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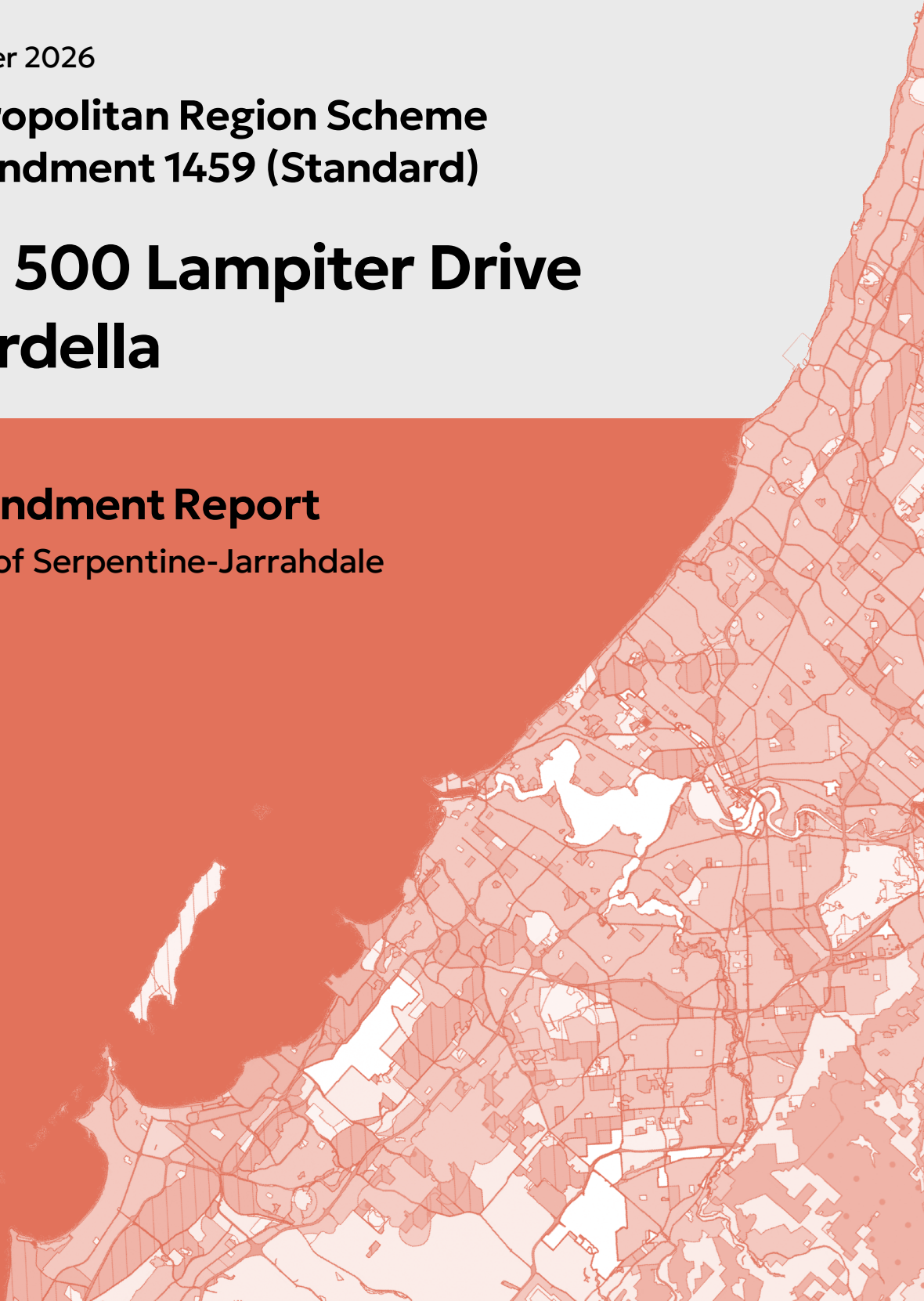
October 2026

Metropolitan Region Scheme Amendment 1459 (Standard)

Lot 500 Lampiter Drive Mardella

Amendment Report

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.

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Amendment 1459 (Standard)
Amendment Report

File: RLS/1160

Published October 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>
BC Act	Biodiversity Conservation Act 2016
CBD	Central Business District
CCW	Conservation Category Wetland
DPLH	Department of Planning, Lands and Heritage
DWER	Department of Water and Environmental Regulation
DWMR	District Water Management Report
EPA	Environmental Protection Authority
EP Act	<i>Environmental Protection Act 1986</i>
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
ESA	Environmentally Sensitive Area
LPS	Local Planning Scheme
LWMR	Local Water Management Report
MRS	Metropolitan Region Scheme
PCA	Planning Control Area
PTA	Public Transport Authority
ROS	Regional Open Space
SPP	State Planning Policy
SWALSC	South West Aboriginal Land and Sea Council
TEC	Threatened Ecological Community
WAPC	Western Australian Planning Commission

1. Planning objective

The purpose of the amendment is to transfer approximately 55 ha from the Regional Open Space (ROS) reservation in and around Lot 500 (No. 10) Lampiter Drive, Mardella to the Rural zone in the Metropolitan Region Scheme (MRS), as shown on the **Amendment Figure - Proposal 1**.

The Shire of Serpentine Jarrahdale (Shire) intend to prepare a Master Plan for Lot 500 to investigate the potential for the site to be utilised for equine facility purposes. This will also examine opportunities to optimise the use of the remaining land to achieve its highest and best use under the Rural zone.

2. Background

The subject site is situated in the locality of Mardella. It is approximately 40 km south-east of the Perth CBD and 21 km east of the Rockingham city centre. The site abuts Mundijong Road to its north, Lampiter Drive and Webb Road to the east and is surrounded by typically four-hectare Rural zoned lots under the MRS to the south, east and west.

A portion of the current ROS reserve is impacted by Planning Control Area 178 (PCA 178) - Mundijong Freight Rail Realignment to protect the land required for railway and road realignment purposes. Planning Control Area 179 Mardella Freight Rail Realignment (PCA 179) is located to the east of the land. The amendment proposes to transfer all Regional Open Space in the immediate vicinity of Lot 500 to Rural, including land within PCA 178.

Lot 500 was previously Crown land, vested with the Shire under a Management Order for the purpose of recreation, racecourse and equestrian facilities, and is known as Webb Reserve. This arrangement ceased following the surrender of the community lease, and the Shire now owns the site in freehold. The subject land is predominantly vegetated on its periphery and contains remnant vegetation, and horse-riding tracks from its previous use. The land has a broadly flat topography with a 6 metre fall in ground level from east to west. The northern boundary abuts Bush Forever Area No. 360 (BF 360), which contains remnant vegetation which may form part of the 'Corymbia Calophylla/Kingia Australis woodland on heavy soils, Swan Coastal Plain' and endangered 'Herb Rich Shrublands in Clay Pans' threatened ecological communities (TEC). Notwithstanding the transfer of the land from the ROS reservation to the Rural zone, retaining BF 360 ensures the land remains an Environmentally Sensitive Area (ESA), which provides additional protections under the *Environmental Protection Act 1986*.

As the site is now owned by the Shire in freehold, the Regional Open Space reservation under the MRS is no longer appropriate. As a result, the Shire is proposing to reclassify the site to the Rural zone under the MRS to better reflect the tenure, existing and future intended use of the land. There is no scope to concurrently amend the Local Planning Scheme when transferring land to the Rural zone under the MRS. Accordingly and pursuant to sub-section 124(3) of the *Planning and Development Act 2005*, the Local Government will have ninety days to initiate an amendment to align the Shire of Serpentine-Jarrahdale Local Planning Scheme No. 3 with the objectives of the Rural zone 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* (Framework) forms part of the *Perth and Peel@3.5million* strategic suite of planning documents.

Future areas for urban and industrial development have been determined in the Framework to protect areas of significant environmental value. The Framework identifies the subject site for 'Open Space'.

The Framework is the first step in the ongoing process of refining and detailing planning proposals for an area and states that this refinement will continue through amendment to the region scheme, local planning scheme, structure planning subdivision and/or development.

The open space designation under the Framework reflects the historical tenure of the site as a Crown reserve for equine purposes. As the land is now owned in freehold, a change in land use to Rural can be supported as it is unlikely to adversely impact any regional significant environmental values, which can be protected by retaining the BF 360 designation and subsequent planning mechanisms, including a local scheme amendment, and potential structure plan, subdivision and/or development approval processes.

The proposed Rural zoning is consistent with the zoning of the surrounding land within the Framework and the MRS and reflects that the land is now owned in freehold by the Shire, meaning the Open Space designation no longer reflects highest and best use of the land.

State Planning Policy 2.8 – Bushland Policy for the Perth Metropolitan Region (SPP2.8)

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.

Vegetation within and around the site is representative of the 'Corymbia Calophylla/Kingia Australis woodland on heavy soils, Swan Coastal Plain' and endangered 'Herb Rich Shrublands in Clay Pans', which area threatened ecological communities (TEC) under the *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC) and *Biodiversity Conservation Act 2016* (BC Act). The subject site is largely cleared but contains some areas of remnant vegetation and trees that may be high value habitat and foraging species for endangered black cockatoo species. The protection of these environmentally significant values can be addressed through subsequent planning processes including in a local planning scheme amendment, subdivision and/or the development application process. BF 360 is not proposed to change.

State Planning Policy 2.9 – Water (SPP2.9)

State Planning Policy 2.9 – Water (SPP 2.9) establishes a comprehensive framework for integrating water resource management into land use planning and development. It seeks to protect the environmental, social, cultural and economic values of water resources, ensure public health and drinking water security, manage flood risk, and promote sustainable water use and infrastructure. The policy also requires early and ongoing consideration of water issues at all planning stages, incorporating water-sensitive urban design, fit-for-purpose water supply, and climate resilience measures to minimise future costs and risks.

The subject site is located within the Serpentine Groundwater Area (Byford 3 sub area) which is proclaimed under the *Rights in Water and Irrigation Act 1914*. It should be noted that there is limited groundwater availability in the area. Once pending applications are finalised, no groundwater resource will be available for new applications and alternative sources of water will likely need to be sought to satisfy any non-potable water requirements.

A District Water Management Report (DWMR) is ordinarily required for amendments to a Region Scheme. However, the land use change contemplated by the amendment is consistent with the Shire's Integrated Water Management Strategy, which identifies the subject land as an equestrian zone.

Further consideration of water management issues under SPP 2.9 may occur at later stages of the planning process, depending on the outcomes of the Shire's business case and subsequent actions concerning future land use under the Rural zone.

The proposed amendment does not necessarily facilitate development or subdivision which generates the need for on-site wastewater disposal. If ultimately approved, the change to the MRS to the Rural zone triggers a statutory amendment to the Local Planning Scheme within 90 days to align with the objectives of the Rural zone under the MRS. Further consideration of on-site wastewater disposal may occur at that time, subject to the specific land uses contemplated by the proposed local planning scheme amendment, including potential site area and water resource separation requirements.

The Department of Water and Environmental Regulation (DWER) have no objection to the amendment subject to consideration of limited groundwater allocation, conservation category wetland (CCW) and retention of native vegetation in future planning stages.

State Planning Policy 3.7 – Bushfire (SPP3.7)

State Planning Policy 3.7 – Bushfire seeks to ensure that planning and development appropriately consider bushfire risk and deliver effective risk management outcomes. This is achieved by embedding bushfire considerations throughout all stages of the planning process and applying appropriate mitigation measures to ensure development in bushfire-prone areas achieves acceptable levels of safety and resilience.

Under the current Regional Open Space reservation, and as proposed under the Rural zone, the site's existing and ongoing intended use is primarily for equine purposes. It is acknowledged that the Rural zone contemplates a broader range of rural land uses. However, any future development or intensification of the site requires a separate local planning scheme amendment to coordinate with the MRS zoning, pursuant to section 124 of the *Planning and Development Act 2005*, at which time the proposed land uses and associated bushfire risks are required to be assessed in accordance with SPP 3.7.

Although the site is located within 'Area 2' under SPP 3.7 and a Bushfire Management Plan has not been submitted, the proposed Rural zoning does not facilitate any specific development outcome or result in a significant increase in residents, visitors or employees in the absence of a local planning scheme amendment that contemplates specific land uses. Accordingly, the amendment does not materially increase bushfire risk, and the preparation of a Bushfire Management Plan is not considered necessary at this stage but will be required in support of a future Local Planning Scheme amendment, if the amendment proposes to intensify the use of the land.

Statutory Context

Environment

The Department of Water and Environmental Regulation (DWER) advises that the proposed amendment area contains potentially significant environmental values including TEC, habitat for threatened species, has limited groundwater access and contains a CCW. DWER advises:

- Any proposed development should aim to retain and protect vegetation identified as high value habitat or foraging species for threatened species of black cockatoo.
- Alternative sources of water would need to be sought to satisfy any non-potable water requirements, or the proponent would need to seek a water trade agreement from another ground water user in the area.
- A minimum buffer be provided from the Conservation Category Wetland.

DWER do not require a District Water Management Strategy at this time. However, if a local planning scheme amendment contemplates an intensification of land use, including rural residential subdivision, a Local Water Management Report (LWMR) will be required, particularly to manage clearing from groundwater levels and surface water runoff to the adjoining Bush Forever Area 360.

Water and Sewerage

The subject land is not serviced with water or sewerage. The Water Corporation recommends early consultation for any future land use or development proposals for the site.

Transportation

The Public Transport Authority (PTA) advises that the boundaries of the proposed amendment must be consistent with PCA 179 and that future development must consider the requirements of *State Planning Policy 5.4 – Road and Rail Noise* (SPP 5.4).

The proposed rezoning under the MRS proposes to transfer any ROS within PCA 178 to the Rural zone, this does not interfere with the purposes of both PCA 178 and 179.

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 not pre-referred to SWALSC as it is not located within or abuts an existing Aboriginal heritage site. However, the amendment will be formally referred to SWALSC during the public submission period.

5. Coordination of local and region planning schemes

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.

If the region scheme is ultimately amended, the Shire will have 90 days from the date of gazettal to initiate an amendment to the local planning scheme to establish consistency with the Region scheme, as required by section 124 (3) of the Act.

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*. 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 period of 42 days from 02 October to 13 November 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.

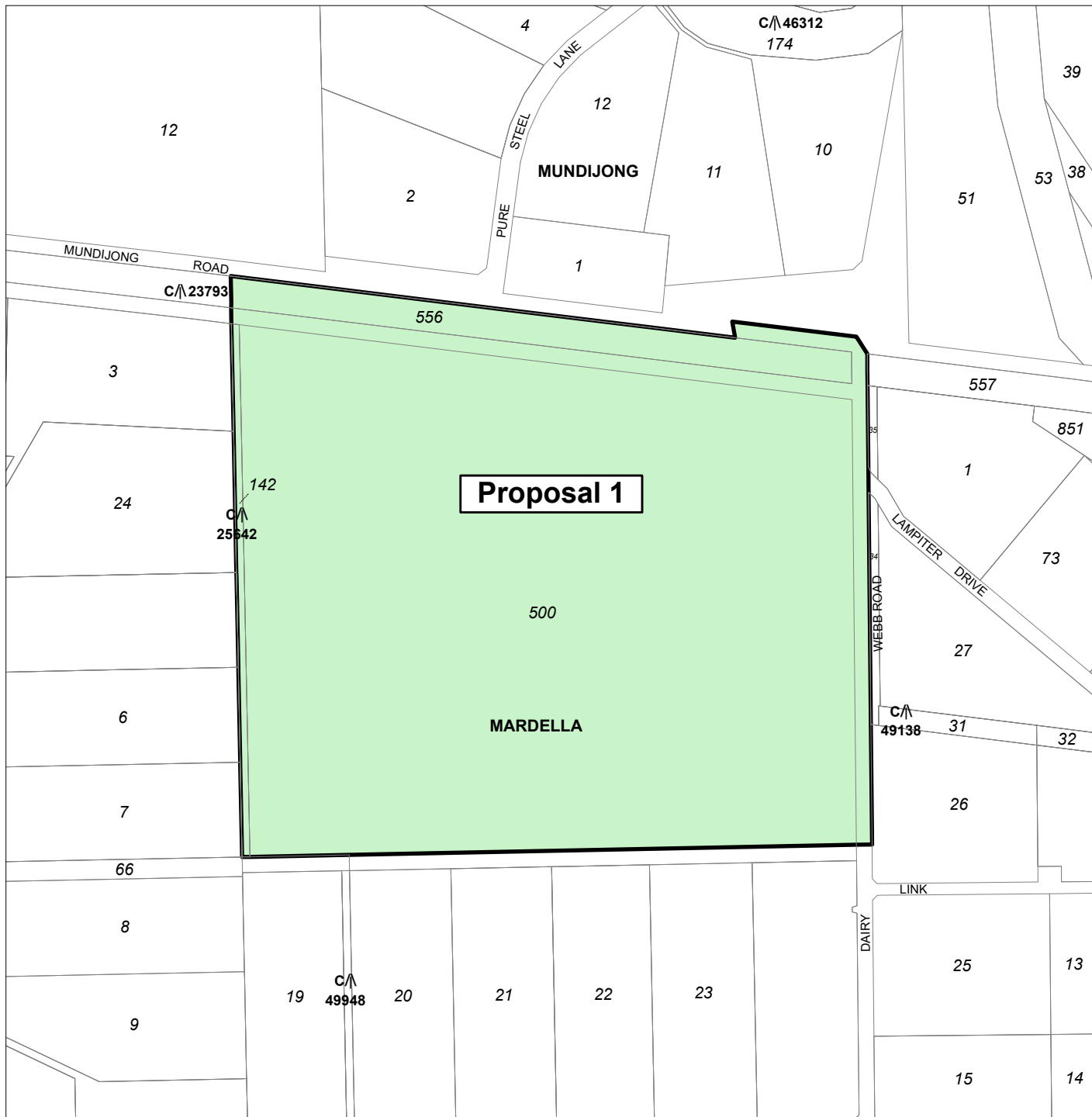
For postal submissions, please use the submission form contained in Appendix D of this report.

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.



**Lot 500 Lampiter Drive, Mardella
Proposed standard MRS amendment
as advertised**

19 August 2026

Proposal 1

Proposed Amendment

 Regional Open Space reservation to Rural zone

Reference no: 5095

File no: RLS/1160

Version number: 1



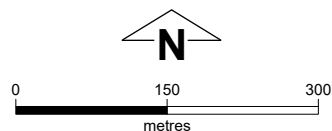
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Date: 21/08/2026

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



Environmental Protection Authority

s.48A Referrals

Title: Metropolitan Region Scheme Amendment 1459

Location: Lot 500 Lampiter Drive, Mardella

Description: The amendment proposes to transfer land in and around Lot 500 Lampiter Drive, Mardella from the 'Regional Open Space' reserve to the 'Rural' zone in the Metropolitan Region Scheme.

Ref ID: APP-0037545 / REC-0002273

Date Received: 27/08/2026 **Date Sufficient Information Received:** 27/08/2026

Responsible Authority: Western Australian Planning Commission

Contact: Lainy Collison

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

Potential Significant Effects: The amendment area contains significant environmental values including Bush Forever area containing threatened ecological communities, habitat for threatened species of black cockatoos, and a Conservation Category Wetland. Implementation of the amendment may impact environmental values through potential future development consistent with rural zoning.

Protection: The Environmental Protection Authority (EPA) considers potential impacts to environmental values can be managed through local planning scheme provisions and future planning processes. 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*. EPA advice is provided and expected to be implemented including mitigation and management of potential environmental impacts.

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

This Determination is not appealable.

Chair's Initials:

Date:

18 September 2026

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

Metropolitan Region Scheme Amendment 1459 (Standard)

Location: Lot 500 Lampiter Drive, Mardella

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

Determination Published: 21 September 2026

Summary

The amendment proposes to transfer land from the 'Regional Open Space' reservation in and around Lot 500 Lampiter Drive in Mardella to the 'Rural' zone in the Metropolitan Region Scheme (MRS).

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 provided by the Western Australian Planning Commission. 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 EPA notes that the northern portion of the amendment area is located within Bush Forever area 360 (BFA 360) and contains areas of remnant vegetation of high conservation value. This includes 2.34 hectares (ha) of Floristic Community type (FCT) 3a *Corymbia calophylla/Kingia australis woodland on heavy soils of the Swan Coastal Plain* Threatened Ecological Community (TEC), listed as critically endangered under the *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act) and endangered under the *Biodiversity Conservation Act 2016* (BC Act), and approximately 1 ha of *Herb Rich Shrublands in Clay Pans* TEC, listed as endangered under the EPBC Act and critically endangered under the BC Act. The area also provides approximately 3.1 ha of potential habitat for three black cockatoo species listed as endangered or vulnerable under the EPBC and BC Acts.

The EPA notes that although no boundary changes are proposed to BFA 360, the Rural zone permits a broader range of land uses and development opportunities that may adversely affect conservation values. These values currently have a high level of statutory protection within the Regional Open Space reservation.

The EPA recommends that the amendment is modified to retain the BFA 360 as Regional Open Space reservation, including the portion of Mundijong Road which intersects BFA 360, to maintain protection of environmental values. Should this not occur, and the northern portion of the amendment area is to be transferred to the Rural zone under the MRS, the EPA expects future planning processes will prioritise the protection of conservation values within BFA 360. The EPA considers that this is particularly relevant to a future local planning scheme amendment to align zoning with the MRS, and it is recommended that the northern portion of the amendment area be reserved for 'Environmental Conservation' under the Shire of Serpentine-Jarrahdale's local planning scheme.

The EPA notes that other scattered remnant trees/vegetation across the amendment area provide habitat for fauna, including threatened black cockatoos. Consideration should be given to appropriate local planning scheme provisions to limit impacts of future subdivision, land use and development on environmental values within the Rural zone.

Inland Waters

The northern boundary of the amendment area adjoins a Conservation Category Wetland (CCW) (ID 14817), which is located within BFA 360. In accordance with EPA guidance, a 50 metre buffer to the CCW is recommended. Should an intensification of land use be proposed within the amendment area, it is anticipated that a Local Water Management Report (LWMR) will be required to inform and guide appropriate water management measures and ensure the protection of wetland values.

Conclusion

The EPA concludes that the amendment is likely to meet the EPA's environmental objectives for flora and vegetation, terrestrial fauna, and inland waters. Key environmental issues can be managed through future statutory planning processes, including local planning scheme amendment and development approval. The EPA expects its advice is implemented to further manage and mitigate potential impacts to the above environmental factors.

Appendix B

list of plans supporting the amendment

Metropolitan Region Scheme Amendment 1459 (Standard)
Lot 500 Lampiter Drive, Mardella

as advertised

Amending Plan 3.2898

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



Planning and Development (Region Planning Schemes) Regulations 2023

Metropolitan Region Scheme Amendment 1459 (Standard)
Lot 500 Lampiter Drive, Mardella

Contact Number Email Address

Do you wish to have your name removed from your submission? ☐ Yes ☐ No

(Please attach additional pages if required. It is preferred that any additional information be loose rather than bound)

[illegible]

This image shows a full page of white paper with horizontal dotted lines. The lines are evenly spaced and run across the width of the page, providing a guide for handwriting or typing. There are no margins, text, or other markings on the page.

- 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@dph.wa.gov.au | Website: www.wa.gov.au/dph/regionplanningschemes