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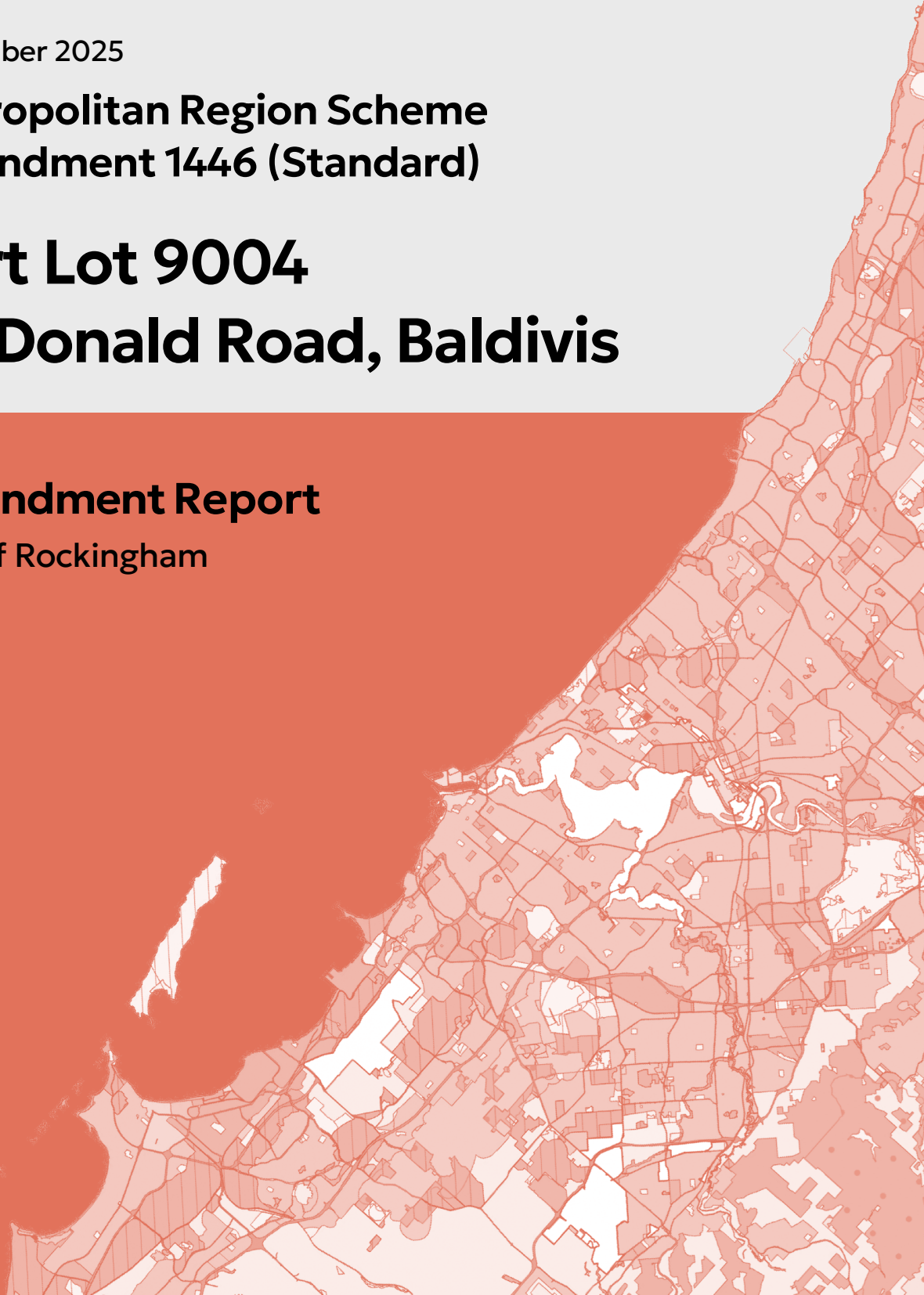


November 2025

Metropolitan Region Scheme Amendment 1446 (Standard)

Part Lot 9004 McDonald Road, Baldivis

Amendment Report City of Rockingham



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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.

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Amendment 1446 (Standard)
Amendment Report

File: RLS/1161

Published November 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>
BMP	Bushfire Management Plan
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
EPA	Environmental Protection Authority
LPS	Local Planning Scheme
MRS	Metropolitan Region Scheme
MRWA	Main Roads Western Australia
SPP	State Planning Policy
SWALSC	South West Aboriginal Land and Sea Council
UWMP	Urban Water Management Plan
WAPC	Western Australian Planning Commission

1. Planning objective

The purpose of the amendment is to rezone approximately 1.29 ha in Baldivis from the Rural zone to the Urban zone in the Metropolitan Region Scheme (MRS), as shown on the **Amendment Figure - Proposal 1**.

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

2. Background

The subject site contains a 1.29 ha portion of Lot 9004 McDonald Road and portions of Paria Street and Stonehedge Drive in Baldivis, within the City of Rockingham. The amendment area is approximately 45 km south of the Perth CBD, 9 km east of the Rockingham City Centre and 5 km north of the Baldivis Town Centre. The land is 900 metres east of Mandurah Road and can be accessed via several existing local roads. The subject site is situated approximately 4.8 km south of the Wellard Train Station, 4.3 km north-east of Warnbro Train Station and 3.6 km north-west of Baldivis Secondary College.

Used historically for rural purposes, the subject land is cleared except for a 0.04 ha area of vegetation. Land abutting to the north and east is zoned for Urban use and contains recent residential development where subdivision and construction progresses in accordance with a structure plan. The land immediately west comprises rural lots with frontage to Mandurah Road. These lots are mostly uncleared bushland. Land to the south comprises rural lots used in a rural residential capacity with frontage to Fifty Road.

There are no geomorphic wetlands or Bush Forever sites within or abutting the land. No threatened or priority flora or threatened or priority ecological communities were identified during the flora and vegetation survey.

Over 94 percent of the subject area is completely degraded. The 0.04 ha of remnant vegetation (less than 6 percent of total area) comprises 10 *Corymbia calophylla* (marri) over *Banksia grandis* (giant banksia) over a non-endemic weed understorey, including *Ehrharta calycina* (perennial veldt grass), *Watsonia Sp.* (numerous species of watsonia), and *Pennisetum clandestinum* (kikuyu grass).

Land use and development within the amendment area is generally controlled by the City of Rockingham Local Planning Scheme No. 2 (LPS 2). The subject is currently zoned Rural in LPS 2. It is proposed to rezone this land to Development zone via a separate process, subject to satisfactory completion of this region scheme amendment.

Concept Plan

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

- 14 new residential lots
- A new 13-metre-wide/15-metre-wide road reserve connecting all residential lots to the surrounding road network; and
- A small area of Public Open Space (POS) intended to function as pedestrian access.

The concept plan seeks to maintain the existing natural topography of the land, which is relatively flat where development is intended.

Precinct Plan

On 21 September 2016, the Western Australian Planning Commission (WAPC) endorsed the Lot 306 McDonald Road, Baldivis Structure Plan (the Precinct Plan).

While the Precinct Plan does not directly concern the land proposed for rezoning, it does indicatively represent local roads on areas abutting the subject land. The proposed rezoning and the concept plan described below are consistent with the indicative locations of roads in the Precinct Plan.

3. Discussion

Strategic Context

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

The *Perth and Peel@3.5million* document provides a snapshot of the Perth and Peel regions in the future. It makes the case for change to a more considered, connected, 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 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 region and local planning schemes, structure planning, subdivision and/or development.

A key principle of the Frameworks 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."

The proposed rezoning to Urban is not consistent with the relevant land area's Framework designation as Rural. The Frameworks do however allow for exceptional redesignations where certain requirements are met. These include:

- The protection of significant remnant vegetation and fauna habitat
- Acceptable bushfire risk
- Connection to reticulated wastewater services

The proposed rezoning satisfies these requirements as follows:

- Significant environmental attributes are almost exclusively limited to bushland that occurs on Rural zone west and south of the subject land. The proposed amendment would not alter the MRS Rural zoning for this bushland.
- At a later stage, this bushland can be designated for public open space under local planning instruments. No change to the MRS Rural zoning would be necessary in these circumstances.
- The subject land has been degraded by past land use practices and is almost entirely cleared of vegetation. Site inspection has confirmed that none of the remnant vegetation represents priority or threatened species. From an environmental perspective, the subject land is therefore suited to residential development.
- The Bushfire Management Plan (BMP) submitted with the proposal demonstrates that potential bushfire hazards can be mitigated through standard management responses as outlined in the Bushfire Planning Guidelines and AS 3959.
- The Civil Servicing Report submitted with the proposal notes that the subject land is immediately adjacent to fully serviced residential development. It may therefore be concluded that the subject land is readily connectable to all services including wastewater.

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

State Planning Policy 2.5 - Rural Planning

State Planning Policy 2.5 - Rural Planning (SPP 2.5) applies to all assessments of region scheme amendments where Rural zoned land occurs. Insofar as this proposal is concerned, the main policy objective is to ensure the retention of formally designated priority agricultural land.

The subject land has not been identified as priority agricultural land in any instrument. Historical aerial photography indicates that the subject land has not been used for agricultural purposes (such as market gardens or stock grazing) at any stage.

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.

A draft Urban Water Management Plan (UWMP) has been provided to the Department of Water and Environmental Regulation (DWER). The draft UWMP is to be approved by DWER prior to final decision being made on the amendment. DWER states it has no objections to the proposed amendment being progressed.

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 residential land and facilitate development in a time of noted housing stock shortages. 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) has been considered by the Department of Fire and Emergency Services (DFES), with minor changes being requested. These updates to the BMP are to be undertaken prior to a final decision being made on the amendment.

Draft Development Control Policy 4.3 - Planning for High Pressure Gas Pipelines

The subject land falls within the trigger distance for the Parmelia Gas Pipeline and Draft *Development Control Policy 4.3 - Planning for High Pressure Gas Pipelines* (Draft DCP 4.3) applies. Draft DCP 4.3 is intended to guide planning for land near high-pressure gas pipelines across the State at all levels of the planning system.

The proposed amendment was pre-referred to ATCO Gas for comment, with ACTO Gas stating it has no objection to the proposed amendment.

Statutory Context

Environment

A small portion (0.04 ha) of the subject land is vegetated. The DWER (on behalf of the Environmental Protection Authority or EPA) advises that this vegetation contains potentially significant environmental values including marri and banksia trees which are habitat for threatened species. The EPA also provides practical advice on the retention of local environmental values.

Water Infrastructure

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 Infrastructure

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

Metronet, Department of Planning, Lands and Heritage (DPLH) Infrastructure Planning, Main Roads Western Australia (MRWA) and the Department of Transport and Major Infrastructure (DTMI) (inclusive of the Urban Mobility Unit and the Public Transport Authority have no objection to 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 City of Rockingham Local 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 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 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*. 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 11 November to 23 December 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.

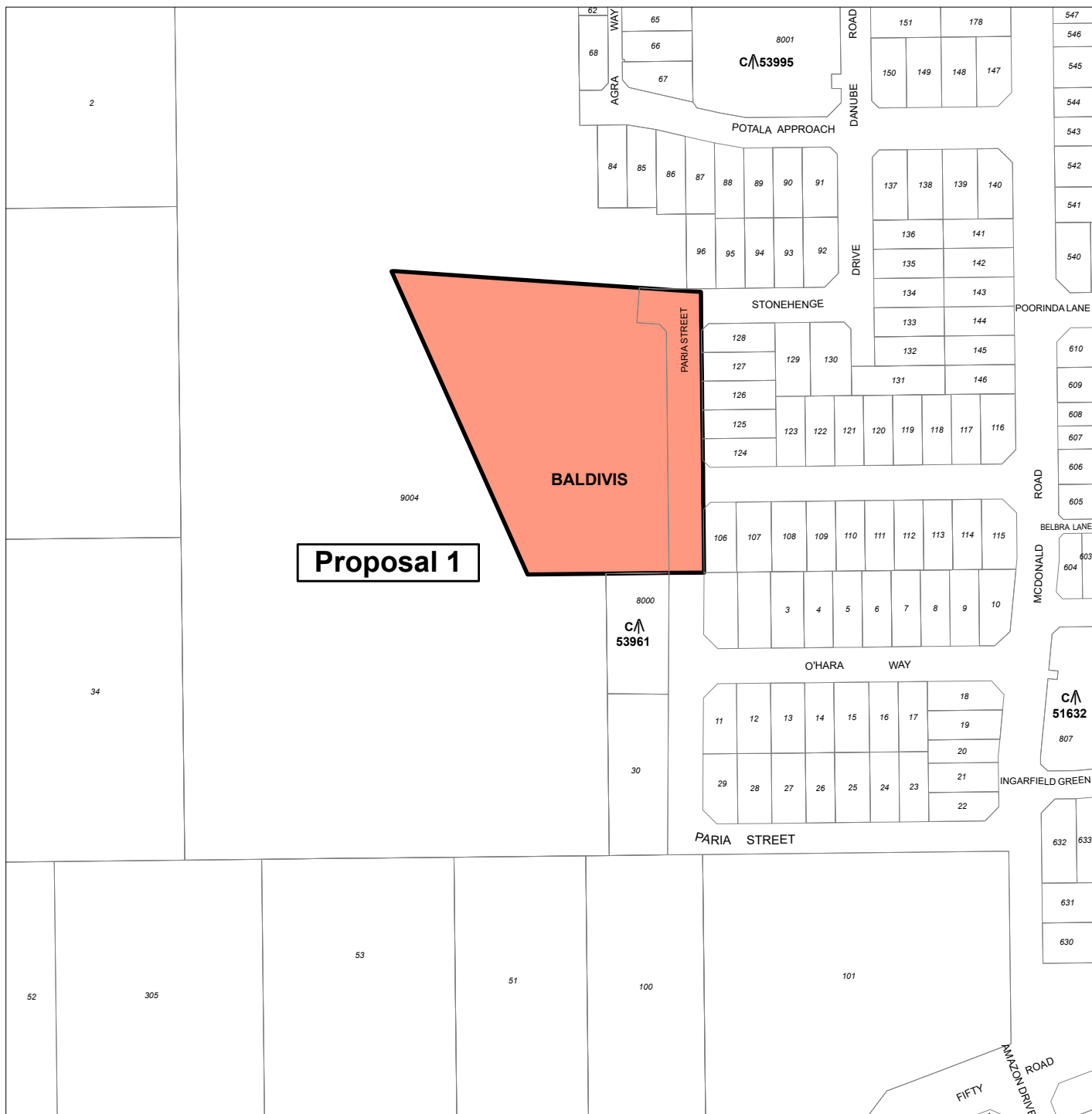
For postal submissions, please use the submission form contained in Appendix D of this report.

10. Modifications to the amendment

After considering any comments received the WAPC may recommend that the Minister for Planning and Lands 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.



**Pt Lot 9004 McDonald Road, Baldivis
Proposed Standard MRS amendment
as advertised**

20 August 2025

Proposal 1

Proposed Amendment:



Rural zone to Urban zone

Reference no: 5096

File no: RLS/1161

Version number: 2

Appendix A

notice of environmental assessment



Environmental Protection Authority

s.48A Referrals

Title: Metropolitan Region Scheme Amendment 1446 – Part Lot 9004 McDonald Road, Baldvis

Location: Part Lot 9004 McDonald Road, Baldvis.

Description: Amendment 1446 proposes to rezone Part Lot 9004 McDonald Road in Baldvis from 'Rural' zone to 'Urban' zone in the Metropolitan Region Scheme.

Ref ID: APP-0030807 / REC-0001626

Date Received: 28/08/2025 **Date Sufficient Information Received:** 28/08/2025

Responsible Authority: Western Australian Planning Commission

Contact: Lainy Collisson

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

Potential Significant Effects: The amendment area is mostly cleared and contains a small portion of remnant vegetation. Implementation of the amendment may result in the clearing of vegetation including Marri and banksia trees which may provide habitat for threatened species of black cockatoos. Future development may impact surface and groundwater.

Protection: The Environmental Protection Authority (EPA) notes that potential impacts to the above environmental factors can be mitigated through existing local planning scheme provisions and future planning processes. The EPA supports the indicative concept plan which provides for retention of potential black cockatoo habitat within the designated POS reserve within the adjacent balance lot.

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: 16 September 2025

Appendix B

list of plans supporting the amendment

Metropolitan Region Scheme Amendment 1446 (Standard)
Part Lot 9004 McDonald Road, Baldivis

as advertised

Amending Plan 3.2872

Detail Plan: 1.6860

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 1446 (Standard)
Part Lot 9004 McDonald Road, Baldivis**

Contact Number Email Address

Do you wish to have your name removed from your submission? ☐ Yes ☐ No

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

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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

- 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@dph.wa.gov.au | Website: www.wa.gov.au/dph/regionplanningschemes