



WAPC

Western
Australian
Planning
Commission

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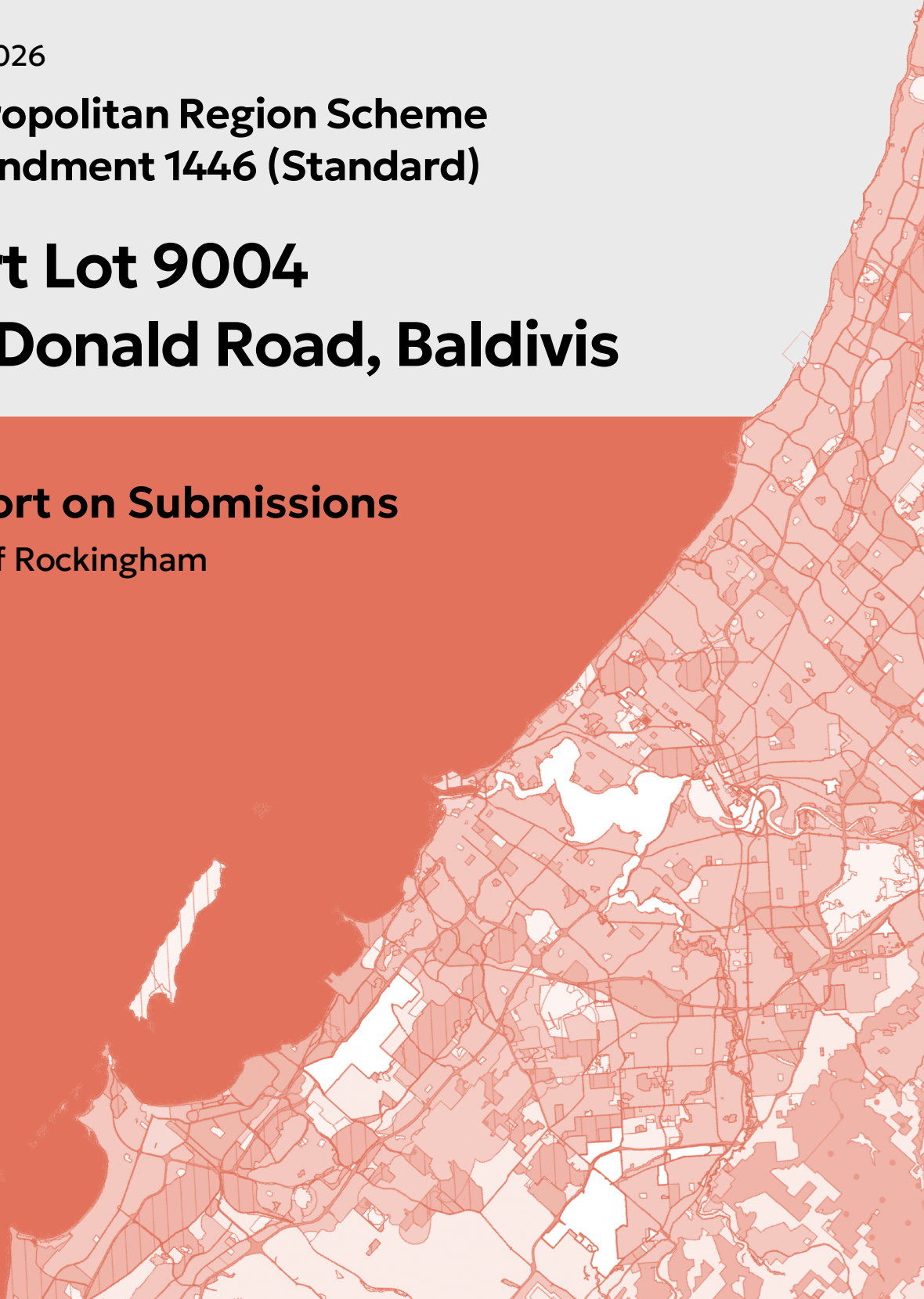
April 2026

Metropolitan Region Scheme Amendment 1446 (Standard)

Part Lot 9004 McDonald Road, Baldivis

Report on Submissions

City of Rockingham



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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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Western Australian Planning Commission

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Amendment 1446 (Standard)
Report on Submissions

File: RLS/1161

Published April 2026

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

1. Introduction

At its August 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 1.29 hectares in Baldivis from the Rural zone to the Urban zone in the Metropolitan Region Scheme (MRS).

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

3. Environmental Protection Authority advice

On 16 September 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 the following advice:

- (a) The amendment area is mostly cleared and contains a small portion of remnant vegetation. Implementation of the amendment may result in the clearing of vegetation including Marri and Banksia trees which may provide habitat for threatened species of black cockatoos. Future development may impact surface and groundwater.
- (b) The EPA notes that potential impacts to the above environmental factors can be mitigated through existing local planning scheme provisions and future planning processes. The EPA supports the indicative concept plan which provides for retention of potential black cockatoo habitat within the designated Public Open Space (POS) reserve within the adjacent balance lot.
- (c) The EPA has carried out some investigations and inquiries before deciding not to assess this scheme. In deciding not to formally assess schemes, the EPA has determined that no further assessment is required by the EPA.

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 11 November to 23 December 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 Sound Telegraph* newspaper in the Baldivis area. 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

Eighteen submissions were received on the amendment; 11 submissions were of support, 2 submissions objected and 5 were of general comments, non-objection or no comment.

Copies of all written submissions are contained within this report.

6. Main issues raised in submissions

Environmental Impacts

Submitters have advised that the proposed amendment will impact on existing flora and fauna in the locality.

WAPC Comment: The *South Metropolitan-Peel Sub-regional Planning Framework* (the Framework) guides the future development of the Perth metropolitan area and does not identify any additional Regional Open Space (ROS) reserves for the amendment site. The Framework identifies the subject land as Rural reflecting the current Local Planning Scheme (LPS) zoning. Moreover, the subject land has not been used for any purpose for many years, is primarily cleared of any vegetation and does not contain any wetlands.

The Frameworks are the first step in the ongoing process of refining and detailing planning proposals for an area. The Frameworks state that this refinement will continue through the regional and local planning schemes, structure planning, subdivision and/or development. A key principle of the Frameworks is to develop a consolidated urban form that limits new greenfield areas to where they provide a logical extension to the urban form. In this context, urban consolidation is defined as the logical extension or 'rounding off' of existing urban and industrial areas to more-effectively utilise existing social, service and transport infrastructure.

The proposal accords with the principles of urban consolidation in that it is a logical 'rounding-off' of the surrounding urban area, provides for a more efficient use of the land and infrastructure, provides for housing opportunities and ensures the long-term protection of environmental assets.

The EPA also determined not to assess the proposed amendment and has recommended that environmental impacts can be mitigated through existing local planning scheme provisions and future planning processes.

Bushfire Management

Two submissions raise issues with the Bushfire Management Plan (BMP).

WAPC Comment: The BMP and Environmental Assessment Report addendum both stipulate that the remnant vegetation adjacent to the subject land will need to be modified to ensure a 21 metre Asset Protection Zone (APZ) in compliance with *State Planning Policy 3.7 - Bushfire* (SPP 3.7) and the associated guidelines.

The management of remnant bushland POS to a low threat state in order to achieve bushfire planning requirements is not recommended. Doing so would require unacceptable modification of environmental assets and necessitate an ongoing maintenance burden for the City.

At the local structure planning stage, detailed consideration will be given to alternative solutions (e.g. an extension of the proposed road reservation to 15 metres; removal of the Pedestrian Access Way and the

relocation of Concept Plan Lots 13 and 14 to the east; and implementation of a minimum dwelling setback from the primary street boundary) in accordance with the provisions of SPP 3.7 and associated guidelines.

Public Open Space Interface

Submitters raise issues with the interface of the remnant bushland POS with the western boundary of the subject land in the vicinity of Concept Plan Lots 11 and 12. The concept design suggests retaining walls in the order of 3-5 metres in height. Considerable earthworks inclusive of clearing remnant vegetation adjacent to the subject land may be required for the construction of these walls.

WAPC Comment: At the local structure planning stage, further detailed consideration will be given to alternative solutions (e.g. extending the width of road reservations in this vicinity). This outcome would allow for the retaining walls to be constructed within the road reserve, which would reduce the impact on vegetation on POS adjacent to the subject land.

Traffic and Transport

A submitter recommends that, for bushfire safety reasons, that the road reservation along the west boundary abutting the future POS be increased from 13 metres to 15 metres.

The submitter also recommends that, for vehicle sightline purposes, the proposed east/west extension of Stonehenge Drive be parallel and consistent with the alignment of the road proposed to run east/west through the subject site.

WAPC Comment: It is noted that the suggestions could be accommodated at the local structure planning stage, when detailed consideration will be given to the local road layout. It is also noted that the proposed east/west extension of Stonehenge Drive occurs outside the subject land.

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 objective of the Urban zone in the corresponding local planning scheme.

In this respect, the WAPC has resolved to concurrently amend the City of Rockingham Town Planning Scheme No. 2, to transfer the amendment area to the Development zone.

9. Conclusion and recommendation

This report summarises the background to Amendment 1446 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 1446 is now finalised as advertised and shown on Amending Plan 3.2872 and has effect in the Metropolitan Region Scheme from the date of notice in the *Government Gazette* on Friday 17 April 2026.

Schedule 1

listing of submissions

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

Submission Number	Submitter
1	Trevor Troy
2	Name removed at the request of submitter
3	Western Power
4	Niche Planning Solutions (on behalf of the owners of Lot 9004 McDonald Road, Baldivis)
5	Department of Mines, Petroleum and Exploration
6	ATCO Gas Australia
7	Department of Water and Environmental Regulation
8	Main Roads Western Australia
9	Department of Housing and Works
10	Public Transport Authority
11	Department of Primary Industries and Regional Development
12	Department of Transport and Major Infrastructure
13	Department of Health
14	Department of Biodiversity Conservation and Attractions
15	Water Corporation
16	APA Pipeline Group

Late Submissions	Submitter
17	City of Rockingham
18	Department of Education

Schedule 2

summary of submissions and determinations

Submission: 1

Submitter: Trevor Troy

Summary of Submission: OBJECTION

The submitter objects to the amendment, citing concerns about the loss of forest and wildlife habitat in an area that has already experienced significant development.

Planning Comment: Comments noted. It is noted that most of the balance lot will be preserved as POS.

Determination: Submission noted.

Submission: 3, 5, 6, 8, 9, 10, 11, 12, 15, 16 & 18 (Late)

Submitter: Western Power, Department of Mines, Petroleum and Exploration, ATCO Gas, Main Roads Western Australia, Department of Housing and Works, Public Transport Authority, Department of Primary Industries and Regional Development, Department of Transport and Major Infrastructure, Water Corporation, APA Group, Department of Education

Summary of Submission: COMMENT

The above State Government agencies and infrastructure providers raise no objections or provide general comments on the amendment.

Planning Comment: Comments noted.

Determination: Submission noted.

Submission: 2

Submitter: Name removed at the request of submitter

Summary of Submission: OBJECTION

The submitter objects to the amendment, raising concerns about the ongoing loss of bushland and impacts on local wildlife, the lack of green corridors, and the cumulative effects of increasing residential density, including noise, traffic, parking issues and pressure on local infrastructure. The submitter requests that these impacts be carefully considered to protect community wellbeing and environmental values.

Planning Comment: Comments noted. Most of the balance lot is proposed to be preserved as POS. The structure plan and subdivision will follow the guidelines and requirements of Liveable Neighbourhoods policy and the requirements of the City of Rockingham.

Determination: Submission noted.

Submission:	4
Submitter:	Niche Planning Studios (on behalf of the owners of Lot 9004 McDonald Road, Baldivis)
Summary of Submission:	<p>SUPPORT</p> <p>The submitter supports the amendment, advising that it is consistent with State and local planning policy and represents a logical and orderly completion of development for the surrounding area. The submitter notes that the rezoned land is largely cleared and degraded, with the balance of the site to be retained as public open space, and considers that environmental, bushfire, servicing and infrastructure matters can be appropriately addressed at subsequent planning stages. The submitter also supports concurrent rezoning to the Development zone under the City of Rockingham Town Planning Scheme No. 2.</p>
Planning Comment:	Support noted.
Determination:	Submission noted.

Submission:	7
Submitter:	Department of Water and Environmental Regulation (DWER)
Summary of Submission:	<p>COMMENT</p> <p>The Department of Water and Environmental Regulation (DWER) notes the presence of Marri and Banksia trees that may provide habitat for threatened black cockatoo species and advises that the EPA's advice dated 16 September 2025 be adhered to.</p> <p>DWER notes that potential environmental impacts can be mitigated through existing planning provisions and future planning processes, supports retention of black cockatoo habitat within designated public open space, and requests notification should any modifications to the proposal have environmental or water management implications.</p>
Planning Comment:	Comments noted. Should the amendment be approved, this advice may need further consideration as detailed planning for the site progresses.
Determination:	Submission noted.

Submission:	13
Submitter:	Department of Health (DoH)
Summary of Submission:	COMMENT

The Department of Health (DoH) has no objection to the amendment and provides advice relating to water and wastewater servicing, mosquito management, potential land contamination and heatwave risk.

DoH recommends connection to reticulated water and sewerage, consideration of mosquito-borne disease risks through appropriate management measures, awareness of potential contamination from former market gardening land, and the incorporation of climate change adaptation and heat-mitigation measures at subsequent planning stages to protect public health.

Planning Comment: Comment noted. Reticulated sewerage and wastewater will be connected to each lot. Concerns regarding mosquito management can be addressed at the subdivision stage. Likewise, detailed planning for heatwaves can be incorporated into subdivision stage planning.

Determination: Submission noted.

Submission: 14

Submitter: Department of Biodiversity, Conservation and Attractions (DBCA)

Summary of Submission: COMMENT

The Department of Biodiversity, Conservation and Attractions (DBCA) raises concerns regarding the potential loss of threatened black cockatoo habitat, noting proposed vegetation clearing within and adjacent to the amendment area.

DBCA recommends that future planning makes every effort to retain habitat, advises on requirements for fauna inspections and approvals if nesting trees are affected, notes potential obligations under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act), and expects the Bushfire Management Plan to comply with the WAPC's *Planning for Bushfire Guidelines*.

Planning Comment: Comment noted. Refer to Part 6 of the ***Report on Submissions***.

Determination: Submission noted.

Submission: 17 (Late)

Submitter: City of Rockingham

Summary of Submission: SUPPORT

The City of Rockingham supports the amendment and identifies matters to be addressed at subsequent planning stages, including the interface with public open space, protection and management of environmental assets, bushfire management without unacceptable impacts on remnant vegetation, and traffic and transport design.

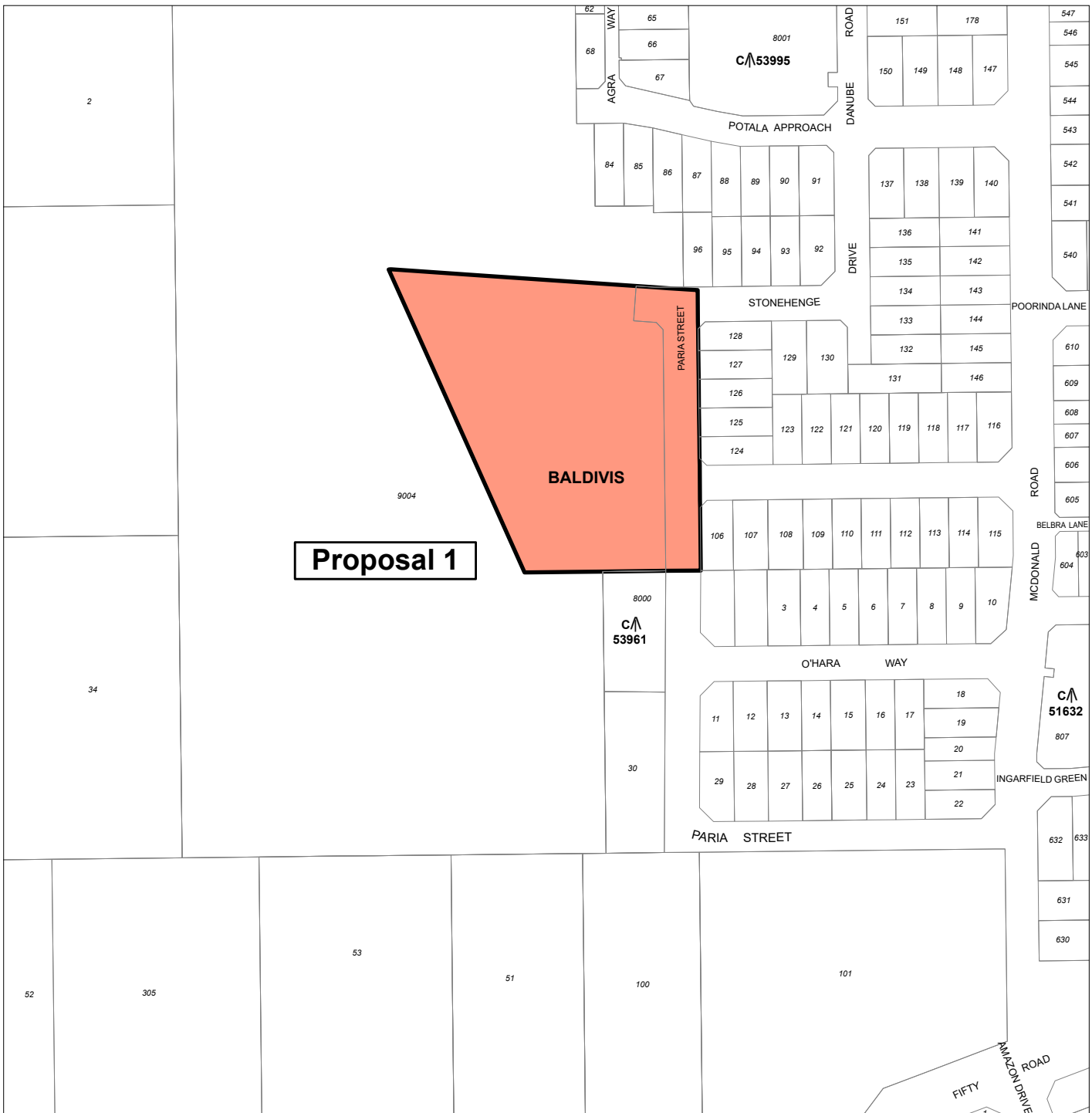
The City recommends consideration of alternative design solutions, including widened road reservations, revised lot and access arrangements, and detailed structure planning to address these matters.

Planning Comment: Comments noted. Refer to Part 6 of the *Report on Submissions*.

Determination: Submission noted.

Schedule 3

amendment figure (as advertised)




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

20 August 2025

Proposal 1

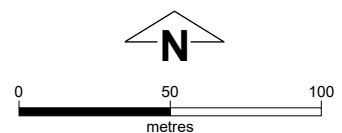
Proposed Amendment:

 Rural zone to Urban zone

Reference no: 5096

File no: RLS/1161

Version number: 2



Appendix A

list of plans (as advertised)

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

as advertised

Amending Plan 3.2872

Detail Plan: 1.6860

Appendix B

submissions

**Respondent No:** 1**Login:** Anonymous**Email:** n/a**Responded At:** Nov 11, 2025 21:28:10 pm**Last Seen:** Nov 11, 2025 21:28:10 pm**IP Address:** n/a

Q1. What is your first name?	Trevor
Q2. What is your surname?	Troy
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?	trevortroy7064@gmail.com
Q5. What is your address?	40 McDonald Drive Baldivis
Q6. What is your contact number?	0403700905
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?	Oppose
Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below. The section of Forrest and Wild Like in the area must be protected due the considerable extent of the development that has already taken place in that zone.	
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:** Nov 15, 2025 10:01:18 am**Last Seen:** Nov 15, 2025 10:01:18 am**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?

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?

Oppose

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

Western Australian Planning Commission (WAPC) Attention: Ms Sam Boucher Subject: Comment on Proposed Metropolitan Region Scheme Amendment – Part Lot 9004 McDonald Road, Baldivis Dear Ms Boucher, We are writing to comment on the proposed amendment for Part Lot 9004 on McDonald Road, Baldivis. As local residents living close to this land, we are very concerned about the impact this development will have on our area. Our main worry is the continued loss of bushland in Baldivis. Every year more natural areas disappear, and we can already see the effects on local wildlife. We need green corridors for the animals that still remain, and we believe this should be a priority before even more land is cleared. We are also concerned about the growing number of very small housing lots being approved. These blocks allow little room for parking, trees, bins or outdoor space. This creates ongoing problems in the streets, with cars parked on the roads and bins permanently left outside properties. Increasing the density without proper planning will only add to noise, traffic, visual pollution and pressure on local infrastructure. Living so close to the proposed development, we will be directly affected by the additional houses and the extra noise. Many residents feel we are not being listened to and that decisions are being made too quickly, with the focus placed on development rather than the long-term wellbeing of the community and the environment. We ask that the WAPC consider the concerns of residents and carefully review the impact this amendment will have on our bushland, wildlife and the continued stress we experience on the never ending development of our once cherished bush suburb. Yours sincerely

Q11. Upload supporting documents

not answered

Q12. Upload supporting documents

not answered

Q13. Upload supporting documents

not answered

From: Doreen Rowley <Doreen.Rowley@westernpower.com.au>
Sent: Tuesday, 18 November 2025 3:49 PM
To: Region Planning Schemes
Subject: MRS Amendment 1446 - Part Lot 9004 McDonald Road, Baldivis (WP Ref: SPR-066-2025)

Follow Up Flag:
Flag Status: Completed

Categories:

Dear Region Schemes Team

Western Power has recently re-established the Strategic Planning Referrals (SPR) Program, with dedicated land use planning resources supporting the review of referrals and integration of electricity network requirements into the strategic land use planning process.

Please refer strategic planning referrals and renewable energy related development applications directly to strategic.planning.referrals@westernpower.com.au

Please find Western Power's comment to MRS Amendment 1446 - Part Lot 9004 McDonald Road, Baldivis below:

Western Power does not oppose MRS Amendment 1446 - Part Lot 9004 McDonald Road, Baldivis. However, prior to commencement of works, the proponent shall ensure that the connection, location, design, access and ongoing maintenance and operations of assets is supported and agreed with Western Power.

Western Power recommends the following standard Advice Notes prior to development or subdivision on the subject site, pursuant to Section 167 of the *Planning and Development Act 2005*:

Advice Notes:

1. *(i) The development shall be designed and constructed to protect Western Power infrastructure and interests from potential land use conflict.*
1. *(ii) No development (including drainage, fill, fencing, storage or parking) will be permitted within Western Power line and cable easements or restriction zones without the prior written approval of Western Power.*
1. *(iii) The applicant should formally progress the Western Power network connection and substation arrangements with Western Power.*
1. *(iv) Arrangements being made to the specifications of Western Power for the provision of necessary electricity easements as and where required.*

Should you wish to discuss the above matter further, please contact Doreen Rowley on Doreen.Rowley@westernpower.com.au.

Kind regards,

Doreen Rowley

Land Use Planning Specialist

Land Access & Land Use Planning - Social Performance and Approvals

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

E Doreen.Rowley@westernpower.com.au

Available – Monday to Friday 8:30am – 5pm | WFH Monday and Thursday

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.

Electricity Networks Corporation, trading as Western Power

ABN: 18 540 492 861

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VIRUSES - Western Power scans all outgoing emails and attachments for viruses, however it is the recipient's responsibility to ensure this email is free of viruses.

**Respondent No:** 3**Login:** Anonymous**Email:** n/a**Responded At:** Nov 20, 2025 09:02:57 am**Last Seen:** Nov 20, 2025 09:02:57 am**IP Address:** n/a

Q1. What is your first name?	Amy
Q2. What is your surname?	Longva
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?	amy@nicheplanningstudio.com.au
Q5. What is your address?	Level 2, 896 Canning Highway, Applecross WA 6153
Q6. What is your contact number?	0419938709
Q7. Are you responding on behalf of an organisation?	Yes
Q8. What is the name of the organisation?	Carcione Nominees Pty Ltd & Mainday Holdings Pty Ltd
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 uploaded submission below.	
Q11. Upload supporting documents	https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/54ed284776563ed5f4b5be8c3abfdfa6e50b9ccd/original/1763589760/6260499266d4c581e6c9deeaaffe59d48_20251120%20L andowner%20Submission.pdf?1763589760
Q12. Upload supporting documents	not answered
Q13. Upload supporting documents	not answered

20 November 2025



The Secretary

West Australian Planning Commission

Via email: RegionPlanningSchemes@dph.wa.gov.au

Dear Madam,

METROPOLITAN REGION SCHEME AMENDMENT 1446 (STANDARD)

Part Lot 9004 McDonald Road, Baldivis

Niche Planning Studio act on behalf of the landowners (Carcione Nominees Pty Ltd and Mainday Holdings Pty Ltd) of Lot 9004 McDonald Road, Baldivis.

We have reviewed the advertised MRS Amendment Report and Plan and wish to express our support for the partial rezoning of Lot 9004 McDonald Road, Baldivis, from Rural to Urban zone.

POLICY FRAMEWORK

The proposed MRS amendment complies with State and local policy direction, including overall strategic planning outcomes, and represents a logical completion of development for the existing neighbouring subdivision. This amendment would represent an orderly and proper land use planning outcome, and would be the first step in achieving a positive planning outcome for the site and the wider City of Rockingham locality.

ENVIRONMENT

We are pleased that DLPH recognises the environmental considerations of the proposed amendment and agree that no substantial impact would result from the implementation of Amendment 1446.

We recognise that the protection of habitat and rare and threatened species is a critical outcome, however the portion of the subject land proposed for rezoning has been degraded by past land practices and is almost entirely cleared of vegetation. As part of the proposal, the remaining Rural zoned land comprising the balance of Lot 9004 will remain as public open space, conserving and protecting this vegetation for the future.

BUSHFIRE

The submitted Bushfire Management Plan has demonstrated general compliance with the requirements of *State Planning Policy 3.7 – Bushfire*, with minor amendments to be made upon formal referral advice from the Department of Fire and Emergency Services.

These amendments to the BMP will not fundamentally alter the purpose of Amendment 1446 and therefore will support the approval of this amendment.

Planning and Urban Design

ABN 35 334 392 034
W nicheplanningstudio.com.au

VIC BOONWURRUNG COUNTRY

Unit 1, 286 Ferrars Street
South Melbourne VIC 3205

WADAWURRUNG & DJA DJA WURRUNG COUNTRY

Suite 8, 11 Davey Street
Ballarat Central VIC 3350

WA WHADJUK NOONGAR COUNTRY

Level 2, 896 Canning Highway
Applecross WA 6153

TAS PALAWA COUNTRY

Level 1, 14 Molle Street
Hobart, TAS, 7000

SERVICING AND DRAINAGE REQUIREMENTS

All required utilities and drainage infrastructure are capable of being supplied as required to the subject area, further supporting the proposed MRS amendment as a logical completion of development of the existing subdivision.

Detailed plans addressing specific requirements for service provision and drainage will be addressed at the structure planning stage, to ensure compliance with Codes of Practice and efficient, practical land use.

AMENDMENT TO LOCAL PLANNING SCHEME

Should the amendment to the MRS be supported, we support the implementation of a concurrent Scheme Amendment to the City of Rockingham Town Planning Scheme No.2 pursuant to Section 126(3) of the *Planning and Development Act 2005*.

We would respectfully request that the portion of Lot 9004 affected by MRS Amendment 1446 be rezoned to Development. This would correlate with adjoining zoning relevant to the existing subdivision, and would introduce a requirement to adopt an amendment to the structure plan prepared for the adjoining subdivision.

Kind regards,



Tamara Vreeken

Director



Department of Mines,
Petroleum and Exploration

Your ref RLS/1161
Our ref DMS00038/2025
Enquiries Steven Batty — 9222 3104
Steven.BATTY@dmpe.wa.gov.au

William Schaefer
Senior Planner
Department of Planning, Lands and Heritage
Sent by Email — William.schaefer@dplh.wa.gov.au
140 William Street, Perth WA 6000

Dear William Schaefer

**MRS AMENDMENT - 1446 (STANDARD) - PART LOT 9004 MCDONALD ROAD
BALDIVIS - RLS/1161**

Thank you for your letter dated 11 November 2025 inviting comment on the proposed Metropolitan Region Scheme (MRS) Amendment 1446 (Standard) - Part Lot 9004 McDonald Road Baldivis - RLS/1161.

The Department of Mines, Petroleum and Exploration (DMPE) has determined that this proposal raises no significant issues with respect to mineral and petroleum resources, geothermal energy, and basic raw materials.

DMPE lodges no objections to the above MRS amendment.

Yours sincerely

A handwritten signature in blue ink, appearing to read "S. Batty".

Steven Batty | Senior Geologist
Resource Security Directorate
27 November 2025

From: Engineering Services <eservices.archive@atco.com>
Sent: Thursday, 27 November 2025 4:04 PM
To: Region Planning Schemes
Subject: RE: LM01859485 - Proposed Metropolitan Region Scheme Amendment 1446 (Standard) - {Part Lot 9004 McDonald Road, Baldivis - RLS/1161

Follow Up Flag: Follow up
Flag Status: Completed

Categories:

Re: Proposed Metropolitan Region Scheme Amendment 1446 (Standard) - {Part Lot 9004 McDonald Road, Baldivis - RLS/1161

ATCO Reference: LM01859485

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) to determine the location of buried gas infrastructure. Refer to ATCO document AGA-O&M-PR24- Additional Information for Working Around Gas Infrastructure <https://www.atco.com/en-au/for-home/natural-gas/wa-gas-network/working-around-gas.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://www.atco.com/en-au/for-home/natural-gas/wa-gas-network/working-around-gas.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.

Kind Regards

Engineering Services

ATCO, Gas Division, Australia

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



ATCO.com.au [LinkedIn](#) [Facebook](#)

ATCO acknowledges the Traditional Owners of country throughout Australia and their continuing connection to land, sea and community. We pay respect to their Elders past, present and emerging, and in the spirit of reconciliation, we commit to working together for our shared future.

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Government of **Western Australia**
Department of **Water and Environmental Regulation**

Your ref: RLS/1161
Our ref: REQ-0001949
Enquiries: Jane Sturgess, Ph 9550 4228

Western Australian Planning Commission
140 William Street
PERTH WA 6000

Attention: William Schaefer

Dear William

***PROPOSED METROPOLITAN REGION SCHEME AMENDMENT 1446
(STANDARD) – PT LOT 9004 MCDONALD ROAD, BALDIVIS - RLS/1161***

Thank you for the opportunity to provide comment on the proposed Metropolitan Region Scheme (MRS) amendment for Part Lot 9004 McDonald Road, Baldivis received via email on 12 November 2025 for the Department of Water and Environmental Regulation (Department) to consider.

The purpose of the amendment is to rezone a portion of Lot 9004 from Rural to Urban. In principle the Department does not object to the proposal however key issues, recommendations and advice are provided below and these matters should be addressed.

Issue

Retention of Trees and Native Vegetation

Advice

The site contains Marri and Banksia trees that may provide habitat for threatened species of black cockatoos. EPA's advice letter dated 16 September 2025 is to be adhered to [Metropolitan Region Scheme Amendment 1446 – Part Lot 9004 McDonald Road, Baldivis | EPA Western Australia](#).

In the event there are modifications to the proposal that may have implications on aspects of environment and/or water management, the Department should be notified to enable the implications to be assessed.

Should you require any further information on the comments, please contact the undersigned at the Mandurah office on 9550 4228.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Jane Sturgess', written in a cursive style.

Jane Sturgess
A/Program Manager – Planning Advice
Kwinana Peel Region

03 / 12 / 2025



Enquiries: Harrison Blinman (08) 9323 4668
Our Ref: 24/9306 (D25#1194767)
Your Ref: RLS/1161

Date: 02 December 2025

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

Email: regionplanningschemes@dplh.wa.gov.au

Attention: Anthony Muscara

**PROPOSED METROPOLITAN REGION SCHEME AMENDMENT 1446 (STANDARD) –
PART LOT 9004 MCDONALD ROAD, BALDIVIS - RLS/1161**

Thank you for your correspondence dated 11th of December 2025, inviting Main Roads to comment on the above proposal.

Main Roads has no objection to the proposal as presented.

Main Roads requests a copy of the WAPC's final recommendation to be sent to planninginfo@mainroads.wa.gov.au quoting the file reference above.

If you require any further information, please contact Harrison Blinman via email at Harrison.Blinman@mainroads.wa.gov.au.

Yours sincerely

Lindsay Broadhurst
Director Road Planning

From: Development Applications <da@dohw.wa.gov.au>
Sent: Tuesday, 9 December 2025 12:59 PM
To: Region Planning Schemes
Subject: RE: Proposed Metropolitan Region Scheme Amendment 1446 (Standard) - {Part Lot 9004 McDonald Road, Baldivis - RLS/1161

OFFICIAL

Hi Lainy –

Thank you for the opportunity to provide comment. It should be noted that the Statutory Planning and Asset Policy(SP&AP) Division from the Department of Housing and Works exclusively focusses on non-residential public works and does not represent comments from the Housing Authority Division who focusses on Residential public works projects.

SP&AP have no objection to the proposal, noting no impact to, or implications for, non-residential public works, though it is recommended that the comment from the Housing Authority Division be sought at: planning@dohw.wa.gov.au.

Kind Regards

Susan Cowling

Manager Planning, Statutory Planning | Customer Experience and Strategy

Djookanup, 16 Parkland Road, Osborne Park WA 6017
+61 8 6551 1483 | WA.gov.au

Mon	Tue	Wed	Thur	Fri
Office	Office	WFH	Office	WFH



Government of **Western Australia**
Department of **Housing and Works**

The Department of Housing and Works acknowledges the traditional custodians of Western Australia and their continuing connection to the land, waters and community. We pay our respects to all members of Aboriginal communities and their cultures; and to Elders both past and present.

From: WAPCreferrals <WAPCreferrals@pta.wa.gov.au>
Sent: Wednesday, 10 December 2025 2:50 PM
To: Region Planning Schemes
Cc: William Schaefer
Subject: PUBLIC TRANSPORT AUTHORITY RESPONSE - PROPOSED METROPOLITAN REGION SCHEME AMENDMENT NO. 1446 - PART LOT 9004 MCDONALD ROAD, BALDIVIS

Categories:

OFFICIAL

Hi William,

Thank you for the opportunity to provide comment on the proposed Metropolitan Region Scheme amendment (No. 1446) on Lot 9004 McDonald Road, Baldivis. The PTA previously responded to a request for preliminary comment on the proposed amendment as part of a joint Transport Portfolio Response.

The PTA has no objection to the proposed amendment.

Notwithstanding, we note that current Transperth bus service alignments in the surrounding area are final, and at this stage are not anticipated to be realigned to travel closer to the subject area. Therefore, following subsequent subdivision and development, all public transport access to/from the subject area will be from existing stops only, which are approximately one kilometre walking distance away.

If you have any questions regarding the above matter, please feel free to contact myself at the email address below.

Kind regards,

Jackson Ballardin

Planning Assistant | Infrastructure Planning & Lands Services

Public Transport Authority of Western Australia

Email: WAPCreferrals@pta.wa.gov.au | Web: www.pta.wa.gov.au

Work days: Mon – Fri



Public Transport
Authority



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

The Public Transport Authority of Western Australia cannot accept any liability for any loss or damage

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Department of
**Primary Industries and
Regional Development**

Your reference: RLS/1161
Our reference: LUP 2311, LUP 1993
Enquiries: Louise Murray

Western Australian Planning Commission
Locked Bag 2506
Perth WA 6001

Email: regionplanningschemes@dplh.wa.gov.au

Date: 17 December 2025

Dear Sir/Madam

**Proposed Metropolitan Region Scheme Amendment 1446 (Standard) – Part Lot
9004 Mcdonald Road, Baldivis - RLS/1161**

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.

For more information, please contact Louise Murray on 0447 324 023 or
louise.murray@dpird.wa.gov.au.

Yours sincerely

Anya Lam

**Director Agriculture Resource Management and Assessment
Fisheries and Sustainability**

From: Marilivia De Souza <Marilivia.DeSouza@transport.wa.gov.au>
Sent: Thursday, 18 December 2025 3:37 PM
To: Region Planning Schemes
Cc: Golestani, Shanthi
Subject: RE: Correction: Proposed Metropolitan Region Scheme Amendment 1446 (Standard) - {Part Lot 9004 McDonald Road, Baldivis - RLS/1161

Follow Up Flag:
Flag Status: Completed

Categories:

You don't often get email from marilivia.desouza@transport.wa.gov.au. [Learn why this is important](#)

OFFICIAL

Your ref: RLS/1161
Our ref: DT/24/00343
Enquiries: Marilivia de Souza (6551 7066)

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

Attention: William Schaefer

Dear Sam,

RE: Proposed Metropolitan Region Scheme Amendment 1446 (Standard) - {Part Lot 9004 McDonald Road, Baldivis - RLS/1161

Thank you for your email dated 12 November 2025 inviting the Department of Transport and Major Infrastructure (DTMI) to provide comment on the above proposed amendment. The Urban Mobility (UM) division of DTMI has reviewed the submitted documents and advises that DTMI has no objections the proposal.

DTMI has not liaised with Main Roads or the Public Transport Authority with regards to this response. It is recommended the referring agency contact Main Roads and PTA directly.

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

Kind regards,

Marilivia De Souza
Project Officer (Transport Planning) | Urban Mobility | Department of Transport and Major Infrastructure
GPO Box C102, Perth WA 6839
Email: Marilivia.DeSouza@transport.wa.gov.au | Web: www.transport.wa.gov.au



GOVERNMENT OF
WESTERN AUSTRALIA

Department of
Transport and
Major Infrastructure

**CHECK
WEATHER
OR NOT
YOU SHOULD BE
ON THE WATER**



Understand the weather
conditions and be prepared to
change your plans if needed
transport.wa.gov.au/marine

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



Government of **Western Australia**
Department of **Health**

Your Ref: RLS/1161
Our Ref: F-AA-90535-31
Contact: John Coles 9222 2000

William Schaefer
Senior Planner
Department of Planning, Lands and Heritage
Bunbury Tower, Level 6, 61 Victoria Street
BUNBURY WA 6230

Via email: William.schaefer@dph.wa.gov.au

Dear William Schaefer,

**PROPOSED METROPOLITAN REGION SCHEME AMENDMENT 1446
(STANDARD) – PART LOT 9004 MCDONALD ROAD, BALDIVIS - RLS/1161**

Thank you for your email dated 11 November 2025, requesting comment from the Department of Health (DoH) on the above proposal.

DoH position

- No objection – no comments or advice to provide.
- No objection – with comments and/or recommended conditions and advice notes provided below.
- Do not support – reasons provided below, i.e. additional reports, studies, plans or other information that should be provided to determine public health risk / legislative compliance.

DoH advice

1. Water supply and wastewater disposal

All developments must be connected to drinking water and sewage services provided by a licensed service provider in accordance with the *Water Services Act 2012*.

2. Amenity – medical entomology

To ensure the suitability of the land for development, all land use planning decisions should take into account the possible risk to human health and safety in relation to nuisance mosquitoes and mosquito borne disease.

The City of Rockingham is a member of the Peel Mosquito Management Mosquito Contiguous Local Authorities Group, which undertakes an extensive program of health-driven mosquito monitoring and management in conjunction with the DoH. Despite considerable efforts to manage mosquitoes and mosquito-borne disease in the City, there continues to be cases of Ross River virus and Barmah Forest virus disease, including in Baldivis. Prior to any future developments the DoH recommends that:

- The proponents work with the environmental health team of the City of Rockingham to determine the extent of risk from mosquitoes and mosquito-borne disease for the location
- If that risk is considered medium or high by the City, a mosquito management plan should be established and adequately funded
- The City of Rockingham ensures they have sufficient resources to continue mosquito management for any future development associated with the proposed site.

3. Chemical hazards

Land immediately to the east and north of the subject site is former market gardening land which has, in recent times, been redeveloped as a new residential subdivision. Market gardening land uses are potentially contaminating land uses as set out in the Department of Water and Environmental Regulation's [Assessment and management of contaminated sites](#) (DWER Nov 2021) Appendix B. The DoH has no record of previously being consulted or providing advice in relation to this subdivision.

4. Heatwave risk

In accordance with section 3.3 'Health and Wellbeing' of the [State Planning Strategy 2050](#), the DoH recommends incorporating specific climate change adaptation measures within the proposed Metropolitan Region Scheme Amendment to protect public health. Recent evidence from our [Projecting Heat-Related Health Impacts](#) study demonstrates that Western Australia will experience significant climate-related health impacts, with heat-related mortality projected to increase by 61.4% by the 2050s. This MRSA review presents an opportunity to implement site-specific climate resilience elements from the [WA Climate Adaptation Strategy](#), including strategic placement of public open spaces, orientation of road networks to maximise cooling breezes, distribution of community facilities with consideration for extreme heat events, and water management systems that address changing rainfall patterns. Further design guidance is available in our [Evidence Supporting Healthy Environments](#) document.

Consider incorporating:

- Tree canopy coverage requirements
- Maximum hard surface limits
- Special provisions for vulnerable population facilities
- Water-sensitive design requirements
- Climate-resilient building standards

- Heat-resilient infrastructure requirements

Should you have any queries or require further information, please contact System Performance on 9222 2000 or eh.eSubmissions@health.wa.gov.au.

Yours sincerely



Tanya Gillett
A/EXECUTIVE DIRECTOR
ENVIRONMENTAL HEALTH DIRECTORATE

12 December 2025



Department of **Biodiversity,
Conservation and Attractions**



Your ref: RLS/1161
 Our ref: PRS 55069
 Enquiries: Lyndon Mutter
 Phone: 9442 0342
 Email: lyndon.mutter@dbca.wa.gov.au

Secretary
 Western Australian Planning Commission
 Locked Bag 2506
 PERTH WA 6000

Request for Comment - Proposed Metropolitan Region Scheme Amendment - Pt Lot 9003 McDonald Rd, Baldivis (RLS/1161)

In reference to your request for preliminary comment on the proposed Metropolitan Region Scheme Amendment dated 11 November 2025, the Parks and Wildlife Service of the Department of Biodiversity, Conservation and Attractions (DBCA) Swan Region office provides the following comments.

Threatened Black Cockatoo habitat

The Environmental Assessment Report (EAR) (Page 8) outlines that 0.04 ha of vegetation is proposed for clearing in the proposed amendment area comprising 10 *Corymbia calophylla* (Marri) and mature and juvenile *Banksia grandis* (Bull Banksia) over *Xanthorrhoea preissii* (Grass tree) and native shrubs that provide habitat opportunities for the three threatened species of black cockatoos endemic to the south-west of Western Australia, Carnaby's Cockatoo, Baudin's Cockatoo and Forest Red-tailed Black Cockatoo.

Page 13 of the EAR outlines that an additional 0.15 ha of vegetation within the APZ outside of the proposed amendment area will require management and targeted clearing to achieve low threat classification.

DBCA recommends that the future planning for the site makes every effort to retain black cockatoo habitat. The cumulative impacts associated with the loss of black cockatoo habitat is reducing the amount of habitat and reducing the number of birds that can be supported in the region. In the respective black cockatoo recovery plans, they note that reversal of threats (including loss of habitat) is required before significant increases in the cockatoo populations can occur. The Recovery Plan's identify the need to protect and manage as much habitat as possible to minimise the impacts of habitat loss. Therefore, all remaining resources are significantly important to black cockatoos.

If trees with suitable hollows are identified and are proposed to be cleared within the breeding period, they must first be inspected by a suitably experienced fauna specialist to ensure that nesting is not occurring. If the inspection identifies nesting birds, a section 40 authorisation under the WA *Biodiversity Conservation Act 2016* (BC Act) will be required. Where nesting is occurring, trees are to be demarcated and avoided, until after the cockatoos have naturally completed nesting (i.e. chick has fledged and dispersed from the hollow).

Matters of National Environmental Significance

Please be aware that proponent(s) may have notification responsibilities under *the Environmental Protection and Biodiversity Conservation Act* (EPBC Act) in relation to potential impacts on habitat for threatened black cockatoo species and should contact the Commonwealth Department of

Swan Region
Cnr Australia II Drive and Hackett Drive, Crawley WA 6009
 Locked Bag 104, Bentley Delivery Centre, Western Australia 6983
 Phone: (08) 9442 0300 Email: [lyndon.mutter@dbca.wa.gov.au]

OFFICIAL

Climate Change, Energy, the Environment and Water for further information on these responsibilities.

Bushfire Management

The Bushfire Management Plan relies on a section of Asset Protection Zone which is located outside of the proposed MRS Amendment area boundaries. It is DBCA's expectation that the Department of Planning Lands and Heritage will ensure that the Fire Management Plan complies with the requirements of the WAPC's Planning for Bushfire Guidelines (November 2024).

Thank you for the opportunity to provide comments. Should you have any queries, please contact Lyndon Mutter on 9442 0342.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Benson Todd', with a stylized, cursive flourish.

Benson Todd
REGIONAL MANAGER

19 December 2025

Development
Services

629 Newcastle Street
Leederville WA 6007

PO Box 100
Leederville WA 6902

T (08) 9420 2099
F (08) 9420 3193



Your Ref: (MRS415822)
Our Ref: 182762494 - MRS415822
Enquiries: Belinda Hill
Direct Tel: 9420 3165
Email: land.planning@watercorporation.com.au

22 December 2025

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

Attention of: Lainy Collisson

Re: MRS Amendment - Part Lot 9004 McDonald Rd, Baldivis

Thank you for your letter dated 11 November 2025. We offer the following comments regarding this proposal.

The Water Corporation supports the proposal, in principle.

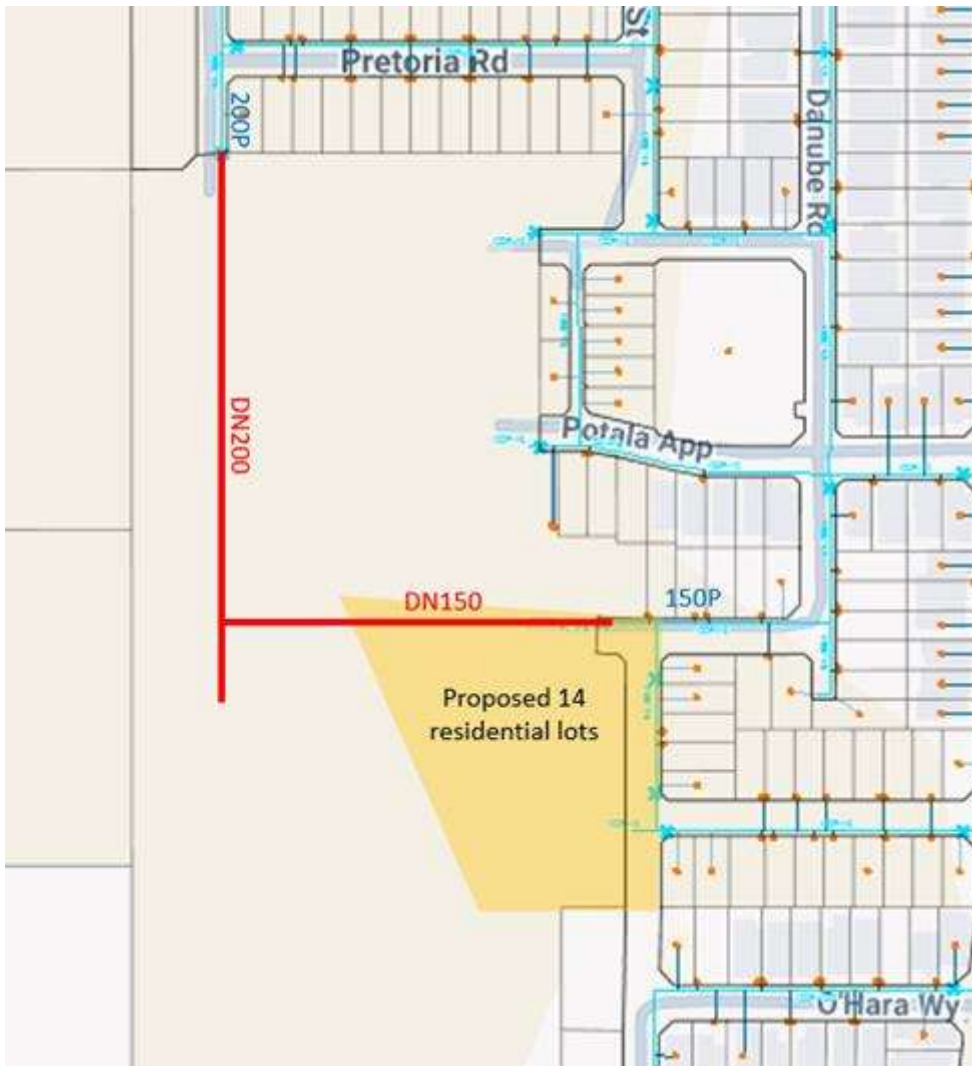
Reticulated water and sewerage are currently available to the subject land.

This area has been identified for rezoning to residential in the long term and is consistent with future growth forecasting.

There is adequate capacity in the existing reticulation to supply the future proposed 14 residential lots.

The existing 150P main in Stonehenge Dr should be extended west through the development, allowing for further extension west to connect to the future extension of the 200P main from the north. All other retic in the development can be DN100.

See plan below for indicative pipe routes.



General Comments

While it is acknowledged that this proposal is seeking rezoning of the subject area only, please note that any future proposals of subdivision and development may require approval by our Building Services section prior to commencement of works. Infrastructure contributions and fees may be required to be paid prior to approval being issued.

For further information about building applications, the developer should follow this link:

<https://www.watercorporation.com.au/home/builders-and-developers/building/lodging-a-building-application>

If the application is retrospective, approval by our Building Services section is still required.

Belinda Hill
Senior Planner – Land Use Planning
Development Services

23 December 2025

APA Reference: 508762
Your Reference: RLS/1161

William Schaefer
DPLH
Level 6, 61 Victoria Street
Bunbury WA 6230

EMAIL OUT: William.schaefer@dplh.wa.gov.au

Dear Sir/Madam,

RE: Proposed metropolitan regional scheme amendment for Part lot 9004 McDonald Road, Baldvis – RLS/1161.

Thank you for your referral request in relation to the proposed **metropolitan regional scheme amendment for part Lot 9004 McDonald Road, Baldvis – RLS/1161.**

APA Group (APA) is a leading Australian owned and operated energy infrastructure business with a \$22 billion portfolio of assets, delivering essential energy services across all of Australia. Our focus is on providing safe, reliable, affordable, and low emissions energy to Australian communities. Our investments are also critical to supporting Australian jobs, manufacturing and industry. APA is a trusted owner and operator of a range of energy infrastructure – from renewable energy, to electricity interconnectors and transmission, through to gas generation plants and transmission pipelines. The subject site is located within the measurement length of one of APA's high pressure gas pipeline assets.

On the basis of the information provided, APA does not object to the proposal nor impose any conditions or requirements as the proposal does not involve any physical works over APA's easement and no changes to land use classification is required for this section of the pipeline.

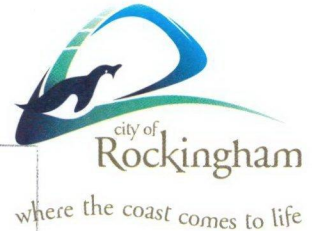
For any further enquiries in relation to this correspondence, please contact myself on +61 425 070 212 or APA's Urban Planning team by email at PlanningWA@apa.com.au.

Yours faithfully,



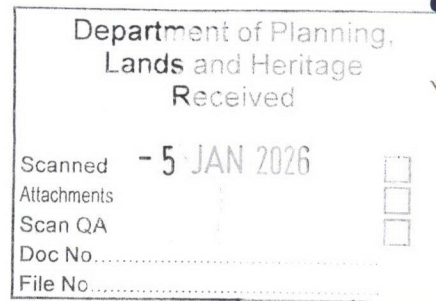
ZIJAD BAJREKTAREVIC
URBAN PLANNER
OPERATIONS, ENGINEERING & TECHNICAL SOLUTIONS
APA GROUP

Our Ref: LUP/2270; D25/285994
Your Ref: RLS/1161
Enquiries to: Mr Tom Foulds



19 December 2025

Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001



ATT: William Schaefer

Dear Sir/Madam

Re: Proposed Metropolitan Region Scheme Amendment - Lot 9004 McDonald Road, Baldivis

I refer to the above proposal seeking to amend the Metropolitan Region Scheme (MRS) zoning over the abovementioned land.

The matter was considered by Council at its Ordinary meeting held on 16 December 2025, when it resolved to support the land being rezoned from 'Rural' to 'Urban'.

A copy of the Officer's Report is attached for your information.

Should you have any enquiries with respect to this advice, please do not hesitate to contact Mr Tom Foulds, Coordinator Strategic Planning on 9591 0828 or via email tom.foulds@rockingham.wa.gov.au.

Yours faithfully

PETER RICCI
DIRECTOR PLANNING
AND DEVELOPMENT SERVICES



Planning and Development Services Strategic Planning and Environment



Report number / title:	PD-028/25	Proposed Metropolitan Region Scheme Amendments No.1446 'Rural' to 'Urban' - Lot 9004 McDonald Road, Baldivis
File number:	LUP/2270	
Applicant:	Niche Studio	
Owner:	Carcione Nominees Pty Ltd and Mainday Holdings Pty Ltd	
Author:	Mr Tom Foulds, Coordinator Strategic Planning	
Other Contributors:	Mr Brett Ashby, Manager Strategic Planning and Environment	
Date of Committee meeting:	8 December 2025	
Previously before Council:		
Disclosure of Interest:		
Nature of Council's role:	Executive	
Attachments:		
Maps / Diagrams:		<ol style="list-style-type: none">1. Aerial Photograph2. Metropolitan Region Scheme Map Excerpt3. Proposed MRS Amendment Map4. Concept Subdivision Plan5. Public Open Space Concept Plan
Site:	Part Lot 9004 McDonald Road, Baldivis	
Lot Area:	1.29 ha (Amendment Area)	
LA Zoning:	Rural	
MRS Zoning:	Rural	

Purpose of Report

To consider a proposed Amendment to the Metropolitan Region Scheme (**MRS**) for a portion of Lot 9004 McDonald Road, Baldivis (**subject area**), from 'Rural' to 'Urban', and to seek Council endorsement to lodge a submission to the Western Australian Planning Commission (**WAPC**).

Background

Planning Context

The surrounding residential development to the north and east has been identified for Urban purposes since 1994. The Baldivis North District Structure Plan was approved by the WAPC in 2000 and provided a framework for the preparation of local structure plans.

The surrounding area to the north and east was rezoned from 'Rural' to 'Development' via Amendment No.300 to the City of Rockingham (**City**) Town Planning Scheme No.1 in 2001, facilitating the subsequent structure planning and subdivision stages to occur. A structure plan for the adjoining area, 'Lot 306 McDonald Road', was approved in 2016.

Details

Site Characteristics and Context

The Amendment area comprises a 1.29ha portion of Lot 9004 McDonald Road and portions of Paria Street and Stonehedge Drive in Baldivis. The site adjoins residential development to the north and east, with a zoning and density of 'Residential (R25)' and 'Residential (R40)'. The land to the west and south (part of the subject site) is zoned 'Rural' and has been used historically for rural purposes.

There are no geomorphic wetlands, Bush Forever sites, threatened/priority flora and ecological communities identified within the Amendment area. Tuart Woodland, which is a Threatened Ecological Community, and a portion of Opwin Swamp Conservation Category Wetland (including the 50m buffer zone) are located within the broader site, however, these assets are located within future Public Open Space (**POS**).

The Amendment area contains a small amount of remnant vegetation consisting of 10 *Corymbia calophylla* (marri) and *Banksia grandis* (giant banksia), with a non-endemic weed understorey consisting of perennial veldt, watsonia and kikuyu grass. The Amendment area is currently being utilised as a compound for the civil contractor completing the surrounding subdivision and is largely degraded.

Natural elevation within the broader site area ranges from 16m Australian Height Datum (**AHD**) in the west to 4m AHD in the east.

The Amendment area has convenient access to existing utility and service infrastructure due to the neighbouring subdivision.

The City provided preliminary comments in relation to the proposed Amendment in November 2024, primarily noting concerns over the extent of earthworks adjacent to the future POS to west and their impact on the interface with the POS as well as vegetation retention.

Purpose

MRS Amendment 1446 proposes to rezone 1.29ha of Lot 9004 from the 'Rural' zone to the 'Urban' zone under the MRS, to enable its development for residential purposes. The balance of the site (approximately 3.5ha) remaining in the 'Rural' zone is proposed to be ceded as POS to tie in with the approved POS immediately to the north (refer to Figures 4 and 5).

The MRS Amendment is being advertised for public comment until 23 December 2025. An excerpt of the MRS Amendment Map is included at Figure 2.

The proposed MRS Amendment request has been submitted with the following technical documents:

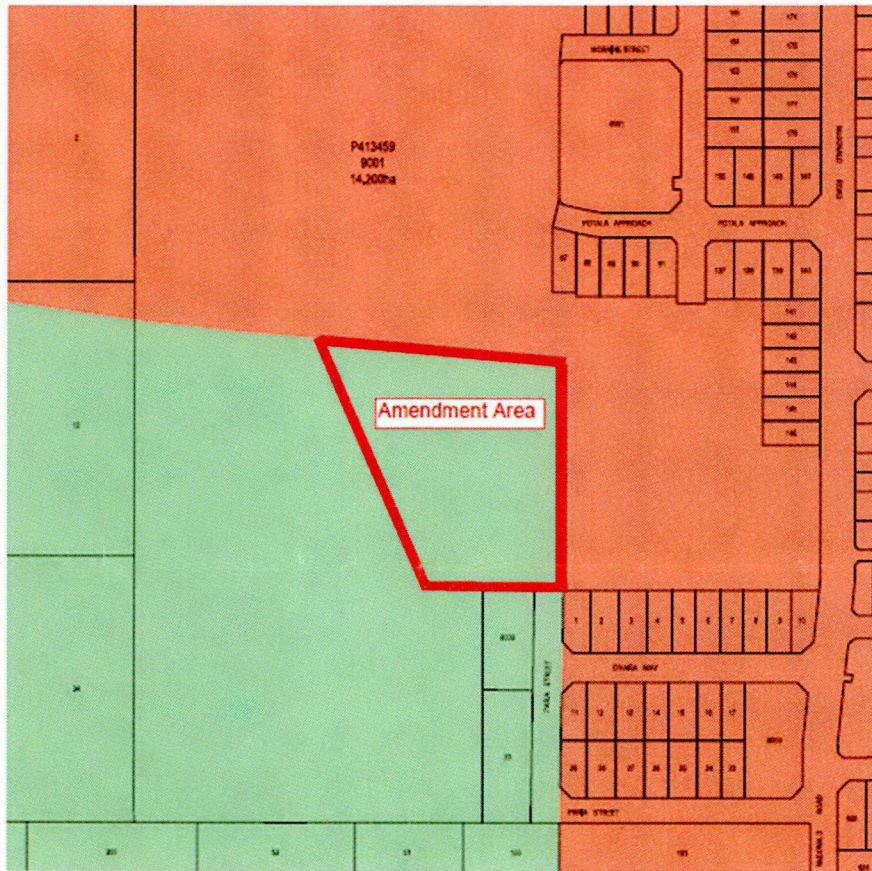
- Environmental Assessment Report
- Bushfire Management Plan
- Urban Water Management Plan
- Transport Impact Assessment
- Engineering and Servicing Report

Pursuant to the *Planning and Development Act 2005 (the Act)*, where the land is being transferred to the 'Urban' zone under a region scheme, the WAPC may resolve to concurrently amend the City's TPS2. In accordance with standard practice, a decision on whether to pursue a concurrent Amendment will be made by the Department of Planning, Lands and Heritage (**DPLH**) after the close of the public submission period.

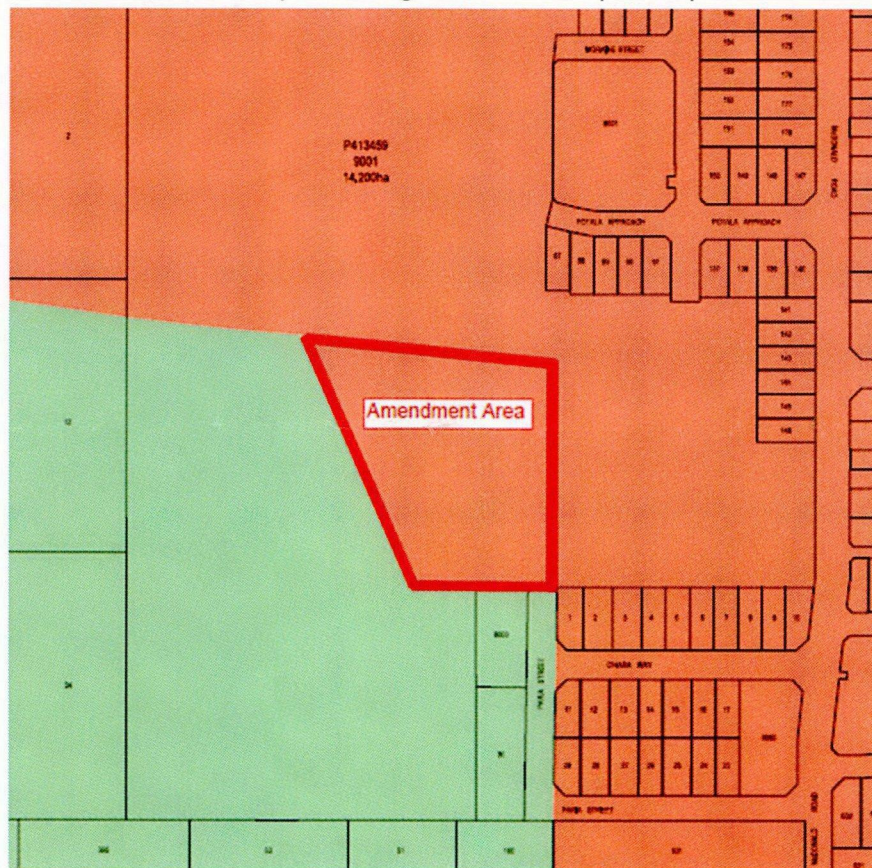
Subsequent to a successful rezoning to 'Urban' under the MRS and 'Development' under TPS2, a proposal to amend the Lot 306 McDonald Road Structure Plan will be required to incorporate and guide the subdivision of the subject area.



1. Aerial Photograph



2. Metropolitan Region Scheme Map Excerpt



3. Proposed MRS Amendment Map



4. Concept Subdivision Plan



5. Public Open Space Concept Plan

Implications to Consider

a. Consultation with the Community

The proposed MRS Amendment is being advertised by the DPLH until 23 December 2025, to enable all stakeholders, including the City and the community, opportunity to review and provide comment on the proposal.

b. Consultation with Government Agencies

Referral to Government Agencies for comment is undertaken by the DPLH.

c. Strategic

Community Plan

This item addresses the Community's Vision for the future and specifically the following Aspirations and Strategic Objectives contained in the Strategic Community Plan 2023-2033:

Aspiration: **2. Natural Environment - A place of natural beauty where the environment is respected**

Outcome/Objective: *Sustainable natural green spaces - Preserve and enhance biodiversity*
Sustainable natural green spaces - Preserve and enhance biodiversity

Aspiration: **3. Built Environment - A built environment carefully planned for today and tomorrow**

Outcome/Objective: *Plan for sustainable growth - Balance growth while maintaining the identified natural environment*
Plan for sustainable growth - Balance growth while maintaining the identified natural environment

d. Policy

Nil

e. Financial

Nil

f. Legal and Statutory

Planning and Development Act 2005

The governing legislation for amendments to an existing Region Planning Scheme (i.e. MRS) is set out in the *Planning and Development Act 2005 (the Act)*. Part 4, Divisions 1-4 of the Act set the relevant procedures to follow after resolving to prepare an Amendment to a Region Planning Scheme, including advertising requirements and referral to the Environmental Protection Authority.

g. Risk

All Council decisions are subject to risk assessment according to the City's Risk Framework.

Implications and comment will only be provided for the following assessed risks.

Customer Service / Program/Project management / Natural Environment : High and Extreme Risks
Financial / Health and Safety : Medium, High and Extreme Risks

Nil

Comments

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

Perth and Peel @ 3.5million sets the long-term spatial strategy for Perth and Peel to accommodate population growth to 3.5 million by 2050. The Framework provides sub-regional plans and guidance to State agencies, Local Government and industry to guide where new homes and jobs should be located.

A key principle of the Framework is to create a consolidated urban form that limits new greenfield subdivision to where they provide logical extension to the urban footprint. The Framework's definition of 'urban consolidation' includes 'the logical extension' or 'rounding off' of existing urban areas to effectively use existing social, service and transport infrastructure.

The proposed rezoning to 'Urban' is inconsistent with the Framework's designation of 'Rural', however, the Framework allows for redesignation where certain requirements are met, including:

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

The proposed rezoning is considered to satisfy the above requirements due to the following:

- Environmental attributes of the broader site are almost exclusively limited to areas west and south of the Amendment area. The assets contained throughout the broader site are able to be protected through the subsequent Structure Plan process, and ceding the land to the Crown for the purpose of POS through the subdivision process.
- The Amendment area has been degraded by the past land use practices and is almost entirely clear of vegetation; none of the remnant vegetation within the proposed 'Urban' area represents priority or threatened species.
- The Bushfire Management Plan (**BMP**) demonstrates that potential bushfire hazards can be mitigated through standard responses.
- The Civil Servicing Report notes that the Amendment area abuts fully serviced residential development and therefore optimises the use of existing service infrastructure. These conclusions will be assessed by the relevant servicing agencies through this referral process.

The proposal is considered to satisfy the principles of 'urban consolidation' in that it is a logical 'rounding off' of the surrounding urban area, ensuring efficient use of the land and protection of the site's environmental assets through POS.

Concept Plan

A Concept Subdivision Plan has been submitted with the proposed Amendment. The Concept Plan demonstrates:

- 3.5ha of Lot 9004 for POS, located outside of the MRS Amendment area.
- 1.29ha (being the Amendment Area) utilised for residential development to accommodate approximately 14 dwellings.
- Access can be obtained from the existing road networks located east and north of the subject site.

The rezoning to 'Urban' will establish a basis for progressing toward residential subdivision.

Interface with Public Open Space

Further consideration is required for the interface between the proposed 'Urban' zoned land and the future POS. The topography of the site needs to be considered through a revised earthworks strategy, given the indicative concept design suggests loss of vegetation within the POS. The concept design suggests the requirement for a retaining wall, due to excavation along the interface in the order of 3-5m.

In preliminary comments to the DPLH, the City raised this issue and suggested an alternative approach, being an extension to the proposed road reservation to 15m, to allow for the required retaining wall to be constructed within the road reserve. This approach will reduce the impact on vegetation within the future POS, allowing for better retention of significant trees and landform.

This issue is best resolved through the Structure Plan and subdivision stages.

Environmental Considerations

The future POS within the balance of the site is subject to existing environmental assets consisting of Tuart Woodland Threatened Ecological Communities and the Opwin Swamp, conservation category wetland (**CCW**) including the 50m buffer zone.

The environmental significance and ecological value of the two (2) assets should be considered as part of the proposed landscape concept plans supporting a future Structure Plan and subdivision design.

It is recommended that a redesign of the proposed POS Concept Plan (refer to Figure 5) be undertaken at subdivision stage to include conservation intent of the 50m CCW buffer, and potential planting and retention of vegetation (outside of the wetland/buffer and area of bushland) within the future POS. Furthermore, a Tree Protection Management Plan is recommended to be provided at the subdivision stage, as a condition of approval to ensure all trees marked for retention are adequately protected.

Through the Structure Plan process, it would be expected that the remnant vegetation and environmental assets of the site be designated as POS, which is a critical factor in the support of the Amendment.

Bushfire Management

The future POS and remnant bushland areas exhibit high conservation value. The BMP and Environmental Assessment Report Addendum both stipulate vegetation modification will likely be required to achieve compliance with *State Planning Policy 3.7 - Planning in Bushfire Prone Areas* and the associated guidelines, in terms of implementing a 21m Asset Protection Zone (**APZ**). The submitted BMP identifies an APZ entirely within future POS adjacent to Lots 11 and 12, however it would be expected that through the detailed planning stages the extent of APZ impacting POS is reduced.

It is important to note that outside of developed landscaped POS, the City does not support the management of bushland POS to a low threat state in order to achieve bushfire planning requirements, particularly where it involves vegetation modification to environmental assets and ongoing maintenance responsibilities for the City. It is recommended that the management and treatment of the POS be considered in greater detail at the Structure Plan and subdivision design stages. The City notes that the following should be considered:

- Extension of the proposed road reservation to 15m.
- Removal of the Pedestrian Access Way to relocate Lots 13 and 14 to the east.
- Implementation of a Local Development Plan which specifies the minimum dwelling setback from the primary street boundary.

These technical considerations at the detailed planning stages assist to reduce the impact on vegetation within the future POS by increasing the separation between classified vegetation and the future dwellings. This approach would ultimately reduce the extent of APZ within the bushland POS.

Traffic and Transport Considerations

As considered above, it is recommended that the road reservation along the west boundary abutting the future POS be increased from 13m to 15m and an earthworks strategy be explored through the Structure Plan and subdivision stage.

The proposed east/west connection of Stonehenge Drive at the northern point of the subject site is required to be perpendicular and consistent with the alignment of the east/west proposed road, ensuring the current road priority remains. A minor Amendment to the indicative concept design is recommended to ensure safety and sight lines of future traffic and pedestrian movement east/west along Stonehenge Drive to the existing constructed portions of the road.

Conclusion

The proposal is consistent with the principles of 'urban consolidation' as defined by the Framework, given the Amendment represents a 'rounding off' of the adjacent urban area. The Amendment ensures efficient use of the land, and provides a pathway (via Structure Plan and subdivision design) for the protection of the environmental assets of the broader site through future POS.

Council Resolution

That Council **ENDORSES** the lodgement of a submission on proposed Metropolitan Region Scheme Amendment No.1146 for Part Lot 9004 McDonald Road, Baldivis, which supports the land being rezoned from 'Rural' to 'Urban' and contains the matters raised in the Officer Report.

From: GOULD Joshua [Strategy and Planning] <joshua.gould@education.wa.edu.au>
Sent: Wednesday, 7 January 2026 12:15 PM
To: Region Planning Schemes
Cc: William Schaefer; landplanning
Subject: RE: Correction: Proposed Metropolitan Region Scheme Amendment 1446 (Standard) - {Part Lot 9004 McDonald Road, Baldivis - RLS/1161

Follow Up Flag: Follow up
Flag Status: Completed

Categories:

OFFICIAL

Hi William,

Thank you for your email providing the Department the opportunity to review the abovementioned proposal and apologies for the late reply.

The Department has no in principle objections to the proposal. Any requirement for primary school developer contributions will be assessed and applied at the subdivision stage.

Please let me know if you need any further information.

Kind regards,

Joshua Gould

Senior Consultant – Land Planning
Infrastructure Strategy and Planning

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Shaping the future

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For subdivision referrals and queries, please email to subdivisionreferrals@education.wa.edu.au