenity/ character associated with containing dunal topography, variably-textured and coloured vegetation

The EPA notes that FCT 19 (19a/19b) 'Sedgeland in Holocene dune swales', has been previously mapped by Department of Biodiversity Conservation and Attractions (DBCA) within the southern portion of the amendment area. The EPA has considered that recent floristic analysis of vegetation quadrats in the amendment area did not result in vegetation being floristically similar to SCP 19a or 19b.

The EPA notes that since the initiation of the MRS amendment, the MRS has been amended in which Parks and Recreation (P&R) Reservation has been replaced with Regional Open Space or Regional Open Space - restricted access. The EPA understands and supports that Regional Open Space — restricted public access — *to protect the natural environment, provide recreational and cultural opportunities, safeguard important landscapes and sites of cultural or historical significance with limited or no public access*, would be applicable in this instance.

The EPA also supports that the proposed P& R reservation will retain:

- CCW and generic 50m buffer
- Approximately 11.85% of PEC (FCT 29a) in 'Excellent' and 'Good' condition
- Approximately 73.54% of PEC (FCT 29b) in 'Very Good and Good' condition
- The entire extent of FCT 17
- All of the Tuart trees and the majority of the Tuart Woodlands TEC patch
- Low quality foraging habitat for the black cockatoos
- All black cockatoo potential breeding trees, of which five have potentially suitable hollows.

### Social surroundings

The EPA notes that the 'Aboriginal Cultural Heritage – Historic Place' designation over the southern portion of the site (ID 3460; Golden Bay Camp and Swamp) indicates the possible presence of Aboriginal heritage values within or adjacent to the amendment area and supports that further investigations are proposed prior to any works commencing in the amendment area.

The EPA notes that a visual landscape assessment has identified the existing visual character as containing dunal topography, variably-textured and coloured vegetation and a distinct contrast between retained vegetation and surrounding urban development. The EPA supports that the southern ridgeline will be retained within P&R reserve/ Public Open Space and that responsive design will consider the highly valued visual and environmental elements against current best practice urban (planning) design. This is to be assessed through future planning processes by Department of Planning, Lands and Heritage and the City of Rockingham.

### Coordination of regional and scheme amendments

The EPA notes that under Section 126(3) of the *Planning and Development Act 2005* the WAPC has the option of concurrently rezoning land being zoned Urban under the MRS to a 'Development' zone (or equivalent) in a Local Planning Scheme (LSP). As advised from DPLH in accordance with standard practice a decision on the concurrent LPS amendment will be made after the public submission period.

Further to the above the EPA has considered the scheme referral documentation (Environmental Assessment Report) and supports that provisions will be incorporated into the LSP to ensure environmental outcomes are achieved. The EPA understands that provisions will be prepared in consultation with the EPA Services section of DWER and the City of Rockingham and that provisions (for subdivision stage) would address:

- Retention and reservation of TEC vegetation, wetland and buffer areas within POS and in alignment with P&R reservation.
- Preparation of a Conservation Area Management Plan (CAMP). This plan will outline wetland management considerations, buffers, vegetation management and rehabilitation measures, mosquito management measures, weed and disease management, access control and signage requirements. Implementation of the plan will provide for an improvement in the ecological quality of retained PEC/TEC vegetation and wetland (and buffer) area and will minimise future disturbance or degradation of the retained environmental assets of the site.
- Preparation of Fauna Relocation and Management Plan (FRMP), addressing measures to mitigate impacts to native fauna during clearing and construction phase and ensure all activities are undertaken in accordance with relevant legislation and guidelines. Implementation of the plan will mitigate impacts to native fauna during the clearing and construction phase and ensure that all activities are undertaken in accordance with requirements under the BC Act.
- Preparation of Construction Environmental Management Plan (CEMP) to ensure appropriate management of key environmental factors and to mitigate risk which also includes specific measures to manage any potentially-significant Aboriginal heritage material uncovered during the construction phase of the development, to ensure that the proposed development considers and complies with the *Aboriginal Heritage Act 1972*. Implementation of the plan will ensure appropriate management of key environmental factors to mitigate risk to surrounding environment.

### **Conclusion**

The EPA concludes the scheme amendment is likely to meet the EPA's environmental objectives for the above factors through the implementation of the P&R reservations (Regional Open Space — restricted public access) and proposed management plans (CAMP, FRMP, CEMP). The EPA notes that further visual landscape/amenity impacts may be mitigated through planning requirements and other statutory processes. Environmental issues can also be managed to meet the EPA's environmental objectives for the above factors through the future local planning scheme amendment, structure planning and subdivision processes. The EPA recommends its advice is implemented to further mitigate potential impacts to the above factors.

## **Appendix B**

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

**Metropolitan Region Scheme  
Amendment 1438 (Standard)**

**Sawley Close Urban Precinct**

**as advertised**

**Amending Plan 3.2862**

## **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**

Submission Form

Metropolitan Region Scheme Amendment 1438 (Standard)  
Sawley Close Urban Precinct

Secretary  
Western Australian Planning Commission  
Locked Bag 2506  
PERTH WA 6001

FILE  
RLS/1137

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)

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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 .....

**Note: Submissions MUST be received by the advertised closing date on 27 August 2025.  
Late submissions will NOT be considered.**