



WAPC

Western
Australian
Planning
Commission

LEADING A
CONTEMPORARY
PLANNING SYSTEM



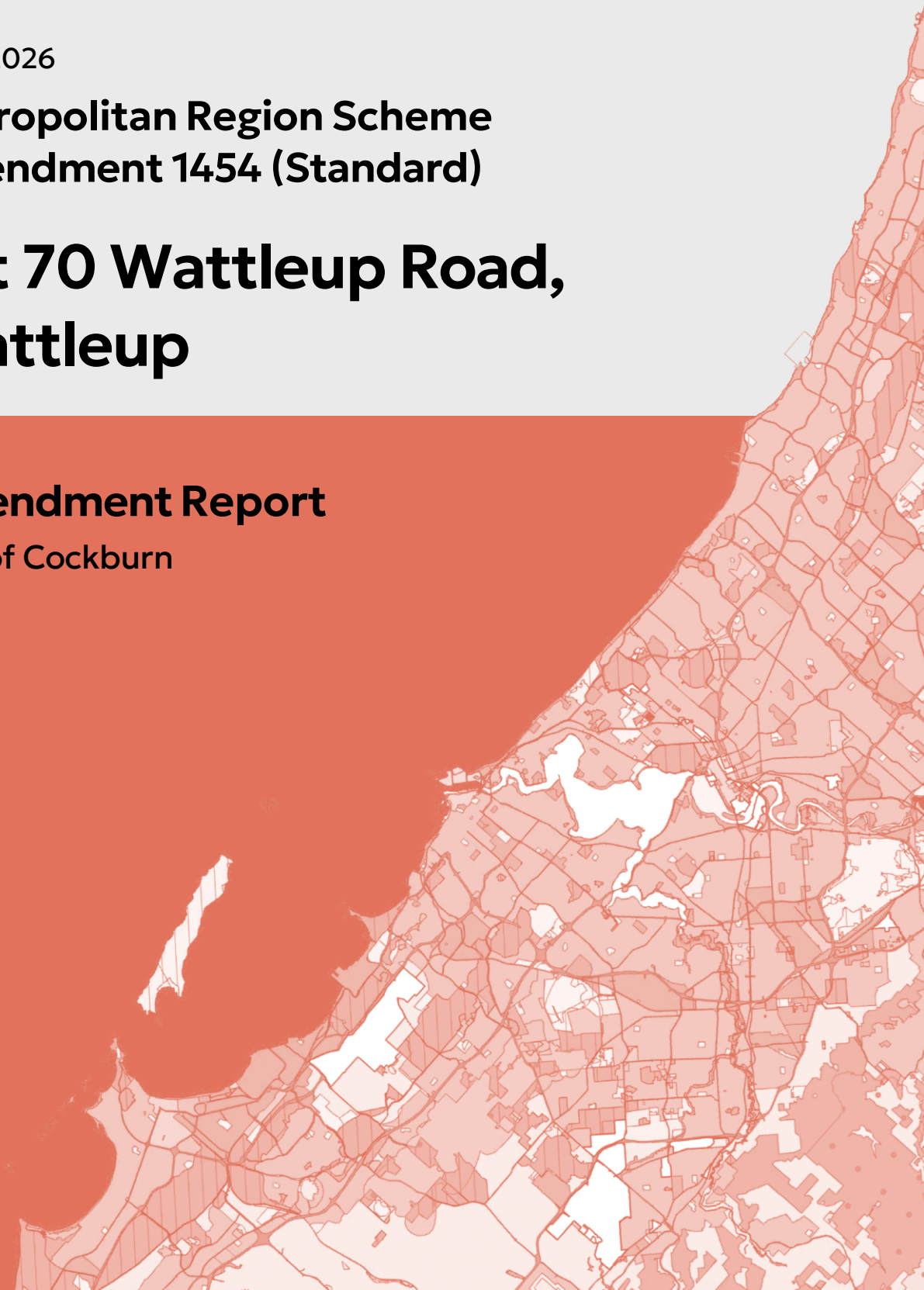
June 2026

Metropolitan Region Scheme Amendment 1454 (Standard)

Lot 70 Wattleup Road, Wattleup

Amendment Report

City of Cockburn



Contents

1.	Planning objective	1
2.	Background.....	1
3.	Discussion	2
4.	Aboriginal Cultural Heritage	4
5.	Coordination of local and region planning schemes	5
6.	Substantiality	5
7.	Environmental Protection Authority advice	5
8.	The amendment process	5
9.	Submissions on the amendment.....	6
10.	Modifications to the amendment.....	6
11.	Final outcome	6
	Amendment Figure - Proposal 1	7

Appendix A	notice of environmental assessment
Appendix B	list of detail plans supporting the amendment
Appendix C	preparing a submission
Appendix D	submission form

Acknowledgement of Country

The Western Australian Planning Commission acknowledges Aboriginal people as the traditional custodians of Western Australia. We pay our respects to the Ancestors and Elders, both past and present, and the ongoing connection between people, land, waters, and community. We acknowledge those who continue to share knowledge, their traditions and culture to support our journey for reconciliation. In particular, we recognise land and cultural heritage as places that hold great significance for Aboriginal people.

Disclaimer

This document has been published by the Western Australian Planning Commission. Any representation, statement, opinion, or advice expressed or implied in this publication is made in good faith and on the basis that the government, its employees, and agents are not liable for any damage or loss whatsoever which may occur as a result of action taken or not taken, as the case may be, in respect of any representation, statement, opinion or advice referred to herein. Professional advice should be obtained before applying the information contained in this document to particular circumstances.

© State of Western Australia

Published by the
Western Australian Planning Commission

Gordon Stephenson House
140 William Street
Perth WA 6000

Locked Bag 2506
Perth WA 6001

Internet: www.dplh.wa.gov.au
Email: info@dplh.wa.gov.au

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

Amendment 1454 (Standard)
Amendment Report

File: RLS/1148

Published June 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>
AHD	Australian Height Datum
CBD	Central Business District
CCW	Conservation Category Wetland
DBCA	Department of Biodiversity, Conservation and Attraction
DPLH	Department of Planning, Lands and Heritage
DTMI	Department of Transport and Major Infrastructure
DWER	Department of Water and Environmental Regulation
DWMS	District Water Management Strategy
EPA	Environmental Protection Authority
KIA	Kwinana Industrial Area
KAQB	Kwinana Air Quality Buffer
LPS	Local Planning Scheme
MRS	Metropolitan Region Scheme
MRWA	Main Roads Western Australia
POS	Public Open Space
PRS	Peel Region Scheme
PTA	Public Transport Authority
SPP	State Planning Policy
SWALSC	South West Aboriginal Land and Sea Council
TEC	Threatened Ecological Community
WAPC	Western Australian Planning Commission
WMR	Water Management Report

1. Planning objective

The purpose of the amendment is to rezone approximately 2.8 ha in Wattleup from the Rural zone to the Urban zone in the Metropolitan Region Scheme (MRS), as shown on the **Amendment Figure – Proposal 1**.

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

2. Background

The subject land is located within the City of Cockburn and is approximately 24 km south of the Perth CBD and five kilometres south of Cockburn Central Secondary Centre. Harry Waring Marsupial Reserve and Banganup Lake are directly north of the subject site.

The land is in proximity to Aubin Grove and abuts Hammond West, a residential estate in the suburb of Hammond Park. These localities to the east of the subject site have recently undergone subdivision and development for residential purposes, some of which remains ongoing. There are three primary schools and a high school: Jilbup Primary School; Hammond Park Primary School; Hammond Park Catholic Primary School; and Hammond Park Secondary College, as well as a local centre within approximately two kilometres of the subject site.

The subject land is primarily cleared and contains a market garden and dwelling fronting Wattleup Road. The land gently undulates between 19 m AHD and 23 m AHD across the site. There are mapped Bush Forever sites, Conservation and Multiple Use Wetlands, Threatened Ecological Communities and an Aboriginal heritage place in proximity to the site, however, none are present within the site.

The land was cleared in the 1970s to support market garden activities and as such there is no native flora or vegetation present within the site. The majority of the site comprises of cultivated soil and patches of non-native grasses and other non-native species, concentrated around the dwelling to the south of the lot.

At its closest point, the Hope Valley Wattleup Redevelopment Area is approximately 360 m west of the site. The Kwinana Air Quality Buffer (KAQB) encroaches the south west corner of the site by approximately seven square metres.

Land use and development within the amendment area is generally controlled by the City of Cockburn Local Planning Scheme No. 3 (LPS 3). The subject site is currently zoned 'Rural' in LPS 3.

Concept Plan

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

- 48 proposed residential lots.
- Two areas of public open space (POS) totalling approximately 3,686 m²:
 - the central POS is to function as a small pocket park with integrated drainage; and
 - the northernmost POS extends the existing neighbouring linear park interface to the Harry Waring Reserve and accommodates a small secondary drainage swale.
- An internal road proposed to be accessed via an extension to Rosewood Street.

The concept plan seeks to integrate proposed residential development with the adjoining Hammond West estate and to provide separation through a perimeter road and/or POS from adjoining land zoned Rural or Regional Open Space under the MRS.

3. Discussion

Strategic 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 and industrial development have been identified to avoid and protect areas which have significant environmental value. The *South Metropolitan Peel Sub-regional Planning Framework* identifies the subject land as ‘Industrial Investigation’.

The frameworks shape the ongoing process of refining and detailing planning proposals for an area. The frameworks state that Industrial Investigation areas require further refinement through the MRS/Peel Region Scheme (PRS), local planning schemes, structure planning, subdivision and/or development. This MRS request is therefore the next step of the planning process to determine appropriate land uses in this location.

A key principle of the frameworks is to develop a consolidated urban form that limits new greenfield areas to where they provide a logical extension to the urban form. The framework’s definition of ‘Urban Consolidation’ includes “the logical extension or ‘rounding off’ of existing urban and industrial areas to more-effectively utilise existing social, service and transport infrastructure”.

Being adjacent to the newly constructed Hammond West residential estate promotes the principles of urban consolidation, making better use of existing infrastructure. The subject site is also currently the only remaining Rural zoned lot north of Wattleup Road that is unconstrained by environmental values, the Kwinana Air Quality Buffer (KAQB) and reasonably separated from the Kwinana Industrial Area (KIA) by rural land (discussed further under the *State Planning Policy 4.1 - Industrial* (SPP 4.1) interface section) and is therefore considered a logical ‘rounding-off’ of the surrounding urban area.

State Planning Policy 2.5 - Rural planning

The intent of *State Planning Policy 2.5 - Rural planning* (SPP 2.5) is to protect and preserve rural land assets due to the importance of their economic, natural resource, food production, environmental and landscape values. One mechanism to achieve this is by managing impacts and preventing land use conflict. SPP 2.5 recognises that rural land may transition into other zones, such as urban or, more specifically, residential development, and that the use of buffers may be required.

The subject site is zoned Rural under LPS 3 and together with adjoining rural land to the west and south, forms the Industrial Investigation area under the Framework and Planning Area G under the Strategy. Land to the west of the site is heavily vegetated, contains mapped Threatened Ecological Community (TEC)s and some locations contain a Conservation Category Wetland (CCW). The constraints on those parcels of land means they may remain used for low-impact rural purposes or possibly developed for lighter industrial uses in future.

The lot directly west of the subject site is not currently used for rural purposes and is being developed as a Place of Worship. Consequently, this lot provides a natural buffer to any potential rural or industrial uses west of the subject site, and similarly use of the subject site for rural or industrial uses may be constrained due to the surrounding urban development.

State Planning Policy 2.9 - Water

State Planning Policy 2.9 - Water (SPP 2.9) seeks to ensure that planning and development considers water resource management and includes appropriate water management measures to achieve optimal water resource outcomes at the various stages of the planning process.

Under SPP 2.9 and associated Water Guidelines, a Region Scheme amendment should be accompanied by a District Water Management Report (WMR). The proposed amendment was submitted prior to gazettal of SPP 2.9 and as such a District Water Management Strategy (DWMS) was provided in support of the proposed rezoning. The Department of Water and Environmental Regulation (DWER) consider the draft DWMS in accordance with the requirements of *Better Urban Water Management*, a document which has subsequently been repealed and replaced by SPP 2.9 and the *Water Guidelines*.

It is anticipated that future subdivision can be designed to adequately address water management on-site without impact on nearby wetlands and groundwater regimes. However, following advertising and any necessary refinements, the draft DWMS will require DWER's endorsement prior to a final decision being made on the amendment by the WAPC.

State Planning Policy 3.0 - Urban growth and settlement

State Planning Policy 3.0 - Urban Growth and Settlement (SPP 3.0) sets out that the principles, considerations and key requirements for new urban growth and sustainable communities include making the most efficient use of land in urban areas through the use of vacant and underutilised land, and providing a variety and choice in the size, type and affordability of housing in response to housing demand and preference.

The proposed amendment will integrate the subject land with recent residential development to the east, optimise the use of existing urban infrastructure, contribute to the supply of land for housing and provide housing choice in proximity to schools and an activity centre. The proposed amendment is therefore consistent with SPP 3.0.

State Planning Policy 3.7 - Bushfire

State Planning Policy 3.7 - Bushfire (SPP 3.7) forms the foundation for land-use planning to address bushfire risk management in Western Australia. It is used to inform and guide decision-makers, referral authorities and proponents to achieve acceptable fire protection outcomes on planning proposals in bushfire-prone areas.

The proposed rezoning is able to meet the protection criteria for a strategic planning proposal under SPP 3.7. The Department of Fire and Emergency Services (DFES) has requested changes to the Bushfire Management Plan which will be required at subsequent planning stages.

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 and promote compatible land uses in areas impacted by existing and proposed industry and infrastructure facilities.

Under the framework, rural land to the west of the subject site forms part of the same industrial investigation area as the subject site itself. A small portion of the subject site is impacted by the KAQB, a non-statutory buffer established to prevent sensitive land uses encroaching into the broader KIA. Rural land to the west of the subject site is more significantly impacted by the KAQB, heavily vegetated, contains mapped TECs and some locations contain a CCW. The intent of the KAQB and environmental considerations present on this land means that it may remain used for low-impact rural purposes or possibly developed for lighter industrial uses in future, as mentioned in the SPP 2.5 section.

These types of land uses are well placed to serve as a transition between the Hope Valley Wattleup Redevelopment Area and residential uses in Hammond Park.

Furthermore, the northern portion of land directly abutting the subject site to the west has recently been given development approval for and begun construction for a place of worship. It is therefore anticipated that a transition between industrial and residential land uses will remain in this location.

Statutory Context

Environment

District Water Management Strategy

DWER advise the DWMS demonstrates that the site can support the proposed rezoning from Rural to Urban in relation to water resource management. It is noted that the DWMS does not identify the site as a Sensitive Water Resource Area, which is a requirement under SPP 2.9, as it is within one kilometre of a significant wetland. However, it is anticipated that future subdivision can be designed to adequately address water management on-site without impact on nearby wetlands and groundwater regimes, as the site will connect to reticulated sewerage, there is no identified surface water present and there is approximately 10 m of separation from groundwater. Further, local WMRs will be required through subsequent planning processes to demonstrate stormwater management in accordance with SPP 2.9.

Adjoining environmental values

The Department of Biodiversity, Conservation and Attractions (DBCA) notes that the management of the subject sites interface with Harry Waring Marsupial Reserve can be addressed during future local structure planning and subdivision stages should the rezoning be approved.

Infrastructure

Water

Reticulated water will be available to the subject area by extension of the existing network to the east.

Wastewater

A review of the catchment plan is needed in the context of an earthworks plan for the subject site as it may be possible to connect into the existing pump station catchment. Alternatively, a new wastewater pump station may be required to service the subject area, referred to as Thompson Lake PS N.

Transportation

Main Roads Western Australia (MRWA) and the Public Transport Authority (PTA) have no comment on the amendment. Comments provided by the Department of Transport and Major Infrastructure (DTMI) are more applicable to subsequent planning processes and do not require addressing at this stage.

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 (ACH) is addressed more specifically at later stages of the planning process, typically when preparing a local structure plan or at the subdivision and development approval stages. All ACH is protected whether or not it has been previously recorded or reported.

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

5. Coordination of local and region planning schemes

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

In this respect, the WAPC has the option of concurrently amending the City of Cockburn Local Planning Scheme No. 3, to transfer the amendment area to a zone which is consistent with the objectives of the Urban zone under the Metropolitan Region Scheme. In accordance with standard practice, a determination on the concurrent amendment of the respective local planning scheme will be made after the close of the public submission period.

6. Substantiality

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

- The size and scale of the amendment is not regionally significant and does not reflect a significant change to the strategic planning for the Metropolitan region.
- The amendment is not likely to result in significant impacts to the environmental values of the amendment area and the surrounding locality.
- The key State Government agencies have not raised any matters which would prevent the initiation and advertising of the amendment.

7. Environmental Protection Authority advice

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

The EPA has advised that the proposed amendment does not require formal assessment under Part IV of the *Environmental Protection Act 1986*. A copy of the notice from the EPA is included at Appendix A.

8. The amendment process

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

In essence, the procedure for a standard amendment involves:

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

- the amendment takes legal effect with gazettal of the Minister's approval.

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

9. Submissions on the amendment

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

The amendment is being advertised for public submissions for a period of 42 days from 12 June 2026 to 24 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



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

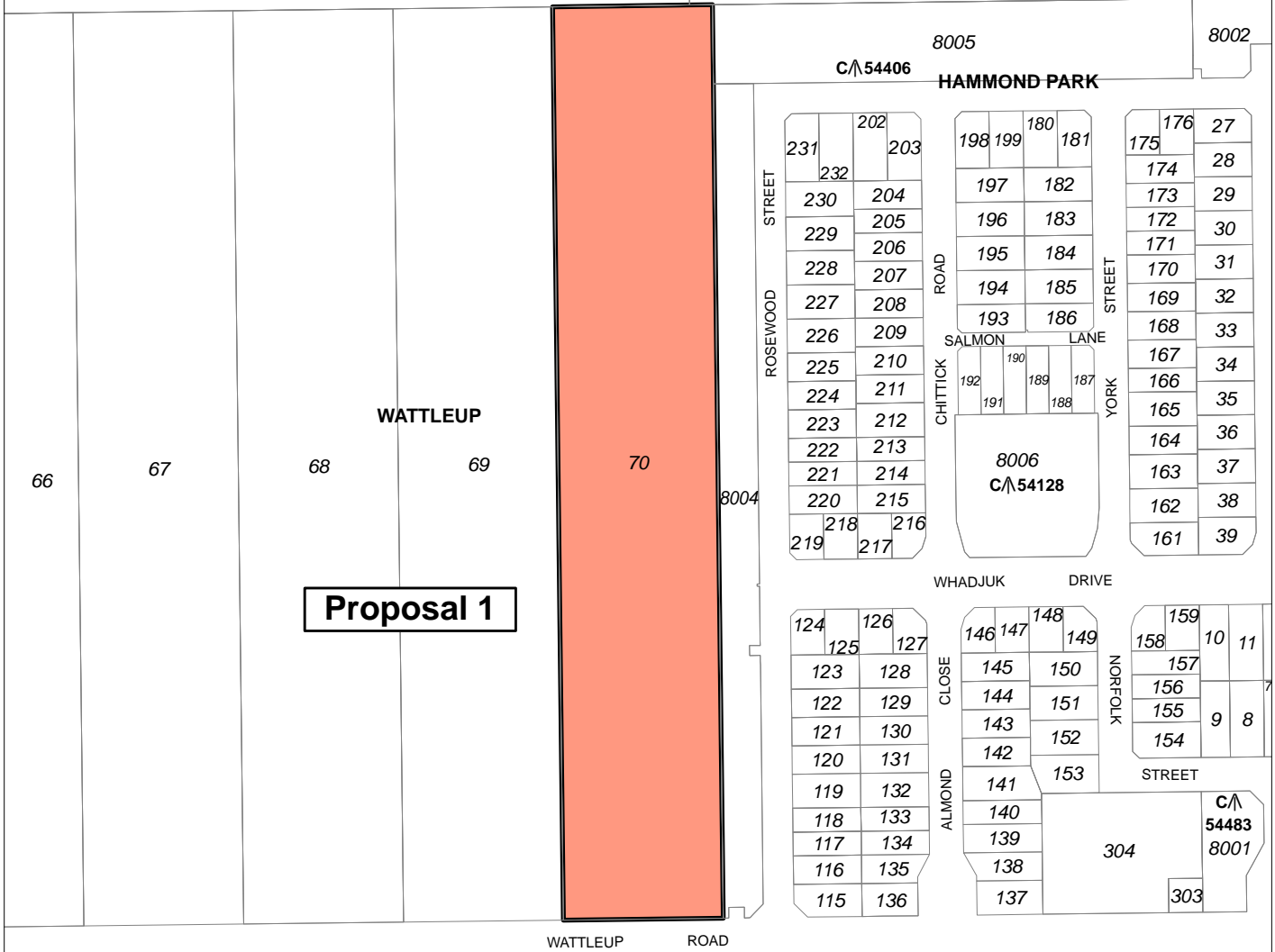
After considering any comments received the WAPC may recommend that the Minister for Planning and Lands modify the amendment. The Minister may approve the amendment, with or without any modifications in response to submissions, or decline to approve.

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.

2017 A/48291

A/29241
300




Proposal 1



**Lot 70 Wattleup Road, Wattleup
Proposed standard MRS amendment
as advertised**

22 April 2026

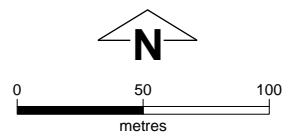
Proposal 1

Proposed Amendment
 Rural zone to Urban zone

Reference no: 4953
 File no: RLS/1148
 Version number: 1



Date: 1/04/2026
 Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
 Base information supplied by Western Australian Land Information Authority SLIP 1447-2023-1



Appendix A

notice of environmental assessment



GOVERNMENT OF
WESTERN AUSTRALIA

Environmental Protection Authority

s.48A Referrals

Title: Metropolitan Region Scheme Amendment 1454 (Standard) – Lot 70 Wattleup Road, Wattleup

Location: Lot 70 Wattleup Road, Wattleup

Description: The amendment proposes to rezone 2.8 hectares (ha) of land from 'Rural' to the 'Urban' zone, which will enable future residential development.

Ref ID: APP-0035452 / REC-0002016

Date Received: 05/05/2026 **Date Sufficient Information Received:** 05/05/2026

Responsible Authority: Western Australian Planning Commission

Contact: Lainy Collisson

Preliminary Environmental Factors: Inland waters, Terrestrial environmental quality

Potential Significant Effects: Implementation of the amendment may result in alteration of the local hydrological regime, and there is a potential risk of contamination from historical use of the amendment area as a market garden.

Protection: The Environmental Protection Authority (EPA) considers that potential impacts can be managed through future planning processes and statutory requirements.

The EPA expects at future stages of planning, consideration of appropriate investigation and remediation of potential contamination, consistent with the *Contaminated Sites Act 2003*, and relevant City of Cockburn Local Planning Policies (LPP), notably *Dust Management for Development Sites*, *LPP 1.2 – Residential Design Guidelines*, *LPP 5.18 – Subdivision and Development – Street Trees*, and *LPP 5.22 – Environmental Conservation*.

Determination: **Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme Amendment Not to be Assessed under Part IV of the EP Act. No Advice Given (Not Appealable).**

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

This Determination is not appealable.

Chair's Initials:

Date: 18 May 2026

Appendix B

list of plans supporting the amendment

Metropolitan Region Scheme Amendment 1454 (Standard)
Lot 70 Wattleup Road, Wattleup
as advertised

Amending Plan 3.2886

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

