



**WAPC**

Western  
Australian  
Planning  
Commission

LEADING A  
CONTEMPORARY  
PLANNING SYSTEM



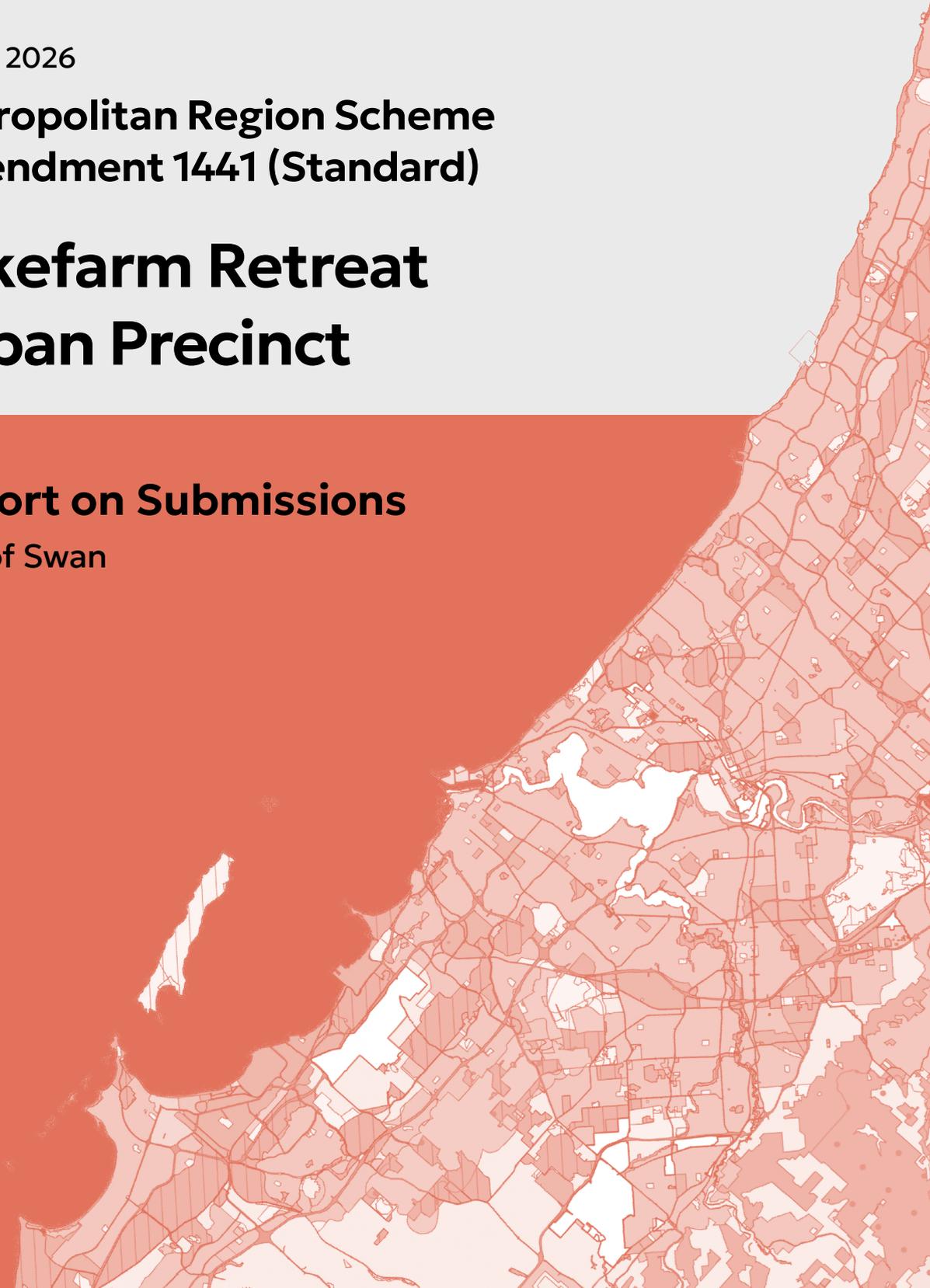
March 2026

**Metropolitan Region Scheme  
Amendment 1441 (Standard)**

# **Lakefarm Retreat Urban Precinct**

**Report on Submissions**

City of Swan



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## Report on Submissions

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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 1441 (Standard)  
Report on Submissions

File: RLS/1165

Published March 2026

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

# 1. Introduction

At its May 2025 meeting, the Western Australian Planning Commission (WAPC) resolved to proceed with this amendment to the Metropolitan Region Scheme (MRS), in accordance with the provisions of section 35 of the *Planning and Development Act 2005* and regulation 5 of the Planning and Development (Region Planning Schemes) Regulations 2023.

## 2. The proposed amendment

The amendment proposal was described in the previously published **Amendment Report**, and a description of the proposal is repeated below.

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 reservation in the Metropolitan Region Scheme (MRS), 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.

## 3. Environmental Protection Authority advice

On 01 August 2025, the Environmental Protection Authority (EPA) determined that the amendment did not require assessment under Part IV of the *Environmental Protection Act 1986*, and provided advice on environmental factors, including flora and vegetation, terrestrial fauna, inland waters and social surroundings.

A copy of the notice from the EPA is in Appendix A of the **Amendment Report**.

## 4. Call for submissions

The amendment was advertised for public submissions for a total of 42 days from 05 September to 17 October 2025.

The amendment was made available for public inspection online at the Department of Planning, Lands and Heritage website.

During the public inspection period, a notice of the amendment was published in *The West Australian* newspaper, and the WAPC made reasonable attempts to notify and invite affected landowners, local government/s and other public authorities to comment on the amendment.

## 5. Submissions

Twenty-five submissions were received on the amendment; fourteen submissions were of support and eleven were of general comments, non-objection or no comment. No submissions of objection were received.

Copies of all written submissions are contained within this report.

## 6. Main issues raised in submissions

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

Submissions received on the amendment were overwhelming in support of urbanisation of the precinct, citing the need for housing, the proximity to the new Ballajura train station and adjoining the existing urban front.

**WAPC Response:** The *Perth and Peel@3.5million* and associated Sub-regional Frameworks are the first step in the ongoing process of refining and detailing planning proposals for an area. The Framework states that this refinement will continue through the region planning schemes, local planning schemes, structure planning, subdivision and/or development.

The subject site is identified as Urban Expansion in the Framework, to which the amendment is fully consistent with. The amendment area will facilitate the delivery of substantial housing adjacent to the existing urban front and in close proximity to the Ballajura Train Station, as well as other services such as school, shops and employment areas.

These submissions have been noted.

### Gnangara Water Mound / Public Drinking Water Sources Area (PDWSA)

Submissions received on the amendment identify the need to consider and manage potential impacts to the PDWSA, largely through subsequent planning stages. No objections were received on water management grounds.

**WAPC Response:** *State Planning Policy 2.9 - Water* (SPP 2.9) has been gazetted since the initiation and advertising of this amendment, however, largely carries over the same principles and considerations from the former water-related policies that it replaces.

SPP 2.9 states that there is a general presumption against new urban or industrial land uses in the Rural-Water Protection zone. However, SPP 2.9 recognises that there are situations where development may be appropriate following a government-led strategic planning process which determines an Urban rezoning is the preferred outcome for the land. In this circumstance, the Framework identifies both the subject and adjacent precinct as a preferred urban outcome, consistent with the requirements of SPP 2.9.

For areas subject to Public Drinking Water Sources Areas (PDWSA), SPP 2.9 requires measures to address risk to the drinking water resource be incorporated into a Water Management Report (formerly known as a District or Local Water Management Strategy). Prior to commence of advertising, the proponent prepared a District Water Management Strategy that received DWER endorsement, as it adequately addressed PDWSA risk matters.

A subsequent Water Management Report (Local Water Management Strategy) to support local structure planning will be required to support any local structure planning. The precinct will be connected to reticulated sewerage and compatible land uses will be considered in accordance with Water Quality Protection Note No. 25: Land Use Compatibility Tables For Public Drinking Water Source Areas and Water Quality Protection Note 38 for Priority 3\* Areas, during local structure planning.

These submissions have been noted and information relevant to subsequent planning processes relayed to the proponent.

## Environmental Matters

Submissions received on the amendment identify that the precinct contains environmental factors worthy of protection and advise that urbanisation of this area can be undertaken harmoniously. No objections were received on environmental grounds.

**WAPC Response:** The amendment is supported by an Environmental Assessment Report (EAR) which has informed a concept plan which has identified the vegetation worthy of retention, with future public open space areas being positioned to retain the highest quality vegetation.

The EAR was considered by the EPA who determined that the amendment does not require formal assessment under the EP Act. However, the EPA provided advice on flora and vegetation, terrestrial fauna, inland waters and social surroundings and that these matters were to be given further consideration in subsequent planning stages. The EPA has concluded that the amendment is likely to meet the EPA's environmental objective for these matters.

Therefore, the environmental investigations for the site will be further refined through the subsequent local structure planning stage which includes additional survey work, consideration by the City of Swan and State Government agencies and includes a separate public consultation process.

These submissions have been noted and information relevant to subsequent planning processes relayed to the proponent.

## School Site Planning

A submission received from the Department of Education advised that it does not have any objection to the amendment but advised that it does not support the concept plan in its current form and intends to engage with the proponent through local structure planning to holistically consider the future urbanisation of adjacent Lot 810 and demand for school sites.

**WAPC Response:** *Operational Policy 2.4 - Planning for School Sites (OP 2.4)* sets a threshold of 1500 dwellings per primary school. The proponent indicates that the Lakefarm Retreat precinct would deliver an approximate yield of 776 dwellings which, in isolation, does not trigger provision of a school site, but will warrant further consideration at local structure planning stage in the context of the future urbanisation of adjacent Lot 810, consistent with section 3.1.2 of OP 2.4.

This submission has been noted and information relevant to subsequent planning processes relayed to the proponent.

## 7. Responses and determinations

The responses to all submissions are detailed in Schedule 2. It is recommended the amendment be adopted for finalisation as advertised.

## 8. Coordination of local and region planning schemes

Under section 126(3) of the *Planning and Development Act 2005* (the Act), the WAPC has the option of concurrently rezoning land being zoned Urban under the Metropolitan Region Scheme, to a zone which is consistent with the objectives of the Urban zone in the corresponding local planning scheme.

The equivalent local zone under the City of Swan Local Planning Scheme No. 17 (LPS 17) is the Residential Development zone, with the City's draft Local Planning Scheme No. 18 (draft LPS 18) proposing the model Urban Development zone. Both zones require the preparation and approval of local structure plans to

guide detailed planning. The City of Swan supports the concurrent rezoning of the amendment area to the Residential Development zone.

The amendment seeks to rezone land from the Rural-Water Protection zone to the Urban zone, and should the amendment be finalised, the Public Drinking Water Source Area (PDWSA) classification would need to be modified from Priority 2 (P2) to Priority 3\* (P3\*). *State Planning Policy 2.9 - Water (SPP 2.9)* requires Priority 3\* areas to be identified as a Special Control Area (SCA) in the corresponding local planning scheme. Through draft LPS 18, application of an SCA for the broader PDWSA within the City of Swan is already being considered. As this matter is being addressed concurrently, and the PDWSA and SPP 2.9 considerations are required to be addressed through local structure planning processes, the concurrent rezoning is supported, consistent with the City of Swan's position.

In this respect, the WAPC has resolved to concurrently amend the City of Swan Local Planning Scheme No. 17, to transfer the amendment area to the Residential Development zone.

## 9. Conclusion and recommendation

This report summarises the background to Amendment 1441 and examines the various submissions made on it.

The Western Australian Planning Commission (WAPC), after considering the submissions, is satisfied that the amendment as shown generally on the **Amendment Figure - Proposal 1** in Schedule 3, and in detail on the Amending Plan listed in Appendix A should be approved and finalised.

Having regard to the above, the WAPC recommends that the Minister for Planning and Lands approves the amendment.

## 10. Minister decision

Amendments to the Metropolitan Region Scheme being progressed as a standard amendment in accordance with the *Planning and Development Act 2005* and regulation 5 of the Planning and Development (Region Planning Schemes) Regulations 2023 require the WAPC to provide a report and recommendation to the Minister for Planning and Lands for approval. The Minister may approve, approve with modification, or decline to approve the proposed amendment.

The Minister, after considering the amendment, has agreed with the recommendation of the WAPC and approved the amendment.

Amendment 1441 is now finalised as advertised and shown on Amending Plan 3.2865 and has effect in the Metropolitan Region Scheme from the date of notice in the *Government Gazette* on Friday 13 March 2026.

# Schedule 1

listing of submissions

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

Submission Number	Submitter
1	ATCO Gas Australia
2	Balview Developments Pty Ltd
3	Rhys Goss
4	Robert Welburn
5	Name removed at the request of the submitter
6	Name removed at the request of the submitter
7	Name removed at the request of the submitter
8	Department of Water and Environmental Regulation
9	Public Transport Authority of Western Australia
10	Department of Primary Industries and Regional Development
11	Name removed at the request of the submitter
12	Mihajilo & Deva Milic
13	Western Power
14	Department of Education
15	Hon. Rita Saffioti MLA, Member for West Swan
16	Name removed at the request of the submitter
17	Department of Transport and Major Infrastructure
18	Ioan Valcan
19	Department of Fire and Emergency Services
20	CDP Town Planning and Urban Design
21	Main Roads Western Australia
22	Water Corporation
23	Land Group WA
25	City of Swan
<hr/>	
Late Submissions	Submitter
24	Department of Health

# Schedule 2

summary of submissions and determinations

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<b>Submission:</b>	1, 8-10, 13, 17, 19, 21-22 & 24 (Late)
<b>Submitter:</b>	ATCO Gas Australia, Department of Water and Environmental Regulation (DWER), Public Transport Authority (PTA), Department of Primary Industries and Regional Development (DPIRD), Western Power, Department of Transport and Major Infrastructure (DTMI), Department of Fire and Emergency Services (DFES), Main Roads Western Australia (MRWA), Water Corporation & Department of Health (DoH)
<b>Summary of Submission:</b>	COMMENT  The above State Government agencies and infrastructure service providers raised either no objections, no comments or provided general comments that relate to subsequent, more detailed stages of the planning and development process.
<b>Planning Comment:</b>	All comments have been noted. Where applicable, information about considerations in subsequent planning processes has been relayed to the proponent.
<b>Determination:</b>	Submissions noted.

---

<b>Submission:</b>	2
<b>Submitter:</b>	Balview Developments Pty Ltd
<b>Summary of Submission:</b>	SUPPORT  The submitter/s are landowners of Lot 17 Lakefarm Retreat, Ballajura and are supportive of the amendment.
<b>Planning Comment:</b>	Support noted.
<b>Determination:</b>	Submission noted.

---

<b>Submission:</b>	3
<b>Submitter:</b>	Rhys Goss
<b>Summary of Submission:</b>	SUPPORT  The submitter supports the amendment, citing a shortage of residential land and noting that the area forms part of an existing urbanised suburb. The submission highlights the significant government investment in the Ballajura train station and considers that rezoning the precinct would maximise the benefits of this infrastructure investment.
<b>Planning Comment:</b>	Support noted. The urbanisation of the precinct will facilitate more housing in a strategic location, identified as such by the <i>North-East Sub-Regional Framework</i> , and close to a train station.

**Determination:** Submission noted.

---

**Submission:** 4

**Submitter:** Robert Welburn

**Summary of Submission:** SUPPORT

The submitter supports the amendment, citing unanimous support from all 13 landowners, who have advocated for the proposal since 2016.

The detailed submission highlights that the area is identified for urban expansion under the *Perth and Peel@3.5million* framework and represents a logical extension of Ballajura, well located near existing infrastructure and services. The rezoning is expected to help address housing shortages, better utilise under-used community facilities, and require minimal infrastructure upgrades. The submission also notes that environmental impacts can be appropriately managed through habitat retention and that urban development would help reduce illegal dumping and antisocial behaviour in the area.

**Planning Comment:** Support noted. The urbanisation of the precinct will facilitate more housing in a strategic location, identified as such by the *North-East Sub-Regional Framework*, and close to a train station.

Retention of areas with environmental value is a matter subject to further refinement at subsequent planning stages (local structure planning and subdivision), to which the proponent has reflected in its concept plan.

Support of an Urban rezoning will trigger the PDWSA reclassification to P3\* priority.

**Determination:** Submission noted.

---

**Submission:** 5

**Submitter:** Name removed at the request of the submitter

**Summary of Submission:** SUPPORT

The submitter supports the amendment, noting that the rezoning balances urban development with environmental protection, as confirmed by EPA advice. The submission highlights the site's proximity to existing infrastructure and services as supporting sustainable growth, meeting housing demand and aligning with long-term planning objectives.

**Planning Comment:** Support noted. The urbanisation of the precinct will facilitate more housing in a strategic location, identified as such by the *North-East Sub-Regional Framework*, and close to a train station.

Retention of areas with environmental value is a matter subject to further refinement at subsequent planning stages (local structure planning and subdivision), to which the proponent has reflected in its concept plan.

**Determination:** Submission noted.

---

**Submission:** 6

**Submitter:** Name removed at the request of the submitter

**Summary of Submission:** SUPPORT

The submitter supports the amendment, stating that additional residential housing is needed and that the site's close proximity to the Perth metropolitan area makes it suitable for urban development.

**Planning Comment:** Support noted. The urbanisation of the precinct will facilitate more housing in a strategic location, identified as such by the *North-East Sub-Regional Framework*, and close to a train station.

**Determination:** Submission noted.

---

**Submission:** 7

**Submitter:** Name removed at the request of the submitter

**Summary of Submission:** SUPPORT

The submitter supports the amendment, stating that additional residential housing is needed and that the site's proximity to local schools, shops, freeway access and public transport makes it well suited for urban development.

**Planning Comment:** Support noted. The urbanisation of the precinct will facilitate more housing in a strategic location, identified as such by the *North-East Sub-Regional Framework*, and close to a train station.

**Determination:** Submission noted.

---

**Submission:** 11

**Submitter:** Name removed at the request of the submitter

**Summary of Submission:** SUPPORT

The submitter supports the amendment, citing its proximity to major infrastructure, including the train station, as beneficial in addressing the housing crisis. Increased housing is expected to revitalise local businesses and better utilise under-capacity schools, contributing to a stronger and more vibrant Ballajura community. The submission also notes that the

current undeveloped area attracts antisocial behaviour and illegal dumping, which the proposed development would help address.

**Planning Comment:** Support noted. The urbanisation of the precinct will facilitate more housing in a strategic location, identified as such by the *North-East Sub-Regional Framework*, and close to a train station.

**Determination:** Submission noted.

---

**Submission:** 12

**Submitter:** Mihajilo & Deva Milic

**Summary of Submission:** SUPPORT

The submitter/s are landowners of Lot 22 Lakefarm Retreat, Ballajura and are supportive of the amendment.

**Planning Comment:** Support noted. The urbanisation of the precinct will facilitate more housing in a strategic location, identified as such by the *North-East Sub-Regional Framework*, and close to a train station.

**Determination:** Submission noted.

---

**Submission:** 14

**Submitter:** Department of Education (DoE)

**Summary of Submission:** COMMENT

DoE has no in-principal objection to the amendment but highlights that residential development will increase demand for public school infrastructure.

The amendment area falls within the intake of Ballajura Primary School, which is already at capacity, and future development at the Lakefarm Retreat Urban Precinct together with adjoining Lot 810 would further increase enrolment pressure. In accordance with *Operational Policy 2.4 - Planning for School Sites*, the potential yield of approximately 776 dwellings would contribute significantly to the need for two new primary schools across the two sites, with at least one school site required within the Lakefarm Retreat precinct.

While DoE does not support the current concept plan, it welcomes ongoing engagement through future structure planning to ensure education infrastructure needs are appropriately addressed.

**Planning Comment:** Comments noted. Through the subsequent structure planning processes, the proponent will engage with DoE to consider school site demand and planning holistically in the context of urbanisation of the future adjacent Lot 810.

**Determination:** Submission noted.

---

**Submission:** 15

**Submitter:** Hon. Rita Saffioti MLA (Member for West Swan)

**Summary of Submission:** SUPPORT

The submitter supports the amendment, noting long-standing advocacy for rezoning Lakefarm Retreat to enable subdivision and residential development. The submission highlights that the amendment represents a logical transition to a well-planned residential precinct, supported by extensive existing and planned infrastructure, public transport connectivity and community facilities. The rezoning is considered to address housing and land supply pressures, integrate effectively with surrounding services and employment areas, and deliver positive outcomes for both local residents and the wider Perth metropolitan region.

**Planning Comment:** Support noted. The urbanisation of the precinct will facilitate more housing in a strategic location, identified as such by the *North-East Sub-Regional Framework*, and close to a train station.

**Determination:** Submission noted.

---

**Submission:** 16

**Submitter:** Name removed at the request of the submitter

**Summary of Submission:** SUPPORT

The submitter, a Lakefarm Retreat resident, supports the amendment and cites unanimous support from all 13 landowners. The submission highlights the site's suitability for urban development due to its proximity to Perth and existing infrastructure, its capacity to help address housing demand, minimal environmental impacts, and its ability to alleviate issues such as illegal dumping and poor street lighting. The submitter also notes that environmental values can be managed through habitat retention and supports the role of the proponent in delivering a responsible development outcome.

**Planning Comment:** Support noted. The urbanisation of the precinct will facilitate more housing in a strategic location, identified as such by the *North-East Sub-Regional Framework*, and close to a train station.

Retention of areas with environmental value is a matter subject to further refinement at subsequent planning stages (local structure planning and subdivision), to which the proponent has reflected in its concept plan.

Support of an Urban rezoning will trigger the PDWSA reclassification to P3\* priority.

**Determination:** Submission noted.

---

**Submission:** 18

**Submitter:** Ioan Valcan

**Summary of Submission:** SUPPORT

The submitter supports the amendment.

**Planning Comment:** Support noted. The urbanisation of the precinct will facilitate more housing in a strategic location, identified as such by the *North-East Sub-Regional Framework*, and close to a train station.

**Determination:** Submission noted.

---

**Submission:** 20

**Submitter:** CDP Town Planning and Urban Design

**Summary of Submission:** SUPPORT

The submitter strongly supports the amendment, noting its strategic location within Ballajura and identification as an Urban Expansion Area in the *Perth and Peel@3.5million* framework. The submission highlights that the amendment would support housing supply, enable a logical extension of the existing urban area, maximise use of existing infrastructure, and align with State and regional planning objectives. The submitter also seeks a minor expansion of the Urban zoning to include a narrow portion of adjoining Lot 14592 to facilitate coordinated structure planning, future road connections and integration with potential future development of adjacent land.

**Planning Comment:** Support noted. The urbanisation of the precinct will facilitate more housing in a strategic location, identified as such by the *North-East Sub-Regional Framework*, and close to a train station.

The request for minor expansion of the proposal to also include the linear portion of adjacent Lot 14592 (Reserve 53277) has since been withdrawn by the submitter, given Metropolitan Region Scheme Amendment 1448 (Complex) - Hepburn East Urban Precinct has since been initiated and advertised, which proposes to rezone the broader area, inclusive of Lot 14592, to Urban and will achieve the same outcome that the minor modification would. It is therefore not recommended to modify the amendment.

**Determination:** Submission noted.

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**Submission:** 23

**Submitter:** Land Group WA

**Summary of Submission:** SUPPORT

The submitter supports the amendment, noting that the rezoning would enable the development of strategically located land in Ballajura that has long been identified for urban expansion. The submission highlights that the proposal represents a logical extension of the existing urban area, aligns with State and WAPC strategic planning objectives, and is supported by comprehensive technical investigations.

**Planning Comment:** Support noted. The urbanisation of the precinct will facilitate more housing in a strategic location, identified as such by the *North-East Sub-Regional Framework*, and close to a train station.

**Determination:** Submission noted.

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**Submission:** 25

**Submitter:** City of Swan

**Summary of Submission:** COMMENT

The submitter advises that the amendment is consistent with the objectives of the City of Swan Local Planning Strategy. The submission raises matters for consideration, including the timing of PDWSA reclassification, protection of Resource Enhancement Wetlands through Regional Open Space reservation, potential impacts of the proposed reservation on future emergency access, and support for a concurrent rezoning to Residential Development under the City's Local Planning Scheme No. 17 if the amendment is approved.

**Planning Comment:** Support noted. The rezoning to Urban is the trigger for reclassification to Priority P3\* PDWSA, administratively, and therefore cannot occur prior.

Retention of areas with environmental value is a matter subject to further refinement at subsequent planning stages (local structure planning and subdivision), to which the proponent has reflected in its concept plan. It is at this stage where adequate protection measures, such as reserves, are considered and applied.

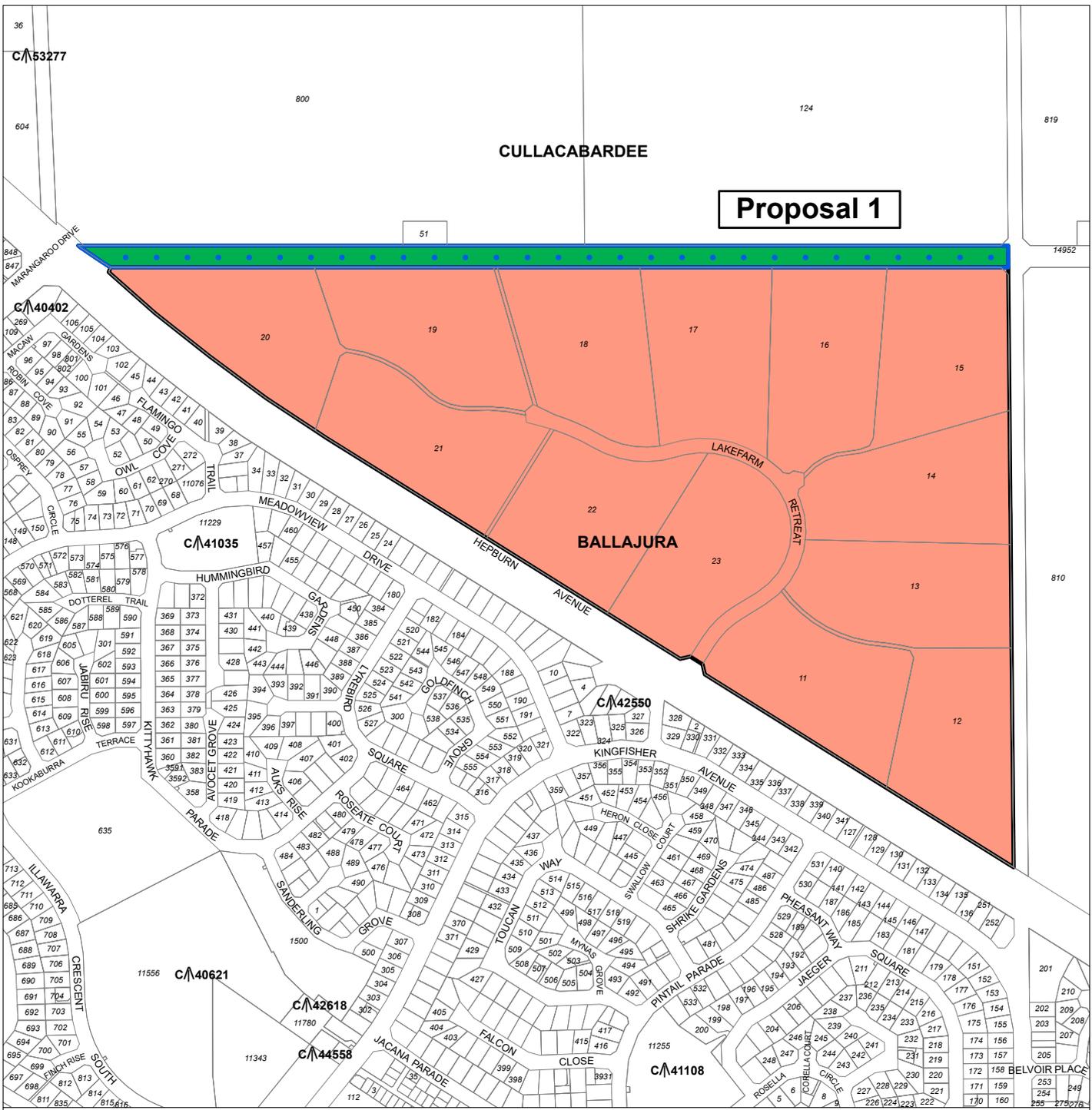
A concurrent rezoning to Residential Development under the local planning scheme is recommended.

**Determination:** Submission noted.

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# Schedule 3

amendment figure (as advertised)



**Proposal 1**

**Lakefarm Retreat, Ballajura  
Proposed Standard MRS amendment  
as advertised**

28 May 2025

Proposal 1

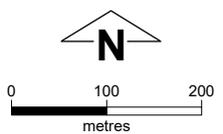
Proposed Amendment:

-  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



Date: 29/05/2025  
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

list of plans (as advertised)

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

as advertised

Amending Plan 3.2865

# Appendix B

submissions

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**From:** ATCO Engineering Enquiries <eservices@atco.com>  
**Sent:** Friday, 5 September 2025 9:59 AM  
**To:** Region Planning Schemes  
**Subject:** ATCO Response - LM01778142 - RE: Proposed Metropolitan Region Scheme Amendment 1441 (Standard) - Lakefarm Retreat Urban Precinct - RLS/1165

Good Morning

**Re: Proposed Metropolitan Region Scheme Amendment 1441 (Standard) - Lakefarm Retreat Urban Precinct - RLS/1165**  
**ATCO Reference: LM01778142**

ATCO Gas Australia (ATCO) has **no objection** to the proposed application, based on the information and plan provided.

Advice notes:

- Anyone proposing to carry out construction or excavation works must contact 'Before You Dig Australia' ([www.byda.com.au](http://www.byda.com.au)) to determine the location of buried gas infrastructure. Refer to ATCO document *AGA-O&M-PR24- Additional Information for Working Around Gas Infrastructure* <https://gas.atco.com/en-au/natural-gas/wa-gas-network/working-around-gas-infrastructure.html>
- Proposed construction and excavation works need to be managed in accordance with the ATCO document *Additional Information for Working Around Gas Infrastructure - AGA-O&M-PR24* <https://gas.atco.com/en-au/natural-gas/wa-gas-network/working-around-gas-infrastructure.html>
- If the disconnection and/or removal of an ATCO gas service is required, a request can be submitted via the online ATCO portal found [here](#).

Please accept this email as ATCO's written response.

Should you have any queries regarding the information above, please contact us on 13 13 56 or [eservices@atco.com](mailto:eservices@atco.com).

Kind Regards

**Kim Hatcher**

Land Liaison/Engineering Coordinator  
ATCO, Gas Division, Australia

A. 81 Prinsep Road, Jandakot, Western Australia, 6164

[ATCO.com.au](http://ATCO.com.au) [LinkedIn](#) [Facebook](#) [X](#)

**ATCO** Australia™

ATCO acknowledges Aboriginal people as the Traditional Custodians of country throughout Australia including Torres Strait Islander peoples.





**Respondent No:** 1**Login:** Anonymous**Email:** n/a**Responded At:** Sep 08, 2025 13:20:21 pm**Last Seen:** Sep 08, 2025 13:20:21 pm**IP Address:** n/a

Q1. What is your first name?	Rhys
Q2. What is your surname?	Goss
Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?	No
Q4. What is your email address?	rwg@gdpl.net.au
Q5. What is your address?	PO Box 86 Palmyra WA 6957
Q6. What is your contact number?	0422125285
Q7. Are you responding on behalf of an organisation?	No
Q8. What is the name of the organisation?	not answered
Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?	Support
Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below.	
	<p>There is a current land shortage for new housing and this area being part of an existing urbanised suburb should be made available for urbanisation. Government spent millions on a new train station called Ballajura so rezoning this Lakefarm Precinct would make sense and surely compliment the money spent.</p>
Q11. Upload supporting documents	not answered
Q12. Upload supporting documents	not answered
Q13. Upload supporting documents	not answered

**Respondent No:** 2**Login:** Anonymous**Email:** n/a**Responded At:** Sep 08, 2025 17:04:57 pm**Last Seen:** Sep 08, 2025 17:04:57 pm**IP Address:** n/a

Q1. What is your first name?	Robert
Q2. What is your surname?	Welburn
Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?	No
Q4. What is your email address?	roonwelburn@yahoo.com
Q5. What is your address?	6 Lakefarm Retreat. Ballajura 6066.
Q6. What is your contact number?	0408957459
Q7. Are you responding on behalf of an organisation?	No
Q8. What is the name of the organisation?	not answered
Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?	Support

**Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below.**

As a resident of Lakefarm Retreat we support the rezoning of the area from Rural to Urban. There are 13 title holders in Lakefarm Retreat and all the title holders agree in principle to the rezoning. The proposal for rezoning was originally submitted via a petition to the City of Swan Council meeting on the 15th of June 2016 with all 13 title holders signing in favour of the proposal. Below is a list of the reasons why the rezoning should be allowed to proceed. 1. The area has already been identified for Urban Expansion under the current Sub-regional Planning Framework as part of Perth and Peel @3.5 million frameworks. 2. The rezoning of the Lakefarm Retreat area is a logical extension of the existing Ballajura suburb. 3. The area is adjacent to existing facilities including the Malaga train station and Hepburn Avenue which will require minimal upgrades to facilitate the increase in traffic volume. 4. With the development of the area this will help to alleviate the shortage of housing in the northern suburbs. It will also help to facilitate better use of the facilities which are underutilized at present. This includes the local schools, library, aquatic centre, shops and the Malaga train station. 5. The retention of natural habitat will ensure that the local and migratory fauna will have sufficient trees for roosting and breeding. As the area to the North of the proposed development is to be retained as natural habitat, there will be an abundance of vegetation to support the wildlife species. 6. The development of the Lakefarm Retreat area will have minimal impact on the environment. The developer – Land Group WA, intention is to retain and create natural habitat with the retention of existing Marri and Jarrah trees for the birdlife. 7. The initial first stages of the development will require minimal upgrades to the Ballajura local services. Examples being water, sewerage, power gas, communications, and traffic. The area is a prime site for development without building completely new infrastructure and services. 8. The Lakefarm Retreat area meets the criteria to be re-classified to P3 – Underground Water Protection Control Area and be developed for urban purposes accordingly. 9. All of the title holders are in favour of the development and have been working closely with the developers – Land Group WA to pursue a favourable outcome for the holders and the development of the area. 10. By pushing ahead with the development, it will alleviate the issue of illegal dumping of rubbish on Lakefarm Retreat roadside and in the surrounding bushes. – Photos attached.

---

**Q11. Upload supporting documents**

[https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/3fa6227e8dad53690fe7064ad2f18eaa584a8291/original/1757315091/3fb02639d5434fe9d95e6a997a61679a\\_LFR%20verge%20Rubbish..pdf?1757315091](https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/3fa6227e8dad53690fe7064ad2f18eaa584a8291/original/1757315091/3fb02639d5434fe9d95e6a997a61679a_LFR%20verge%20Rubbish..pdf?1757315091)

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**Q12. Upload supporting documents**

not answered

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**Q13. Upload supporting documents**

not answered

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**Respondent No:** 3**Login:** Anonymous**Email:** n/a**Responded At:** Sep 08, 2025 22:40:06 pm**Last Seen:** Sep 08, 2025 22:40:06 pm**IP Address:** n/a

Q1. What is your first name?

*Details removed at the request of the submitter*

Q2. What is your surname?

Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission? Yes

Q4. What is your email address?

Q5. What is your address?

Q6. What is your contact number?

Q7. Are you responding on behalf of an organisation? No

Q8. What is the name of the organisation? not answered

Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme? Support

Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below.

I support the proposed Amendment 1441 to the Metropolitan Region Scheme, which rezones the Lakefarm Retreat land in Ballajura from Rural-Water Protection to Urban, while preserving part of it as Regional Open Space and Water Catchments reserve. The EPA has reviewed and concluded that the Amendment is unlikely to have significant environmental impacts, demonstrating a balanced approach between development and environmental protection. Moreover, the site's proximity to existing infrastructure—such as the Ballajura train station, schools, roads, and commercial precincts—means development can leverage existing services. This will help meet housing demand, support sustainable community growth, and aligns strongly with the long-term planning objectives for the region.

Q11. Upload supporting documents not answered

Q12. Upload supporting documents not answered

Q13. Upload supporting documents not answered

**Respondent No:** 4**Login:** Anonymous**Email:** n/a**Responded At:** Sep 15, 2025 15:22:13 pm**Last Seen:** Sep 15, 2025 15:22:13 pm**IP Address:** n/a

Q1. What is your first name?

*Details removed at the request of the submitter*

Q2. What is your surname?

Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission? Yes

Q4. What is your email address?

Q5. What is your address?

Q6. What is your contact number?

Q7. Are you responding on behalf of an organisation? No

Q8. What is the name of the organisation? not answered

Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme? Support

Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below.

Supporting as more residential housing is needed. Close to Perth Metropolitan area

Q11. Upload supporting documents not answered

Q12. Upload supporting documents not answered

Q13. Upload supporting documents not answered

**Respondent No:** 5**Login:** Anonymous**Email:** n/a**Responded At:** Sep 15, 2025 15:25:39 pm**Last Seen:** Sep 15, 2025 15:25:39 pm**IP Address:** n/a

Q1. What is your first name?

*Details removed at the request of the submitter*

Q2. What is your surname?

Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission? Yes

Q4. What is your email address?

Q5. What is your address?

Q6. What is your contact number?

Q7. Are you responding on behalf of an organisation? No

Q8. What is the name of the organisation? not answered

Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme? Support

Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below.

More residential housing necessary. Area is close to local schools, shops, freeway and public transport.

Q11. Upload supporting documents not answered

Q12. Upload supporting documents not answered

Q13. Upload supporting documents not answered

**From:** [Jim Mackintosh](#)  
**To:** [Region Planning Schemes](#); [Brent Davern](#)  
**Subject:** RE: Proposed Metropolitan Region Scheme Amendment 1441 (Standard) - Lakefarm Retreat Urban Precinct - RLS/1165  
**Date:** Monday, 15 September 2025 2:23:52 PM  
**Attachments:** [RE Lakefarm Retreat Updated DWMS.msg](#)

---

OFFICIAL

Dear DPLH,

The Department of Water and Environmental (DWER) has no further objections to the proposal and supports the Amendment. Please see attached DWER's endorsement of the associated DWMS.

Regards

**Jim Mackintosh**

---

**Department of Water and Environmental Regulation**

**Program Manager**

**Swan Avon Region**

**Planning Advice Section**

T 08 6250 8043 |

Visit our website [www.dwer.wa.gov.au](http://www.dwer.wa.gov.au)

**From:** [Jim Mackintosh](#)  
**To:** [Sasha Martens](#)  
**Cc:** [Christa Loos](#); [Vivien Cloughton](#); [Tim Bycroft](#); [Anthony Muscara](#); [tony.arias](#); [Katrina.Burke](#)  
**Subject:** RE: Lakefarm Retreat Updated DWMS  
**Attachments:** [Lakefarm risk assessment - June 2025 - DWER WSPP source protection advice.pdf](#)

---

Dear Sasha,

Thank you for the referral of the revised District Water Management Strategy (DWMS) for the above proposal. The Department of Water and Environmental Regulation (DWER) has reviewed the revised DWMS (July 2025) and is now satisfied that the document meets the requirements of DWER policies and the Better Urban Water Management framework.

The DWMS can now be considered endorsed by DWER.

Please note that the future Local Water Management Strategy (LWMS) will need to address the requirements of *Water Quality Protection Note 38 – Priority 3\* Areas* (DWER, 2022) and the attached additional advice from DWER's Water Source Protection Planning Branch.

Regards

**Jim Mackintosh**

---

**Department of Water and Environmental Regulation**

**Program Manager**

**Swan Avon Region**

**Planning Advice Section**

T 08 6250 8043 |

E [jim.mackintosh@dwer.wa.gov.au](mailto:jim.mackintosh@dwer.wa.gov.au)

Visit our website [www.dwer.wa.gov.au](http://www.dwer.wa.gov.au)

Department of Water and Environmental Regulation

## **Lakefarm Retreat, North Ballajura: District Water Management Strategy (11 June 2025)**

*DWERs water source protection comments on the updated risk assessment (July 2025)*

Thank you for providing an updated risk assessment in the June Lakefarm District water management strategy (DWMS) for water source protection planning (WSPP) comments.

WSPP note that DWER's Swan Avon Region has provided comments on the rest of the Lakefarm DWMS, please note WSPPs comments are limited only to the updated risk assessment.

### **Maximum consequences**

WSPP note the approach in the updated risk assessment was agreed between Katrina Burke (DWER) and Hyd2o for the inclusion of additional consequence maximum risk columns to reflect the recommendations of DWER's [WQPN 77 - Risk assessment process for public drinking water source areas](#) (WQPN 77). WSPP note that the risk assessment now includes these columns showing the difference in Hyd2os assessment and what is recommended in WQPN 77.

The reasoning behind the difference between DWER's and Hyd2o's consequence and maximum risk is described in the DWMS as *Site Assessed Consequence of Minor is assessed on the basis of DWER WQPN77's definition of a minor consequence being "Minor impact for a small population, some manageable operation disruption. some increase in operating cost". This is considered the most appropriate reflection of consequence should any of the two WC bores adjacent to the site be unable to continue their use as a minor contribution to the Integration Water Supply Scheme for Perth.*

The risk assessment considers the impact of bore closures in terms of water supply continuity and economics but does not consider public health risks. DWER WSPP advises that our site-specific assessment of this proposal finds the recommended consequences and maximum risks in WQPN 77 are appropriate, including a "catastrophic" consequence for pathogens.

This is because WSPP's site specific assessment of this proposal considers that the consequence and maximum risk of a worst-case situation is a contamination event and public health incident as the bores actively supply drinking water. This could lead to severe public health impacts, which for pathogens can include illness and death. Historical incidents show that contamination of a public drinking water source affects public trust, incurs legal liabilities, and can result in expensive and extensive remediation and investigations. These consequences fit the definition of catastrophic in WQPN 77.

## Department of Water and Environmental Regulation

Considering this information WSPP advises that the consequences and maximum risk classifications for the risk assessment would be more closely aligned with what is described in WQPN 77.

### ***Risk reduction effectiveness***

WSPP points to the use of 'Controlled' in the risk assessment table to reduce the risk allocated by a rating level of two. Under WQPN77 the reduction in risk of 'Controlled' should only be allocated when *"Controls are fully in place with ongoing inspection, maintenance, monitoring and reporting."* Which has the effect on contamination that *"There is proven evidence that the strategy prevents contaminant from reaching offtake point."* *"Proven evidence may include literature, previous documented experience and/or water quality monitoring results."*

WSPP assessment of some of the DWMS proposed management identified as 'controlled' may better fit the description of 'adequate'. This assessment is because they lack evidenced risk reduction such as ongoing monitoring. While the ongoing management for the urban development itself does include monitoring and reporting, the following risk management strategies for other aspects could be reconsidered if they meet the 'controlled' requirements (noting that there may be others)-

- Risk management during the decommissioning of septic tanks for nutrients and pathogens.
- Risk management during construction activities for hydrocarbons, chemicals, heavy metals and pathogens.

### ***Final risk levels***

Based on the use of the above described lower consequences/maximum risk and controlled reduction for some risks, Hyd2o's risk assessment determines the final risk of every hazard to be low. This does not align with DWERs WSPP assessment of the proposal in a site-specific context.

It is important to note that the allocation of risk to a land use does not mean that it cannot occur in a PDWSA. One goal of the risk assessment process within a DWMS is to identify, assess and differentiate the different levels of risks, consequence, maximum and final risk from the different hazards, to help enable their appropriate prioritisation and management.

### ***Management strategies***

The department has a number of best practice WQPNs that have been committed for consideration in the DWMS. There may be relevant specific management practices in these WQPNs that could be used in the DWMS risk assessment. DWER WSPP notes that these will be considered during the development of more detailed water

## Department of Water and Environmental Regulation

management documents as stated, *“A number of additional documents will be required to progress further states of planning and subdivision/development of the site. Local Water Management Strategy’s (LWMS’s) will be required for the site to support the preparation of local structure plans. Subject to the approval of a relevant LWMS, and Urban Water Management Plan (UWMP) will then need to be prepared as a condition of the subdivision. Depending on the staging of the development, several UWMP’s may be required. The preparation of these future plans will be consistent with this DWMS, Better Urban Management (WAPC 2008), DWER water quality protection notes and other relevant DWER and City of Swan guideline documents.”*

Some relevant WQPNs include:

- [\*WQPN 44 – Roads near sensitive water resources\*](#) - Offers advice on road construction and maintenance. Please note that an updated version of this note will be available online soon.
- [\*WQPN 10 - Contaminant spills - emergency response plan\*](#) - guidance on preventing and responding to spills of fuels, chemicals, and other pollutants such as decommissioning septics during construction.
- [\*WQPN 28 – Mechanical servicing and workshops\*](#) - Relevant for temporary or permanent servicing areas on construction sites.
- [\*WQPN 56 - Tanks for fuel and chemical storage near sensitive water resources\*](#) - for storage of construction chemicals and vehicle and machinery fuel.

**From:** [Pinfeld, Daniel](#)  
**To:** [Brent Davern](#)  
**Cc:** [Region Planning Schemes](#)  
**Subject:** Proposed Metropolitan Region Scheme Amendment 1441 (Standard) - Lakefarm Retreat Urban Precinct - RLS/1165  
**Date:** Thursday, 18 September 2025 7:25:01 AM

---

OFFICIAL

Kaya Brent,

**RE: Proposed Metropolitan Region Scheme Amendment 1441 (Standard) - Lakefarm Retreat Urban Precinct - RLS/1165**

Thank you for your email dated 05/09/2025, the Public Transport Authority (PTA) has no objections to this proposal.

Yaankga

**Daniel Pinfeld**  
**Assistant Planner | Infrastructure Planning & Land Services**

Public Transport Authority of Western Australia  
Public Transport Centre, West Parade, Perth, 6000  
PO Box 8125, Perth Business Centre, WA, 6849  
Tel: (08) 9326 2943 Fax: (08) 9326 2000  
Email: [daniel.pinfeld@pta.wa.gov.au](mailto:daniel.pinfeld@pta.wa.gov.au) | Web: [www.pta.wa.gov.au](http://www.pta.wa.gov.au)



*The Public Transport Authority of Western Australia cannot accept any liability for any loss or damage sustained as a result of software viruses. You must carry out such virus checking as is necessary before opening any attachment to this message. The information in this email and any files transmitted with it may be of a privileged and/or confidential nature and is intended solely for the addressee(s). If you are not an intended addressee please notify the sender immediately, and note that any disclosure, copying or distribution by you is prohibited and may be unlawful. The views expressed in this email are not necessarily the views of the Public Transport Authority.*



Department of  
**Primary Industries and  
Regional Development**

Your reference: RLS/1165  
Our reference: LUP 2258  
Enquiries: Louise Murray

Western Australian Planning Commission  
140 William Street  
Perth WA 6000

Email: [regionplanningschemes@dplh.wa.gov.au](mailto:regionplanningschemes@dplh.wa.gov.au)

Date: 18 September 2025

Dear Sir/Madam

**Proposed Metropolitan Region Scheme Amendment 1441 (Standard) - Lakefarm  
Retreat Urban Precinct - RLS/1165**

Thank you for inviting the Department of Primary Industries and Regional Development (DPIRD) to comment on the above proposal.

DPIRD does not object to the proposal. The following comments are offered for consideration.

The intensification of land uses in P1 and P2 drinking water source protection areas is primarily a matter for the Department of Water and Environmental Regulation (DWER) and Water Corporation to advise upon.

DPIRD notes that Special Control Areas provide a means for restricting sensitive land uses within proclaimed water source protection areas, and that this option is now available under Part 5 of the updated MRS, following its modernisation in 2024.

For more information, please contact Louise Murray on 0447 324 023 or [louise.murray@dpiird.wa.gov.au](mailto:louise.murray@dpiird.wa.gov.au)

Yours sincerely

Tim Overheu  
**A/Director Agriculture Resource Management and Assessment  
Fisheries and Sustainability**



Respondent No: 6

Login: Anonymous

Email: n/a

Responded At: Sep 20, 2025 18:05:27 pm

Last Seen: Sep 20, 2025 18:05:27 pm

IP Address: n/a

Q1. What is your first name?

*Details removed at the request of the submitter*

Q2. What is your surname?

Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission? Yes

Q4. What is your email address?

Q5. What is your address?

Q6. What is your contact number?

Q7. Are you responding on behalf of an organisation? No

Q8. What is the name of the organisation? not answered

Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme? Support

Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below.

I think the proposed development of lakefarm retreat would be beneficial to support the housing crisis as it is close to major infrastructure such as the train station . The increased housing would help revive local businesses and support our local schools , which are under capacity .This development will lead the way in making Ballajura a thriving community again ,Currently the vastness of this street and surrounding bushland attracts visitors who feel it is ok to hang around and partake in unsavoury behaviours and is a dumping hotspot . . Thank you Jackelin edmonds Joint owner of 18 Lakefarm Retreat Ballajura

Q11. Upload supporting documents not answered

Q12. Upload supporting documents not answered

Q13. Upload supporting documents not answered

Mihajilo and Deva Milic  
Lot 22 (No. 3) Lakefarm Retreat  
Ballajura WA 6066

19 September 2025

The Secretary  
Western Australian Planning Commission  
140 William Street  
Perth WA 6000

Dear Ms Boucher,

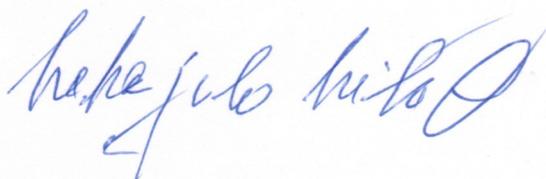
**Re: Proposed Metropolitan Region Scheme Amendment 1441 (Standard)  
Lakefarm Retreat Urban Precinct - City of Swan**

We refer to your letter dated 01 September 2025.

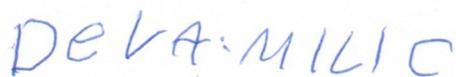
We are the landowners of Lot 22 (No.3) Lakefarm Retreat Ballajura.

We are totally in favour of the amendment to rezone the land.

Yours Sincerely,



Mihajilo Milic



Deva Milic

**From:** [Doreen Rowley](#)  
**To:** [Anthony Muscara](#)  
**Subject:** Metropolitan Region Scheme Amendment 1441 (Standard) - Lakefarm Retreat Urban Precinct (WP Ref: SPR-044-2025)  
**Date:** Wednesday, 24 September 2025 1:32:51 PM

You don't often get email from [doreen.rowley@westernpower.com.au](mailto:doreen.rowley@westernpower.com.au). [Learn why this is important](#)

Hi Anthony,

Please accept this correspondence as Western Power's formal submission to Metropolitan Region Scheme Amendment 1441 (Standard) - Lakefarm Retreat Urban Precinct proposal.

In addition to the information provided within the scheme amendment report, it is requested that the following is included:

*"Any future modification to the road reservation or development of future urban zoned land will require further consideration by Western Power to ensure there is no impact on the existing assets. Any potential relocation or network augmentation costs associated with proposed modifications to the road network or development of adjoining private property will be borne by the proponent."*

Should you wish to discuss the above further, please contact Doreen Rowley on [Doreen.Rowley@westernpower.com.au](mailto:Doreen.Rowley@westernpower.com.au).

Kind regards,

**Doreen Rowley**  
**Land Use Planning Specialist**

**A** 570 Wellington Street Perth 6000 | **T** (08) 9326 6634

**E** [Doreen.Rowley@westernpower.com.au](mailto:Doreen.Rowley@westernpower.com.au)

**Available** – Monday to Friday 8:30am – 5pm | **WFH** Monday and Thursday  
[westernpower.com.au](http://westernpower.com.au)



**Ngala kaaditj Noongar moort keyen kaadak nidja boodja.**

Western Power acknowledges the Traditional Owners of the lands on which we operate, and recognises their continuing connection to lands, waters and communities.

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**Electricity Networks Corporation, trading as Western Power**

ABN: 18 540 492 861

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Department of  
**Education**

Your Ref: RLS/1165  
Our Ref: D25/0985933  
Enquiries: Ikmal Ahmad

Western Australian Planning Commission  
Department of Planning, Lands and Heritage

Email: [regionplanningschemes@dplh.wa.gov.au](mailto:regionplanningschemes@dplh.wa.gov.au)

Dear Sir / Madam

**Proposed Metropolitan Region Scheme Amendment 1441 (Standard)  
Lakefarm Retreat Urban Precinct – RLS/1165**

Thank you for your email dated 5 September 2025 providing the Department of Education (the Department) with the opportunity to provide comment on the proposed Metropolitan Region Scheme (MRS) Amendment on multiple lots in Ballajura known as Lakefarm Retreat Urban Precinct (LRUP).

Every new residential development or intensification of residential density create demand for, or on, public schools, with this demand potentially extending beyond the boundaries of a structure plan or subdivision area. This requires careful planning consideration to ensure that the anticipated student demand balances with the provision of public schools in the locality. The MRS Amendment area falls within the student enrolment intake area of Ballajura Primary School which is currently operating at accommodation capacity. Coupled with the future urbanisation on adjoining Lot 810 Hepburn Avenue (RLS/1157), the proposed 'Urban' zoning of the LRUP would increase the enrolment pressure of the Primary School.

The Western Australian Planning Commission's Operational Policy 2.4 – Planning for School Sites prescribes a ratio of one public primary school required for every 1500 dwellings. With the potential delivery of approximately 776 dwellings within LRUP (which constitutes at least 50 per cent of a new primary school catchment) and future residential development at Lot 810 Hepburn Avenue, two (2) new public primary school sites would be required across the two sites, with at least one public primary school site being identified within the LRUP.

Whilst the Department does not support the accompanying Concept Plan in its current form, it has no in-principle objection to the proposed MRS Amendment. The Department welcomes the opportunity to work with the proponent and the relevant local government during the preparation of future structure plans to ensure it can suitably forward plan for the public education needs of the locality.

Should you have any questions in relation to the above, please do not hesitate to contact Mr Ikmal Ahmad, Principal Consultant – Land Planning, on (08) 9264 435 or by email at [ikmal.ahmad@education.wa.edu.au](mailto:ikmal.ahmad@education.wa.edu.au).

Yours sincerely

A handwritten signature in blue ink that reads 'Matt Turnbull'.

Matt Turnbull  
**Manager Land and Planning**

24 September 2025

# Rita Saffioti MLA

## MEMBER FOR WEST SWAN

Our Ref: 2025011

Ms Sam Boucher  
Secretary, Western Australian Planning Commission  
Locked Bag 2506  
PERTH WA 6001

Dear Ms Boucher

### Submission to the Western Australian Planning Commission | Metropolitan Region Scheme Amendment 1441 (Standard) – Lakefarm Retreat Urban Precinct

As the State Member for West Swan since 2008, I have had the privilege of representing residents of Ballajura and, in particular, those of Lakefarm Retreat.

For many years I have been advocating on behalf of these residents in support of rezoning to allow for the subdivision and future development of the land.

I acknowledge the positive progress the WAPC has made over the years to bring us to this important stage of formally advertising MRS Amendment 1441. This milestone represents years of effort from both the Commission and the Lakefarm Retreat residents, who are committed to seeing their land put to better use for the benefit of current and future generations.

The proposed amendment is logical, as it will facilitate the transition of Lakefarm Retreat into a well-planned residential precinct complemented by public open spaces.

This rezoning makes strategic sense given the existing infrastructure and services that surround the area. Lakefarm Retreat is located near the newly delivered METRONET Ellenbrook Rail Line and Ballajura Station which provides connectivity. The area is also well connected by established arterial roads and public transport links, and it benefits from close proximity to shopping centres, local businesses, Malaga industrial area and a wide range of community services.

Future residents will also be supported by nearby sporting facilities and swimming pools, and the soon-to-be-delivered Malaga Sports Precinct will further enhance recreation opportunities for families and individuals.



**DOING WHAT'S RIGHT  
FOR WEST SWAN**

Authorised and printed by Rita Saffioti, 1/23 Exhibition Drive, Malaga WA 6090.

Unit 1, 23 Exhibition Dr, Malaga  
PO BOX 2656, Malaga WA 6944

📞 9248 3822

✉️ westswan@mp.wa.gov.au

📘 RitaSaffiotiMLA

🌐 ritasaffioti.com.au

In addition to these local benefits, the amendment also addresses broader metropolitan needs. Western Australia is currently facing significant land and housing pressures, and rezoning this area for residential development will directly contribute to easing demand and providing new opportunities for families to live in a well-connected, established suburb.

The recognition of Lakefarm Retreat as suitable for residential development is not only good planning but also provides integration opportunities with surrounding infrastructure, community facilities, and employment centres.

For all the reasons above, as the local Member for West Swan, I fully support Metropolitan Region Scheme Amendment 1441 (Standard) – Lakefarm Retreat Urban Precinct as it will deliver positive outcomes for the Lakefarm Retreat residents and the wider Perth Metropolitan region.

Yours sincerely



**Rita Saffioti MLA**  
**MEMBER FOR WEST SWAN**

**24 SEP 2025**

**Respondent No:** 8**Login:** Anonymous**Email:** n/a**Responded At:** Oct 05, 2025 21:40:11 pm**Last Seen:** Oct 05, 2025 21:40:11 pm**IP Address:** n/a

Q1. What is your first name? *Details removed at the request of the submitter*

Q2. What is your surname?

Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission? Yes

Q4. What is your email address?

Q5. What is your address?

Q6. What is your contact number?

Q7. Are you responding on behalf of an organisation? No

Q8. What is the name of the organisation? not answered

Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme? Support

Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below.

I am a resident of Lakefarm Retreat in Ballajura. I'd like to express my strong support for the Metropolitan Region Scheme Amendment 1441 to rezone approximately 59 hectares of land from Rural to Urban zone. Currently Lakefarm Retreat comprises 13 lots (landowners). All residents of Lakefarm Retreat are in agreeance with the proposal and have discussed this over many years. The proposed amendment for Lakefarm Retreat is well placed for:

- additional urban land within the Perth metropolitan region, which will provide much-needed residential development to meet population growth and housing demand in the area;
- its close proximity to Perth city which already has very good infrastructure (Metronet, Transperth, shops, medical, aquatic centre, library, sporting fields and Malaga light industrial area) already in place;
- access to Tonkin Highway from Hepburn Avenue makes this area even more appealing;
- meeting the criteria to be re-classified to P3 – Underground Water Protection Control Area and be developed for urban purposes;
- development with minimal impact on the environment; and
- alleviating poor street lighting and illegal rubbish dumping.

Conclusion: I believe this rezoning offers a positive outcome and will assist the current housing demand across Perth, benefit the future growth of Ballajura and the wider metropolitan community. The residents of Lakefarm Retreat support Land Group WA (developer), who have assured us that the development will have minimal impact on the environment as their intention is to retain some of the natural habitat (roosting and breeding trees) for the birdlife. I thank WAPC for initiating the Metropolitan Region Scheme Amendment 1441 and hope the proposal is supported and approved.

Q11. Upload supporting documents not answered

Q12. Upload supporting documents not answered

Q13. Upload supporting documents not answered

**From:** [Shanthy Golestani](#)  
**To:** [Region Planning Schemes](#)  
**Cc:** [Brent Davern](#)  
**Subject:** 20251014 DTMI Response RE: Proposed Metropolitan Region Scheme Amendment 1441 (Standard) - Lakefarm Retreat Urban Precinct - RLS/1165  
**Date:** Tuesday, 14 October 2025 12:19:25 PM

---

OFFICIAL

Your ref: RLS/1165  
Our ref: DT/24/00348  
Enquiries: Shanthy Golestani (9216 8774)

Ms Sam Fagan  
Secretary, Western Australian Planning Commission  
Department of Planning, Lands and Heritage  
140 William Street  
PERTH WA 6000

Attention: Brent Davern

Dear Sam

**RE: Proposed Metropolitan Region Scheme Amendment 1441 (Standard) - Lakefarm Retreat Urban Precinct - RLS/1165**

Thank you for your email dated 5 September 2025 inviting the Department of Transport and Major Infrastructure (DTMI) to provide comment on the above proposed amendment. The Urban Mobility (UM) and Freight, Ports, Aviation and Reform (FPAR) divisions of DTMI have reviewed the submitted documents and advise that DTMI has no objection to the proposal and provides the following comments:

1. DTMI's strategic cycle network plan is the Long Term Cycle Network (LTCN) which was endorsed by the City of Swan Council at its meeting of 1 July 2020. This strategic cycling network has been developed in collaboration with respective local governments and aims to ensure State and local governments continue to work together towards the delivery of a continuous cycling network providing additional transport options, recreational opportunities and support for tourism and commercial activity.
  - a. The Hepburn Avenue secondary Long Term Cycle Network (LTCN) route runs parallel to the southern boundary of the subject site. It then connects to the Principal Shared Path (PSP) Primary route along Tonkin Highway to the east of the subject site.
  - b. The Hepburn Avenue secondary route is listed as 'existing - needs significant improvement'. Some portions of the route run on a sealed shoulder of Hepburn Avenue, with some portions comprising a shared path within the Lot 810 Hepburn Ave boundary.
    - i. At the preliminary comment stage a proposed shared path was shown on Figure 11 of the Transport Impact Assessment (TIA) that continues along the length of the subject site. DTMI reiterates that this shared path should connect all the way to the Tokin Hwy PSP.
  - c. Excellent access should be planned to the Tonkin Hwy PSP and Hepburn Avenue secondary route for residents to commute to the Ballajura METRONET Station.
  - d. DTMI notes that the adjacent Lot 810 Hepburn Avenue has also been in the process of being zoned 'Urban', and is acknowledged in the Amendment Report Figure 1: *Concept Cell Structure Plan (V7)*. As such there is an opportunity to identify an active transport network that connects the subject site and Lot 801 and update the LTCN. The process of determining the LTCN should include collaboration between the applicant, DTMI's Active Transport branch and the City of Swan to ensure that the LTCN within these two areas aligns with DTMI and the City's aspirations and provides integration with the wider LTCN.
    - i. The LTCN Change Management Process can be found on DTMI's website: <https://www.transport.wa.gov.au/active-transport/programs-initiatives/long-term-cycle-network>

2. Pedestrian and bicycle movements across Hepburn Avenue should be accommodated to provide connectivity to residential areas and facilities located in Ballajura to the south of Hepburn Avenue. Sandpiper Close directly opposite the Lakefarm Retreat/Hepburn Avenue intersection as well as Marangaroo Drive at the western corner of the subject site are LTCN local routes and would be a desirable location for appropriate crossing infrastructure.
3. The TIA should include a safe routes to school assessment per Volume 2 Section 10.10.9 of the TIA Guidelines. This is particularly critical as the subject site is located within the catchment for Ballajura Primary School, and students will have to cross Hepburn Avenue.
4. In planning and designing the future road and path network reference should be made to DTMI's [Planning and Designing for Active Transport in Western Australia: All Ages and Abilities Contextual Guidance](#) which provides recommendations on appropriate bicycle facilities based on road function.
5. Given there are adjoining proposals to create a new urban area across the subject site and Lot 810 Hepburn Avenue, the opportunity to create a future road network that can accommodate a bus route parallel to Hepburn Avenue exists. PTA comments below expand on this. Further consultation with the Public Transport Authority (PTA) is encouraged to explore this further.

DTMI has liaised with the PTA who provide the following comments:

1. Transperth's Service Development Plan does not currently have any bus routes planned for north of Hepburn Avenue adjacent to the Lakefarm Retreat Urban Precinct and the adjoining development at Lot 810. With the introduction of METRONET's Ellenbrook line, there will no longer be a bus route via Kingfisher Avenue as indicated in the Traffic Impact Assessment (p. 12, Figure 7). With this revised new network, the closest bus route will not fall within walkable catchment of the site. Hepburn Avenue between Marangaroo Drive and Tonkin Highway presents a hostile environment for pedestrians and vulnerable road users to cross, noting that it is dual carriageway configuration and has 70-80km/h speed limit.
2. With the introduction of METRONET's Ellenbrook Line, there will be bus services south of the site operating via Bellefin Drive, Hepburn Avenue to the new Ballajura Station. This section of Hepburn Avenue between Marangaroo Drive and Tonkin Highway is not suitable for introducing bus stop infrastructure nor being conducive to pedestrian movements due to the presence of crash barriers and the nearby Highway on-ramp.
3. Both Tonkin Highway and Hepburn Avenue are significant barriers for pedestrians so it will be difficult to serve Lot 810 via public transport.
4. Should urban development continue to expand north of Hepburn Avenue, Transperth would need to investigate options to service via public transport however significant development and a suitable road network is required.
5. PTA expects the opportunity to be consulted in relation to the future road network for the Lakefarm Retreat Urban Precinct and the adjoining development at Lot 810. Transperth will be prepared to meet with the City of Swan to make sure that the road network is cohesive and suitable for bus services. Transperth may need to investigate options to serve these estates via public transport, however, it should be noted that any new bus route is not currently funded and will be dependent on the suitability of the road network. Transperth has already received enquiries from transport and land use planning consultants.

DTMI has not liaised with Main Roads. It is recommended DPLH contact Main Roads directly.

DTMI and PTA welcome the opportunity to comment at further planning stages.

If you wish to follow up, please do not hesitate to contact me.

Kind regards,

**Shanthi Golestani**

**Senior Project Officer - Transport Planner | Urban Mobility | Department of Transport and Major Infrastructure**

GPO Box C102, Perth WA 6839

Tel: (08) 92168774

Email: [Shanthi.Golestani@transport.wa.gov.au](mailto:Shanthi.Golestani@transport.wa.gov.au) | Web: [www.transport.wa.gov.au](http://www.transport.wa.gov.au)

*Part time - Tues/Thurs/Fri*



We acknowledge the Traditional Custodians of this land and pay respect to the Elders past and present.

**Respondent No:** 9**Login:** Anonymous**Email:** n/a**Responded At:** Oct 15, 2025 13:21:47 pm**Last Seen:** Oct 15, 2025 13:21:47 pm**IP Address:** n/a

Q1. What is your first name?	loan
Q2. What is your surname?	Valcan
Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?	No
Q4. What is your email address?	debbyvalcan@yahoo.com
Q5. What is your address?	5 Lakefarm Retreat Ballajura WA 6066
Q6. What is your contact number?	0423863268
Q7. Are you responding on behalf of an organisation?	No
Q8. What is the name of the organisation?	not answered
Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?	Support
Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below.	
	I fully support the metropolitan region scheme (Lakefarm Retreat), resulting in an Urban Precinct.
Q11. Upload supporting documents	not answered
Q12. Upload supporting documents	not answered
Q13. Upload supporting documents	not answered

**From:** [DFES Land Use Planning](#)  
**To:** [Region Planning Schemes](#)  
**Cc:** [Brent Davern](#)  
**Subject:** Proposed Metropolitan Region Scheme Amendment 1441 (Standard) - Lakefarm Retreat Urban Precinct - RLS/1165 - DFES Response  
**Date:** Thursday, 16 October 2025 10:34:02 AM  
**Attachments:** [image002.png](#)  
[RLS 1165 - Lots 11-23 Lakefarm Retreat Urban Precinct Ballajura and a Portion of Lot 14592 - DFES Response.msg](#)

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Our Ref: D37112  
Your Ref: RLS/1165

Dear Sir/Madam

I refer to your email dated 5 September 2025 in relation to the referral of the proposed Metropolitan Region Scheme (MRS) Amendment 1441.

At the pre-lodgement stage, DFES provided comments in letter dated 9 December 2024 (attached) on the Bushfire Management Plan (BMP) provided in support of the MRS amendment.

It is noted that the MRS amendment area is now designated as Area 1 on the *Map of Bush Fire Prone Areas*. In accordance with section 4 of *State Planning Policy 3.7 Bushfire* (SPP 3.7) and section 1.2 of the *Planning for Bushfire Guidelines*, a strategic planning proposal in Area 1 no longer triggers the application of SPP 3.7.

Notwithstanding, given the MRS amendment seeks to rationalise the spatial extent of precincts within the subject site, it provides an opportune mechanism for the coordination of bushfire risk to ensure that it does not result in the introduction or intensification of development or land use in an area that has or will, on completion, have an extreme BHL and/or BAL-40 or BAL-FZ.

Based on the above, DFES does not object to the MRS amendment moving forward, however recommends DFES' previous advice be considered and the BMP be modified, to avoid creating legacy non-compliance issues for the subsequent stages of the planning process.

If you require any clarification or further information, please do not hesitate to contact me on the number below.

Kind Regards

**Sean He**  
**Senior Land Use Planning Officer | Land Use Planning**

Department of Fire and Emergency Services  
Cockburn Emergency Services Complex | 20 Stockton Bend, Cockburn Central WA 6164  
T: 08 9395 9702 / E: [advice@dfes.wa.gov.au](mailto:advice@dfes.wa.gov.au) / W: [dfes.wa.gov.au](http://dfes.wa.gov.au)



FOR A SAFER STATE



Our Ref: D37112  
Your Ref: RLS/1165

Anthony Muscara  
Department of Planning, Lands and Heritage  
regionplanningschemes@dplh.wa.gov.au

Dear Mr Muscara

**RE: PROPOSED METROPOLITAN REGION SCHEME AMENDMENT – LAKEFARM RETREAT URBAN PRECINCET, BALLAJURA – CITY OF SWAN (RLS/1165) - PRELIMINARY COMMENT**

I refer to an email dated 11 November 2024 regarding the submission of a Bushfire Management Plan (BMP) (Version 2), prepared by Envision dated 16 October 2024, for the above Metropolitan Regional Scheme Amendment. The BMP is accompanied by a planning report from CDP Town Planning & Urban Design dated November 2024 for the abovementioned scheme amendment proposal.

The new *State Planning Policy 3.7 Bushfire* and associated *Planning for Bushfire Guidelines* were published on 24 September 2024 and became operational for applications lodged with decision makers from 18 November 2024. Notwithstanding, as this application was submitted to the decision maker prior to 18 November 2024, this advice relates only to the 2015 *State Planning Policy 3.7: Planning in Bushfire Prone Areas* (SPP 3.7) and 2021 *Guidelines for Planning in Bushfire Prone Areas* (version 1.4) (Guidelines).

It is the responsibility of the proponent to ensure the proposal complies with relevant planning and building requirements. This advice does not exempt the applicant/proponent from obtaining approvals that apply to the proposal including planning, building, health or any other approvals required by a relevant authority under written laws.

**Assessment**

- It is noted that the scheme amendment seeks to rezone the subject site from 'Rural – Water Protection' to 'Urban' and is at the pre-lodgement stage.
- A BAL Contour Map has been provided in addition to a BHL Assessment given the future subdivision lot layout is known.
- Further clarification is required within the BMP of the requirements of SPP 3.7, and the supporting Guidelines as outlined in our assessment below.

**1. Policy Measure 6.3 a) (ii) Preparation of a BAL contour map**

Issue	Assessment	Action
<b>Vegetation Classification</b>	The vegetation classification cannot be validated for reasons below: <ul style="list-style-type: none"><li>• The photographic points on Figure 3b are illegible and cannot be correlated to the photographic evidence provided.</li></ul>	Modification/clarification to the BMP is required.

	<ul style="list-style-type: none"> <li>Plot 2 is not labelled on Figures 3a or 3b, however photographic evidence is provided for this plot area.</li> <li>The legend of Figure 3a shows Plot 3 is classified as Class B Woodland, however the photographic evidence provided describes this plot area to include both Class B Woodland and Class C Shrubland.</li> <li>The topographic contours provided in Figure 2 are illegible and cannot be validated. In accordance with Appendices Two and Three of the Guidelines, the BHL Assessment Map or Vegetation Assessment Map should be a single base aerial image overlaid with key information including land contours.</li> <li>Separation distance of the subject site from classified vegetation in accordance with Clause 2.2.4 of AS3959 is not provided, so that it is unclear whether the distance inputs align with Table 2.5 of AS3959.</li> </ul>	
<b>Vegetation Exclusion</b>	It is noted that the road reserve excluded on the northern boundary is Unallocated Crown Land (UCL). This is notated as 'an existing government services vehicle track' on the development plan. UCL is managed by DFES under a Memorandum of Understanding (MoU) between DFES and DPLH. It is unknown if there are any management orders on this land in favour of the Local Government. DFES' MoU with DPLH does not commit to managing specific UCL parcels on an ongoing basis. DFES would not guarantee the ongoing management of this parcel.	Insufficient information. The decision maker to be satisfied with the vegetation exclusions and vegetation management proposed.

## 2. Policy Measure 6.3 c) Compliance with the Bushfire Protection Criteria

<b>Issue</b>	<b>Assessment</b>	<b>Action</b>
<b>Location and Siting and Design</b>	<p><b>A1.1 &amp; A2.1 – not demonstrated</b></p> <p>The BAL ratings cannot be validated, as the vegetation classification inputs require clarification and/or modification as per the table above.</p>	Modification to the BMP is required.
<b>Vehicular Access</b>	<p><b>A3.4a – not demonstrated</b></p> <p>As the proposal will result in the creation of more than 10 lots, perimeter roads are required to be provided to separate areas of classified vegetation. The indicative subdivision layout shown in the BMP does not provide a perimeter road on the northern boundary, however shows a no-through road in the northwestern area. This is inconsistent with the indicative concept structure plan (Figure 8) shown in the CDP planning report and does not comply with A3.4a.</p> <p>The proposed subdivision layout appears to rely on the excluded road reserve to provide separation from the Bush Forever Site 198 to the north. However, as</p>	Modification to the BMP is required.

Issue	Assessment	Action
	the road reserve is UCL (refer to comments in the table above), there is no guarantee that it will be managed to low threat as per AS3959 in perpetuity.	

**Preliminary advice**

DFES has assessed the MRS Amendment and accompanying BMP. There are several issues that need to be addressed prior to support of the proposal (refer to the tables above). Without careful consideration of these issues the future proposed subdivision is unlikely to achieve compliance at subsequent planning stages.

Should the MRS Amendment, BMP and / or supporting information be subject to change, the matter is requested to be referred back to DFES for comments with an accompanied schedule of modifications.

Should you require further information, please contact me on telephone number 9395 9702.

Yours sincerely



**Sean He**  
**SENIOR LAND USE PLANNING OFFICER**

9 December 2024

CC [Anthony.muscara@dplh.wa.gov.au](mailto:Anthony.muscara@dplh.wa.gov.au)

**Respondent No:** 10**Login:** Anonymous**Email:** n/a**Responded At:** Oct 17, 2025 12:57:47 pm**Last Seen:** Oct 17, 2025 12:57:47 pm**IP Address:** n/a

Q1. What is your first name?	Candice
Q2. What is your surname?	Halleen
Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?	No
Q4. What is your email address?	CandiceH@cdpaus.com.au
Q5. What is your address?	2/464 Murrary St, Perth
Q6. What is your contact number?	0863331888
Q7. Are you responding on behalf of an organisation?	Yes
Q8. What is the name of the organisation?	CDP Town Planning and Urban Design
Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?	Support
Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below.  Please refer to supporting document.	
Q11. Upload supporting documents	<a href="https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/d724f7b3db269f163e725e57d3bfa254a4140285/original/1760666232/5677f8f814fe0657a2b8f08d625d8dfc_251013%20CDP%20MRS%20Submission.pdf?1760666232">https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/d724f7b3db269f163e725e57d3bfa254a4140285/original/1760666232/5677f8f814fe0657a2b8f08d625d8dfc_251013%20CDP%20MRS%20Submission.pdf?1760666232</a>
Q12. Upload supporting documents	not answered
Q13. Upload supporting documents	not answered

13 October 2025  
Our Reference. LgwLf MRS



Town Planning & Urban Design

p. 08 6333 1888  
e. [info@cdpau.com.au](mailto:info@cdpau.com.au)  
a. 2/464 Murray St,  
Perth WA 6000  
PO Box 8002  
Cloisters Square 6850  
[cdpau.com.au](http://cdpau.com.au)

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

Dear Sir/Madam,

## **SUPPORT FOR METROPOLITAN REGION SCHEME AMENDMENT 1441 (STANDARD) – LAKEFARM RETREAT URBAN PRECINCT, BALLAJURA**

### **1. Our Position**

CDP formally supports the proposed Metropolitan Region Scheme (MRS) Amendment 1441 to rezone the subject land from ‘Rural – Water Protection’ to ‘Urban’ and “Regional Open Space.”

We strongly support this rezoning as it will unlock the development potential of strategically located land within Ballajura, enabling the delivery of a well-planned, vibrant residential community. This future community will be complemented by thoughtfully designed public open spaces, integrated road and transport networks, and strong connections to surrounding employment, retail, and social infrastructure.

The transition to Urban zoning is both necessary and timely. Population growth across the Perth metropolitan area is placing increasing pressure on land supply, particularly in established inner ring and middle-ring suburbs such as Ballajura. The subject land has already been identified by the State Government as an Urban Expansion Area under the *Perth and Peel @ 3.5 Million Sub-Regional Framework*. Its rezoning will deliver a strategic infill opportunity that maximises the use of existing hard and soft infrastructure, avoiding the need for costly expansion into areas that currently lack established services.

Rezoning to Urban will:

- **Respond to housing demand** by expanding the supply of residential land and supporting the necessary urbanisation of Ballajura.
- **Deliver a logical extension** of adjoining residential neighbourhoods, ensuring continuity of the urban form and efficient land use.
- **Promote economic resilience** by placing future residents close to nearby activity centres and industrial areas, creating strong employment linkages.
- **Ensure service efficiency and utilisation** by connecting seamlessly to existing services, reducing infrastructure costs and avoiding unnecessary greenfield expansion.
- **Align with strategic planning objectives** of the WAPC and State Government, reinforcing urban infill and consolidation targets set under *Directions 2031 and Beyond*.

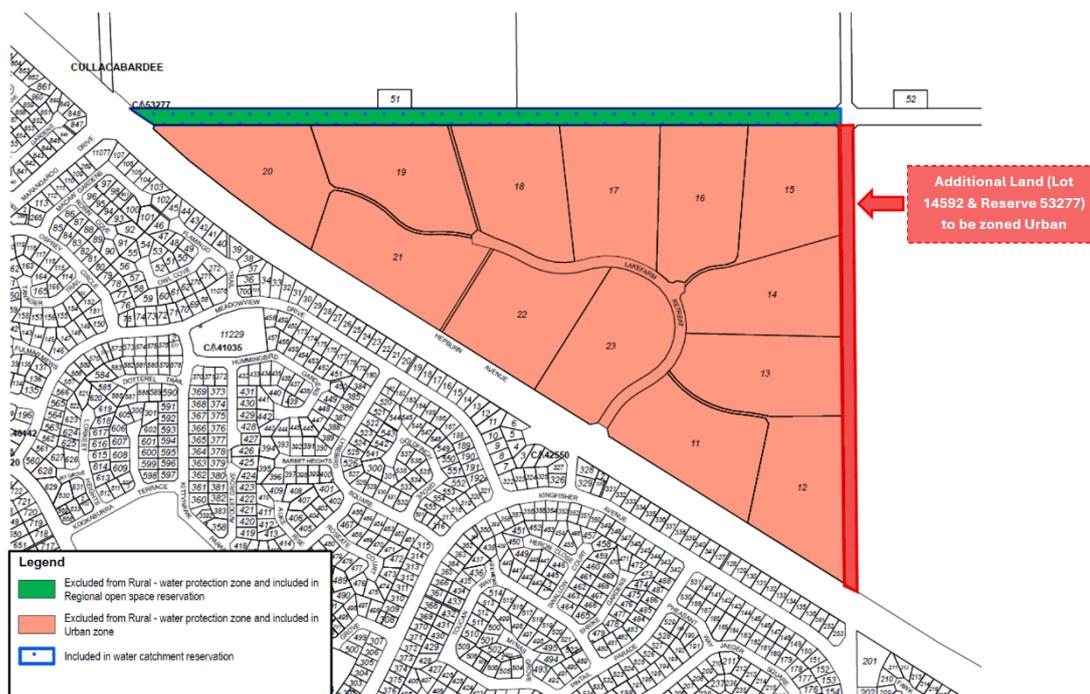


This amendment represents a balanced, forward-looking planning outcome that recognises the strategic role of Ballajura in accommodating Perth's urban growth.

## 2. Minor Expansion of Urban Zoning

In addition to supporting the primary rezoning proposal, CDP respectfully requests that a portion of the adjoining land also be included within the Urban zoning, as illustrated in **Figure 1**

This land is known as Lot 14592 (Reserve 53277) and is owned by the State of Western Australia and a Certificate of Title being LR3171/62. It is currently zoned Rural under the MRS.



**Figure 1: Proposed Additional Urban Zoning (Road Reserve Area)**

The inclusion of this additional land into the Urban zone is considered appropriate and warranted for the following reasons:

- This linear section of land which is 20 metres in width can logically and practically be used as a local road reserve to service future urban development with the Lakefarm Retreat. This presents as the most efficient land use in the context of the future urban development of the subject land.
- The land will form a critical interface between the subject land and the adjoining Lot 810 to the east which is also earmarked for possible future Urban development. Lot 810 and this portion of Lot 14592 are included in the Urban Expansion Area under the Sub Regional Framework. In addition, it is understood from discussions with DPLH that Lot 810 and this subject section of Lot 14592, is the subject of a proposed MRS Amendment that has been recently initiated by the WAPC to rezone the land to Urban. It is essential that this section of Lot 14592 is zoned Urban in order to facilitate coordinated and efficient land use and planning outcomes.



- The timeframe for the MRS Amendment across Lot 810 and Lot 14592 is unknown and likely to only be finalised sometime after the LakeFarm Retreat MRS Amendment. Thus, we seek for the section of Lot 14592 to be included in this Lakefarm Retreat MRS Amendment as Urban land in order that it can be incorporated into Local Structure Plan as a future road reserve with certainty.
- Including the land in the Urban zoning now will provide certainty and efficiencies for structure planning across the Lakefarm Retreat precinct and will also clearly guide infrastructure planning and delivery for the future development of Lot 810.

This minor but important additional Urban land will ensure that the transition of the land to Urban zoning is seamless, coordinated, and capable of supporting a high-quality integration with the future development on Lot 810.

### 3. Conclusion

In summary, CDP strongly supports the proposed amendment to rezone the subject land from 'Rural – Water Protection' to 'Urban' and Regional Open Space. The rezoning is:

- Consistent with State and regional planning policy,
- Responsive to housing demand and land supply shortages,
- Supportive of sustainable infill development, and
- Environmentally responsible and economically efficient.

We also request the inclusion of the adjoining section of land within the Urban zoning to provide efficiencies in structure planning, improve coordination with future adjoining developments, and secure long-term planning efficiency.

On this basis, we respectfully seek the favourable and timely consideration of the WAPC to approve the proposed MRS Amendment.

Should you require any additional information, please do not hesitate to contact Candice Halleen on 6333 1888 or via email at [CandiceH@cdpaus.com.au](mailto:CandiceH@cdpaus.com.au).

Yours sincerely,

*Candice Halleen*

**Candice Halleen**

PRINCIPAL PLANNER



Enquiries: Joanne Cammack - 9323 4743  
Our Ref: 24/9918 (D25#1073231)  
Your Ref: RLS/1165

16 October 2025

Attention: Brent Davern  
Department of Planning Lands & Heritage  
Via email: [brent.davern@dplh.wa.gov.au](mailto:brent.davern@dplh.wa.gov.au)  
[regionplanningschemes@dplh.wa.gov.au](mailto:regionplanningschemes@dplh.wa.gov.au)

Dear Sir

**PROPOSED METROPOLITAN REGION SCHEME (MRS) AMENDMENT 1165 –  
Lakefarm Retreat Urban Precinct, Ballajura**

Thank you for your correspondence dated 5 September 2025 inviting Main Roads to comment on the above proposal.

Main Roads has no objection to the proposed MRS amendment to rezone Lots 11-23 Lakefarm Retreat, Ballajura, and a portion of Lot 14592 (totalling approximately 59 hectares) from 'Rural Water Protection' zone to 'Urban' zone in the MRS.

Should amendments to the current document take place, please send these amendments to [planninginfo@mainroads.wa.gov.au](mailto:planninginfo@mainroads.wa.gov.au) quoting the file reference above for review and possible further comments.

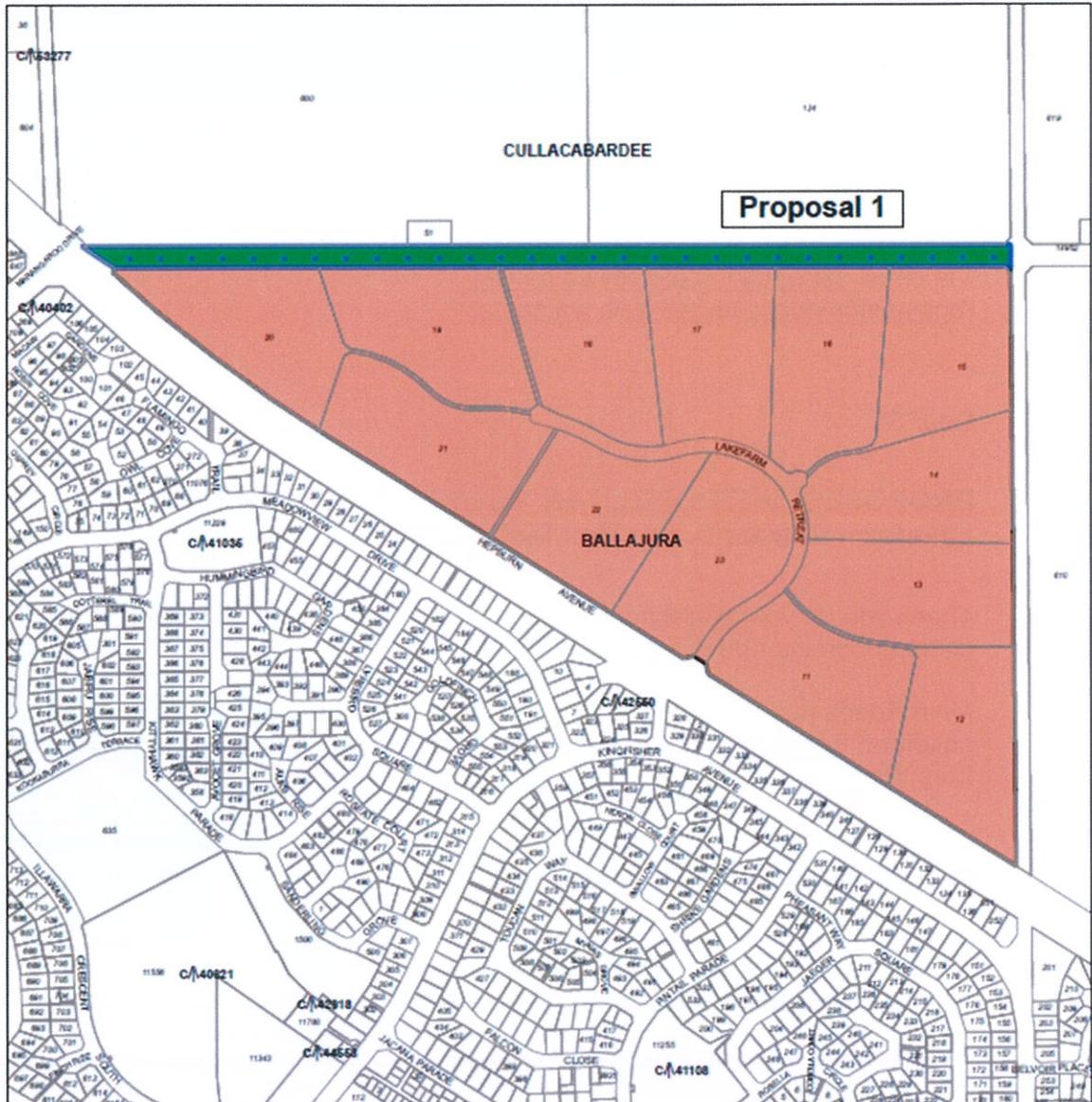
A copy of WAPC's final recommendation should be sent to [planninginfo@mainroads.wa.gov.au](mailto:planninginfo@mainroads.wa.gov.au)

If you require any further information, please contact the enquiries officer above quoting the reference number above.

Yours sincerely

Lindsay Broadhurst  
Director Road Planning

Encl.



**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

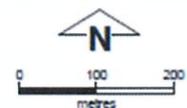
Reference no: 5137

File no: RLS/1165

Version number: 1



Date: 29/05/2025  
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA  
Base information supplied by Western Australian Land Information Authority SLIP 1447-2025-1



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Leederville WA 6902

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Your Ref: RLS/1165  
Our Ref: 184573489 - MRS416774  
Enquiries: Luke Gabriel  
Direct Tel: 9420 2099  
Email: land.planning@watercorporation.com.au

17 October 2025

Planning Administration Coordinator  
Department Of Planning Lands And Heritage  
140 William St  
PERTH WA 6000

Attention of: Zoë Chalwell-James

**Re: Lakefarm Retreat Urban Precinct, Ballajura**

Thank you for your letter dated 5 September 2025. We offer the following comments regarding this proposal.

**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.

**Protection of Water Sources**

The subject area falls within the Gngangara Underground Water Pollution Control Area G – Gazetted P2 (UWPCA), in accordance with State Planning Policy 2.7 (2003). This is to ensure that there is no increased risk of pollution to water sources. Developers within a UWPCA need to fulfill their legal responsibilities including those covering 'land use' planning, environmental, health and building permit matters. The Department of Water and Environmental Regulations is responsible for managing and protecting Western Australia's water resources. It is therefore recommended that this proposal is referred to the Department of Water and Environmental Regulations for assessment in accordance to the Land Use Compatibility in Public Drinking Water Source Areas publication if it has not been already.

Urban development of this land is incompatible with the "Priority 2" protection objectives and land use controls for the area, which are aimed at avoidance of risk of groundwater contamination.

The Water Corporation is currently licensed to abstract drinking water from this part of the Gngangara groundwater aquifer via a system of groundwater abstraction bores. One of the nearest abstraction bores is situated at the northern boundary of the subject land, being "Mirrabooka M110". The gazetted 500m radius Wellhead Protection Zones around this bore covers approximately 11.5ha across the northern half of the Lakefarm Retreat Urban Precinct. The Corporation is therefore not prepared to support urbanisation of the Lakefarm Retreat Urban Precinct. Advice should be sought from DWER on the impact of proposed urban development on groundwater abstraction.

Planning for the Lakefarm Retreat area for Urban Expansion/Investigation needs to examine in detail the impacts and risks to the Gngangara groundwater resource.

Proposed urban development across these sites will impact the drinking water abstraction bore Mirrabooka M110.

### **Wastewater**

There is existing wastewater planning in place to serve this area, the development area can be serviced in several ways; however, the proponent should liaise with the Water Corporation regarding the timing and staging of works.

The future headworks are currently un-planned and un-programmed and therefore there will be a requirement that all the costs associated with the delivery of the services to the land will be met by the proponent.

### **General**

The information provided above is subject to review and may change. If the proposal has not proceeded within the next 6 months, please contact us to confirm that this information is still valid.

Please provide the above comments to the landowner, developer and/or their representative.

Should you have any queries or require further clarification on any of the above issues, please do not hesitate to contact the Enquiries Officer.

Luke Gabriel  
Senior Planner  
Development Services



17/10/2025

The Secretary  
Western Australian Planning Commission  
Locked Bag 2506  
PERTH WA 6000

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**SUBMISSION OF SUPPORT FOR METROPOLITAN REGION SCHEME AMENDMENT 1441 (STANDARD) –  
LAKEFARM RETREAT URBAN PRECINCT, BALLAJURA**

Dear Sir / Madam,

Land Group WA support the proposed Metropolitan Region Scheme (MRS) Amendment 1441 to rezone the subject land from Rural – Water Protection to Urban and Regional Open Space.

The proposed rezoning will:

- Unlock the development of strategically located land in Ballajura that has been earmarked for development since it was recognised as a Planning Investigation Area in 2018 and then formally recommended for Urban Expansion by the State Government in 2023.
- Deliver a natural and logical extension of the adjoining Ballajura locality.
- Align with strategic planning objectives of the WAPC and State Government, reinforcing urban infill and consolidation targets set under State Planning Framework.

Land Group have commissioned independent technical land use assessments to underpin the rezoning proposal and justify the urban outcome identified in the planning framework. These studies include environmental (spring) surveys, hydrological analysis, traffic and noise assessment, engineering servicing, geotechnic assessment, cultural heritage engagement and bushfire assessment.

Land Group are committed to activating this land in a responsible and timely manner, the approval of the rezoning request is a step towards new homes for Western Australian families in the locality. We respectfully seek the WAPC's support for the MRS Amendment and, in expectation of this, are commencing a n Urban Structure Plan that respects the environmental features on and adjoining the Lakefarm Retreat land holdings.

Should you require any additional information, please do not hesitate to contact Tim Bycroft at [Tim.Bycroft@landgroupwa.com.au](mailto:Tim.Bycroft@landgroupwa.com.au)

Kind Regards,

A handwritten signature in blue ink, appearing to read 'AS', with a small dot at the end.

**Anthony Silvestro**  
**Managing Director**  
**Land Group WA**