



WAPC

Western
Australian
Planning
Commission

LEADING A
CONTEMPORARY
PLANNING SYSTEM



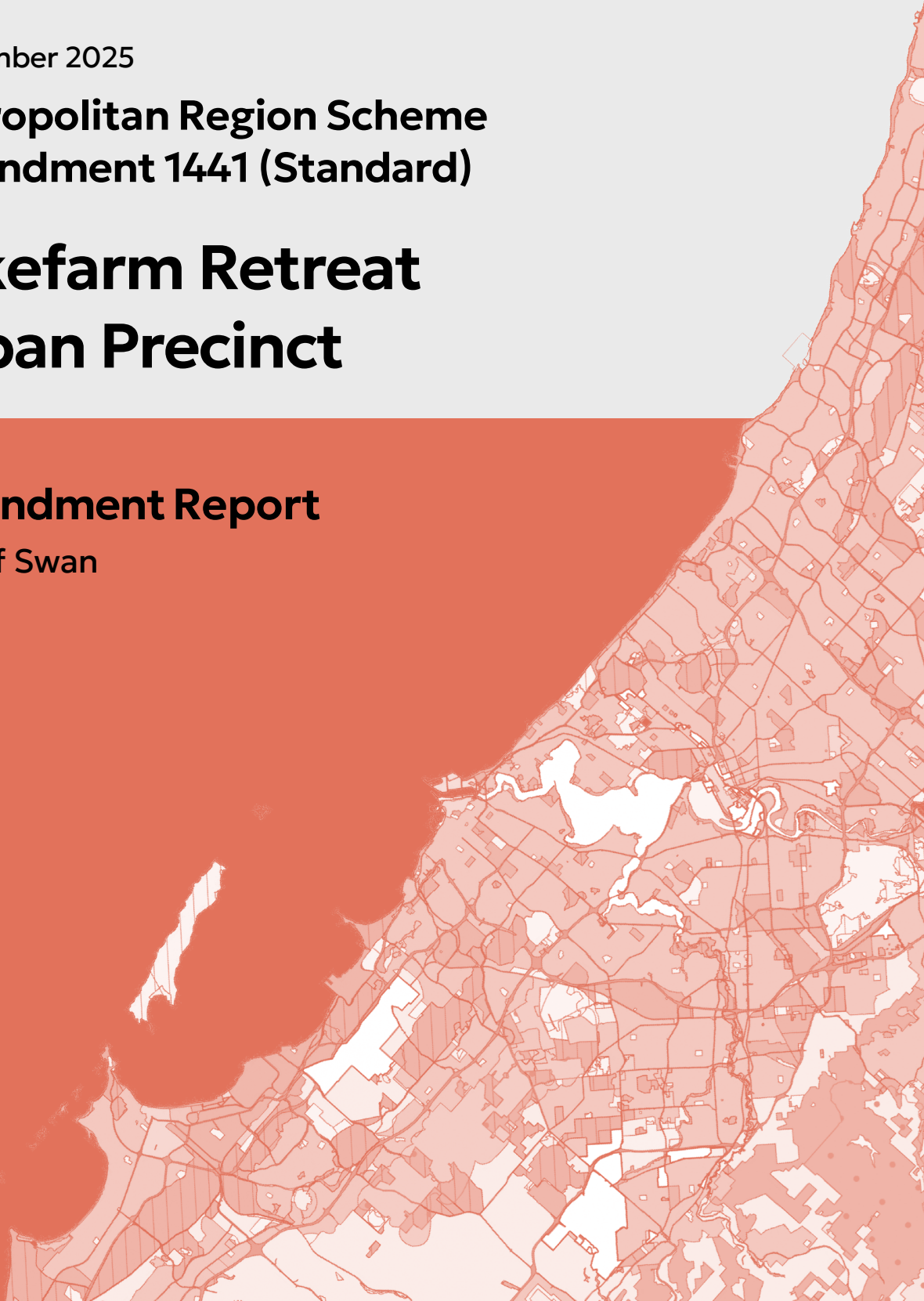
September 2025

Metropolitan Region Scheme Amendment 1441 (Standard)

Lakefarm Retreat Urban Precinct

Amendment Report

City of Swan



Contents

1.	Planning objective	1
2.	Background	1
3.	Discussion	2
4.	Aboriginal Cultural Heritage	3
5.	Coordination of local and region planning schemes	5
6.	Substantiality	5
7.	Environmental Protection Authority advice	5
8.	The amendment process	5
9.	Submissions on the amendment.....	6
10.	Modifications to the amendment.....	6
11.	Final outcome	6
	Amendment Figure - Proposal 1	7

Appendix A	notice of environmental assessment
Appendix B	list of detail plans supporting the amendment
Appendix C	preparing a submission
Appendix D	submission form

Acknowledgement of Country

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.

Disclaimer

This document has been published by the Western Australian Planning Commission. Any representation, statement, opinion, or advice expressed or implied in this publication is made in good faith and on the basis that the government, its employees, and agents are not liable for any damage or loss whatsoever which may occur as a result of action taken or not taken, as the case may be, in respect of any representation, statement, opinion or advice referred to herein. Professional advice should be obtained before applying the information contained in this document to particular circumstances.

© State of Western Australia

Published by the
Western Australian Planning Commission

Gordon Stephenson House
140 William Street
Perth WA 6000

Locked Bag 2506
Perth WA 6001

Internet: www.dplh.wa.gov.au
Email: info@dplh.wa.gov.au

Phone: (08) 6551 8002
National Relay Service: 13 36 77

Amendment 1441 (Standard)
Amendment Report

File: RLS/1165

Published September 2025

This document is available in alternative formats on application to the
Department of Planning, Lands and Heritage Communications Branch.

Abbreviations

ACH	Aboriginal Cultural Heritage
AHA	<i>Aboriginal Heritage Act 1972</i>
CBD	Central Business District
CCW	Conservation Category Wetland
DBCA	Department of Biodiversity Conservation and Attractions
DFES	Department of Fire and Emergency Services
DTMI	Department of Transport and Major Infrastructure
DPLH	Department of Planning, Lands and Heritage
DSP	District Structure Plan
DWER	Department of Water and Environmental Regulation
DWMS	District Water Management Strategy
EPA	Environmental Protection Authority
LPS	Local Planning Scheme
MOU	Memorandum of Understanding
MRS	Metropolitan Region Scheme
MRWA	Main Roads Western Australia
ORR	Other Regional Roads
PRR	Primary Regional Roads
REW	Resource Enhancement Wetland
SPP	State Planning Policy
SWALSC	South West Aboriginal Land and Sea Council
TEC	Threatened Ecological Community
WAPC	Western Australian Planning Commission
WC	Water Corporation

1. Planning objective

The purpose of the amendment is to rezone approximately 59 ha of land in Ballajura from the Rural - Water Protection zone to the Urban zone and Regional Open Space (ROS) reservation in the Metropolitan Region Scheme (MRS), as shown on the **Amendment Figure - Proposal 1**, specifically:

- 53.6 ha is proposed to be rezoned from the Rural - Water Protection to Urban zone; and
- 3.8 ha is proposed to be reserved as Regional Open Space and includes this area in the Water Catchments reserve.

The proposed amendment will facilitate future residential development and public open space areas.

2. Background

The subject land is located within the City of Swan and is approximately 13 km north of the Perth CBD, and 1.2 km west of Tonkin Highway and the western boundary of Whiteman Park. The land abuts Hepburn Avenue and is in close proximity to Alexander Drive, Tonkin Highway and existing local roads in the locality. The recently opened Ballajura Train Station is approximately 2.1 km to the south-east; Ballajura Community College is approximately 1.2 km to the south and the Malaga Industrial Precinct is approximately 1.6 km to the south.

The subject land is a rural-living estate containing 13 lots, comprising single houses, a nursery, and a place of worship, with all properties afforded access from Lakefarm Retreat. Land abutting to the north and east contains Regional Open Space comprising extensive native vegetation. Land to the south-west, across Hepburn Avenue, contains a fully constructed low-density residential development, including single houses, public open space, schools and shopping centres.

The site is located within a Priority 2 (P2) Public Drinking Water Source Area (PDWSA) and should the amendment be approved, the priority status will need to be modified to Priority 3* (P3*). There are a number of wellhead water extraction bores located nearby, positioned along the government services vehicle access tracks within the adjacent State reserves. The 300 m buffer area from two of these nearby extraction bores extend within the amendment area and compatible land uses will need to be considered for these areas.

The subject site contains a Resource Enhancement Wetland (REW) at the western extent of the site. Two Conservation Category Wetlands (CCW) are located to the north in close proximity to, but outside of, the subject site.

The vegetation within the site is predominantly degraded and completely degraded, with two small areas rated as good. There is a high proportion of introduced species in the area, representative of the low quality of vegetation. None of the species recorded are listed as a Threatened (Declared Rare) or Priority. Bush Forever Site 198 abuts the site to the north.

Land use and development within the amendment area is generally controlled by the City of Swan Local Planning Scheme No. 17 (LPS 17), with the site currently zoned General Rural.

Concept Plan and District Water Management Strategy

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

- Residential dwelling development ranging between R30-R60, proposing a yield of approximately 776 dwellings.

- Retained access from Lakefarm Retreat to Hepburn Avenue, upgraded to a roundabout, and new left-in-left-out access road further west.
- An internal network of roads, with potential linkages to future development at adjacent Lot 810.

Various public open space parcels to protect existing environmental values and to generally allow the existing natural water course drainage through the site.

A District Water Management Strategy (DWMS) has been prepared in support of the amendment proposal. Following consultation with the Department of Water and Environmental Regulation (DWER), supplementary updates have been applied to the DWMS in the context of the Public Drinking Water Source Area (PDWSA).

3. Discussion

Strategic Context

Perth and Peel@3.5million / North-East 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, consolidated urban form. It links four Frameworks and encourages the consideration of new urban growth opportunities. Future areas for urban development have been determined in order to avoid and protect areas which have significant regional environmental value.

The *North-East Sub-regional Planning Framework* identifies the subject land as Urban Expansion following the 2023 resolution of the former Planning Investigation Areas. Therefore, the proposal accords with the principles of urban consolidation in that it is a logical expansion of the surrounding urban area and provides for a more efficient use of the land and the long-term 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 Degraded and Completely Degraded, with some areas classed as Good. The Good areas will be retained/protected as local public open space. As per Department of Biodiversity, Conservation and Attractions (DBCA) advice, the proponent is required to consider its legislative obligations in relation to native vegetation clearing and Black Cockatoo habitat impacts. The amendment does not propose any changes to the northern adjacent Bush Forever site.

Draft State Planning Policy 2.9 - Planning for Water (Draft SPP 2.9)

Draft *State Planning Policy 2.9 - Planning for Water* (draft SPP 2.9) intends to replace *State Planning Policy 2.2 - Gnamptarra Groundwater Protection* and similarly states that there is a general presumption against the intensification of land uses in P1 and P2 areas, and that 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.

Draft SPP 2.9 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.

The site is identified as Urban Expansion in the *Perth and Peel@3.5million/North-East Sub-regional Framework* and therefore consistent 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 and consideration of *Water Quality Protection Note No. 25 - Land Use Compatibility Tables For Public Drinking Water Source Areas* which generally restricts sensitive land uses being located within P3* areas.

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 recently completed Ballajura Train Station. The proposed amendment is therefore consistent with SPP 3.0.

State Planning Policy 3.7 - Bushfire

State Planning Policy 3.7 - Bushfire (SPP 3.7) 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) considered a Bushfire Management Plan (BMP) and requested changes which are to be finalised prior to a final decision being made on the amendment by the WAPC.

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 Hepburn Avenue abuts the precinct to the south, there is the potential for noise attenuation measures to be required. The exact detail of these matters is capable of being determined at the local structure planning stage, with implementation through conditions of subdivision approval.

Statutory Context

District Water Management Strategy

Following updates to the District Water Management Strategy (DWMS), which included appropriate hazard identification, improved risk assessment, contingency planning, and aspects for consistency with *Water Quality Protection Note No. 77* and the *Australian Drinking Water Guidelines*, the Department of Water and Environmental Regulation (DWER) has endorsed the DWMS that applies to the area. The DWMS will guide future detailed planning stages in the context of best practice water management.

Threatened Black Cockatoo Habitat

The Department of Biodiversity, Conservation and Attractions (DBCA) noted that the Environmental Assessment Report (EAR) outlines that the proposed development could impact on 230 potential black cockatoo breeding trees, 15.75 ha of high-quality foraging habitat, and one roosting site.

DBCA recommends that future planning makes every effort to retain black cockatoo habitat. The cumulative impacts associated with the loss of black cockatoo habitat is reducing the amount of habitat and reducing the number of birds that can be supported in the region. Therefore, all remaining resources are significantly important to black cockatoos.

If trees with suitable hollows are identified they must be inspected to ensure that nesting is not occurring. If nesting is occurring, a section 40 authorisation under the *Biodiversity Conservation Act 2016* (BC Act) will be required. Where nesting is occurring, trees are to be demarcated and avoided, until after the cockatoos have naturally completed nesting.

Matters of National Environmental Significance

There is potential that threatened species and communities listed under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) may be impacted. Therefore, the proponents may have notification responsibilities under the EPBC Act.

Water and Wastewater Infrastructure

Water Corporation has advised, through high-level concept planning, that mains extensions to the nearby reticulated water and wastewater network can service the precinct, and that either construction of a temporary wastewater pump station, or temporary diversion to the nearby Kingfisher Avenue wastewater pump station, would be capable of servicing approximately 500 lots. Water Corporation has also advised that it will undertake more detailed broader strategic water and wastewater planning as MRS amendments for the area (including for adjacent Lot 810) progress, with ultimate wastewater flows for the Lakefarm Retreat urban precinct to be gravitated east towards Lot 810.

Transport Infrastructure

Comments provided by Main Roads Western Australia (MRWA), Department of Transport and Major Infrastructure (DTMI) and the Public Transport Authority of Western Australia (PTA) are more applicable to subsequent planning processes and do not require addressing at this stage.

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 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 pre-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 planning schemes

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 Swan Local Planning Scheme No. 17, 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 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 site is identified as Urban Expansion in the *Perth and Peel@3.5million/North-East Sub-regional Planning Framework*; and
- 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 region planning schemes](#).

9. Submissions on the amendment

The Western Australian Planning Commission (WAPC) invites people to comment on the proposed amendment.

The amendment is being advertised for public submissions for a period of 42 days from 05 September to 17 October 2025.

All amendment documentation and plans detailing the proposed changes are available for public inspection [online](#).

Online submissions via [Have Your Say, WA!](#) are encouraged, however written submissions can be sent:



via email

RegionPlanningSchemes@dplh.wa.gov.au



via post

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

Submitters are advised that calling for submissions is a public consultation process, and all submissions lodged will be published and made publicly available once the amendment has been determined. Advice of disclosure and access requirements are shown on side two of the submission form.

Before making a submission, readers are encouraged to review the information in Appendix C for guidance on preparing a submission.

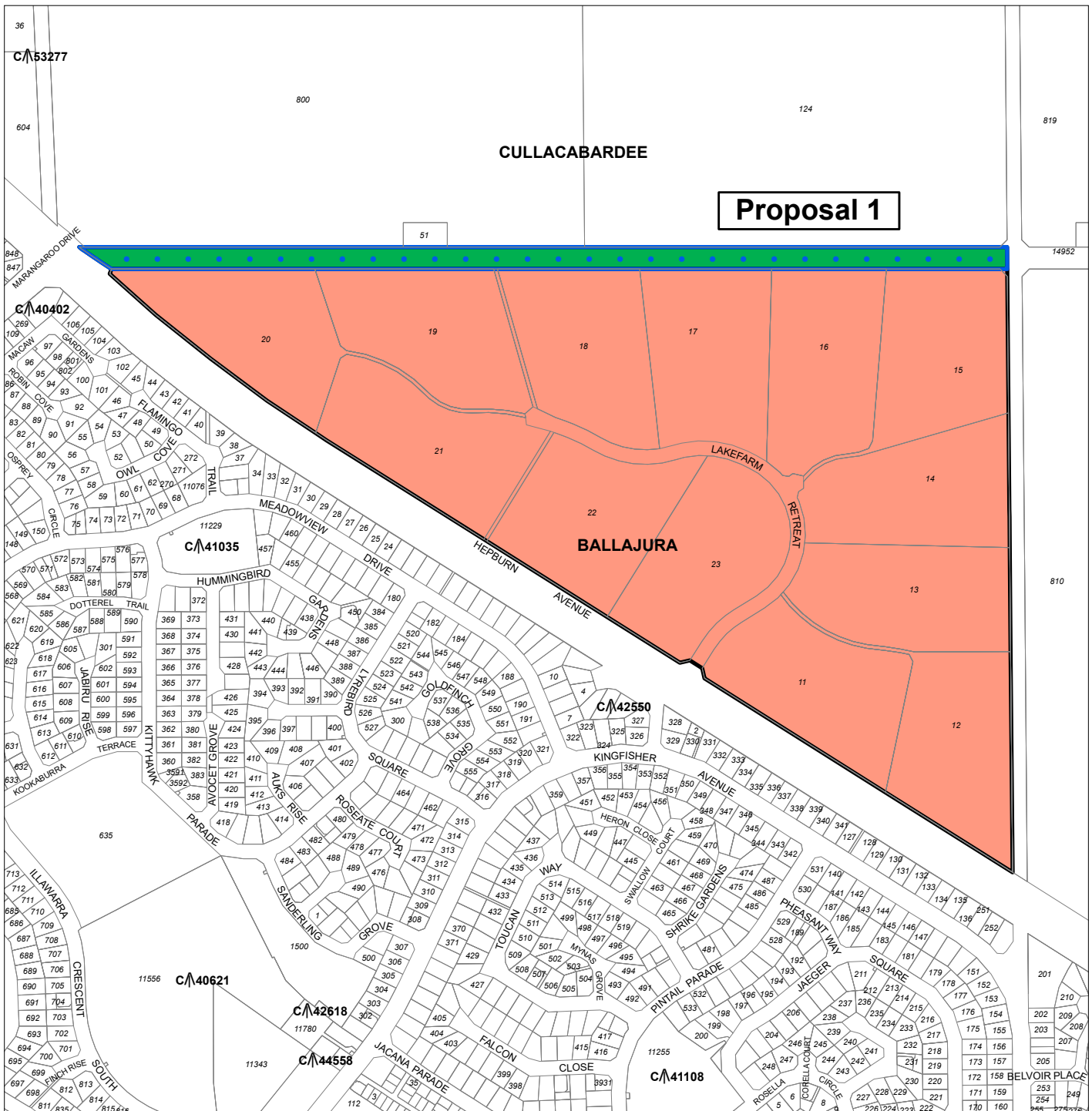
For postal submissions, please use the submission form contained in Appendix D of this report.

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.



Lakefarm Retreat, Ballajura Proposed Standard MRS amendment as advertised

28 May 2025

Proposal 1

Proposed Amendment:

- Rural - water protection zone to Regional open space reservation
- Rural - water protection zone to Urban zone
- Water catchments reservation addition

Reference no: 5137

File no: RLS/1165

Version number: 1

Appendix A

notice of environmental assessment



Environmental Protection Authority

s.48A Referrals

Title: Metropolitan Region Scheme Amendment 1441 (Standard) – Lakefarm Retreat Urban Precinct

Location: Various lots Lakefarm Retreat, Ballajura

Description: The amendment proposes to transfer approximately 53.6 ha of land from the 'Rural – Water Protection' zone to the 'Urban' zone, and 3.8 ha of from Rural to 'Regional Open Space' and 'Water Catchments' reserve.

Ref ID: APP-0029344 / REC-0001469

Date Received: 03/06/2025 **Date Sufficient Information Received:** 08/07/2025

Responsible Authority: Western Australian Planning Commission

Contact: Zoë Chalwell-James

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

Potential Significant Effects: Implementation of the amendment may result in the clearing of native vegetation, including Banksia woodland of the Swan Coastal Plain ('Priority 3' ecological community), which may also provide habitat for threatened species of black cockatoo; impacts to local hydrology (including of groundwater quality and levels and nearby wetlands); and potential impacts to Aboriginal cultural heritage values.

Protection: Environmental Protection Authority (EPA) advice is provided, which includes actions to be implemented to mitigate potential environmental impacts and facilitate the retention and management of environmental values. The EPA has considered that future stages of planning, including local planning scheme/structure planning, can provide for management and mitigation of potential impacts. The EPA supports as a minimum, the proposed retention of areas of environmental value in the draft concept structure plan (as depicted in the EPA advice).

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: 01 August 2025

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

Metropolitan Region Scheme Amendment 1441 – Lakefarm Retreat Urban Precinct

Location: Lakefarm Retreat, Ballajura

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

Determination Published: 4 August 2025

Summary

The amendment proposes to transfer approximately 53.6 hectares (ha) of land from the 'Rural – Water Protection' zone to the 'Urban' zone, and 3.8 ha from Rural zone to 'Regional Open Space' (ROS) and 'Water Catchments' reserve. The amendment will facilitate future proposed residential/urban development and Public Open Space (POS).

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 WAPC, including a *Concept Cell Structure Plan* (CDP Town Planning and Urban Design, 2025) (Figure 1). 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
- Social surroundings

Advice and Recommendations regarding the Environmental Factors

Flora and vegetation and Terrestrial fauna

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 (a roost site is within the amendment area).

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 concept plan (Figure 1) was prepared to present an indicative development layout and the potential retention areas including wetlands, Banksia woodlands and black cockatoo foraging/potential nesting habitat and confirmed roost site. The EPA supports the retention of values as depicted in the draft concept plan as a minimum through the future stages of planning. However, while Public Open Space (POS) is proposed over the confirmed roost site, the concept plan also proposes future infrastructure within this area. To prevent clearing of the roost site, the EPA expects infrastructure be relocated to existing cleared areas and that future planning considers the provision of an appropriate vegetated buffer to the roost site. The EPA also supports the preparation of 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 stage, in particular local scheme text provisions and structure planning, 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 cockatoos. Designs should be informed by current research and guidelines.

Inland waters

The amendment area contains a Resource Enhancement Wetland (REW) (UFI: 8257). The EPA notes and supports that the concept plan proposes to retain the REW and associated vegetation. The EPA notes that a wetland verification and buffer assessment may 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 notes that the amendment area lies within the Gnangara Underground Water Pollution Control Area and is mapped as a Priority 2 (P2) Public Drinking Water Source Area (PDWSA), with an associated 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 a government led strategic planning process determines whether an urban rezoning is the preferred outcome for the land.

The EPA expects future development within the amendment area ensures that post-development hydrological conditions be consistent with pre-development conditions, and that impacts to water quality and quantity within the WHPZ are minimised. The EPA further expects that these outcomes are achieved through implementation of the following measures through future stages of planning, including through the local planning scheme, and include (but not be limited to):

- as depicted in the concept plan, retention of the REW and proposed 50m buffer and the existing cleared infrastructure easement (retained as ROS); this provides a buffer to the conservation category wetlands to the north of the site
- stormwater management 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
- development should 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;
 - sewage pump stations to avoid the WHPZ;
 - infiltration basins should be located outside the WHPZ;

- incorporate WHPZs into public open space where possible, preferably in conservation open space;
- design of POS to limit fertiliser application;
- adequate contingency planning in case of groundwater (and surface water if applicable through future studies) contamination; and
- educational water catchment material advertised/distributed throughout planning stages.

The EPA recommends that the future District Water Management Strategy and/or other future water planning documents (as appropriate) also consider the above measures, in consultation with and to the satisfaction of the relevant agencies (including DWER and City of Swan). Relevant agencies should also be consulted regarding further expectations for environmental outcomes and measures to minimise impacts to inland waters values.

Social surroundings

The EPA notes that an Aboriginal heritage site, Bennett Brook (ID: 3692) is mapped over most of the amendment area. The EPA considers that as result of the proposed management measures and implementation of EPA advice regarding flora and vegetation, terrestrial fauna and inland waters, that Aboriginal cultural heritage values related to these factors are unlikely to be significantly impacted and that the amendment can be managed to be consistent with the EPA's objectives for social surroundings. The EPA supports that further investigations are undertaken prior to any works commencing, to identify the possible presence of Aboriginal cultural heritage values within or adjacent to the amendment area, and that investigations and development are consistent with requirements of the *Aboriginal Heritage Act 1972*.

Conclusion

The EPA concludes that the amendment is likely to meet the EPA's environmental objective for flora and vegetation, terrestrial fauna, inland waters, and social surroundings. 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 factors.

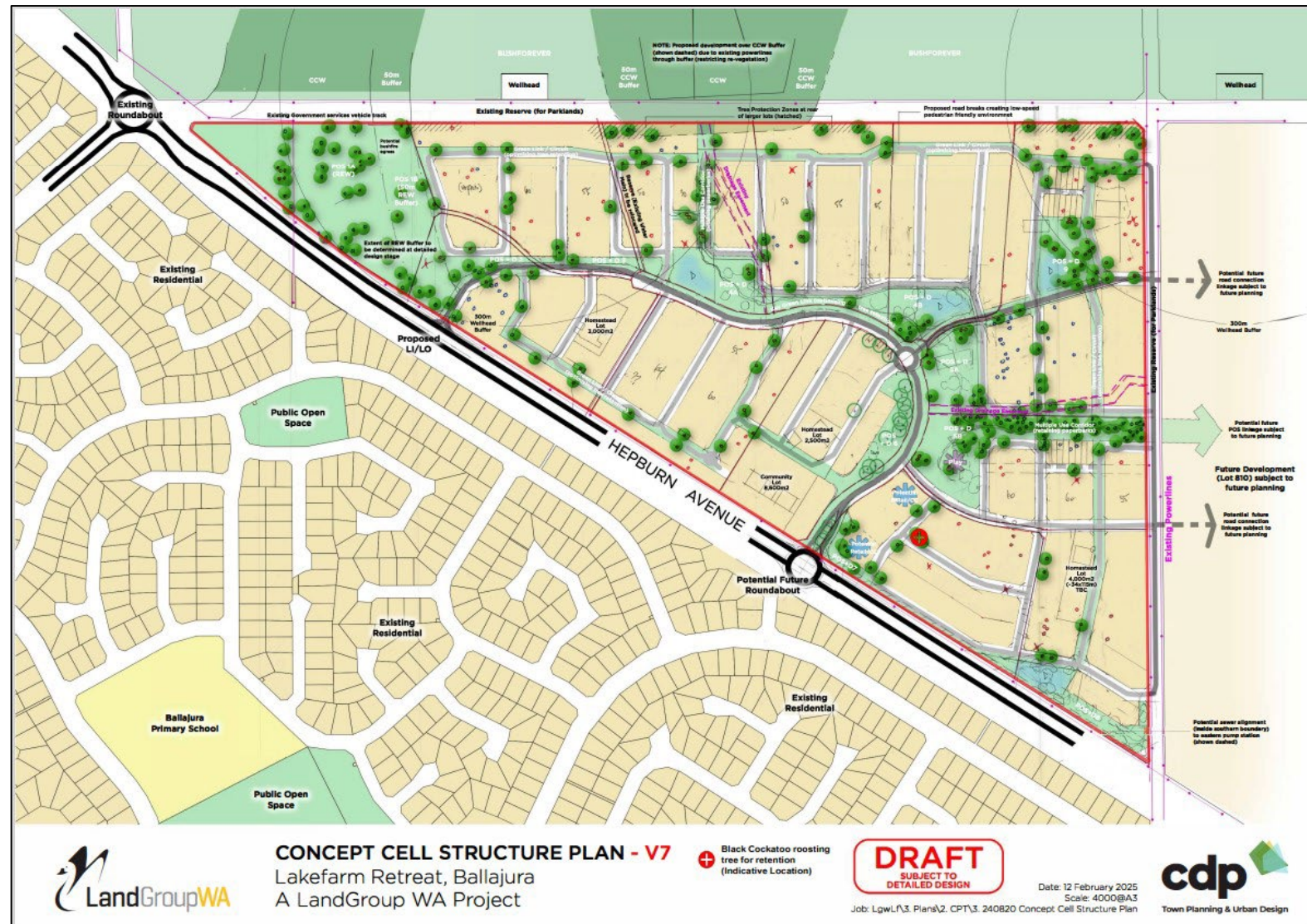


Figure 1. Concept Structure Plan (CDP Town Planning and Urban Design, 2025).

Appendix B

list of plans supporting the amendment

Metropolitan Region Scheme Amendment 1441 (Standard)
Lakefarm Retreat Urban Precinct

as advertised

Amending Plan 3.2865

Appendix C

preparing a submission

Preparing a submission

The WAPC welcomes comment on proposed region scheme amendments 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 back of the submission form.

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. Submitters 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



Planning and Development (Region Planning Schemes) Regulations 2023

**Metropolitan Region Scheme Amendment 1441 (Standard)
Lakefarm Retreat Urban Precinct**

[illegible]

This image shows a full page of a document template designed for writing. It features approximately 28 evenly spaced, thin grey horizontal lines across the entire width of the page. The background is white, and there are no margins, headers, or footers present.

- 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.....

Telephone: (08) 6551 8002 | Email: RegionPlanningSchemes@dplh.wa.gov.au | Website: www.wa.gov.au/dplh/regionplanningschemes