



# WAPC

Western  
Australian  
Planning  
Commission

LEADING A  
CONTEMPORARY  
PLANNING SYSTEM



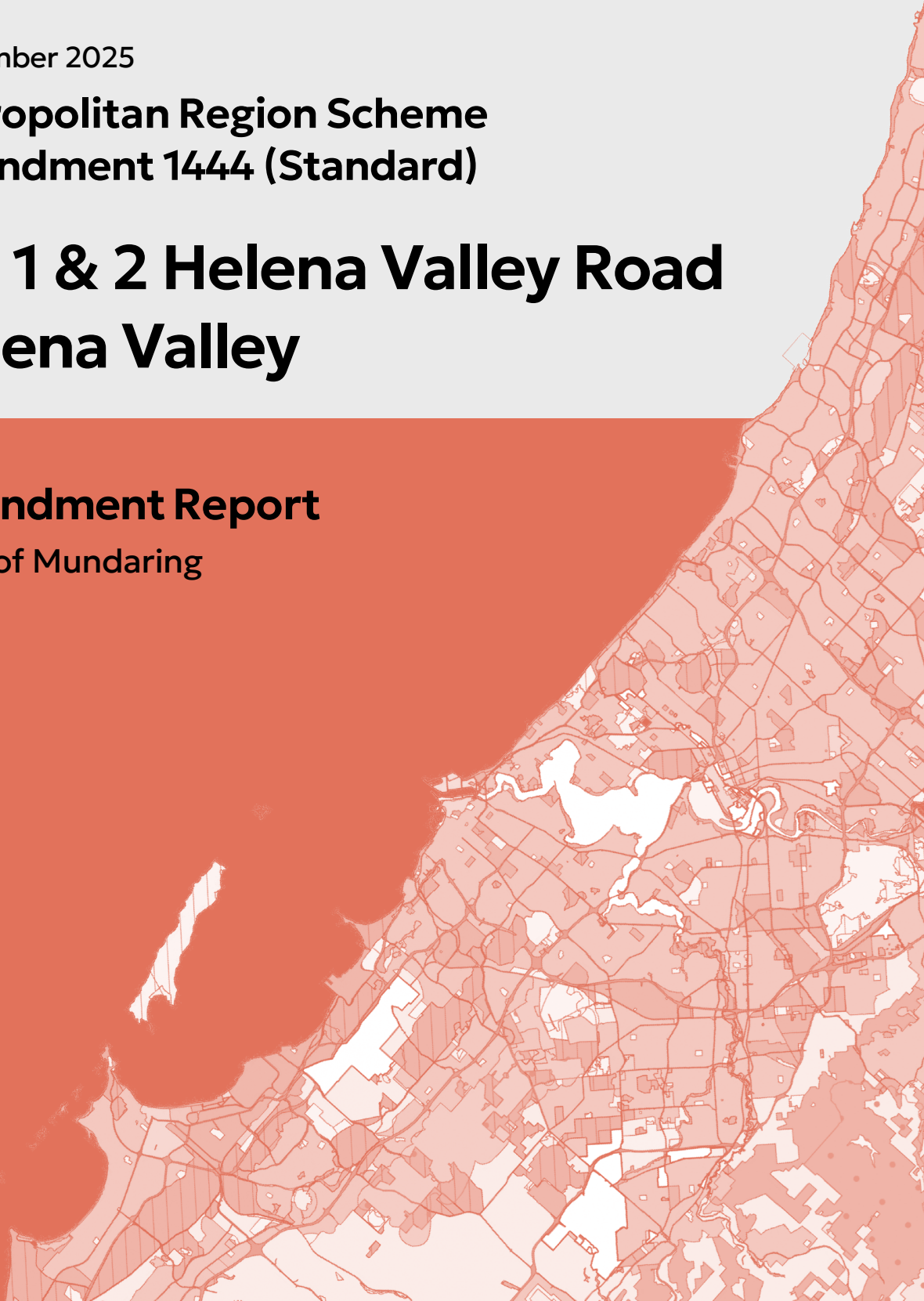
September 2025

## Metropolitan Region Scheme Amendment 1444 (Standard)

# Lot 1 & 2 Helena Valley Road Helena Valley

## Amendment Report

Shire of Mundaring



# Contents

1.	Planning objective .....	1
2.	Background .....	1
3.	Discussion .....	1
4.	Aboriginal Cultural Heritage .....	4
5.	Coordination of local and region planning schemes .....	4
6.	Substantiality .....	4
7.	Environmental Protection Authority advice .....	5
8.	The amendment process .....	5
9.	Submissions on the amendment.....	5
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](http://www.dplh.wa.gov.au)  
Email: [info@dplh.wa.gov.au](mailto:info@dplh.wa.gov.au)

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

Amendment 1444 (Standard)  
Amendment Report

File: RLS/1140

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
DFES	Department of Fire and Emergency Services
DPLH	Department of Planning, Lands and Heritage
DTMI	Department of Transport and Major Infrastructure
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
SPP	State Planning Policy
SWALSC	South West Aboriginal Land and Sea Council
WAPC	Western Australian Planning Commission

# 1. Planning objective

The purpose of the amendment is to rezone approximately 4.87 ha in Helena Valley from 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 Shire of Mundaring and is approximately 17 km north-east of the Perth CBD, 6 km east of Perth Airport and 4 km south-east of the Midland Gate Shopping Centre. The land is in close proximity to Roe Highway, Great Eastern Highway and existing local roads within the locality. Helena Valley Primary School is approximately 1.07 km to the east and directly to the south of Helena River.

The subject land is partially vegetated, with dwellings located on the site. Land abutting to the west contains residential development at a density of R30. The land immediately south contains Rural Residential sites containing a park home park. The land to the north contains Rural Small Holdings and Rural Residential uses.

Vegetation within the site ranges from completely degraded to very good. The majority of vegetation is Banksia Woodlands of the Swan Coastal Plain Ecological Community. Part of Bush Forever Site 215, the floodway and flood fringe is within the northern part of the site with no mapped wetlands within the land. The site may also include a potential black cockatoo habitat, and the above areas are to be retained in a Regional Open Space reservation. 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 Shire of Mundaring Local Planning Scheme No. 4 (LPS 4), with the site currently zoned Rural Residential.

## Concept Plan

A concept plan 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 approximately 0.9 ha as open space and drainage; and
- Approximately 3.06 ha for residential development which is to accommodate approximately 36 lots of approximately 400 m<sup>2</sup> to 500 m<sup>2</sup>.

The concept plan seeks to limit direct access onto Helena Valley Road and retain street trees on Lomandra Road.

# 3. Discussion

## Strategic Context

### Perth and Peel@3.5million / North East Sub-Regional Planning Framework

The *Perth and Peel@3.5million* 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* forms part of the *Perth and Peel@3.5million* strategic suite of planning documents. The Framework identifies the subject land as Urban Investigation with the following matters to be addressed:

- Protection of Bush Forever areas including the Helena River, and other significant remnant vegetation: The proposal seeks to contain and protect the most significant environmental assets within the site, such as part of Bush Forever Site 215, the floodway & flood fringe, Black Cockatoo habitat and significant trees and landscape values in a Regional Open Space reservation. This conservation area is to be ceded to the Crown free of cost.
- Bushfire risk: A bushfire management plan has been considered by the Department of Fire & Emergency Services and changes have been requested which are to be finalised prior to a final decision being made on the amendment.
- The ability of the sites north of the Helena River to be connected to reticulated wastewater services: The amendment area is not located north of the Helena River however this site is to be connected to reticulated sewerage.

Therefore, the amendment is considered to have addressed the Urban Investigation requirements of the Framework.

### **Shire of Mundaring Foothills Growth Strategy**

The Shire of Mundaring Foothills Growth Strategy seeks to achieve the dwelling infill targets set by the state planning framework and coordinate growth by balancing land capability and planning requirements with the interests, aspirations and requirements of various stakeholders. The Strategy informs the Shire when considering rezoning under the region and local planning scheme, structure plans, subdivision, development applications and operational works.

The subject land is located within Precinct 4 of the Strategy, which refers to investigating rezoning to Urban under the MRS and low to medium density under the Residential Development zone of LPS 4, subject to the following:

- The extent of the flood prone area through appropriate environmental investigation and a commitment being made to cede this land as Regional Open Space;
- That bushfire risk can be suitably addressed; and
- That heritage features can be suitably protected.

### **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 Banksia Woodlands of the Swan Coastal Plain Ecological Community. This area potentially includes Black Cockatoo habitat, part of Bush Forever Site 215 and is to be reserved as Regional Open Space. 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* (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 Department of Water and Environmental Regulation (DWER) has endorsed a District Water Management Strategy (DWMS) and advised that the Shire's consideration of the DWMS can occur during the public submission period.

## **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, and will optimise the expansion of existing urban infrastructure, contribute to the supply of land for housing and provide housing choice in close proximity to Midland Gate Shopping Centre. 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.

A bushfire management plan (BMP) was prepared prior to publication of the revised SPP 3.7 in 2024, and as such, a broader landscape assessment has not been undertaken. However, a desktop assessment has been undertaken by DPLH which has determined an acceptable level of bushfire risk. As such, the existing BMP has not been updated but will be required to be reviewed in the subsequent detailed planning stages (for example, local scheme amendment or structure plan stage).

## **Statutory Context**

### **Environment**

The DWER advises that they had not identified any significant issues within the proposed amendment, when a desktop environmental assessment was undertaken. Further investigations may be necessary to ensure that any environmental impacts are appropriately mitigated.

### **Water Infrastructure**

Reticulated water is available to the urban land located next to the subject area. The subject site should be connected to reticulated water and, 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 Infrastructure**

Reticulated sewerage is currently available to the urban land located next to the subject area. The subject site should be connected to reticulated sewage and 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 Western Australia (MRWA), Department of Transport and Major Infrastructure (DTMI) and the Public Transport Authority (PTA) have no comment 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 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 Shire of Mundaring Local Planning Scheme No. 4, 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 is identified as Urban Investigation in the *North-East Sub-regional Planning Framework* with the required investigations addressed.
- The amendment constitutes a logical extension of the immediately adjacent Urban zoned area and provides for the ceding free of cost of the Regional Open Space reservation.

## 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*. 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 26 September to 07 November 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](mailto:RegionPlanningSchemes@dplh.wa.gov.au)



via post

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



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

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.

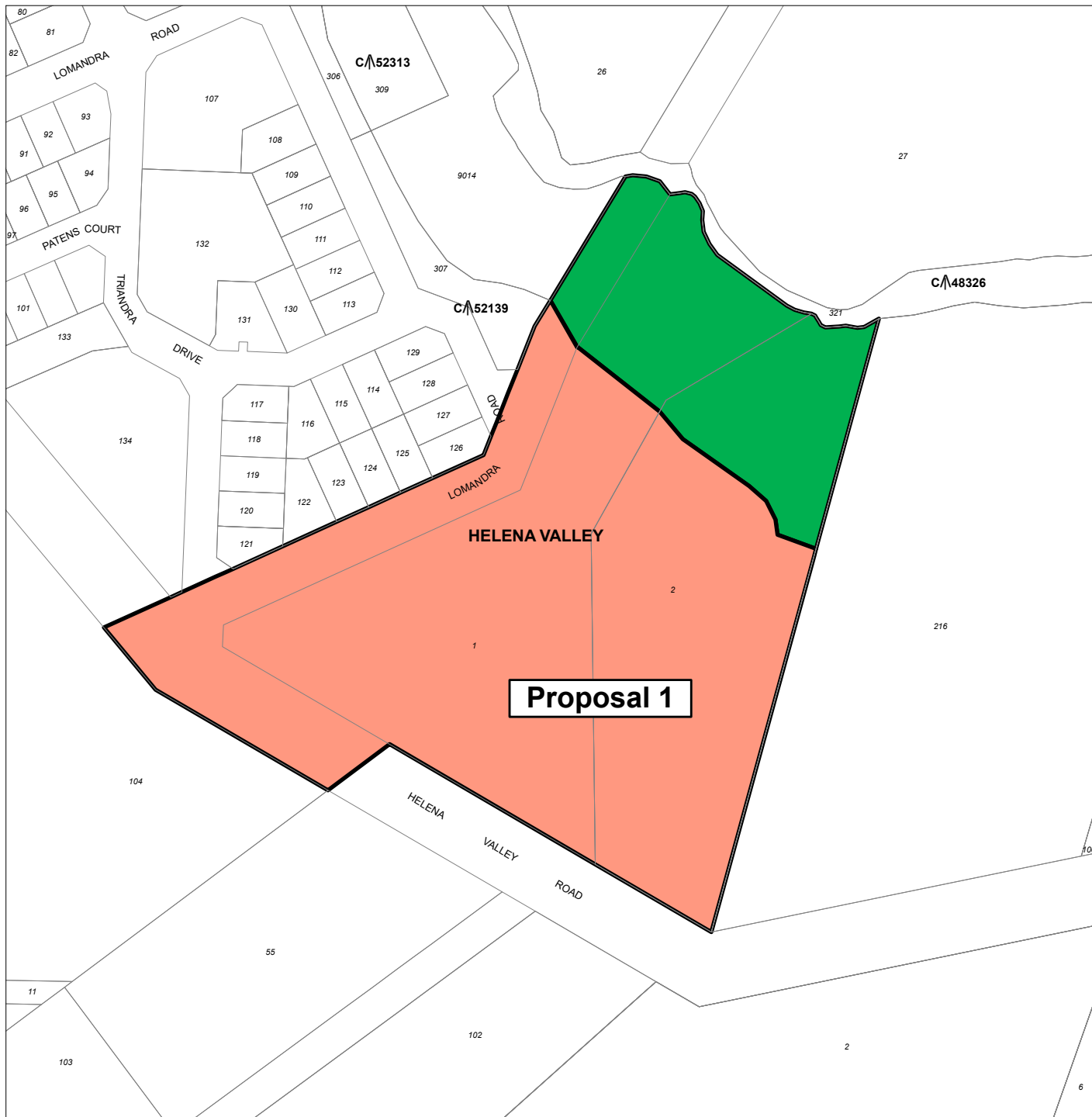
For postal submissions, please use the submission form contained in Appendix D of this report.

## **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.



**Lot 1 & 2 Helena Valley Road, Helena Valley  
Proposed Standard MRS amendment  
as advertised**

13 August 2025

Proposal 1

Proposed Amendment:



Rural zone to Regional Open Space reservation



Rural zone to Urban zone

Reference no: 4890

File no: RLS/1140

Version number: 2



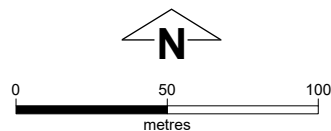
**WAPC**

Western  
Australian  
Planning  
Commission

Date: 11/09/2025

Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA

Base information supplied by Western Australian Land Information Authority SLIP 1447-2023-1



# Appendix A

notice of environmental assessment



## Environmental Protection Authority

s.48A Referrals

**Title:** Metropolitan Region Scheme Amendment 1444 – Lots 1 and 2 Helena Valley Road

**Location:** Lots 1 and 2 Helena Valley Road, Helena Valley.

**Description:** Amendment 1444 proposes to rezone and reclassify Lots 1 and 2 Helena Valley Road in Helena Valley from 'Rural' zone to 'Urban' zone and 'Regional Open Space' (ROS) reserve in the Metropolitan Region Scheme.

**Ref ID:** APP-0030685 / REC-0001609

**Date Received:** 21/08/2025 **Date Sufficient Information Received:** 21/08/2025

**Responsible Authority:** Western Australian Planning Commission

**Contact:** Lainy Collisson

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

**Potential Significant Effects:** The amendment area, which abuts the Helena River, has been partially developed and contains remnant vegetation including mature trees. Implementation of the amendment may result in the clearing of vegetation including mature trees which may provide habitat for threatened species of black cockatoos. Future development may impact surface and groundwater and an Aboriginal Heritage Site.

**Protection:** The Environmental Protection Authority (EPA) notes that potential impacts to the above environmental factors can be mitigated through existing local planning scheme provisions, future planning processes and compliance with the obligations of the *Government Sewerage Policy 2019* and the *Aboriginal Heritage Act 1972*. The EPA supports the indicative concept plan which provides for retention of Bush Forever site 215, potential black cockatoo habitat and floodway/flood fringe areas within the designated ROS reserve and mature Marri trees within road reserves.

**Determination:** **Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme Amendment Not to be Assessed under Part IV of the EP Act. No 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: 09 September 2025

# Appendix B

list of plans supporting the amendment

**Metropolitan Region Scheme Amendment 1444 (Standard)**  
**Lot 1 & 2 Helena Valley Road, Helena Valley**

as advertised

**Amending Plan 3.2868**

Detail Plans: 1.6241 and 1.6267

# 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. 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



[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 .....

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