



# WAPC

Western  
Australian  
Planning  
Commission

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PLANNING SYSTEM



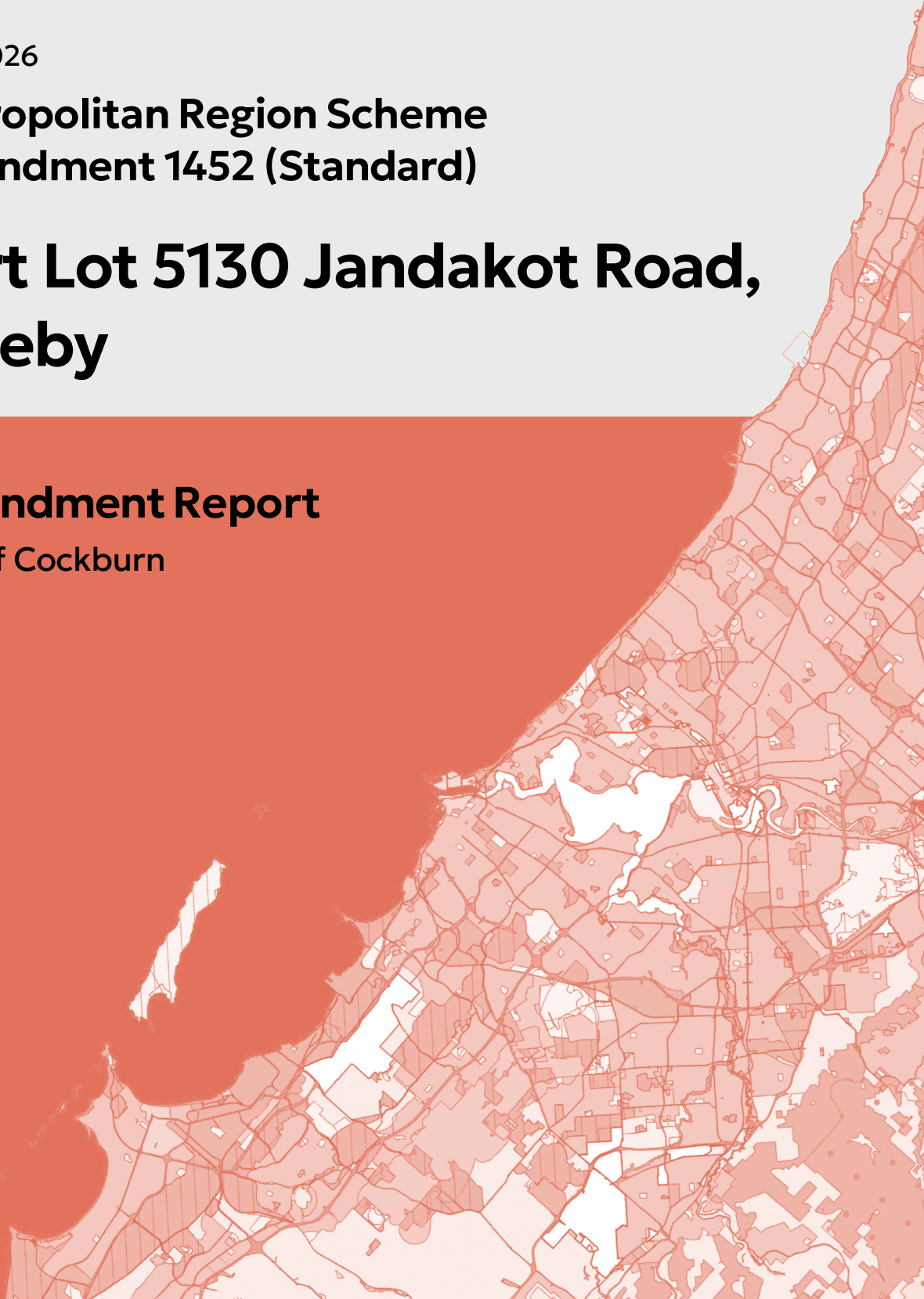
May 2026

## Metropolitan Region Scheme Amendment 1452 (Standard)

# Part Lot 5130 Jandakot Road, Treeby

## Amendment Report

City of Cockburn



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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.

## Disclaimer

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Amendment 1452 (Standard)  
Amendment Report

File: RLS/0740

Published May 2026

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

# Abbreviations

ACH	Aboriginal Cultural Heritage
AHA	<i>Aboriginal Heritage Act 1972</i>
DBCA	Department of Biodiversity Conservation and Attractions
DPLH	Department of Planning, Lands and Heritage
DSP	District Structure Plan
DWER	Department of Water and Environmental Regulation
DWMS	District Water Management Strategy
EPA	Environmental Protection Authority
LPS	Local Planning Scheme
NPO	Negotiated Planning Outcome
PDWSA	Public Drinking Water Source Area x
POS	Public Open Space
ROS	Regional Open Space
SPP	State Planning Policy
SWALSC	South West Aboriginal Land and Sea Council
TPS	Town Planning Scheme
UWPCA	Underground Water Pollution Control Area
WAPC	Western Australian Planning Commission

# 1. Planning objective

The purpose of the amendment is to rezone approximately 28.42 ha of land in the Treeby locality from the Rural-Water Protection zone to the Urban Deferred zone under the Metropolitan Region Scheme (MRS), as shown on the **Amendment Figure - Proposal 1**. Rationalisation of Bush Forever area 389 (addition: 1.41 ha and removal: 9.70 ha) is also proposed.

The amendment will allow for the residential development of the subject land, following the lifting of Urban Deferment, local scheme amendment, structure planning and subdivision approval.

## Requirements to lift the Urban Deferment

The subject land is being zoned Urban Deferred as the following requirements are to be addressed prior to lifting of Urban Deferment:

- Approval of the draft *Jandakot-Treeby District Structure Plan* by the WAPC.
- Confirmation from the Water Corporation on the provision of water and wastewater infrastructure to service the site.
- Consideration of the nearby kennel and soil blending/composting facility buffers or appropriate transitional land uses.

# 2. Background

The subject land is in the City of Cockburn and is approximately 18 km south of the Perth Central Business District and is located between two Activity Centres, being Jandakot Airport and Business Park (Specialised Centre) and the Cockburn Secondary Centre. The site is subject to approved sand extraction activities which are continuing within the site. The subject land is located in the Jandakot Underground Water Pollution Control Area and is in a Priority 2 (P2) Public Drinking Water Source Area (PDWSA). There are no extraction bores or wellhead protection buffer areas that affect the site.

The site is bound by Jandakot Road and future residential development to the south, Regional Open Space (ROS) reservation and Bush Forever area 389 to the north and existing Rural-Residential development to the east and west (includes Fraser Road). There are no buildings or other structures on the site.

The eastern portion of the amendment area, proposed for residential development, contains predominantly 'Completely Degraded' remnant vegetation, with small patches of 'Good' condition vegetation to be retained within the Public Open Space (POS). The remainder of the site supports 'Good to Very Good' vegetation and includes part of a Resource Enhancement Wetland, most of which occurs within Bush Forever area 389 and will remain unmodified. This area is also likely to provide Black Cockatoo foraging habitat.

Land use and development within the amendment area is generally controlled by the City of Cockburn Town Planning Scheme No. 3 (TPS 3). The subject land is zoned "Resource" and included in Development Contribution Area 13 and 15 under TPS 3.

## Bush Forever Area 389 - Draft Negotiated Planning Outcome (NPO)

The proposed amendment is accompanied by a draft NPO (and Deed) which has been the subject of discussions between the Department of Biodiversity Conservation and Attractions (DBCA), Department of Water and Environmental Regulation (DWER), Department of Planning, Lands and Heritage (DPLH) and the proponent. The draft NPO proposes to retain and protect approximately 13.25 ha of vegetation within a realigned Bush Forever area 389. In summary, the main elements of the draft NPO are as follows:

- To rezone approximately 28.42 ha of Pt Lot 5130 Jandakot Road from the Rural - Water Protection zone to the Urban Deferred zone.
- The removal of approximately 9.70 ha of Bush Forever area 389.
- The addition of approximately 1.41 ha of ‘Good’ to ‘Very Good’ vegetation to Bush Forever area 389.
- The ceding free of cost of approximately 13.25 ha of rationalised Bush Forever area 389 within Lot 5130 Jandakot Road comprising ‘Very Good’ to ‘Good’ vegetation.

The WAPC supports the draft NPO to enable the initiation of the amendment, referral to the Environmental Protection Authority (EPA) and advertising for public comment. It is recommended that the draft NPO be finalised prior to a final determination being made on the amendment. The net loss of 8.29 ha of Bush Forever, varying in condition, and the long-term management of the rationalised site requires further consideration as part of the finalisation of the draft NPO.

The rationalisation of the Bush Forever area through a NPO is considered appropriate as the current irregular shaped boundary will be difficult to manage from a biodiversity and bushfire perspective once the surrounding area is urbanised. A NPO will result in an improved planning and environmental outcome for the site.

Whilst the management of the Bush Forever area does not directly impact upon the proposed MRS amendment, all agreements need to be finalised. Therefore, the long-term management of the rationalised Bush Forever area requires agreement and endorsement (as part of the NPO) prior to the WAPC’s consideration of the amendment for a final determination.

## 3. Discussion

### Statutory Context

#### **Perth and Peel@3.5million / South Metropolitan Peel Sub-regional Planning Framework**

The *South Metropolitan Peel Sub-regional Planning Framework* forms part of the *Perth and Peel@3.5million* strategic suite of planning documents. Future areas for urban development have been determined to avoid and protect areas that have significant regional environmental value.

The site and surrounds was previously included as a “Planning Investigation Area”. However, in August 2023 the State Government determined that this site be included as an “Urban Expansion” area in the *South Metropolitan Peel Sub-regional Planning Framework*.

#### **Draft Jandakot - Treeby District Structure Plan**

The preparation of the draft Jandakot-Treeby District Structure Plan (draft DSP) represents the next step in the broader land use planning process, supported by more-detailed planning and technical investigations. The DSP applies to a 580 ha area south of Jandakot Airport, Roe Highway, and east of the Kwinana Freeway, and identifies:

- (a) future residential neighbourhoods
- (b) a neighbourhood centre and a mixed business/service commercial zone
- (c) public open space
- (d) four primary schools and a high school
- (e) an arterial hierarchy of roads.

The proposed Urban Deferred zoning and BF NPO is consistent with the draft Jandakot-Treeby DSP which identifies the site as primarily residential, regional open space, neighbourhood connector and provides for the realignment of Bush Forever area 389.

### **State Planning Policy 2.4: Basic Raw Materials**

*State Planning Policy 2.4: Basic Raw Materials* (SPP 2.4) sets out the matters to be undertaken into account in considering zoning applications for land in the vicinity of identified basic raw material resource areas.

SPP 2.4 identifies the northern portion of the site as an 'Extraction Site' and aligns with the proposed realignment of Bush Forever area 389. A central part of the site is identified as an 'Exclusion Area' which also aligns with the realigned Bush Forever area boundaries.

SPP 2.4 outlines that the extraction of Basic Raw Materials (BRM) should be followed by sequential urban or industrial development. This MRS Amendment provides for the extraction of the remaining sand resource and the "sequential" urban land use. Therefore, the amendment is consistent with the intent of SPP 2.4.

### **State Planning Policy 2.8: Bushland Policy for the Perth Metropolitan Region**

*State Planning Policy 2.8: Bushland Policy for the Perth Metropolitan Region* (SPP 2.8) aims to provide a policy and implementation framework that will ensure bushland protection and management issues are addressed and integrated with broader land use planning and decision-making. In general, the policy does not prevent development where it is consistent with policy measures and other planning and environmental considerations.

The subject land is a former sand quarry and is largely cleared of vegetation. It abuts existing Urban zoned areas and is identified in the *South Metropolitan Peel Sub-regional Planning Framework* and draft Jandakot-Treeby DSP for primarily urbanisation with the realignment of Bush Forever area 389.

The proposed amendment is accompanied by a draft NPO which proposes the protection of 'Very Good' to 'Good' vegetation and the ceding free of cost of revised Bush Forever area 389 in Lot 5130 Jandakot Road which is supported by the WAPC.

The rationalisation of the Bush Forever area through a NPO is considered appropriate as the current irregular shaped boundary will be difficult to manage from a biodiversity and bushfire perspective once the surrounding area is urbanised. A NPO will result in an improved planning and environmental outcome for the site.

The WAPC supports the initiation and referral of the proposed amendment to the Environmental Protection Authority (EPA) for a determination where further environmental information may be requested.

### **State Planning Policy 2.9: Water**

*State Planning Policy 2.9: Water* (SPP 2.9) and associated Guidelines aim to streamline and simplify the current planning framework to deliver greater clarity around how water-related provisions are implemented.

The proposed amendment area has been primarily used for sand mining pursuits and has been cleared of vegetation in parts. The proposed amendment abuts an existing Urban zoned area to the south, is to be connected to a reticulated sewerage services and is identified in the *South Metropolitan Peel Sub-regional Planning Strategy* as an 'Urban Expansion' site.

A draft District Water Management Strategy (DWMS) has been considered by the DWER for this site and approval of the DWMS is required prior a final decision being made on this amendment.

### **State Planning Policy 3.7: Bushfire**

*State Planning Policy 3.7: Bushfire* (SPP 3.7) forms the foundation for land-use planning to address bushfire risk management in Western Australia. It is used to inform and guide decision-makers, referral

authorities and proponents to achieve acceptable fire protection outcomes on planning proposals in bushfire-prone areas. A Bushfire Management Plan has been supported by the Department of Fire and Emergency Services for the site.

#### **State Planning Policy 4.1: Industrial Interface**

*State Planning Policy 4.1: Industrial Interface* (SPP 4.1) provides guidance for considering proposals to rezone land for sensitive uses in the vicinity of, various industry types. The objectives of SPP 4.1 are to protect existing and proposed industry, and infrastructure facilities from encroachment by incompatible land use that would adversely affect efficient operations, avoid land use conflict between existing and proposed industry/infrastructure facilities and sensitive land uses.

The EPA's Environmental Protection Guidance Statement No. 3 - Separation Distances Between Industrial and Sensitive Land Uses (EPA Guidance Statement No. 3) provides advice on which land uses require separation and recommends suggested separation distances in the absence of site-specific modelling. Potential noise and odour emission sources located in proximity to the proposed amendment area include:

- **Dog Kennels** - To the east of Lot 5130 (approximately 760 metres away) is an area which is potentially developable for dog kennels. EPA Guidance Statement No. 3 recommends a separation distance of 1,000 metres unless specific studies are undertaken to inform a reduced separation distance.
- **Soil Blending/Composting Facility** - A soil blending and composting facility is located at Lot 186 Acourt Road, Jandakot, approximately 850 metres from the northern boundary of Lot 5130. EPA Guidance Statement No. 3 recommends a separation distance of 1,000 metres to sensitive land uses.

The consideration of dog kennels and soil blending/composting facility buffers have been included as matters to be addressed prior to the lifting of Urban Deferment.

#### **State Planning Policy No. 5.3: Land Use Planning in the Vicinity of Jandakot Airport**

*State Planning Policy 5.3: Land Use Planning in the Vicinity of Jandakot Airport* (SPP 5.3) applies to land in the vicinity of Jandakot Airport, which is or may in the future, be affected by aircraft noise associated with the movement of aircraft. SPP 5.3 includes a Core Area which is defined by the 20 Australian Noise Exposure Forecast (ANEF) contour and a Frame Area which is between the 20 ANEF contour and Roe Highway, Ranford Road, Warton Road, Armadale Road and the Kwinana Freeway.

The northern-western part of the site is located between the 20 – 25 ANEF contour where the maximum dwelling density should generally be limited to R20 and includes consideration of noise attenuation, notifications on title and advice is required. The remainder of the site is located with the Frame Area where there is no restriction on zoning or development.

In this regard, the proponent has undertaken an acoustic assessment which examines the potential noise impacts from the Jandakot Airport and recommends appropriate noise mitigation measures where required. These measures are proposed to be incorporated into a future Structure Plan and implemented through Local Development Plans and/or conditions of subdivision approval. It is considered that the proposed amendment is consistent with the intent of SPP 5.3.

#### **State Planning Policy 5.4: Road and Rail Noise**

*State Planning Policy 5.4: Road and Rail Noise* (SPP 5.4) seeks to minimise the adverse impact of road and rail noise on noise-sensitive land use and/or development within the specified trigger distance of major transport corridors. The Policy also seeks to protect the functionality of the State's transport corridors by protecting them from encroaching incompatible development.

As Jandakot Road abuts the southern boundary of the site there is the potential for noise attenuation to be required. The exact nature of these measures will be determined at the detailed structure planning stage through negotiations with Main Roads Western Australia (MRWA) and the City of Cockburn. It is considered that the proposed amendment is consistent with the intent of SPP 5.4.

### **Operational Policy 2.4: Planning for School Sites**

*Operational Policy 2.4: Planning for School Sites (OP 2.4)* sets out general locational criteria, configuration requirements and design standards for the provision of school sites and provides clarity on the methodology and application of developer contributions for public primary schools. OP 2.4 requires one primary school (4 hectares) to be provided for every 1,500 dwellings and one secondary school (8 hectares) for every four-five primary schools. The draft Jandakot-Treeby DSP has considered the need for education facilities, and these are all located outside the amendment area.

## **Strategic Context**

### **Environment**

The DWER advises that the site and surrounds contain remnant vegetation (Bush Forever area 389) and which is likely to be Carnaby Cockatoo habitat. The DWER also advises that the EPA has agreed to provide the WAPC section 16 advice on the environmental matters relating to the draft Jandakot-Treeby District Structure Plan which is to be received.

### **Urban Water Management**

The DWER has considered a draft DWMS for this site and approval of the DWMS is required prior a final decision being made on this MRS amendment.

### **Infrastructure**

Main Roads Western Australia raises no objections to the amendment.

### **Water and Wastewater**

The Water Corporation advises that the amendment is located within the Jandakot Underground Water Pollution Control Area (UWPCA) and the subject land is classified as P2 within which urban development is not permitted. P2 areas carry a high priority for public drinking water supply and are therefore managed to ensure only low risk and low intensity land use are permitted to ensure no increased risk of groundwater contamination.

As the Corporation is a major licensed abstractor of groundwater as part of a multi-source approach for consumption within the metropolitan Integrated Water Supply System, the Corporation remains opposed to any loss of currently protected groundwater resources due to the increased groundwater contamination risks posed by urban development activities in the groundwater protection area.

**Water and Wastewater Planning:** The subject land is located outside of the Corporation's planned water supply and wastewater schemes. If reticulated water and wastewater services are required to support future development of the area, further water and wastewater planning investigations will need to be undertaken. It is noted that consideration of water and wastewater servicing for the site has been included as lifting of Urban Deferment requirements.

## 4. Aboriginal Cultural Heritage

The process of rezoning or reservation of land in a region scheme is broad by nature and does not physically interfere with the land. Consideration of Aboriginal cultural heritage is addressed more specifically at later stages of the planning process, typically when preparing a local structure plan or at the subdivision and development approval stages. All Aboriginal Cultural Heritage (ACH) is protected whether or not it has been previously recorded or reported.

Nevertheless, in recognising the importance of having reliable Aboriginal cultural heritage information, the WAPC and the Department of Planning, Lands and Heritage have entered into a Memorandum of Understanding with the South West Aboriginal Land and Sea Council (SWALSC) for the provision of Aboriginal consultative services. All amendment proposals likely to be of interest to Aboriginal persons are pre-referred to SWALSC for comment. SWALSC is the recognised Native Title Representative Body for Western Australia's southwest region and as such is well placed to provide advice on Aboriginal heritage.

The proposed amendment was pre-referred to SWALSC and no advice was received. However, the amendment will be formally referred to SWALSC during the public submission period.

## 5. Coordination of local and region planning schemes

Pursuant to section 126(3) of the *Planning and Development Act 2005* (the Act), where land is being transferred to the Urban zone under a region scheme, the WAPC can resolve to concurrently amend the respective local planning scheme to transfer this land to a zone which is consistent with the objective of the Urban zone.

As no land is being zoned Urban, section 126(3) of the Act is not applicable to this amendment.

## 6. Substantiality

The Planning and Development (Region Planning Schemes) Regulations 2023 allows for amendments to a region scheme to be processed as either complex, standard or basic amendments, depending on the alteration to the scheme. In this regard, the WAPC resolved to treat this amendment as a standard region scheme amendment for the following reasons:

- The proposal aligns with the *Perth and Peel@3.5 Million / South Metropolitan Peel Sub-Regional Planning Framework* which identifies the site as "Urban Expansion".
- The proposed amendment is consistent with the advertised draft Jandakot - Treeby DSP which identifies the site for future urbanisation and the realignment of Bush Forever area 389.
- The key State Government agencies raise no objections to the amendment or advise of matters which are routinely addressed in the subsequent more detailed stages of the planning and development process.

## 7. Environmental Protection Authority advice

The proposed amendment was referred to the Environmental Protection Authority (EPA) for advice on whether environmental assessment would be required.

The EPA has advised that the proposed amendment does not require formal assessment under Part IV of the *Environmental Protection Act 1986*. However, it has provided advice on the key environmental factors for the amendment. A copy of the notice from the EPA is included at Appendix A.

## 8. The amendment process

The procedures for amending a region scheme are prescribed by the *Planning and Development Act 2005* and the Planning and Development (Region Planning Schemes) Regulations 2023.

In essence, the procedure for a standard amendment involves:

- formulation of the amendment by the WAPC
- referral to the EPA for environmental assessment
- completion of an Environmental Review (if required) in accordance with EPA instructions
- public submissions being sought on the proposed amendment (including Environmental Review if required)
- consideration of submissions
- approval, with or without any modifications in response to submissions, or refusal to approve, by the Minister
- the amendment takes legal effect with gazettal of the Minister's approval.

An explanation of the [region scheme amendment process](#) can be found on the Department of Planning, Lands and Heritage's website, along with further information for [your property and region planning schemes](#).

## 9. Submissions on the amendment

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

The amendment is being advertised for public submissions for a minimum of 42 days from 26 May to 08 July 2026.

All amendment documentation and plans detailing the proposed changes are available for public inspection online.

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



via email

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



via post

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

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

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

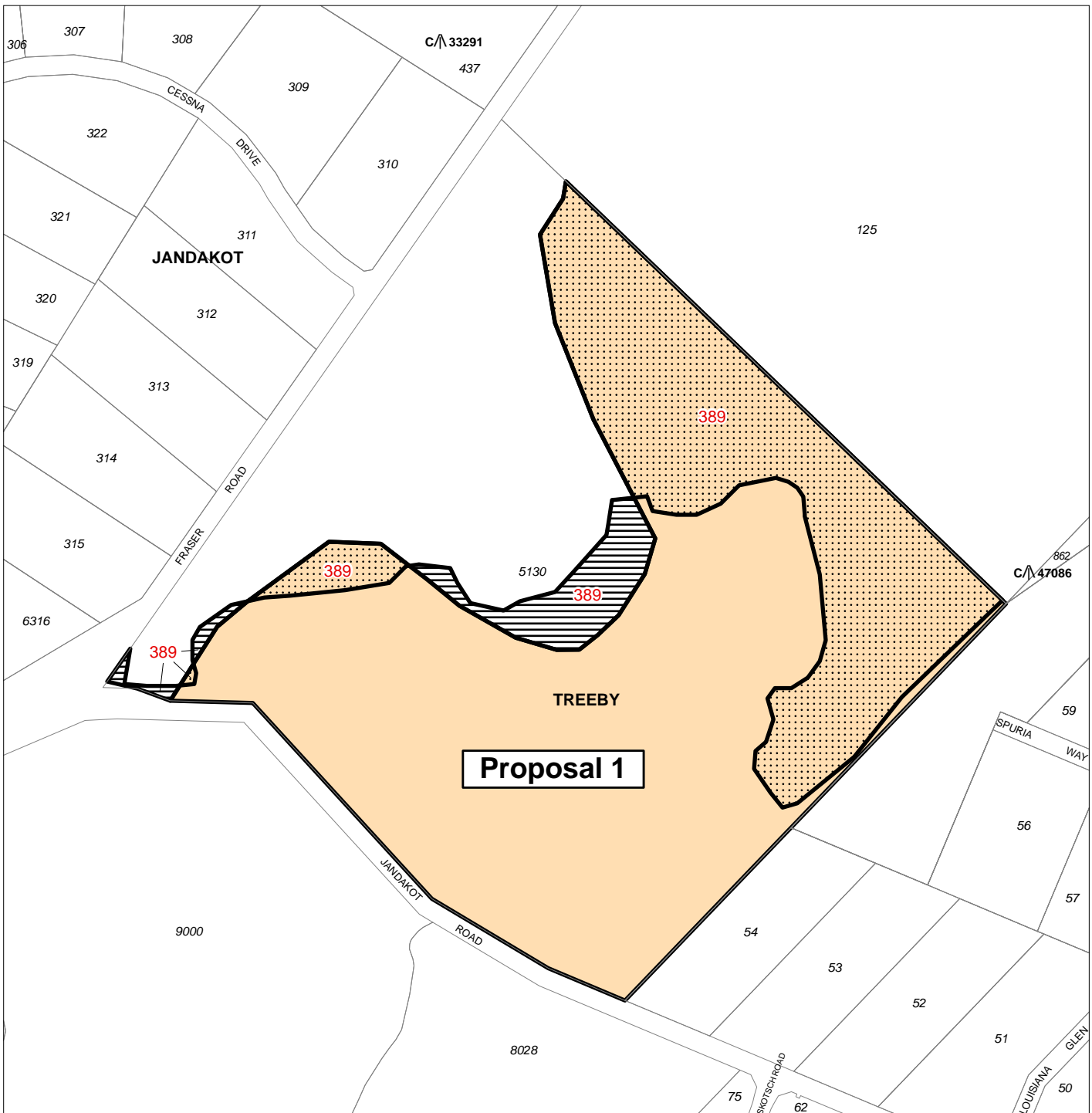
For postal submissions, please use the submission form contained in Appendix D of this report.

## **10. Modifications to the amendment**

After considering any comments received the WAPC may recommend that the Minister for Planning and Lands modify the amendment. The Minister may approve the amendment, with or without any modifications in response to submissions, or decline to approve.

## **11. Final outcome**

The recommendations of the WAPC, including any modifications, along with the determination of the Minister, are published in a report on submissions. Anyone who has made a submission, along with affected landowners, will be notified of the outcome when the amendment is gazetted to give it legal effect.






**Part Lot 5130 Jandakot Road, Treeby  
Proposed Standard MRS amendment  
as advertised**

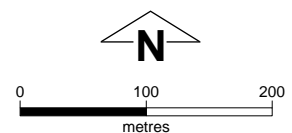
25 March 2026

Proposal 1

Proposed Amendment

-  Rural - Water Protection zone to Urban Deferred zone
-  Bush Forever area for addition (389)
-  Bush Forever area for removal (389)

Reference no: 5721  
File no: RLS/0740  
Version number: 2



# Appendix A

notice of environmental assessment



GOVERNMENT OF  
WESTERN AUSTRALIA

## Environmental Protection Authority

s.48A Referrals

**Title:** Metropolitan Region Scheme - Amendment No. 1452 (Standard)

**Location:** Lot 5130 Jandakot Road, Treeby

**Description:** The amendment proposes to rationalise Bush Forever area 389 and transfer the remaining lot area from Rural Water Protection to Urban Deferred zone, as part of a negotiated planning solution to achieve long term protection of the Bush Forever area.

**Ref ID:** *APP-0035027*

**Date Received:** 15/04/2026      **Date Sufficient Information Received:** 15/04/2026

**Responsible Authority:** Western Australian Planning Commission

**Contact:**

**Preliminary Environmental Factors:** Flora and Vegetation, Terrestrial Fauna, Inland Waters, Terrestrial Environmental Quality, Social Surroundings

**Potential Significant Effects:** Implementation of the scheme amendment may result in impacts to vegetation, flora, fauna and wetlands through future urban development.

**Protection:** The EPA recommends that consideration be given to retention of native vegetation and additional wetland buffer, as well as appropriate interface treatments and management of the adjoining conservation area, as part of the future statutory planning process.

**Determination:** **Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme Amendment Not to be Assessed under Part IV of the EP Act. Advice Given. (Not Appealable).**

The EPA has carried out some investigations and enquiries before deciding not to assess this scheme amendment. In deciding not to formally assess the scheme amendment, the EPA has determined that no further assessment is required by the EPA.

This Determination is not appealable.

Chair's Initials:

Date: 08 May 2025

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

**Metropolitan Region Scheme Amendment 1452**

**Location:** Lot 5130 Jandakot Road, Treeby

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

**Determination Published:** 11 May 2026

**Summary**

The amendment proposes to rationalise Bush Forever area 389 (BF 389) and rezone 28.42 hectares (ha) from Rural Water Protection to Urban Deferred, as part of a negotiated planning solution to achieve long term protection of the Bush Forever area.

The negotiated planning solution proposes:

- removal of 9.7 ha from BF 389, consistent with previous approvals for sand extraction
- addition of 1.41 ha of vegetation in Good to Very Good condition to BF 389
- ceding the rationalised 13.25 ha portion of BF 389 as part of future urban subdivision.

The Environmental Protection Authority (EPA) has considered the scheme amendment in accordance with the requirements of the *Environmental Protection Act 1986* (EP Act). The EPA considers that the scheme amendment is unlikely to have a significant effect on the environment and does not warrant formal assessment under Part IV of the EP Act. The EPA has based its decision on the original referral documentation and additional information provided by the Department of Planning, Lands and Heritage. Having considered this matter, the following advice is provided.

**Environmental Factors**

Having regard to the EPA's *Statement of Environmental Principles, Factors, Objectives and Aims of Environmental Impact Assessment* (2021), the EPA has identified the following preliminary environmental factors relevant to this scheme amendment:

- Flora and Vegetation
- Terrestrial Fauna
- Inland Waters

**Advice and Recommendations regarding the Environmental Factors**

**Flora and Vegetation and Terrestrial Fauna**

The subject land has been affected by historical sand extraction, with more than half of the land, including part of BF 389, having been cleared of native vegetation. The remaining vegetation is representative of Bassendean Complex – Central and South, which has less than 30% remaining on the Swan Coastal Plain and less than 10% proposed for protection in the Perth metropolitan region under Bush Forever.

The EPA notes a flora and vegetation survey of the subject land recorded vegetation representative of floristic community type (FCT) 21c 'Low-lying *Banksia attenuata* woodlands

or shrublands', which is a Priority 3 (P3) priority ecological community (PEC) and part of the Banksia Woodlands of the Swan Coastal Plain ecological community listed as endangered under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). The survey also recorded wetland vegetation representative of FCT 4 'Melaleuca preissiana damplands'. The critically endangered *Caladenia huegelii*, listed under the EPBC Act and *Biodiversity Conservation Act 2016* (BC Act), was not found on the subject land.

The EPA notes a fauna survey and black cockatoo habitat assessment of the subject land identified foraging habitat for three species of black cockatoo listed as endangered or vulnerable under the EPBC Act and BC Act. The survey also identified potential habitat for the Rainbow Bee-eater (a migratory species listed under the EPBC Act) and four WA priority species (the Perth Slider and Black-striped Snake (P3), and the Western Brush Wallaby and Quenda (P4)). The survey did not identify any potential black cockatoo habitat trees or night roosts on the subject land.

The proposed scheme amendment will result in the net loss of 8.29 ha from Bush Forever. As outlined above, much of the area proposed to be removed from BF 389 and transferred to the Urban Deferred zone has been impacted by historical sand extraction activities. Furthermore, the negotiated planning solution for BF 389 proposes that, in exchange for urban development over 28.42 ha of the subject land, the 13.25 ha portion of Bush Forever area will be ceded to the Crown for long-term protection and management. The EPA expects that, once the Bush Forever area is in public ownership, a future amendment to the Metropolitan Region Scheme will transfer the land from Rural zone to Regional Open Space. The EPA recommends that a management plan will be prepared and implemented for the Bush Forever area, focusing on restoration of areas previously impacted by sand extraction as well as management of the urban interface.

Small areas of native vegetation and foraging habitat for species of black cockatoo occur within the proposed Urban Deferred zone, predominantly in the northeast portion of the subject land. The EPA recommends that native vegetation and black cockatoo foraging habitat be identified and retained in the proposed urban development area, through future detailed planning and statutory approval processes.

### **Inland Waters**

The subject land is located within the Jandakot Underground Water Pollution Control Area and a Priority 2 (P2) Public Drinking Water Source Area. The EPA notes a District Water Management Strategy was included in the Draft Jandakot-Treeby District Structure Plan (DSP) which covers the subject land, and that future planning will require preparation of water management plans. The EPA also notes that the subject land will not be transferred to the Urban zone until the Water Corporation has confirmed arrangements for water and wastewater infrastructure provision, consistent with *State Planning Policy 2.9: Water and Government Sewerage Policy*.

A Resource Enhancement Wetland (REW) extends into the western side of the subject land, within BF 389. Most of the extent of this wetland has been affected by historical rural residential development to the west of the subject land, and by historical sand extraction in the northern portion of the subject land. The wetland in the northern portion of the subject land was partially rehabilitated following sand extraction. The EPA supports further restoration and management of the wetland within the Bush Forever area.

The EPA notes that a wetland buffer assessment has not been undertaken for the subject land. The demarcation between the rationalised BF 389 and proposed Urban Deferred zoning appears to be based on a 30-metre setback from the boundary of the REW as mapped by DBCA. The EPA recommends that a wetland buffer assessment be undertaken and

appropriate buffers, setbacks and interface treatments be determined through future detailed planning and statutory approval processes.

**Conclusion**

The EPA concludes the scheme amendment can be managed to meet the EPA's environmental objectives for the above factors through future statutory planning processes, including local structure plan, water management planning, environmental management plans and subdivision approval. The EPA recommends its advice is implemented to further mitigate potential impacts to the above factors.

# Appendix B

list of plans supporting the amendment

**Metropolitan Region Scheme Amendment 1452 (Standard)  
Part Lot 5130 Jandakot Road, Treeby**

as advertised

**Amending Plan 3.2885**

# Appendix C

preparing a submission

## Preparing a submission

The WAPC welcomes comment on proposed region scheme amendments from interested individuals, groups, and organisations.

### What is a submission?

A submission is a way to express your opinion and provide information. It is an opportunity to explain why the amendment should be supported, withdrawn, or modified. Suggestions of alternative courses of action are also welcomed.

Making a submission is not the same as voting in an election. The number of submissions received for or against a proposal will not in itself determine the result. Rather, it is the reasoned argument of why a particular thing should or should not be done. Your submission will assist the WAPC in reviewing its planning proposal before proceeding. Advertised proposals are often modified in response to the public submission process.

### What should I say?

Your comments should focus on the particular issues that arise from the proposed amendment. If there are a number of components in the amendment, please indicate exactly which ones you are addressing.

It is important that you state your point of view clearly and give reasons for your conclusions and recommendations. These may include an alternative approach or other ways for the WAPC to improve the amendment or make it more acceptable. Indicate the source of your information or argument where applicable.

If you prefer not to write your own comments, you may consider joining a group interested in making a submission on similar issues. Joint submissions can increase the pool of ideas and information.

### Before lodging your submission

The WAPC prefers to receive submissions online at <https://haveyoursay.dplh.wa.gov.au>, however, hardcopy submissions can also be accepted (Appendix D).

Please remember to complete all fields in the submission form including your name and contact details. Please limit the number of attachments, where possible, ensuring they are directly relevant to the proposed amendment you are commenting on.

The closing date for submissions and how to lodge them is shown on back of the submission form.

Some amendments may be subject to an environmental review. Under these circumstances, the WAPC will forward a copy of any submission raising environmental issues to the EPA. Submitters should be aware that all submissions lodged with the WAPC are subject to regulations on disclosure and access, and your submission will become a public document.

# Appendix D

submission form



