



WAPC

Western
Australian
Planning
Commission

LEADING A
CONTEMPORARY
PLANNING SYSTEM



August 2026

Metropolitan Region Scheme Amendment 1451 (Standard)

South-East and South-West Districts Omnibus 5

Amendment Report

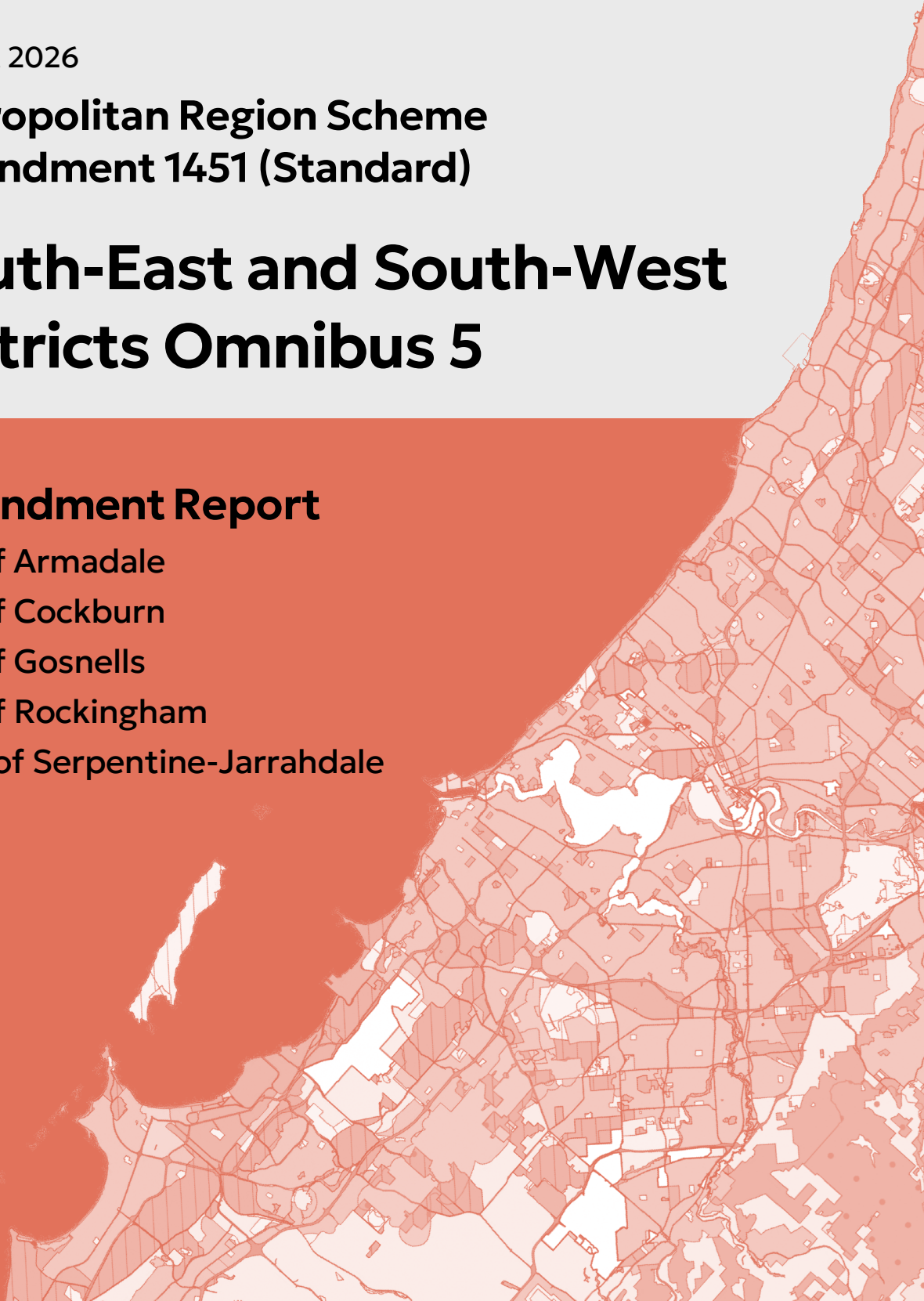
City of Armadale

City of Cockburn

City of Gosnells

City of Rockingham

Shire of Serpentine-Jarrahdale



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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 1451 (Standard)
Amendment Report

File: RLS/1028

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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	Aboriginal Heritage Act 1972
DBCA	Department of Biodiversity Conservation and Attractions
DPLH	Department of Planning, Lands and Heritage
EPA	Environmental Protection Authority
LPS	Local Planning Scheme
MRS	Metropolitan Region Scheme
SWALSC	South West Aboriginal Land and Sea Council
WAPC	Western Australian Planning Commission

1. Planning objective

The purpose of the amendment is to update various zones and reservations in the south-east and south-west districts of the Metropolitan Region Scheme (MRS) at the request of State government agencies, local governments, service providers and landowners, or where otherwise identified as being required.

Proposals in the amendment include small scale amendments which do not warrant consideration as individual amendments, the rationalisation of zones and reservations to match cadastral boundaries, updates to reflect infrastructure and buildings as constructed, and other general updates to ensure the MRS is kept up-to-date as the statutory plan for the Metropolitan area.

The amendment contains 26 separate proposals in the Cities of Armadale, Cockburn, Gosnells, Rockingham and the Shire of Serpentine-Jarrahdale.

2. Background

This amendment is part of a continuing program of omnibus amendments to the Metropolitan Region Scheme which are utilised to progress groups of proposals of relatively less significance in a regional context rather than progressing the proposals as individual amendments.

3. Scope and content of the amendment

City of Cockburn

Proposal 1 – Coogee

The City of Cockburn requested the transfer of approximately 693 square metres of land within the road reserves for Cross, Entrance and Ocean Roads from the Regional Open Space reservation to the Urban zone, to make the zoning of this land consistent with that of the adjacent residential areas and to reflect the development of the land as a local road.

Proposal 2 - Coogee/Spearwood

To transfer approximately 9,824 square metres of Reserve 30362 from the Urban zone to the Railways reserve to align the extent of the Railways reservation with the boundaries of Reserve 30362 containing the freight rail line.

Proposal 3 - Success

The City of Cockburn requested that:

- Lots 600-602 Hammond Road, comprising of approximately 7.9543 hectares, be transferred from the Urban Deferred zone to the Urban zone, to reflect the reservation of this land in its Town Planning Scheme No. 3 as Lakes and Drainage and Public Purpose - Water Corporation of WA; and
- Parts of the adjacent road reserves for Hammond Road comprising approximately 2,376 square metres be transferred from the Urban Deferred and Urban zones to the Other Regional Roads reservation.

Proposal 4 - Twin Bartram Swamp, Success

The City of Cockburn requested that approximately 21.3164 hectares of land within Lots 103, 104, 8001 and 8002 Wentworth Parade, be transferred from the Urban zone to the Regional Open Space reservation

and Bush Forever designation, to reflect the regionally significant bushland and environmental values of this site.

Proposal 5 - Success

To transfer Lots 727 and 3000 Hammond Road from the Urban Deferred zone to the Urban zone, to align the regional zoning of the land with the current reservation of land in the City of Cockburn Town Planning Scheme No. 3.

The City of Cockburn Town Planning Scheme No. 3 reserves Lot 727 for Public Purposes - Fire Station, and Lot 3000 for Parks and Recreation & Public Purposes - Western Power.

Proposal 6 - Aubin Grove

To transfer Lot 701 Kwinana Freeway from the Urban zone to the Primary Regional Roads reservation to align the extent of the Primary Regional Roads reservation with the extent of the boundaries for the Kwinana Freeway, including associated drainage infrastructure.

Proposal 7 - Wattleup

The proposal seeks to remove the designation for Bush Forever Site 393 from approximately 1.3 hectares of land within Lots 63 and 64 Wattleup Road, and the adjacent Wattleup and Mandogalup road reserves, to reflect the lack of regionally significant remnant vegetation within the proposal area.

City of Rockingham

Proposal 8 - Port Kennedy

This proposal seeks to transfer approximately 140 square metres of land within Lot 2 Villefranche Rise and the adjacent road reserve for Bayeux Avenue from the Regional Open Space reservation to the Urban zone, to align the extent of this zone with the boundary between the residential area and the adjacent coastal foreshore reserve.

Proposal 9 - Golden Bay

To transfer Reserve 28732 from the Urban Deferred zone to the Urban zone to align the regional zoning of this land with the City of Rockingham Town Planning Scheme No. 2, where it is reserved for Public Open Space.

Proposal 10 - Singleton

To transfer Reserves 26471 and 43022 from the Urban Deferred zone to the Urban zone to align the regional zoning of this land with the City of Rockingham Town Planning Scheme No. 2, where it is reserved for Public Open Space.

City of Gosnells

Proposal 11 - Thornlie

To transfer approximately 185 square metres of land in the northern part of Lot 77 Summer Place from the Regional Open Space reservation to the Urban zone and remove the designation for Bush Forever Site 246 over this land, to align the extent of the Urban zone with the existing cadastral boundaries of Lot 77.

Proposal 12 - Kenwick

To transfer approximately 550 square metres of land within the road reserve for Darel Close from the Urban Deferred zone to the Urban zone to make the zoning consistent with the zoning of the adjacent residential area and to reflect the end use as a local road.

Proposal 13 - Maddington

To transfer Lot 3711 Warrida Way from the Public Purposes - High School reservation to the Urban zone, to reflect that this land is in private ownership and is not part of the adjacent Maddington High School site.

Proposal 14 - Orange Grove

To transfer approximately 2,700 square metres of land within Lot 494 Reservoir Road from the Regional Open Space reservation to the Rural zone as the land is not included in the Banyowla Regional Park.

Proposal 15 - Gosnells

The proposal seeks to remove the designation for Bush Forever Area 246 from approximately 1.5711 hectares of land within:

- Part of the Railway reservation;
- A portion of Lissiman Street;
- Lot 123 on Diagram 12688;
- Part of Lots 6 & 7 on Diagram 20828;
- Part of Lot 105; and
- Lot 8001 on Deposited Plan 423725.

The land within the proposal area is zoned Urban and reserved for Railways under the Metropolitan Region Scheme and does not contain regionally significant environmental values.

Proposal 16 - Martin

To transfer Lot 3920 Douglas Road (Part Reserve 47881) from the Rural zone to the Regional Open Space reservation as it forms part of the Korung National Park.

Proposal 17 - Southern River

To transfer approximately 450 square metres of land comprising of parts of Lots 101-105 & 9001 Beermier Road and a portion of the Columbo Street road reserve from the Other Regional Roads reservation to the Urban zone to align the extent of the Other Regional Roads reserve for Holmes Street with the cadastral boundaries of Lots 101-105 & 9001 Beermier Road.

Proposal 18 - Southern River

To transfer approximately 5 square metres of land within the road reserve for the intersection of Holmes and Matison Streets, adjacent to Lot 482 Matison Street, from the Urban zone to the Other Regional Roads reservation.

Proposal 19 - Southern River

To remove the designation for Bush Forever Area 464 from:

- Parts of Lots 209, 210 and 219-223 Byfield Road;
- Parts of Lots 211, 214, 215-218 Hassel Road; and
- Road reserves for Byfield and Hassel Roads

The removal of Bush Forever Area 464 designation from land within the proposal area is consistent with the agreed outcomes of a negotiated planning solution entered into by the Western Australian Planning Commission (WAPC) and the proponent for the Lots 1793-1795 Matison Street, Southern River Structure Plan. As part of this negotiated planning solution, the WAPC agreed to remove the Bush Forever Area designation from this land in exchange for the landowner ceding other nearby land to the State free of cost. This land has been ceded as per the executed Deed of Agreement.

City of Armadale

Proposal 20 - Forrestdale

To transfer approximately 4.18 hectares of land within Lots 43 & 44 MacFarlane Road from the Urban zone to the Regional Open Space reservation to provide for the protection of remnant vegetation on these lots which is considered to be regionally significant.

This remnant vegetation is identified as potentially being part of the 'Banksia Dominated Woodlands of the Swan Coastal Plain' and the 'Low Lying Banksia Attenuata Woodlands or Shrublands' threatened ecological communities.

The land is currently affected by significant environmental values that compromise the development potential of the land under the Urban zone. The reservation of the land as Regional Open Space provides for the affected landowner to request that the WAPC acquire the land.

Proposal 21 - Roleystone

The Department of Biodiversity, Conservation and Attractions requested that approximately 760 square metres of land within Lot 220 Contour Road be transferred from the Urban zone to the Regional Open Space reservation, as this land is proposed to be incorporated into the Banyowla Regional Park.

Proposal 22 - Roleystone

The Department of Biodiversity, Conservation and Attractions requested that approximately 2,300 square metres of land within Lot 13 Brookton Highway be transferred from the Regional Open Space reservation to the Rural zone, as the lot is privately owned and is not part of the Banyowla Regional Park.

Shire of Serpentine-Jarrahdale

Proposal 23 - Oakford

To transfer approximately 4.9 hectares of Reserve 48672 from the Rural zone to the Regional Open Space and Water Catchments reservations, as it is consistent with the land's designation as Bush Forever Area 347.

Proposal 24 - Byford

To transfer Lot 99 Abernethy Road, the site for the Byford Secondary College, from the Urban zone to the Public Purposes - High School reservation, as it is consistent with the current use of the site.

Proposal 25 - Byford

The Department of Biodiversity, Conservation and Attractions requested that Reserve 51963 be transferred from the Rural zone to the Regional Open Space reservation, as it forms part of the Wungong Regional Park.

Proposal 26 - Mardella

To transfer approximately 1,680 square metres of land within the road reserve for South Western Highway from the Rural zone to the Primary Regional Roads reserve reservation.

4. Aboriginal Cultural Heritage

The process of rezoning or reservation of land in a region scheme is broad by nature and does not physically interfere with the land. Consideration of Aboriginal cultural heritage is addressed more specifically at later stages of the planning process, typically when preparing a local structure plan or at

the subdivision and development approval stages. All ACH is protected whether or not it has been previously recorded or reported.

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

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

5. Coordination of local and region planning schemes

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

In this respect, the WAPC has the option of concurrently amending the corresponding local planning scheme, 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.

Under section 126(1) of the *Planning and Development Act 2005* (the Act) if a region scheme delineates land comprised in a local planning scheme for any public purpose, then the local planning scheme, in so far as it operated in relation to that land is, by force of this section, and without any further action under this Act, amended to such extent (if any) as is necessary to give effect to the reservation under the region planning scheme.

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:

- Most of the proposals correct mapping errors, misalignments with cadastral boundaries and reserves to reflect constructed infrastructure or end land uses.
- Are otherwise administrative or minor in nature.
- Most of the proposals are highly likely to have no adverse effect on the land or a landowner/occupier.
- Despite being minor in nature, one proposal may be perceived to have an adverse effect on the landowner, subject to the landowner's specific circumstances.

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 24 August to 06 October 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.

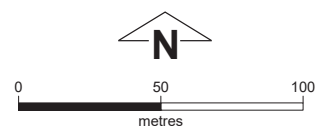
For postal submissions, please use the submission form contained in Appendix D of this report.

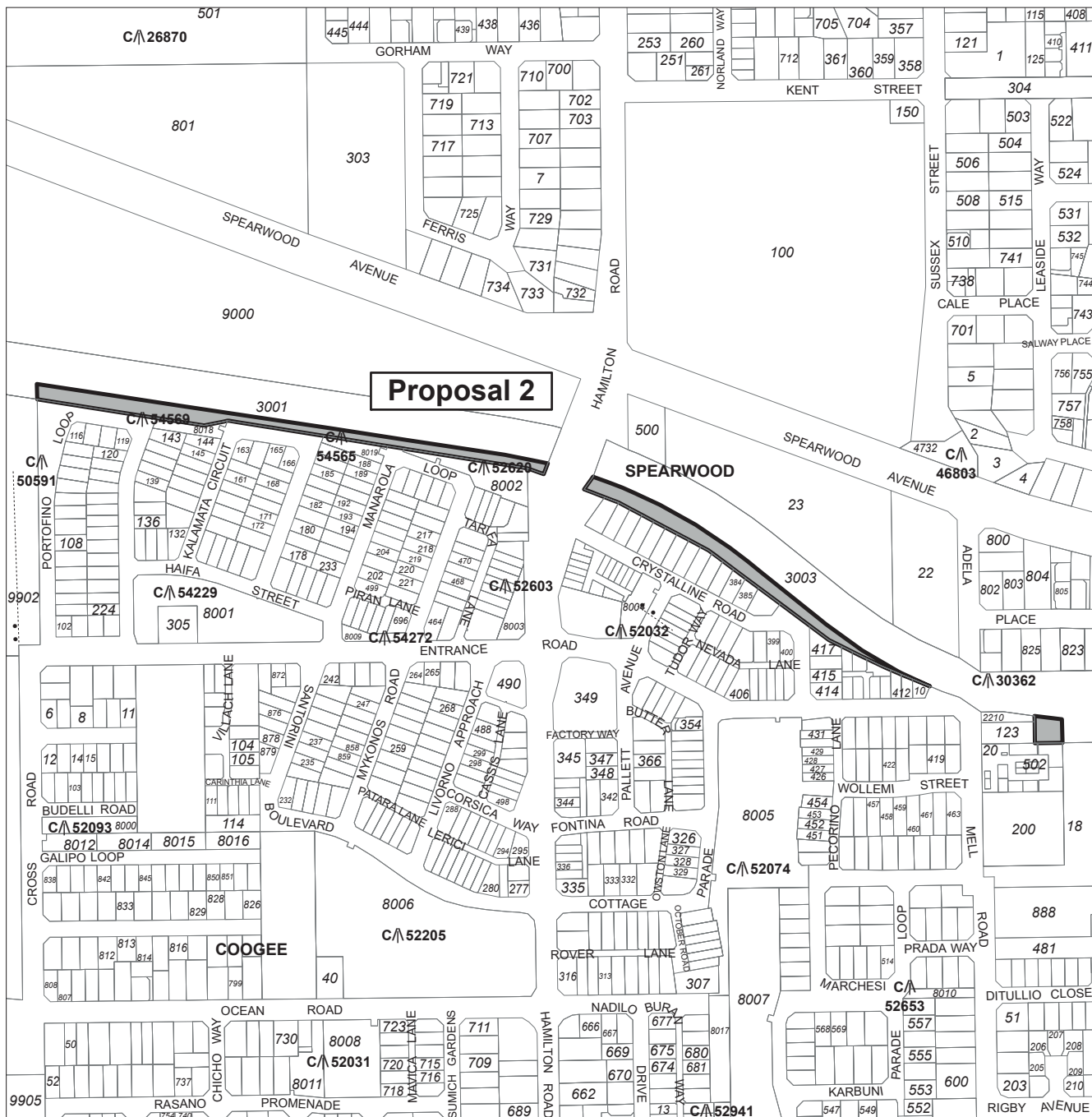
10. Modifications to the amendment

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.





South-East and South-West Districts Omnibus 5 Proposed standard MRS amendment as advertised

4 March 2026

Proposal 2

Proposed Amendment:

 Urban zone to Railways reservation

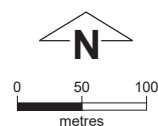
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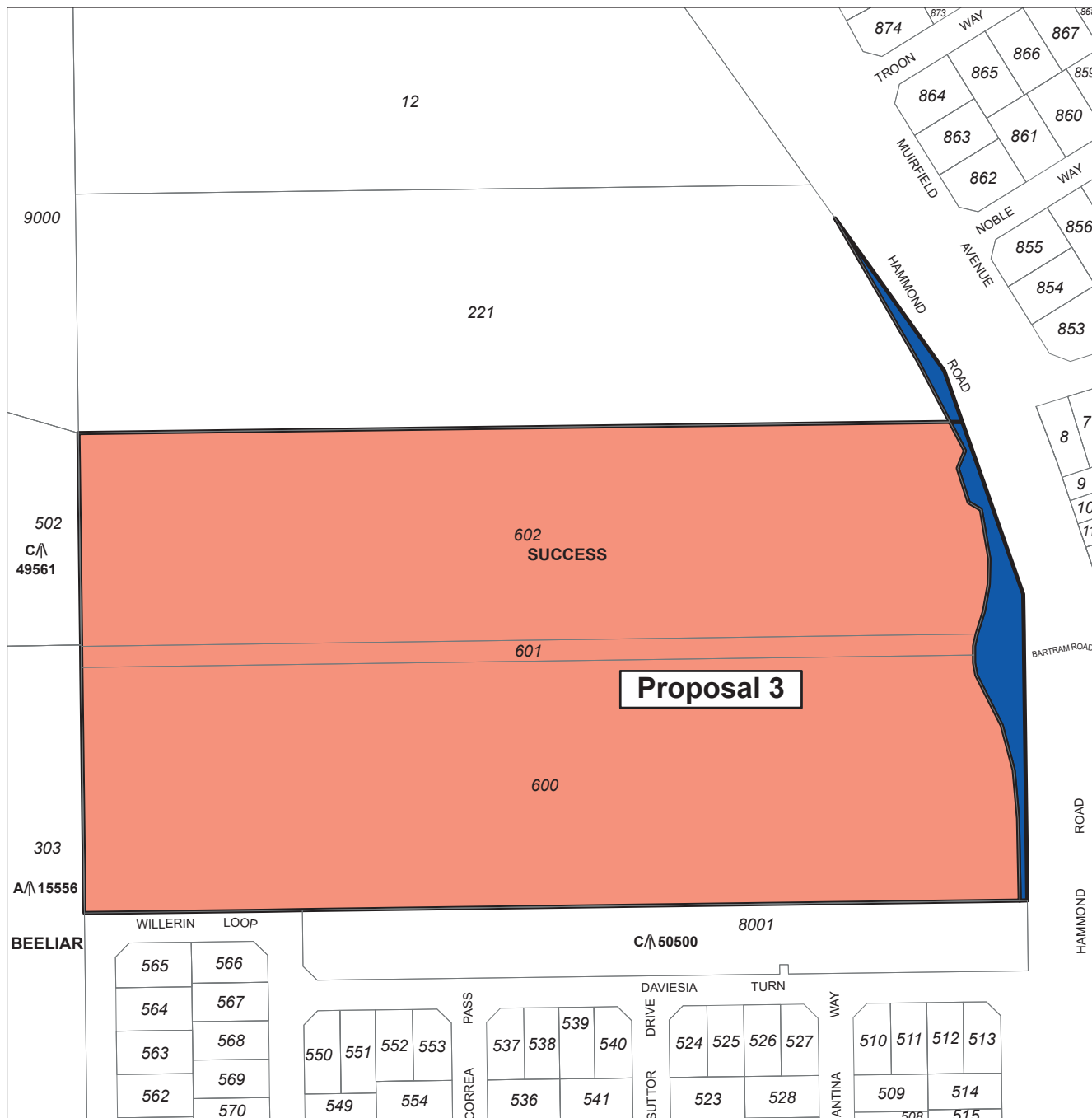
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South-East and South-West Districts Omnibus 5 Proposed standard MRS amendment as advertised

4 March 2026

Proposal 3

Proposed Amendment:



Urban Deferred zone to Urban zone



Urban and Urban Deferred zones to Other Regional Roads reservation

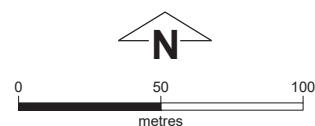
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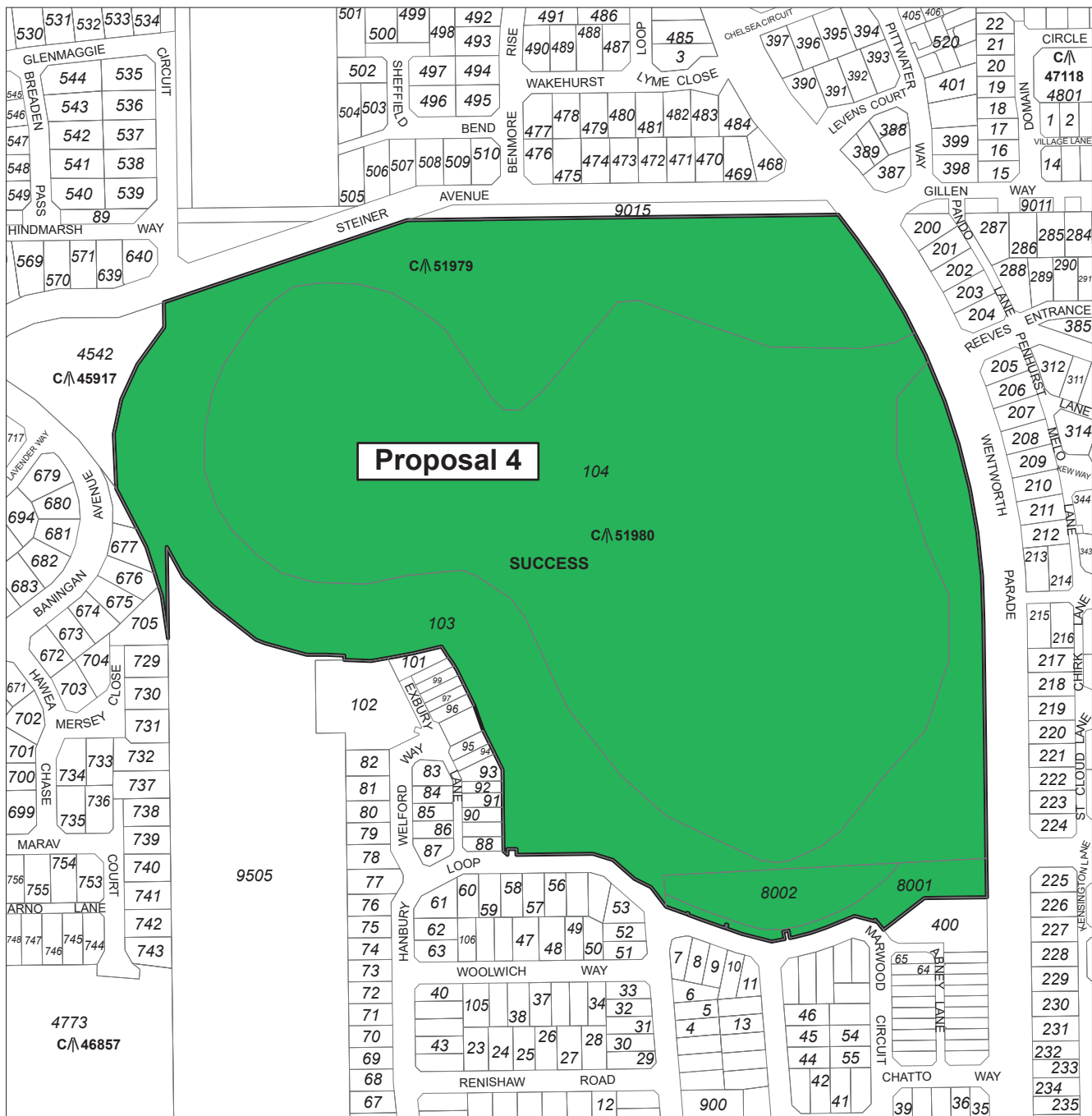
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South-East and South-West Districts Omnibus 5 Proposed standard MRS amendment as advertised

4 March 2026

Proposal 4

Proposed Amendment:

 Urban zone to Regional Open Space reservation

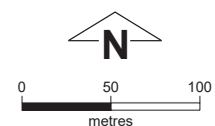
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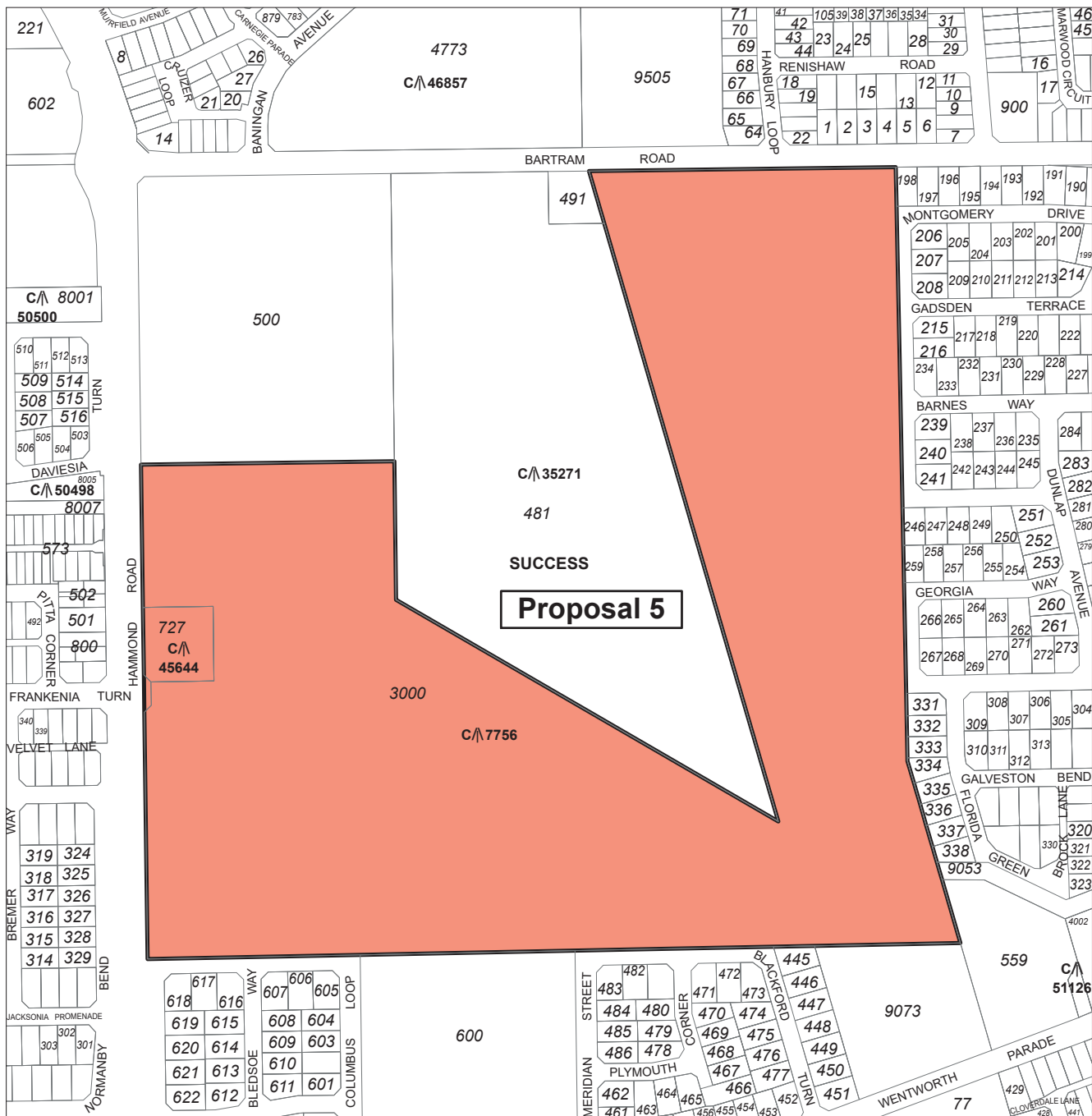
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South-East and South-West Districts Omnibus 5 Proposed standard MRS amendment as advertised

4 March 2026

Proposal 5

Proposed Amendment:

 Urban Deferred zone to Urban zone

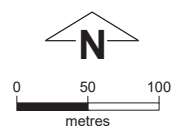
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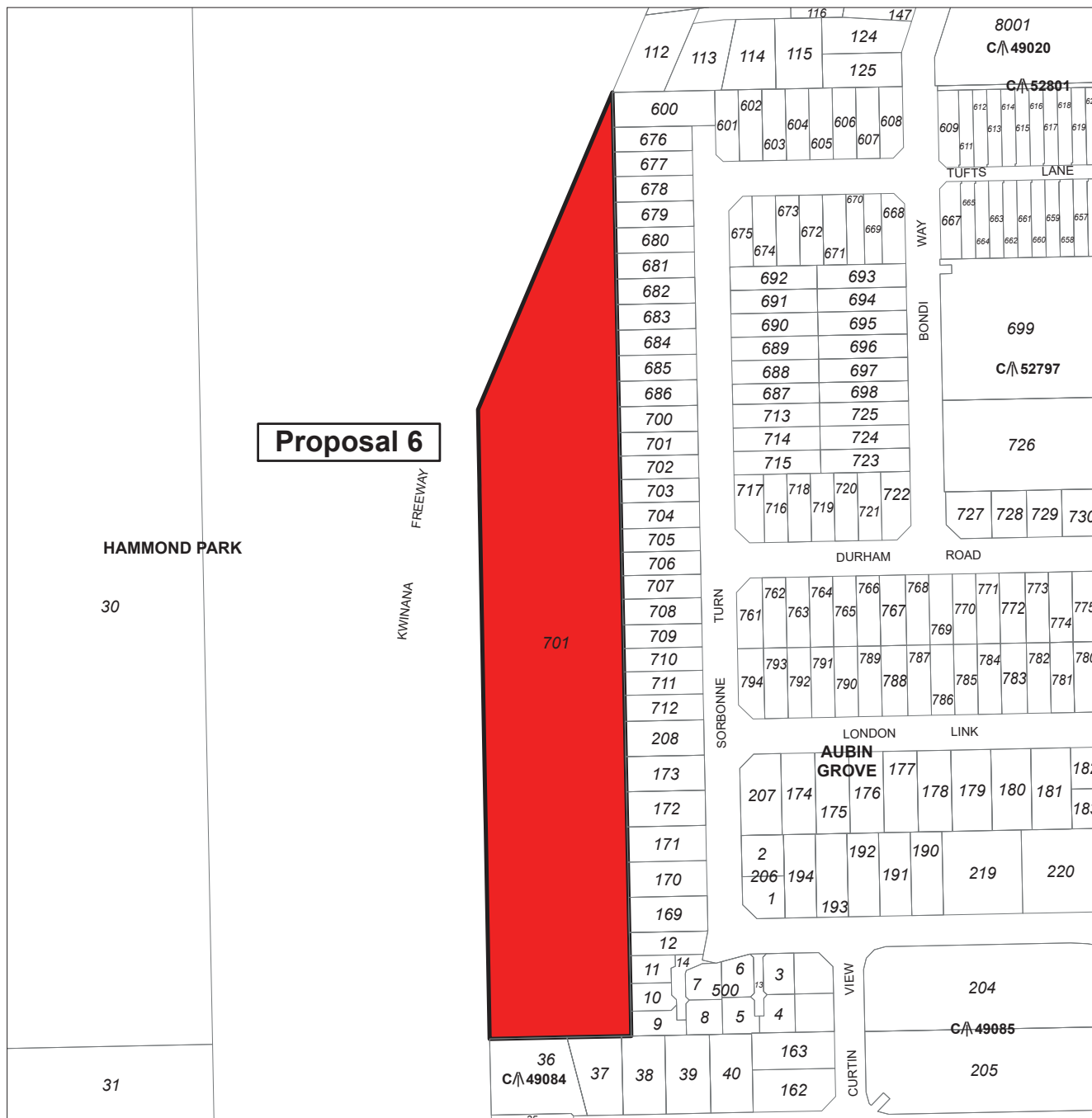
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South-East and South-West Districts Omnibus 5 Proposed standard MRS amendment as advertised

4 March 2026

Proposal 6

Proposed Amendment:

 Urban zone to Primary Regional Roads reservation

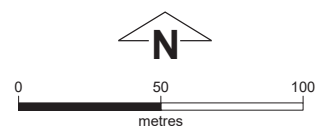
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**South-East and South-West Districts Omnibus 5
Proposed standard amendment
as advertised**

4 March 2026

Proposal 7

Proposed Amendment:

Notice of Delegation



(Site No. 393) Bush Forever area for removal

Reference no: 3855

File no: RLS/1028

Version number: 3



**South-East and South-West Districts Omnibus 5
Proposed standard MRS amendment
as advertised**

4 March 2026

Proposal 8

Proposed Amendment:

 Regional Open Space reservation to Urban zone

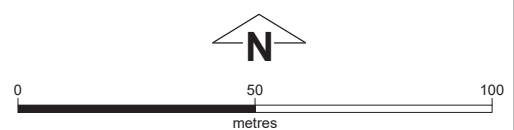
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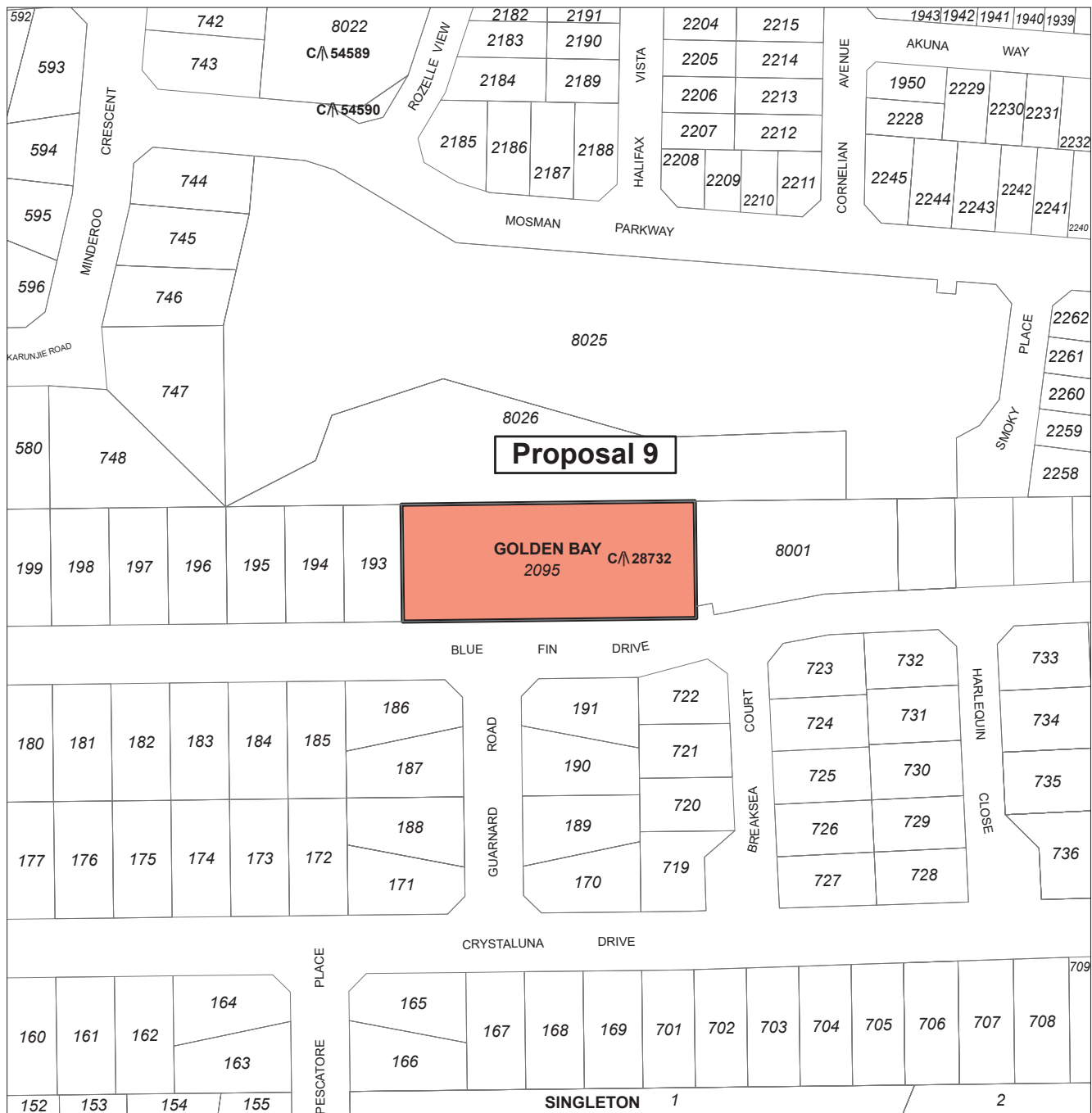
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South-East and South-West Districts Omnibus 5 Proposed standard MRS amendment as advertised

4 March 2026

Proposal 9

Proposed Amendment:

 Urban Deferred zone to Urban zone

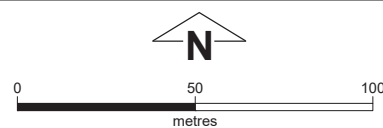
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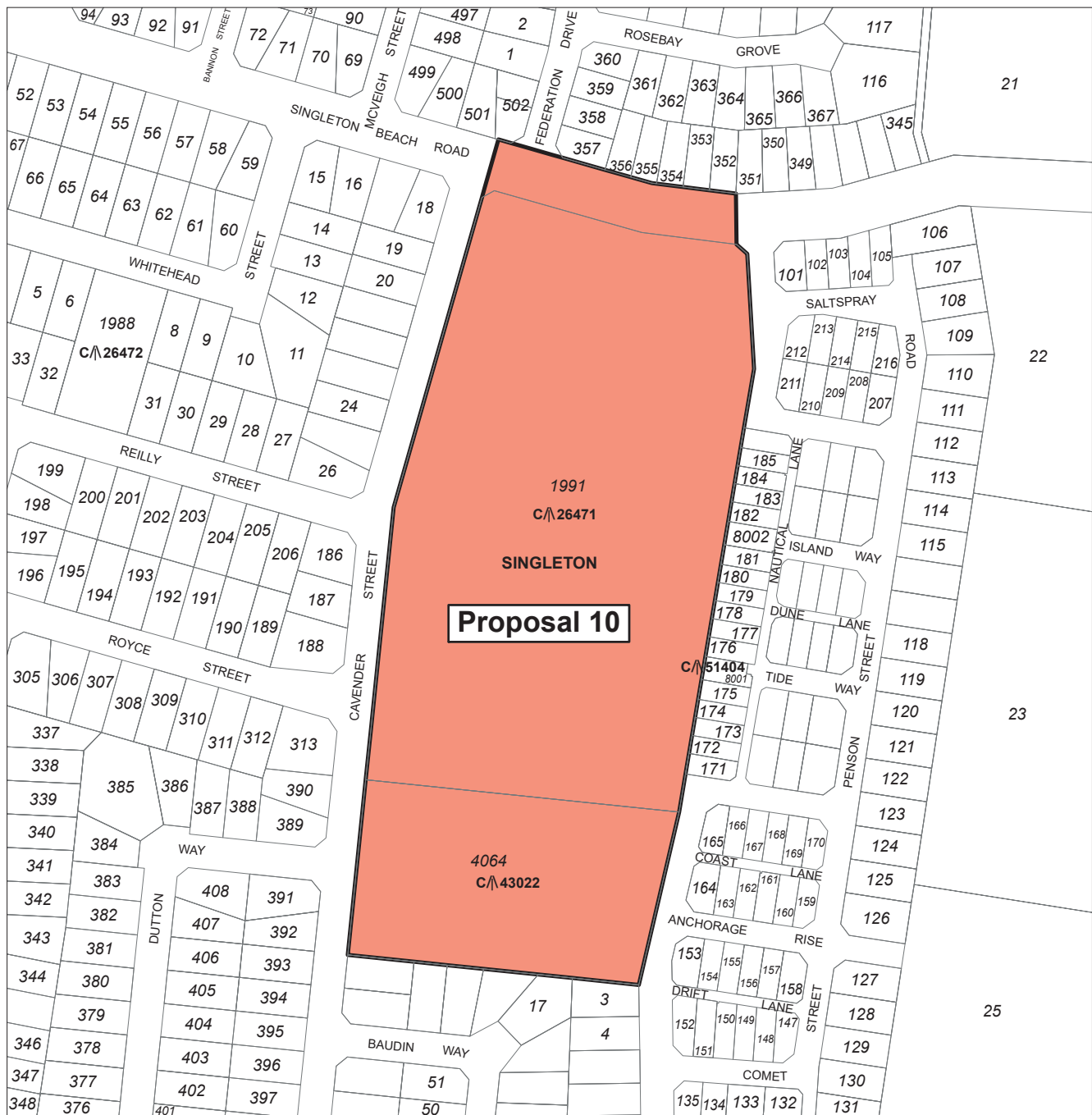
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South-East and South-West Districts Omnibus 5 Proposed standard MRS amendment as advertised

4 March 2026

Proposal 10

Proposed Amendment:

 Urban Deferred zone to Urban zone

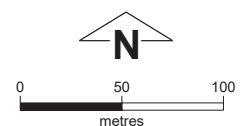
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**South-East and South-West Districts Omnibus 5
Proposed standard amendment
as advertised**

4 March 2026

Proposal 11

Proposed Amendment:



Regional Open Space reservation to Urban zone

Notice of Delegation



(Site No. 246) Bush Forever area for removal

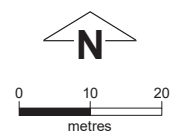
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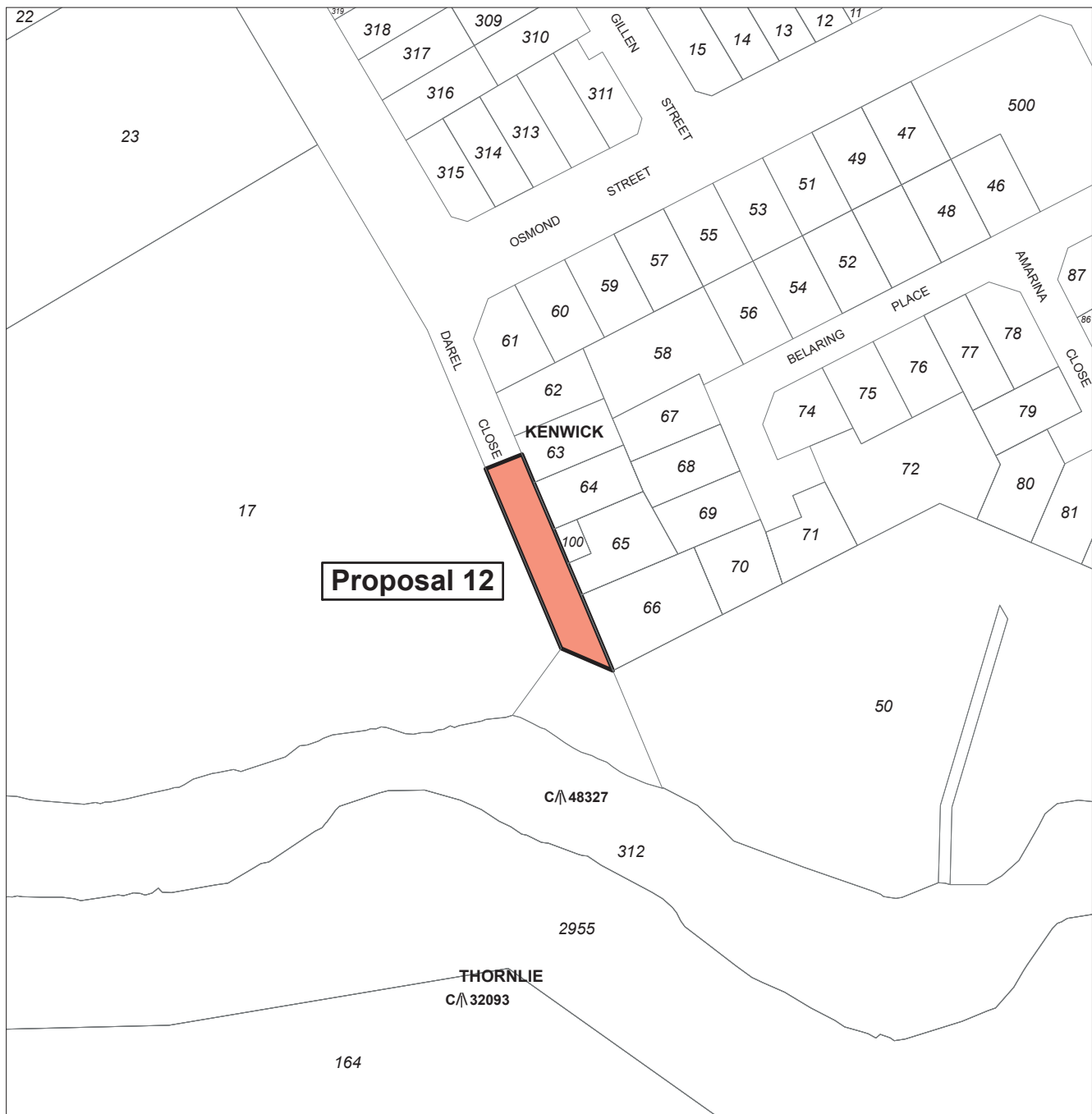
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**South-East and South-West Districts Omnibus 5
Proposed standard MRS amendment
as advertised**

4 March 2026

Proposal 12

Proposed Amendment:

 Urban Deferred zone to Urban zone

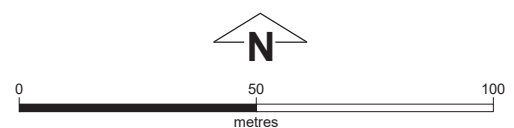
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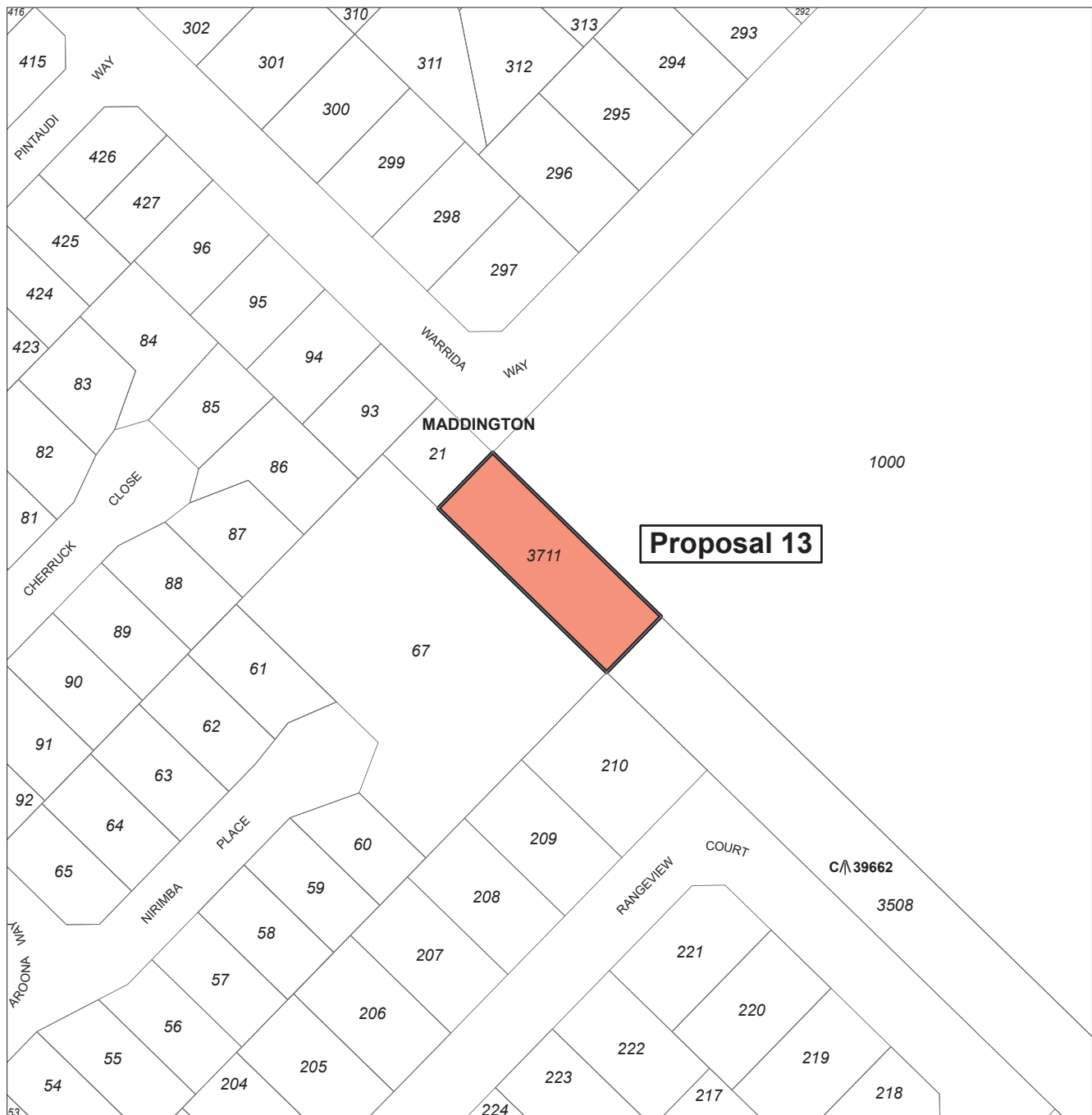
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South-East and South-West Districts Omnibus 5 Proposed standard MRS amendment as advertised

4 March 2026

Proposal 13

Proposed Amendment:

 Public Purposes reservation - High School to Urban zone

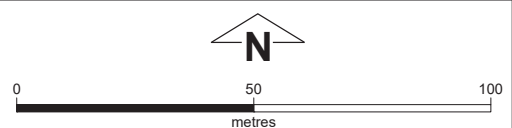
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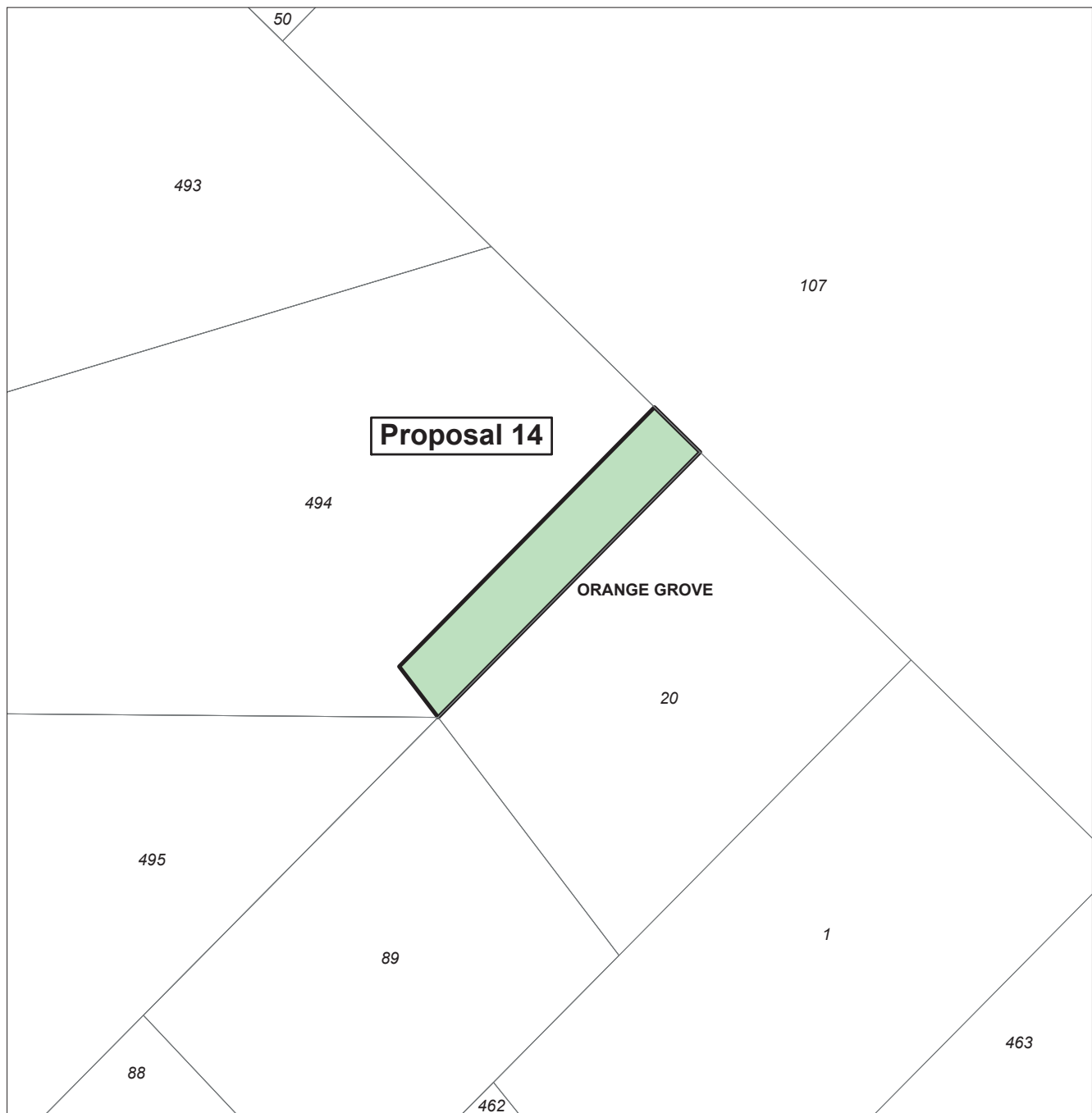
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**South-East and South-West Districts Omnibus 5
Proposed standard MRS amendment
as advertised**

4 March 2026

Proposal 14

Proposed Amendment:

 Regional Open Space reservation to Rural zone

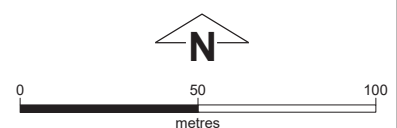
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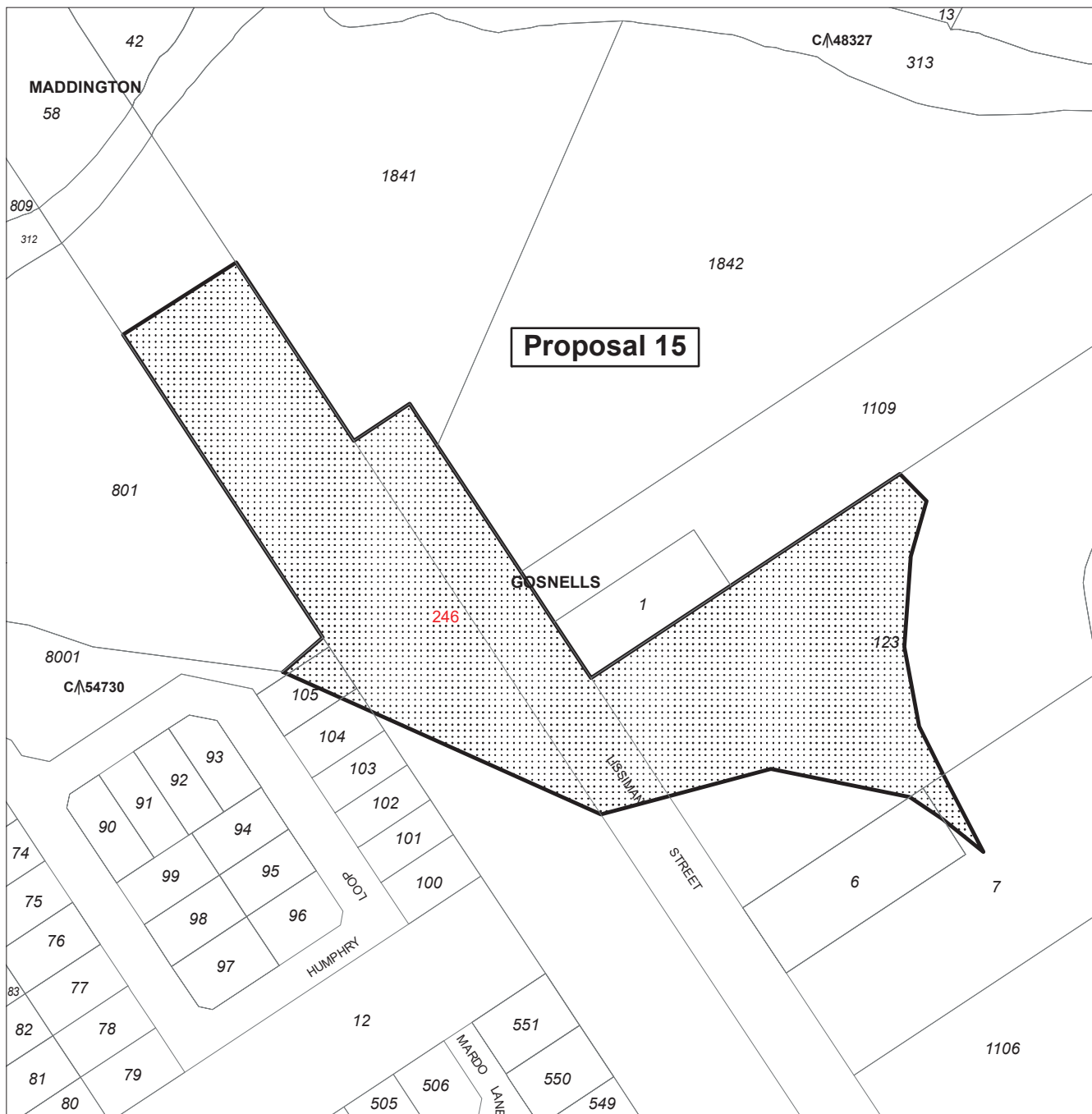
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South-East and South-West Districts Omnibus 5 Proposed standard amendment as advertised

4 March 2026

Proposal 15

Proposed Amendment:

Notice of Delegation



(Site No. 246) Bush Forever area for removal

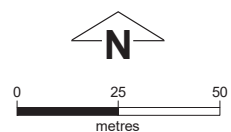
Reference no: 3855

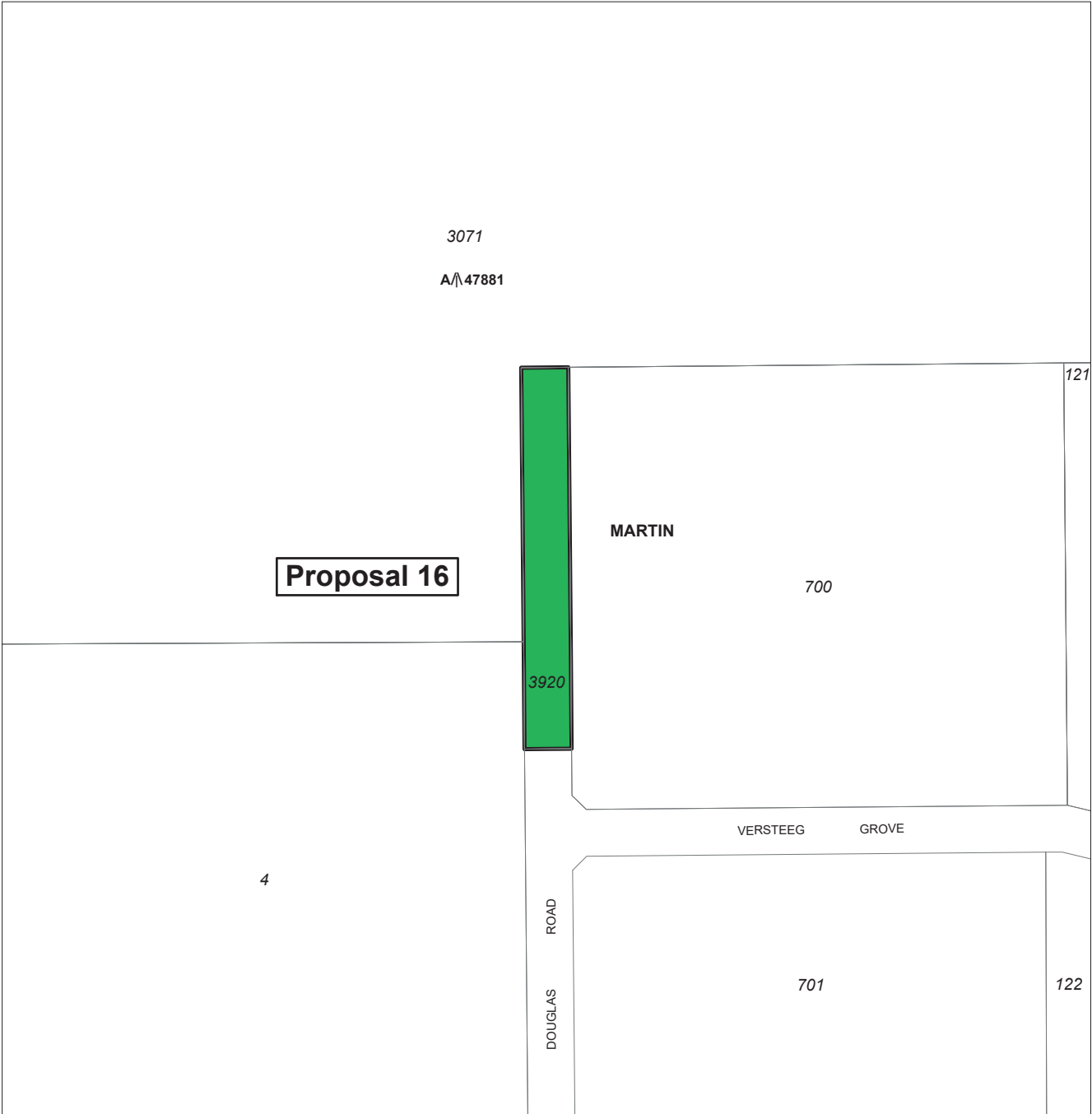
File no: RLS/1028

Version number: 3



Date: 1/12/2025
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 1447-2023-1





**South-East and South-West Districts Omnibus 5
Proposed standard MRS amendment
as advertised**

4 March 2026

Proposal 16

Proposed Amendment:

 Rural zone to Regional Open Space reservation

Reference no: 3855

File no: RLS/1028

Version number: 3



South-East and South-West Districts Omnibus 5 Proposed standard MRS amendment as advertised

4 March 2026

Proposal 17

Proposed Amendment:



Other Regional Roads reservation to Urban zone

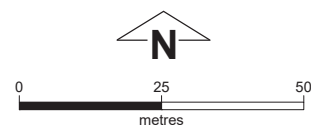
Reference no: 3855

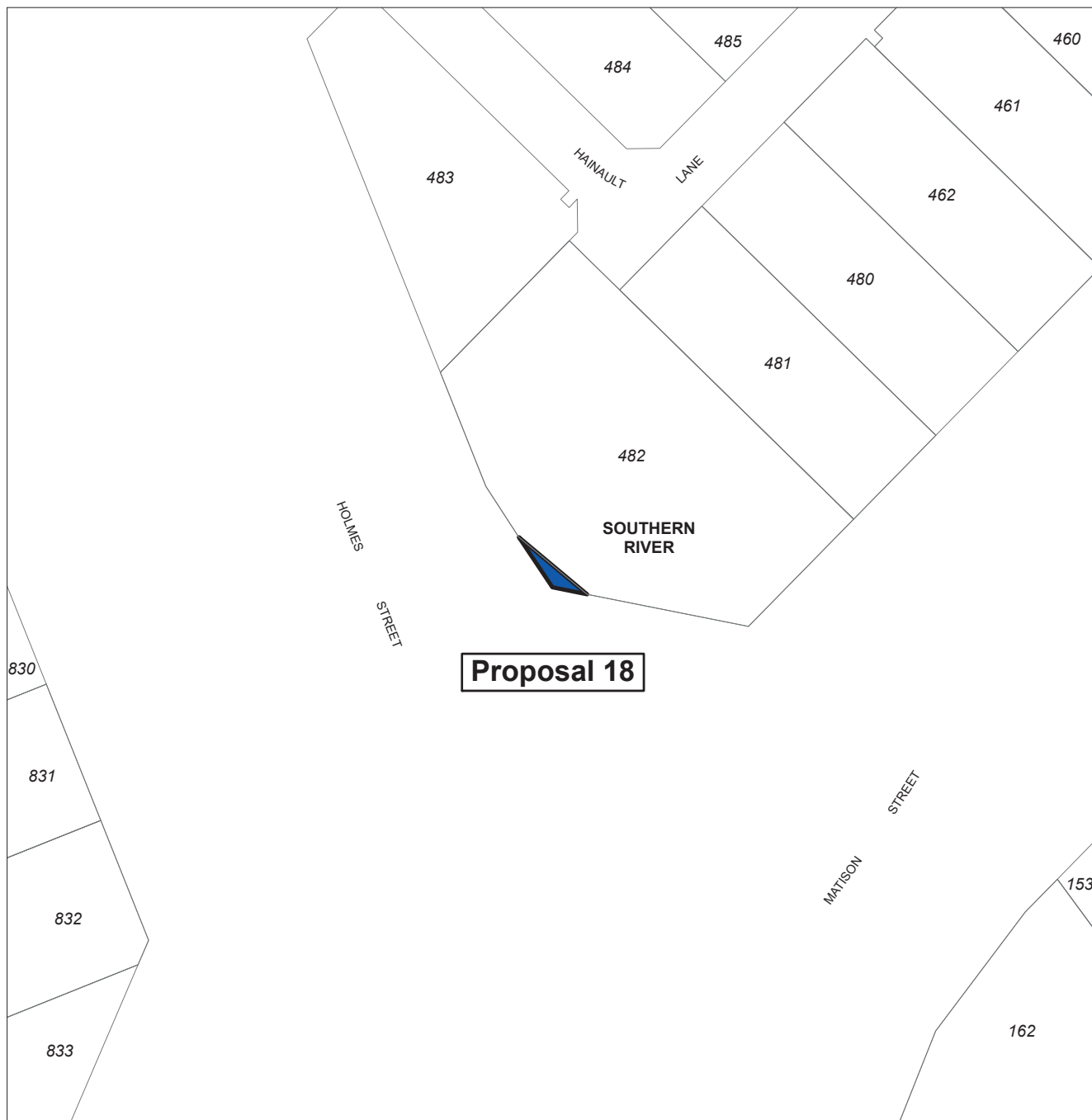
File no: RLS/1028

Version number: 3



Date: 17/04/2026
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





**South-East and South-West Districts Omnibus 5
Proposed standard MRS amendment
as advertised**

4 March 2026

Proposal 18

Proposed Amendment:



Urban zone to Other Regional Roads reservation

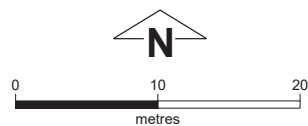
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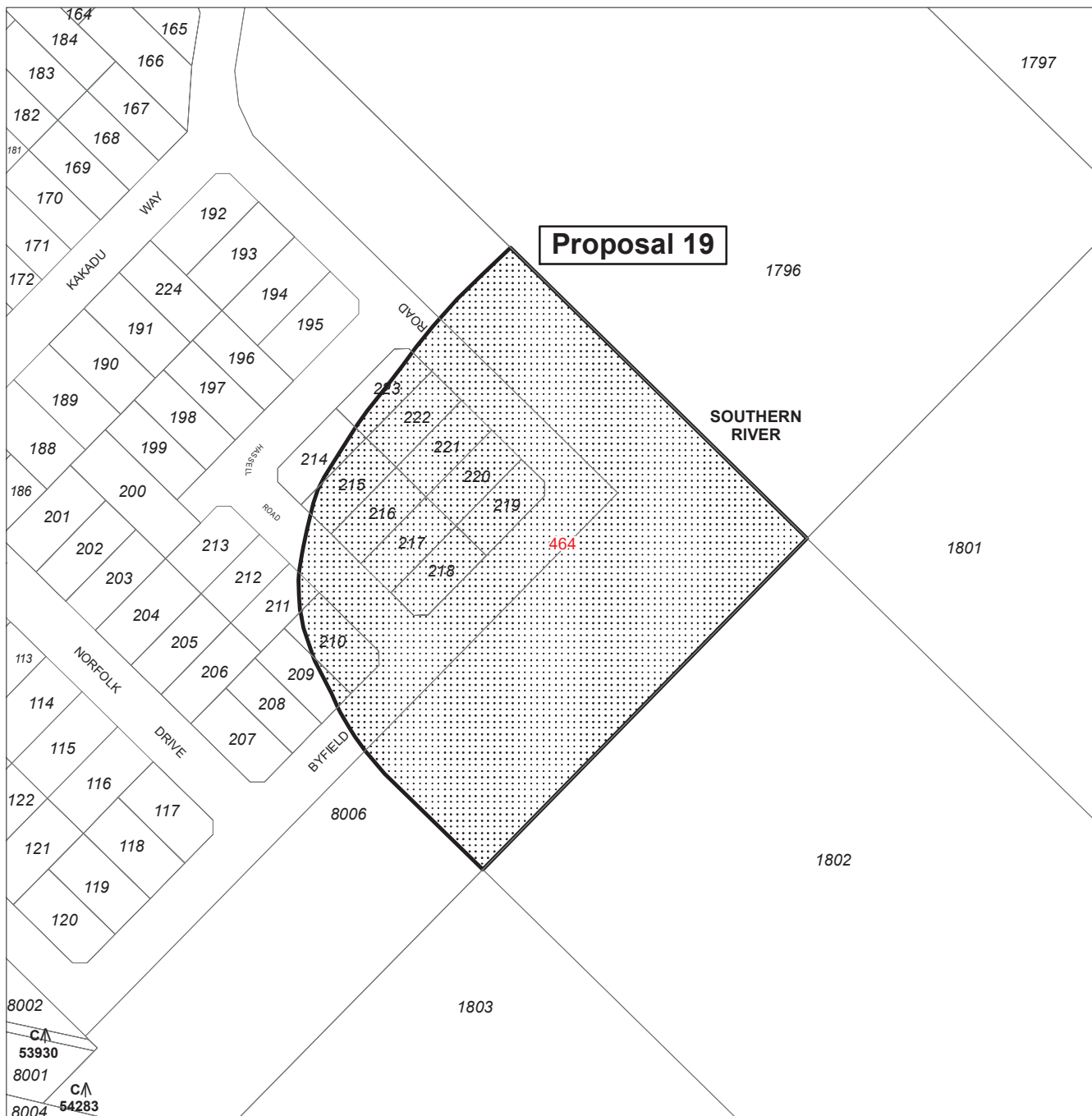
File no: RLS/1028

Version number: 3



Date: 17/04/2026
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





South-East and South-West Districts Omnibus 5 Proposed standard amendment as advertised

4 March 2026

Proposal 19

Proposed Amendment:

Notice of Delegation



(Site No. 464) Bush Forever area for removal

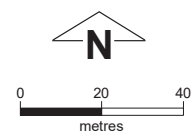
Reference no: 3855

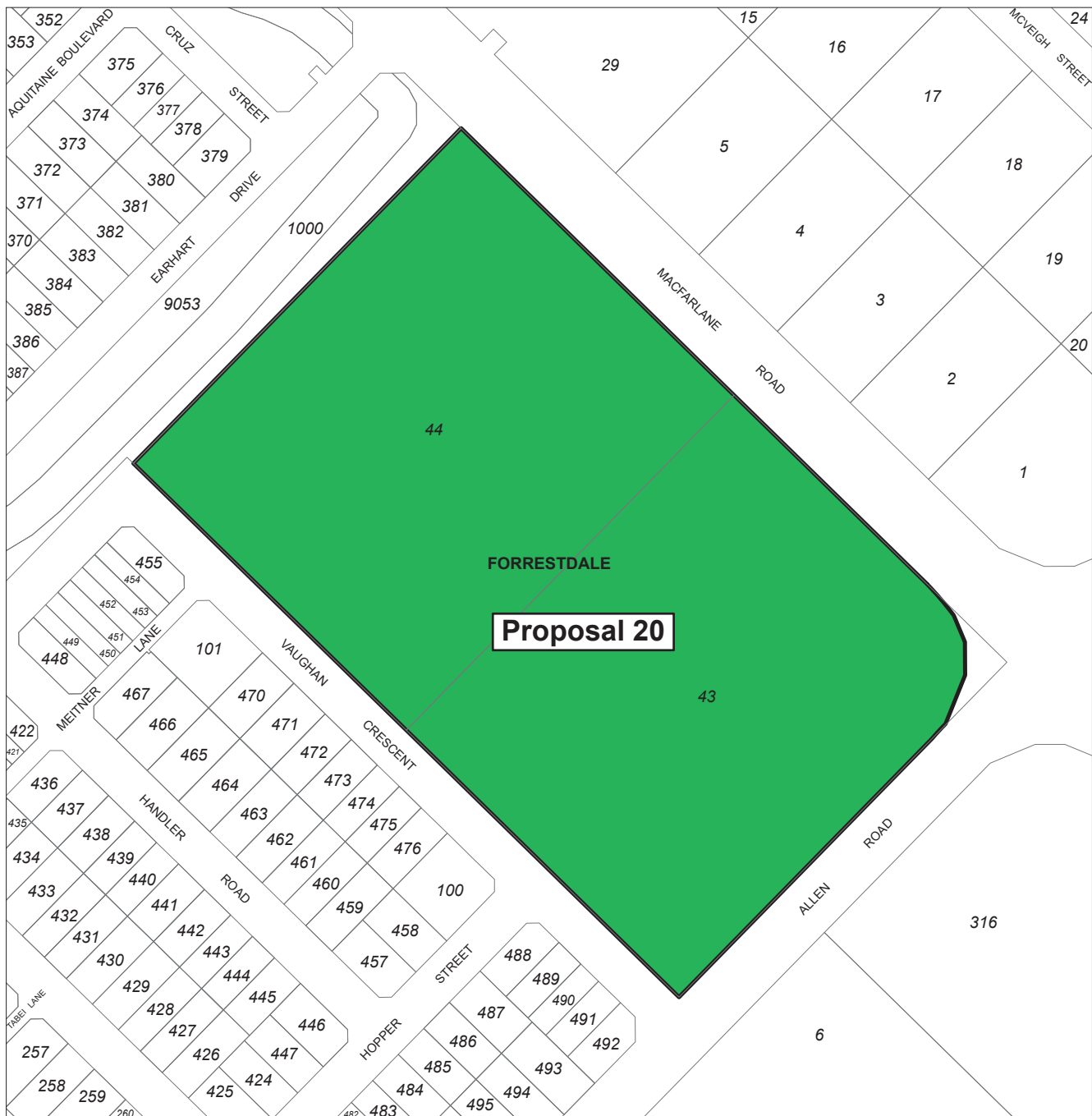
File no: RLS/1028

Version number: 3



Date: 24/11/2025
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 1447-2023-1





South-East and South-West Districts Omnibus 5 Proposed standard MRS amendment as advertised

4 March 2026

Proposal 20

Proposed Amendment:

 Urban zone to Regional Open Space reservation

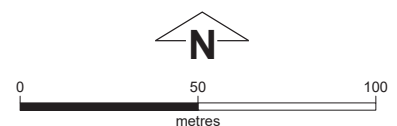
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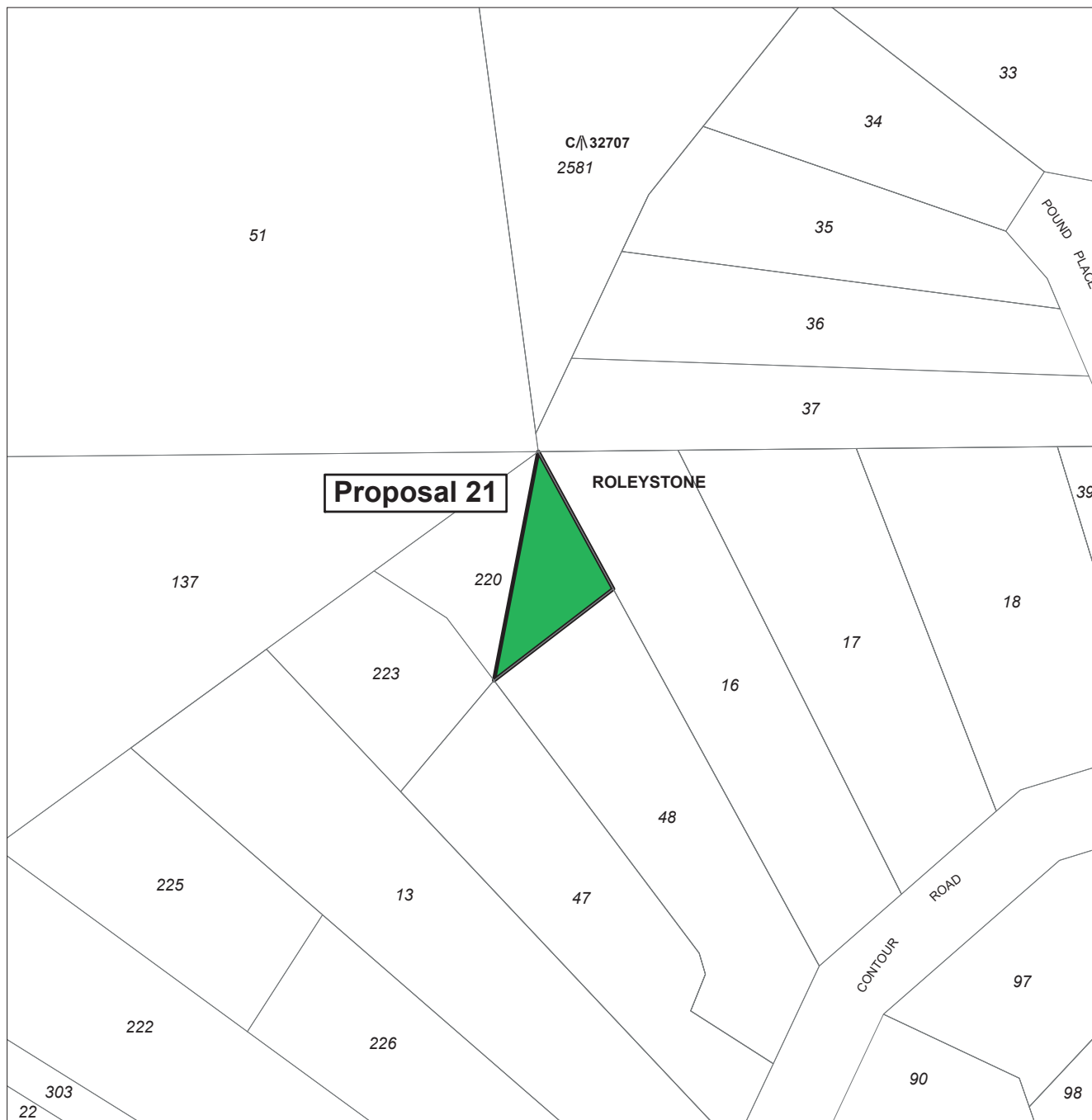
File no: RLS/1028

Version number: 3



Date: 17/04/2026
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





**South-East and South-West Districts Omnibus 5
Proposed standard MRS amendment
as advertised**

4 March 2026

Proposal 21

Proposed Amendment:

 Urban zone to Regional Open Space reservation

Reference no: 3855

File no: RLS/1028

Version number: 3



**South-East and South-West Districts Omnibus 5
Proposed standard MRS amendment
as advertised**

4 March 2026

Proposal 22

Proposed Amendment:

 Regional Open Space reservation to Rural zone

Reference no: 3855

File no: RLS/1028

Version number: 3



**South-East and South-West Districts Omnibus 5
Proposed standard amendment
as advertised**

4 March 2026

Proposal 23

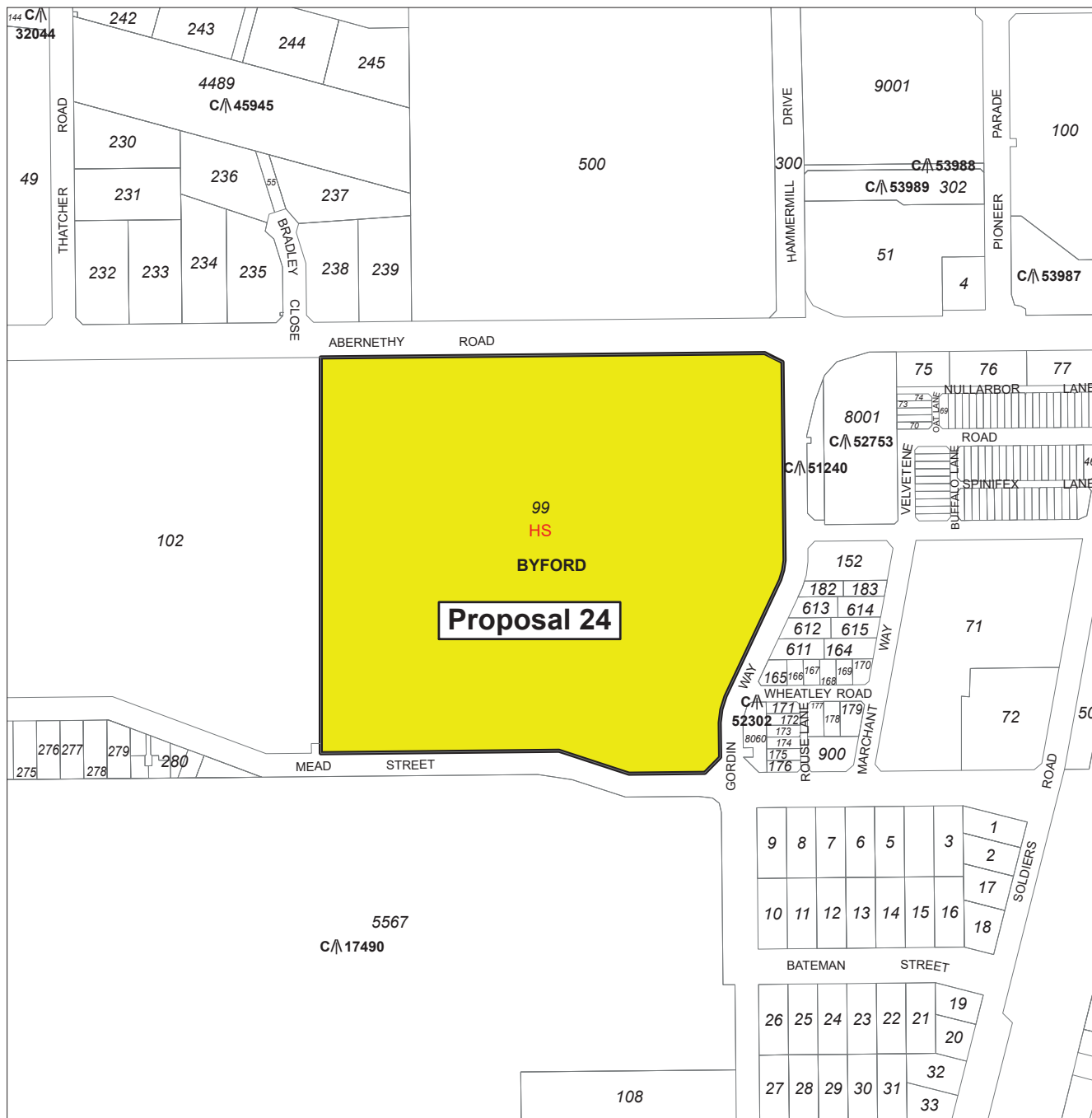
Proposed Amendment:

-  Rural zone to Regional Open Space reservation
-  Water catchment reservation addition

Reference no: 3855

File no: RLS/1028

Version number: 3



South-East and South-West Districts Omnibus 5 Proposed standard MRS amendment as advertised

4 March 2026

Proposal 24

Proposed Amendment:



Urban zone to Public Purposes reservation - High School

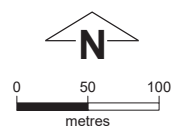
Reference no: 3855

File no: RLS/1028

Version number: 3



Date: 17/04/2026
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





**South-East and South-West Districts Omnibus 5
Proposed standard MRS amendment
as advertised**

4 March 2026

Proposal 25

Proposed Amendment:

 Rural zone to Regional Open Space reservation

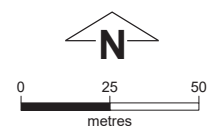
Reference no: 3855

File no: RLS/1028

Version number: 3



Date: 17/04/2026
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





**South-East and South-West Districts Omnibus 5
Proposed standard MRS amendment
as advertised**

4 March 2026

Proposal 26

Proposed Amendment:

 Rural zone to Primary Regional Roads reservation

Reference no: 3855

File no: RLS/1028

Version number: 3

Appendix A

notice of environmental assessment



Environmental Protection Authority

s.48A Referrals

Title: Metropolitan Region Scheme Amendment 1451 - South-East and South-West Districts Omnibus 5

Location: Various parcels of land across the Cities of Cockburn, Rockingham, Gosnells and Armadale and the Shire of Serpentine-Jarrahdale.

Description: The amendment involves 26 proposals to reclassify the zoning, reservation and Bush Forever designation of land parcels in the south-east and south-west districts of the Perth metropolitan region.

Ref ID: APP-0035192 / REC-0002001

Date Received: 24/04/2026 **Date Sufficient Information Received:** 24/04/2026

Responsible Authority: Western Australian Planning Commission

Contact: Lainy Collisson

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

Potential Significant Effects: Implementation of the amendment may result in potential clearing of vegetation, disturbance to priority ecological communities and threatened fauna habitat, impacts to wetlands including hydrological changes, and disturbance of Aboriginal cultural heritage sites.

Protection: Potential impacts can be managed through existing and proposed scheme provisions, future planning processes and compliance with the obligations of the *Aboriginal Cultural Heritage Act 1972*. EPA advice has been provided on proposal areas with a higher risk of impacts to environmental values. Future proposals likely to cause significant impact to Matters of National Environmental Significance may require referral under the *Environment Protection and Biodiversity Conservation Act 1999*.

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

The Environmental Protection Authority (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.

Deputy Chair's Initials:

20 May 2026

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

**Metropolitan Region Scheme Amendment 1451 - South-East and South-West
Districts Omnibus 5**

**Location: Various parcels of land across the Cities of Cockburn, Rockingham, Gosnells
and Armadale and the Shire of Serpentine-Jarrahdale**

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

Determination Published: 20 May 2026

Summary

Amendment 1451 to the Metropolitan Region Scheme (MRS) is an omnibus amendment which proposes to reclassify multiple landholdings in the South-East and South-West districts of the Perth metropolitan region. The amendment involves 26 separate proposals within the Cities of Cockburn, Rockingham, Gosnells and Armadale and the Shire of Serpentine-Jarrahdale.

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 available desktop information. Having considered this matter, the following advice is provided.

Environmental Factors

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

- Flora and vegetation
- Terrestrial fauna
- Inland waters
- Social surroundings

Flora and vegetation; Terrestrial fauna

The scheme amendment areas contain the following environmental values:

- 'Banksia Woodlands of the Swan Coastal Plain' ecological community, listed as endangered under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) and a priority ecological community (PEC) in Western Australia
- Foraging habitat for threatened species of black cockatoo including Carnaby's Black Cockatoo, listed as endangered under the EPBC Act and *Biodiversity Conservation Act 2016* (BC Act)

Implementation of the amendment may impact remnant native vegetation providing habitat for threatened or priority ecological communities and threatened or priority flora and fauna.

Inland waters

The scheme amendment areas contain the following environmental values:

- geomorphic wetlands including Conservation Category Wetlands (CCW)
- Canning River Floodplain
- Jandakot Underground Water Pollution Control Area (UWPCA)

Implementation of the amendment may impact sensitive water resource areas and hydrological regimes.

Social surroundings

The scheme amendment areas contain registered Aboriginal cultural heritage sites protected under the *Aboriginal Heritage Act 1972*. Future development should consider the EPA's Technical Guidance *Environmental impact assessment of Social Surroundings – Aboriginal cultural heritage* in assessing potential impacts to Aboriginal cultural heritage values.

Advice and Recommendations regarding the Environmental Factors

The EPA notes the changes to zoning, reservation and Bush Forever area designations proposed by MRS Amendment 1451, some of which may lead to impacts to flora and vegetation, terrestrial fauna, inland waters and/or social surroundings.

Improved environmental outcomes

The EPA supports the proposed reclassification of the following amendment areas to 'Regional Open Space' and 'Bush Forever area' as this will provide greater statutory protection of environmental values in these areas:

- Proposal 4 (Success) – Urban zone to Bush Forever/Regional Open Space reserve
- Proposal 16 (Martin) – Rural zone to Regional Open Space reserve
- Proposal 20 (Forrestdale) – Urban zone to Regional Open Space reserve
- Proposal 21 (Roleystone) – Urban zone to Regional Open Space reserve
- Proposal 23 (Oakford) – Rural zone to Regional Open Space/Water Catchments

Unlikely to result in environmental impacts

The EPA notes that some of the amendment areas have been cleared/developed. Therefore, the proposed changes to zoning and/or removal of Bush Forever areas will not impact regionally significant environmental values in the following areas:

- Proposal 7 (Wattleup) – remove Bush Forever area
- Proposal 11 (Thornlie) – Bush Forever/Regional Open Space reserve to Urban zone
- Proposal 15 (Gosnells) – remove Bush Forever area
- Proposal 19 (Southern River) – remove Bush Forever area
- Proposal 22 (Roleystone) – Regional Open Space reserve to Rural zone

Environmental values at risk of future impact

The EPA notes that environmental values in some amendment areas are at risk of future impact, due to being transferred into the Urban zone or a Road reserve, or being transferred out of Regional Open Space reserve.

The EPA provides the advice below in relation to these scheme amendment proposals, and expects that if its advice is implemented, the likelihood of future proposals requiring referral to the EPA will be reduced. Future proposals likely to cause significant impact to Matters of

National Environmental Significance may require referral under the *Environment Protection and Biodiversity Conservation Act 1999*.

- Proposal 3 (Success) – Urban Deferred to Urban & Other Regional Roads reserve

The EPA advises that the amendment area contains a considerable area of native vegetation comprising Banksia Woodlands of the Swan Coastal Plain PEC, wetlands including a CCW.

The EPA notes that the scheme amendment is proposed to align the area with the City of Cockburn Town Planning Scheme No. 3 (TPS 3), where it is reserved for 'Lakes and Drainage' and 'Public Purpose'.

- Proposal 5 (Success) – Urban Deferred to Urban zone

The EPA advises that the amendment area contains a considerable area of native vegetation comprising Banksia Woodlands of the Swan Coastal Plain PEC, foraging habitat for threatened black cockatoos and a CCW.

The EPA notes that the scheme amendment is proposed to align the area with City of Cockburn TPS 3, where it is reserved for 'Parks and Recreation' and 'Public Purposes'. The EPA recommends future consideration be given to transferring vegetated portions of the amendment area to 'Environmental Conservation' reserve, consistent with the model provisions for local planning schemes in the *Planning and Development (Local Planning Schemes) Regulations 2015*.

The EPA advises that additional protection of biodiversity could be achieved by the local government pursuing a change to the reserve purpose on the reserve management order, through a process administered by the Department of Planning, Lands and Heritage under the *Land Administration Act 1997*. Changing the reserve purpose to 'recreation and conservation' (or similar) would ensure that ongoing management and use of the reserve is consistent with the EPA's objectives.

- Proposal 6 (Aubin Grove) – Urban zone to Primary Regional Roads reserve

The EPA advises that the amendment area is located within the Jandakot UWPCA and contains native vegetation comprising Banksia Woodlands of the Swan Coastal Plain PEC and foraging habitat for threatened black cockatoos.

The EPA notes that the scheme amendment is proposed to align the area with Kwinana Freeway and associated drainage infrastructure. The EPA recommends that remnant vegetation and threatened fauna habitat be retained and that future activities associated with the Primary Regional Roads reservation avoid impacts to these environmental values.

- Proposal 9 (Golden Bay) – Urban Deferred to Urban zone

The EPA notes that the scheme amendment is proposed to align the area with the City of Rockingham Town Planning Scheme No. 2 (TPS 2), where it is reserved for 'Public Open Space'.

As for Proposal 5, the EPA recommends future consideration be given to transferring the vegetated portion of the amendment area to 'Environmental Conservation' reserve, and advises that additional protection could be achieved through a change to the reserve purpose to 'recreation and conservation' or similar.

- Proposal 14 – Regional Open Space reserve to Rural zone

The EPA notes that the scheme amendment has been requested by the Department of Biodiversity, Conservation and Attractions to reflect this portion of a private lot not being

included in Banyowla Regional Park. The EPA recommends that remnant vegetation be retained and that future land use and development consistent with the rural zoning avoids impacts to environmental values.

Conclusion

The EPA concludes the scheme amendment can be managed to meet the EPA's environmental objectives for the above factors through existing and proposed scheme text and provisions. The EPA advises that future planning processes can assist in mitigating potential impacts to environmental values.

The EPA recommends its advice is implemented to enhance the protection of environmental values and further mitigate potential impacts to the above factors.

Appendix B

list of plans supporting the amendment

Metropolitan Region Scheme Amendment 1451 (Standard) South-East and South-West Districts Omnibus 5

as advertised

Amending Plan 1.8281

Detail Plans: 1.6511, 1.6512, 1.6535, 1.6536, 1.6598, 1.6599, 1.6617, 1.6633, 1.6652 & 1.6706

Amending Plan 1.8282

Detail Plans: 1.6423, 1.6442, 1.6443, 1.6460, 1.6476, 1.6521, 1.6492, 1.6545, 1.6568 & 1.6603

Amending Plan 1.8283

Detail Plans: 1.6733, 1.6734 & 1.6873

Amending Plan 1.8284

Detail Plans: 1.6912, 1.6988 & 1.7204

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



[illegible]

- The Western Australian Planning Commission (WAPC) is subject to the *Freedom of Information Act 1992* and as such, submissions made to the WAPC may be subject to applications for access under the Act.
- In the course of the WAPC assessing submissions, or making its report on these submissions, copies of your submission or the substance of that submission, may be disclosed to third parties.

Signature Date

Telephone: (08) 6551 8002 | Email: RegionPlanningSchemes@dplh.wa.gov.au | Website: www.wa.gov.au/dplh/regionplanningschemes