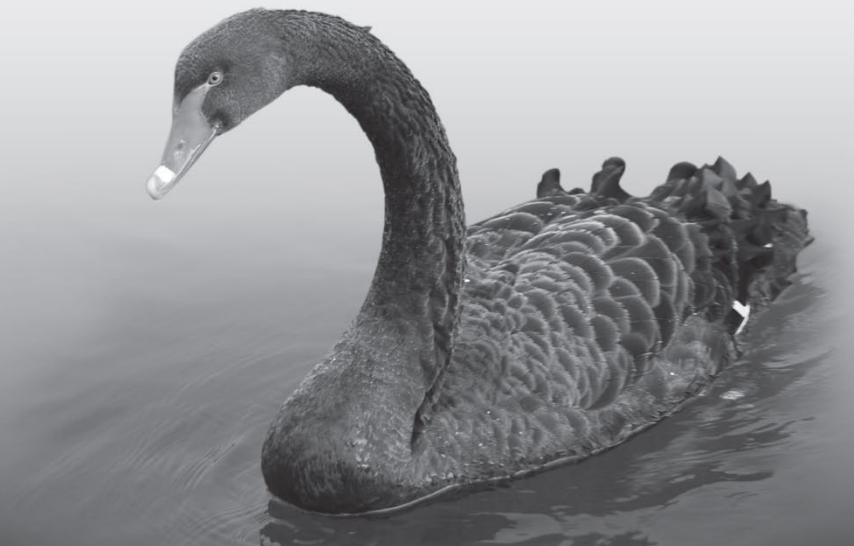




August 2024

# **Metropolitan Region Scheme Amendment 1427 (Standard Amendment)**



## **North East Baldivis District Structure Plan - Precinct 1**

Amendment Report

City of Rockingham

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**Metropolitan Region Scheme  
Amendment 1427  
(Standard Amendment)**

**North East Baldivis  
District Structure Plan - Precinct 1**

---

**Amendment Report**

**City of Rockingham**



August 2024

The Western Australian Planning Commission acknowledges the traditional owners and custodians of this land. We pay our respect to Elders past and present, their descendants who are with us today, and those who will follow in their footsteps.

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MRS Amendment 1427 (Standard) Amendment Report  
File RLS/1125

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Internet: [www.wa.gov.au/dplh](http://www.wa.gov.au/dplh)  
Email: [info@dplh.wa.gov.au](mailto:info@dplh.wa.gov.au)  
Phone: (08) 6551 8002  
Fax: (08) 6552 4417  
National Relay Service: 13 36 77

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

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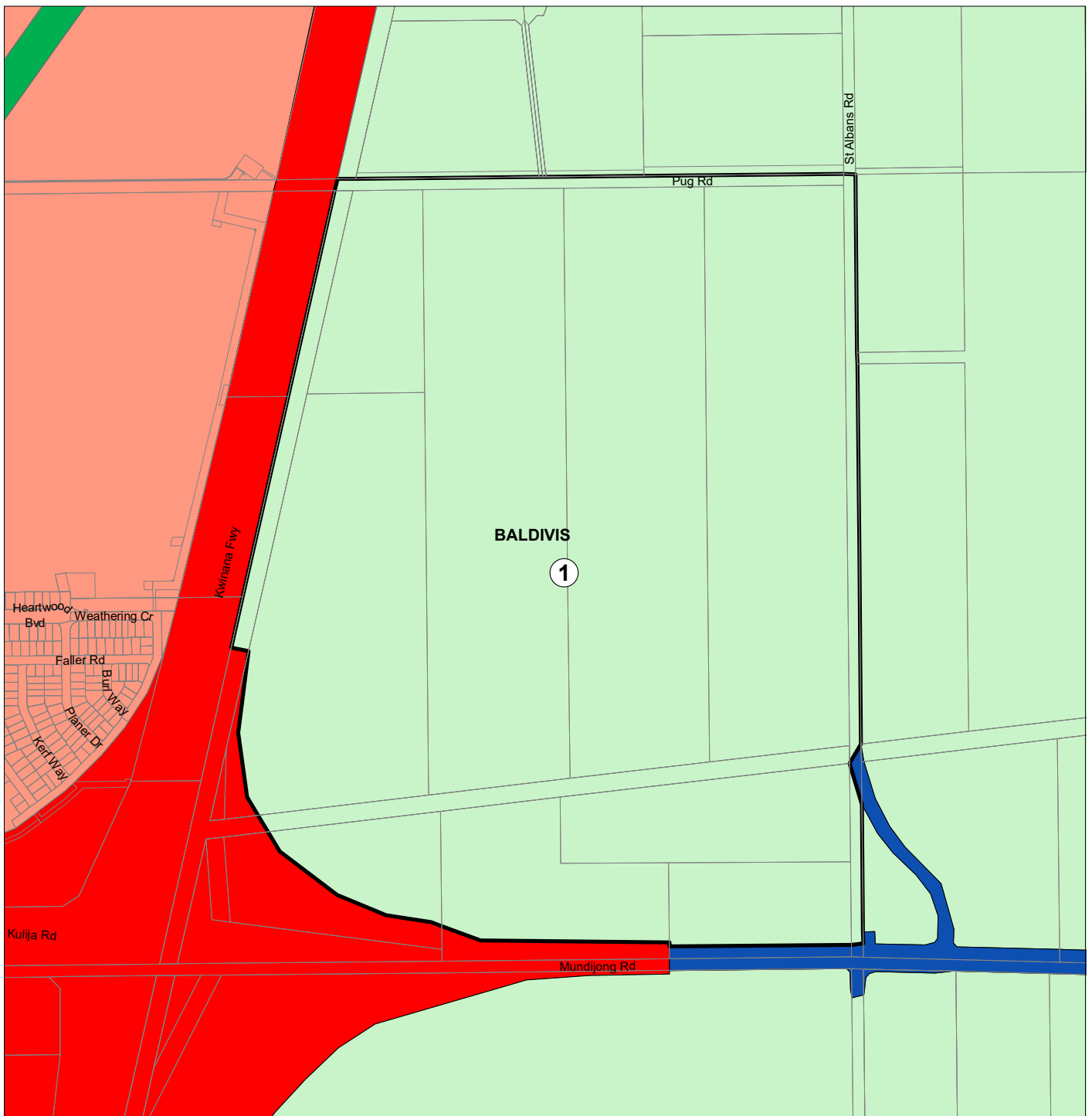
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## Abbreviations

<b>ACH</b>	Aboriginal Cultural Heritage
<b>AHA</b>	<i>Aboriginal Heritage Act 1972</i>
<b>CBD</b>	Central Business District
<b>DPLH</b>	Department of Planning, Lands and Heritage
<b>DSP</b>	District Structure Plan
<b>DWER</b>	Department of Water and Environmental Regulation
<b>DWMS</b>	District Water Management Strategy
<b>EPA</b>	Environmental Protection Authority
<b>LPS</b>	Local Planning Scheme
<b>MRS</b>	Metropolitan Region Scheme
<b>OP</b>	Operational Policy
<b>SWALSC</b>	South West Aboriginal Land and Sea Council
<b>WAPC</b>	Western Australian Planning Commission



Location of Metropolitan Region Scheme

Amendment: 1427 (Standard)

Proposed:

1 Amendment 1427 (standard)

Metropolitan Region Scheme Legend

Reserved Lands

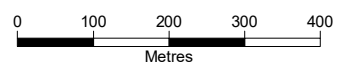
- Parks and recreation
- Restricted public access
- Railways
- Port installations
- State forests
- Water catchments
- Civic and cultural
- Waterways
- Primary regional roads
- Other regional roads

- Public purposes - denoted as follows:
- H Hospital
  - HS High school
  - TS Technical school
  - CP Car park
  - U University
  - CG Commonwealth Government
  - SEC State Energy Commission
  - SU Special uses
  - WSD Water Authority of WA
  - P Prison

Zones

- Urban
- Urban deferred
- Central city area
- Industrial
- Special industrial
- Rural
- Rural - water protection
- Private recreation

- Bush forever area



## **Amendment Report**

# Metropolitan Region Scheme Amendment 1427 (Standard)

## North East Baldivis District Structure Plan - Precinct 1

### Amendment Report

#### 1 Planning objective

The purpose of the amendment is to rezone approximately 129.04 ha in Baldivis from the Rural zone to the Urban Deferred zone in the Metropolitan Region Scheme (MRS).

The proposed amendment will primarily facilitate future residential development and areas for public open space following the lifting of Urban Deferment, a local planning scheme amendment, local structure planning and subdivision approval.

#### Requirements to lift the Urban Deferment

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

- Approval of the draft *North East Baldivis District Structure Plan* (draft DSP) by the Western Australian Planning Commission (WAPC).
- Approval of a District Water Management Strategy (DWMS) by the Department of Water and Environmental Regulation (DWER).
- Resolution of detailed road planning by Main Roads WA (MRWA) along Mundijong Road to determine regional road reservation requirements.
- Appropriate resolution of sewer and water servicing infrastructure in consultation with the Water Corporation.

#### 2 Background

The amendment is located approximately 34 km south of the Perth CBD, 4.5 km north-east of the Baldivis District Centre and 3 km south-east of the Wellard Train Station. The subject land is bound by the Kwinana Freeway to the west, Mundijong Road to the south, Millar Road/freight rail to the north and rural land to the east.

The amendment land has been historically used for rural purposes consistent with its current zoning under the local and region planning schemes. Existing uses over the land include landscaping supplies, a ski park, a fish/marron farm, livestock feedlot and rural landholdings including associated dwellings.

The majority of the land has been historically cleared of vegetation with some remaining vegetation along boundaries and scattered throughout the site. Vegetation is generally of 'degraded' to 'degraded to good' condition, with one pocket to the south-west area that is in good condition. The draft DSP proposes to retain 3 ha of vegetation in 'good' condition, the Melaleuca shrubland in the south-west corner of Lot 465 and the shrubland within the unmade Pug Road reserve.



In terms of fauna and habitat, four conservation species were recorded - the Glossy Ibis, White-bellied Sea-eagle, Forest Red-tailed Cockatoo and the Quenda. The Baudin's Black Cockatoo and Carnaby's Black Cockatoo are likely to use the site. The Amendment area does not contain any Black Cockatoo foraging habitat or potential breeding trees.

Land use and development within the proposed amendment area is generally controlled by the City of Rockingham Local Planning Scheme No. 2 (LPS 2). The subject land is currently zoned 'Rural' under LPS 2.

### Multiple Use (Drainage/Flood Storage) Areas

One of the key considerations in planning for this area is the large extent of multiple use storage areas (drainage/flood storage) noting that approximately 45% of the total area is multiple use corridors and wetlands. These corridors will serve a primary drainage function in the event of a rainfall event with a 1% annual exceedance probability (better known as a 1 in 100-year flood event).

Irrespective of how these corridors are ultimately used and managed the amendment zoning of Urban Deferred is appropriate for the precinct. Technical advisory group meetings are progressing with respect to the draft DSP to determine tenure, management and future use of these areas. Options for the future use of this land include drainage, green spaces for passive/active recreation and commercial opportunities such as carbon farming/offset scheme.

## **3 Discussion**

### **Strategic context**

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

The *Perth and Peel@3.5million* document provides strategic guidance to government agencies and local governments on land use, land supply, land development, environmental protection, infrastructure investment and the delivery of physical and community/social infrastructure for the Perth and Peel regions.

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 determined to avoid and protect areas which have significant environmental value.

The proposed amendment was originally identified as a *Planning Investigation Area* but investigations have since been finalised which has identified the site as *Urban Expansion* in the *South Metropolitan Peel Sub-Regional Planning Framework*.

#### **Draft North-East District Structure Plan**

On 24 October 2023, the WAPC granted consent to advertise the draft DSP which provides a vision for urban development in the City of Rockingham, covering some 760 hectares of land, to ultimately accommodate up to 18,000 people.

The draft DSP represents the next stage of strategic planning investigations for the North-East Baldivis Urban Expansion area, as identified in the *South Metropolitan Peel Sub-Regional Planning Framework*. The draft DSP proposes to guide future land uses,

coordination of major infrastructure, activity centres, educational facilities, open space distribution and the protection of environmental assets.

The amendment is located within the draft DSP which has been advertised for comment and is currently under assessment by the Department. The MRS amendment and draft DSP will facilitate opportunities for 6,000 new dwellings and up to 1260 jobs, areas for open space, conservation reserves, schools, centres (local and neighbourhood) and required roads.

Consistent with the draft DSP the proposed amendment proposes an Urban Deferred zoning over Local Structure Plan Area 1. All land uses proposed by the draft DSP are capable of being delivered under an Urban zoning as proposed. Consistent with the Implementation Section of the draft DSP, a staged approach to rezoning is proposed in order to unlock the unconstrained areas of the site in the shorter term.

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

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

The majority of the land within the amendment area has been historically cleared of vegetation with some remaining vegetation along boundaries and scattered throughout the amendment land. Vegetation is generally of 'degraded' to 'degraded to good' condition, with one pocket to the south-west of the amendment area that is in good condition which is proposed to be retained through the DSP.

### **Draft State Planning Policy 2.9 - Planning for Water**

*Draft State Planning Policy 2.9 - Planning for Water* 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. A draft DWMS has been prepared to support the amendment and a draft DSP, and both documents will need approval prior to the lifting of Urban Deferment.

### **State Planning Policy 3.7 - Planning in Bushfire Prone Areas**

*State Planning Policy 3.7 - Planning in Bushfire Prone Areas* 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 Department of Fire and Emergency Services advises that the Bushfire Management Plan has adequately demonstrated how compliance with the bushfire protection criteria can be achieved.

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

*State Planning Policy 5.4 - Road and Rail Noise* aims to minimise the adverse impact of road and rail noise on noise-sensitive land-use and/or development within the specified trigger distance of strategic freight and major traffic routes and other significant freight and traffic routes.

As the Kwinana Freeway and Mundijong Road are in close proximity to the subject land, there is the potential for noise attenuation to be required. The exact nature of these measures will be determined at the development approval stage with MRWA and the local government.

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

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

### **Statutory context**

#### **Environment**

The DWER advises that further environmental information may be required if the amendment is referred to the EPA, particularly given the governance arrangements of the floodplain storage areas which is being considered as part of the draft DSP.

#### **Infrastructure**

##### **Water and Wastewater**

The Water Corporation has advised of the need to further investigate water and wastewater headworks infrastructure to support urban development within this area. This will need further comprehensive planning to be undertaken for the broader area. The WAPC notes that Corporation's requirements and have been included as matters to be addressed prior to the lifting of Urban Deferment.

##### **Transportation**

MRWA advises that if the WAPC progresses the MRS Amendment it is recommended that this excludes the land immediately north of the existing Mundijong Road Other Regional Roads reservation. Similar approaches have been used in the past and an area of 150m-200m in width is recommended. The WAPC notes MRWA's requirements which have been included as matters to be addressed prior to the lifting of Urban Deferment.

## **4 Aboriginal cultural heritage**

The process of rezoning or reservation of land in a region scheme is broad by nature and does not physically interfere with the land. Consideration of Aboriginal Cultural Heritage is addressed more specifically at later stages of the planning process, typically when preparing a local structure plan or at the subdivision and development approval stages. All Aboriginal Cultural Heritage 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 was pre-referred to SWALSC and no response was received. However, the amendment will be formally referred to SWALSC during the public advertising period.

## **5 Coordination of local and region scheme amendments**

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

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

## **6 Substantiality**

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

- The proposal aligns with the *Perth and Peel@3.5million / South Metropolitan Peel Sub-Regional Planning Framework* which identifies the majority of the site as *Urban Expansion*.
- The proposed amendment is consistent with the draft *North East Baldivis District Structure Plan* which identifies the site for urbanisation.
- Key State Government agencies raise no objections to the amendment or raise matters which are routinely addressed in the subsequent more detailed stages of the planning and development process.

## **7 Environmental Protection Authority advice**

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

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

## **8 The amendment process**

The procedures for amending a region scheme are prescribed by the *Planning and Development Act 2005* and the Planning and Development (Region Planning Schemes) Regulations 2023. In essence, the procedure for a standard amendment involves:

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

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

## 9 Submissions on the amendment

The WAPC invites people to comment on this proposed amendment to the MRS.

The amendment is being advertised for public submissions for a period of 42 days from 5 August 2024 to 16 September 2024.

The amendment report and plans showing the proposed changes are available for public inspection [online](#).

Online submissions are encouraged via <https://haveyoursay.dplh.wa.gov.au/>

However, written submissions commenting on the amendment can be sent to:

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

or posted to:

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

and **must be received by 16 September 2024.**

All submissions received by the WAPC will be acknowledged.

For your convenience a submission form is contained in this report (Appendix D). Additional copies of the form are available from the Department of Planning, Lands and Heritage [website](#).

You should be aware that calling for submissions is a public process and all submissions lodged will become public. All submissions are published and made available when the Minister has made a determination on the amendment. Advice of disclosure and access requirements are shown on side two of the submission form.

Before making your submission, it is recommended that you read the information in Appendix C of this report regarding preparing a submission.

## **10 Modifications to the amendment**

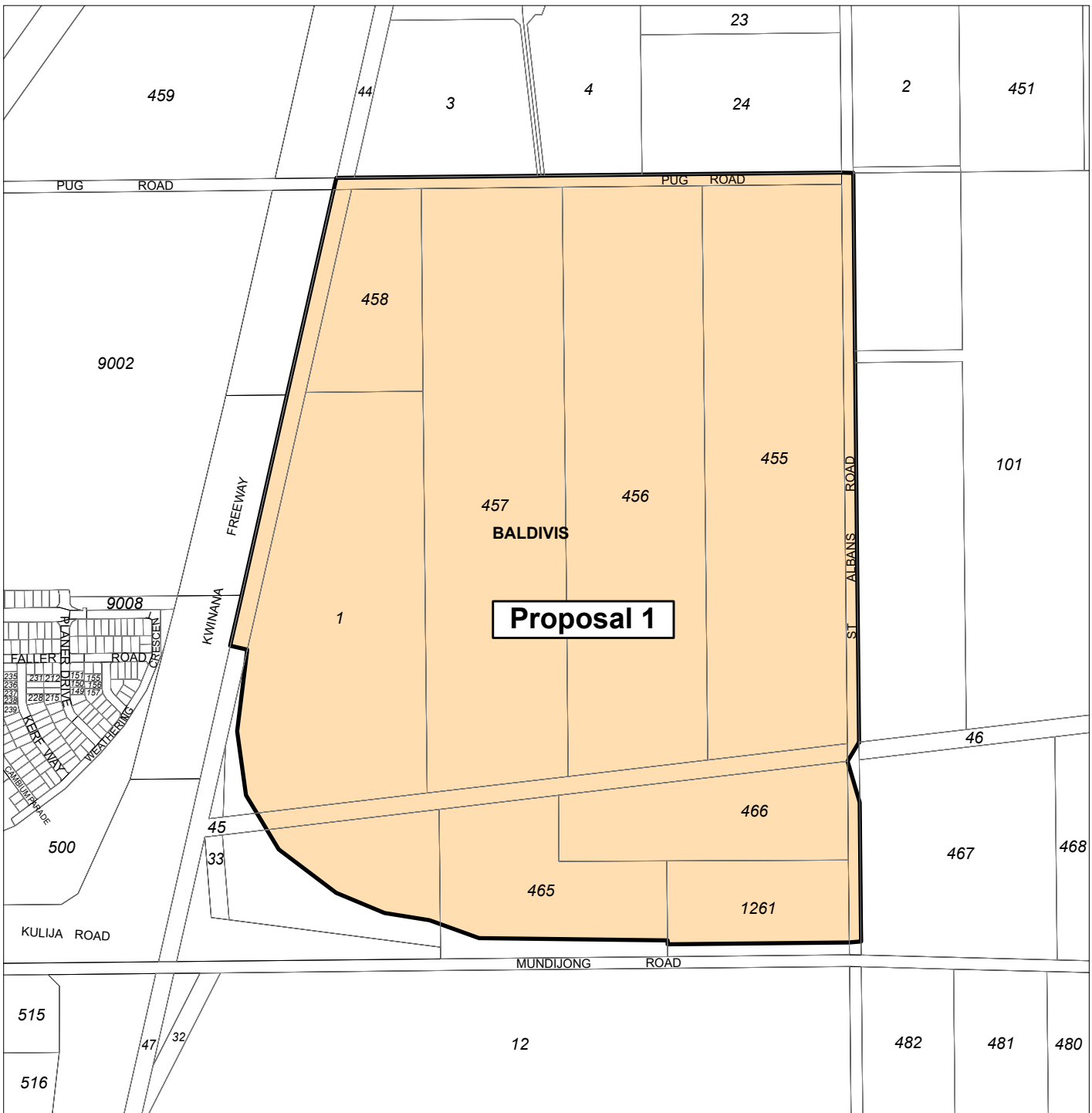
After considering any submissions received from Government agencies and the public, the WAPC may recommend that the Minister modify the amendment. The Minister may approve the amendment, with or without any modifications in response to submissions, or decline to approve.

## **11 Final outcome**

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

**Metropolitan Region Scheme  
Amendment 1427  
North East Baldivis  
District Structure Plan - Precinct 1**

**Amendment Figure - Proposal 1**




**North East Baldvis District Structure Plan - Precinct 1  
Proposed standard MRS amendment  
as advertised**

29 May 2024

Proposal 1

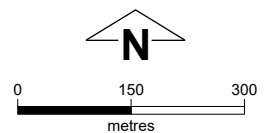
Proposed Amendment:

 Rural zone to Urban Deferred zone

Reference no: 4766

File no: RLS/1125

Version number: 2





## **Appendix A**

### **Notice of environmental assessment**



## Environmental Protection Authority

Ms Sam Boucher  
 Secretary  
 Western Australian Planning Commission  
 Locked Bag 2506  
**PERTH WA 6001**

Our Ref: APP-0025433 and APP-0025434  
 Enquiries: Fiona Pond, 08 6364 7623  
 Email: [fiona.pond@dwer.wa.gov.au](mailto:fiona.pond@dwer.wa.gov.au)

Dear Ms Boucher

**DECISION UNDER SECTION 48A(1)(a)**  
***Environmental Protection Act 1986***

<b>SCHEME</b>	<b>Metropolitan Region Scheme (MRS) Amendment 1427 North East Baldivis District Structure Plan – Precinct 1 and MRS Amendment 1428 North East Baldivis District Structure Plan – Precincts 2 – 4</b>
<b>LOCATION</b>	<b>North East Baldivis – Land generally bounded by Millar Road (north), Kwinana Freeway (east) and Mundijong Road (south)</b>
<b>RESPONSIBLE AUTHORITY</b>	<b>Western Australian Planning Commission</b>
<b>DECISION</b>	<b>Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme Amendment Not to be Assessed Under Part IV of the EP Act. Advice Given (Not Appealable)</b>

Thank you for referring the above scheme to the Environmental Protection Authority (EPA).

After consideration of the information provided by you, the EPA considers that the proposed scheme should not be assessed under Part IV Division 3 of the *Environmental Protection Act 1986* (EP Act) but nevertheless provides advice and recommendations.

Please note the following:

- For the purposes of Part IV of the EP Act, the scheme is defined as an assessed scheme. In relation to the implementation of the scheme, please note the requirements of Part IV Division 4 of the EP Act.
- There is no appeal right in respect of the EPA's decision to not assess the scheme.

A copy of the EPA's Determination and advice and recommendations is attached and will be made available to the public via the EPA website.

Yours sincerely

**Lee McIntosh**  
**Deputy Chair of the Environmental Protection Authority**

10 July 2024

Encl. EPA Determination  
 Scheme advice and recommendations

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

**Metropolitan Region Scheme (MRS) Amendment 1427 North East Baldivis District  
Structure Plan – Precinct 1 and MRS Amendment 1428 North East Baldivis  
District Structure Plan – Precincts 2 – 4**

**Location:** Land generally bound by bound by the Kwinana Freeway (west), Mundijong Road (south), Millar Road/freight rail (north) and rural land (east), Baldivis, City of Rockingham.

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

**Determination Published:** 15 July 2024

**Summary**

The Western Australian Planning Commission (WAPC) has initiated Amendments 1427 and 1428 to the Metropolitan Region Scheme (MRS) to rezone 629.6 hectares (ha) of land in Baldivis from the 'Rural' zone to the 'Urban Deferred' zone to facilitate future residential development.

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 documentation provided by the WAPC. Having considered this matter, the following advice is provided by the EPA for both scheme amendments 1427 and 1428, to provide cumulative considerations and recommendations.

**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:

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

**Advice and Recommendations regarding the Environmental Factors**

The EPA has determined not to assess the scheme amendment on the basis of the following lifting of urban deferment criteria, as set out by the WAPC in the amendment report:

- Approval of the draft District Structure Plan (DSP) by the WAPC.
- Endorsement of a District Water Management Strategy (DWMS) by the Department of Water and Environmental Regulation (DWER).
- Resolution of detailed road planning by Main Roads WA along Mundijong Road to determine regional road reservation requirements.
- Appropriate resolution of sewer and water servicing infrastructure in consultation with the Water Corporation.

Further advice about environmental factors is provided below:

### **Inland Waters**

The amendment land is located within the Peel-Harvey Coastal Plain catchment and the site contains low-lying areas with a shallow depth to groundwater which are subject to inundation in winter. There is the potential for environmental impacts to surface and groundwater to occur if drainage and wastewater disposal are not managed correctly.

The EPA notes flood mapping and land capability assessments advise to set aside multiple use storage areas to manage drainage for rainfall events with a 1 per cent annual exceedance probability. The EPA notes approval of the draft DSP and endorsement of the associated DWMS is required prior to the lifting of Urban Deferment to ensure appropriate water management to minimise potential flooding impacts to future urban development and impacts to surface and groundwater.

### **Social Surroundings**

The EPA notes there are three facilities with the potential to cause odour impacts to sensitive land uses within the assessment area and which may require site specific separation distances. The Draft DSP has applied a standard 1 kilometre buffer around the two livestock holding facilities, however no buffer has been applied for the fish/marron farm. The EAR recommends a generic separation distance of 100 – 300 metres around the fish/marron farm to mitigate potential odour impacts.

The EPA supports the application of generic separation distances around facilities in accordance with the EPA's Guidance Statement No. 3 *Separation Distances between Industrial and Sensitive Land Uses* in the Draft DSP. The EPA also understand that the provision of appropriate buffers around the fish/marron farm and livestock feed lots or termination of such uses is a requirement to lift Urban Deferment. Further assessment (odour and noise) for these facilities may assist in mitigation and management of potential emissions.

The EPA understands that the Water Ski Park operating in the centre of the amendment area may be partially decommissioned to reduce noise emissions. The remaining facility will be subject to noise management measures to continue operating near sensitive land uses.

The EPA notes that future development will be required to demonstrate consistency with the *Environmental Protection (Noise) Regulations 1997*. Additional scheme text at the local planning stage may be required to address noise impacts including:

- Noise sensitive housing design for any directly impacted residence; and
- Notification on lot title for any residence where the predicted noise is above 40 dB L<sub>A10</sub>.

### **Flora and Vegetation, and Terrestrial Fauna**

The amendment area is largely cleared with scattered patches of remnant or planted vegetation. The EPA notes the patches of scattered vegetation and paddock trees provide foraging habitat for species of black cockatoos and foraging on Marri trees within the amendment area was observed.

The EPA advises an unconfirmed roost site is also recorded within the vicinity of Lots 2, 3 and 21. It is recommended the status of the roost be investigated and if confirmed, retained through future planning.

The EPA considered that implementation of the proposed amendment may result in clearing, of vegetation including threatened fauna habitat. The EPA advises of the importance of native

vegetation retention, specifically marri trees and potential roosting sites, and expects these are retained as a priority as part of future planning processes to mitigate impacts to terrestrial environmental values. The EPA also recommends that future planning stages prioritise revegetation in POS areas, surplus cleared areas and landscaped and drainage areas/corridors with locally endemic species that provide foraging for species of black cockatoo. Designs should be informed by current research and guidelines.

### **Conclusion**

The EPA notes the ability of future planning processes to assist in mitigating impacts and concludes the scheme amendment can be managed to meet the EPA's environmental objectives for the above factors through the lifting of Urban Deferment criteria. The EPA recommends its advice is implemented to further mitigate potential impacts to the above factors.



## Environmental Protection Authority

s.48A Referrals

<b>Title:</b>	Metropolitan Region Scheme (MRS) Amendment 1427 North East Baldivis District Structure Plan – Precinct 1 and MRS Amendment 1428 North East Baldivis District Structure Plan – Precincts 2 – 4		
<b>Location:</b>	North East Baldivis – Land generally bounded by Millar Road (north), Kwinana Freeway (east) and Mundijong Road (south)		
<b>Description:</b>	The amendment proposes to rezone Precinct 1 and Precincts 2 – 4 in Baldivis from the Rural zone to the Urban Deferred zone to facilitate future residential development following the lifting of Urban Deferment.		
<b>Ref ID:</b>	APP-0025433 and APP-0025434		
<b>Date Received:</b>	18/06/2024	<b>Date Sufficient Information Received:</b>	18/06/2024
<b>Responsible Authority:</b>	Western Australian Planning Commission, 140 William Street PERTH WA 6000		
<b>Contact:</b>	Marija Bubanic		
<b>Preliminary Environmental Factors:</b>	Flora and vegetation, Terrestrial fauna, Inland waters and Social surroundings		
<b>Potential Significant Effects:</b>	Implementation of the scheme amendment may result in modified hydrology, changes to flood storage areas, emissions of noise and odour to nearby sensitive land uses, and clearing of potential black cockatoo habitat.		
<b>Protection:</b>	EPA advice is provided recommending actions to manage and mitigate potential environmental impacts. The EPA supports the provisions required to lift Urban Deferment zoning, and future District Structure Planning processes.		
<b>Determination:</b>	<b>Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme Amendment Not to be Assessed under Part IV of the EP Act. Advice Given. (Not Appealable).</b>		

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:

Date: 10 July 2024

## **Appendix B**

### **List of plans supporting the amendment**

**Metropolitan Region Scheme  
Amendment 1427  
North East Baldivis  
District Structure Plan - Precinct 1**

**as advertised**

**Amending Plan 3.2840**



## **Appendix C**

### **Preparing a submission**

## Preparing a Submission

The WAPC welcomes comment on proposed amendments to the MRS 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://consultation.dplh.wa.gov.au>, however, hardcopy submissions can also be accepted (Submission Form - 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 the submission form and in the submissions on the amendment section of the amendment report.

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.

You 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 for this amendment**



