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Published on: 3 March 2026

Statement No. 1267

**STATEMENT THAT A SCHEME MAY BE IMPLEMENTED**  
***(Environmental Protection Act 1986)***

METROPOLITAN REGION SCHEME AMENDMENT 1388/57 –  
WATTLE GROVE (SOUTH) URBAN PRECINCT

**Scheme Purpose:** The Metropolitan Region Scheme (MRS) Amendment proposed to rezone land in Wattle Grove South from the 'Rural' zone to the 'Urban' zone. The proposed 'Urban' zone will facilitate future residential development, areas of public open space and retention areas (conservation of environmental values) following a Local Planning Scheme (LPS) amendment, structure planning and subdivision and development approval.

**Responsible Authority:** Western Australian Planning Commission (WAPC)  
Australian Company Number (ACN) 35 482 341 493

**Responsible Authority address:** Gordon Stephenson House, 140 William St, Perth WA 6000

**Assessment number:** 2335

**Report of the Environmental Protection Authority:** 1788

**Introduction:** Subject to the following conditions being incorporated into the Metropolitan Region Scheme (MRS), the Amendment to which the above Report 1788 of the Environmental Protection Authority (EPA) relates may be implemented.

## ENVIRONMENTAL CONDITIONS FOR MRS AMENDMENT 1388/57

### Environmental outcomes

1. Within the **Amendment Area**, it is an objective of this scheme that **subdivision** and **development** is consistent with the achievement of the environmental outcomes in condition 3.
2. The **Responsible Authority** must act consistently with:
  - (1) the requirements of **Ministerial Statement 1267**; and
  - (2) the achievement of the environmental outcomes in condition 3;when exercising powers under this scheme or when determining an application to **subdivide** land in the **Amendment Area**.
3. The environmental outcomes are:
  - (1) Avoid **disturbance** to the following environmental values within **retention areas** (Figure 1), except when undertaking **low impact activities**:
    - (a) *Banksia attenuata* woodlands over species rich dense shrublands (FCT 20a);
    - (b) Shrublands and Woodlands of the Eastern Swan Coastal Plain (FCT 20c);
    - (c) **Viable populations** of *Conospermum undulatum*;
    - (d) **Viable populations** of *Isopogon autumnalis*;
    - (e) **medium to high quality foraging habitat** for carnaby's cockatoo (*Zanda latirostris*) and baudin's cockatoo (*Zanda baudinii*); and
    - (f) **potential nesting trees**.
  - (2) Avoid **disturbance** to **black cockatoo known nesting trees** and **roosting sites** within the **Amendment Area**.
  - (3) Retain trees or, where retention is not practicable, replace trees in the **Amendment Area** to:
    - (a) achieve a generally even distribution of trees across parts of the **Amendment Area** that are not within **retention areas**; and
    - (b) to create connectivity between **retention areas** and retained **black cockatoo** habitat.
  - (4) Avoid or where not practicable, minimise **adverse impacts** to the **Greater Brixton Street Wetlands** from urban **development** of the **Amendment Area**, including impacts to the wetlands' persistency, hydrological regime, water quality, ecological integrity and ecological function.

### Conservation Area Management Plans

4. The **Responsible Authority** must not approve any **subdivision** (other than **minor subdivision**) or **development** for land that includes all or part of a **retention area** unless it is satisfied, after consulting with **DWER, DBCA** and the local government, that:

- (1) a Conservation Area Management Plan has been prepared for the **retention area**; and
- (2) the Conservation Area Management Plan is consistent with the achievement of the environmental outcomes in condition 3 and:
  - (a) provides for the installation and maintenance of appropriate fencing around the periphery of the **retention area**;
  - (b) provides for the monitoring of occurrences of **Threatened Ecological Community (TECs)** and populations of **threatened** flora; and
  - (c) identifies actions that will be implemented to ensure that:
    - (i) occurrences of **TECs** that are in 'degraded' condition are restored to achieve a condition rating of 'good' or better, in accordance with **Keighery 1994**;
    - (ii) populations of **threatened** flora are maintained or increased;
    - (iii) **buffers** to **threatened** flora are established and maintained;
    - (iv) the spread of existing weed species and pathogens, and the introduction of new weed species and pathogens, is minimised;
  - (d) provides that the only **development** to occur within the **retention area** is to be **development** for the purposes of conservation or incidental purposes; and
- (3) satisfactory arrangements have or will be made for the implementation of the Conservation Area Management Plan.

#### **Black cockatoos**

5. The **Responsible Authority** must not approve any **subdivision** (other than **minor subdivision**) or **development** for any land in the **Amendment Area** that is **unsurveyed land** unless it is satisfied that a **black cockatoo** survey that meets the requirements of **DWER** has been carried out for that **unsurveyed land**.
6. The **Responsible Authority** must not approve any **subdivision** or **development** for any land in the **Amendment Area**, if the **subdivision** or **development** is likely to impact a **potential nesting tree** unless it is satisfied, after consulting with **DWER**, that:
  - (1) an assessment has been carried out to identify, record and determine the number of **potential nesting trees** likely to be impacted and the number of potential nesting trees likely to be retained;
  - (2) the number of **potential nesting trees** likely to be impacted has been quantified; and
  - (3) at least twice the number of **potential nesting trees** likely to be impacted will be replaced by planting within the **Amendment Area**.

#### **Tree canopy**

7. The **Responsible Authority** must not approve any **subdivision** (other than **minor subdivision**) or **development** for any land in the **Amendment Area** unless it is satisfied that:

- (1) a Tree Canopy Retention and Landscape Management Plan for the land has been prepared, having regard to any urban forest strategy adopted by the City of Kalamunda; and
- (2) the Tree Canopy Retention and Landscape Management Plan is consistent with the achievement of the environmental outcomes in condition 3 and:
  - (a) identifies the location, species, size and structural health of any trees to be retained, with particular regard to **potential nesting trees**;
  - (b) identifies the location, species, number, planting size, mature height and spread of trees to be planted;
  - (c) identifies the planting schedule for the trees to be planted; and
  - (d) estimates the percentage of canopy coverage expected to be achieved through implementation of the plan; and
- (3) satisfactory arrangements have or will be made for the implementation of the Tree Canopy Retention and Landscape Management Plan,

unless the **Responsible Authority** considers that a plan, or a plan that meets all the requirements in condition 7(2), is not required.

### Water management

8. The **Responsible Authority** must not approve any **structure plan** for the **Amendment area** unless it is satisfied, after consulting with **DWER, DBCA** and the local government, that the **structure plan** includes a **Local Water Management Strategy (LWMS)** for the land the subject of the **structure plan** that is consistent with:
  - (1) any relevant approved District Water Management Strategy; and
  - (2) the achievement of the environmental outcome in condition 3(4).
9. The **Responsible Authority** must not approve any **subdivision** (other than **minor subdivision**) or **development** unless it is satisfied, after consulting with **DWER, DBCA** and the local government, that:
  - (1) an **Urban Water Management Plan (UWMP)** has been prepared for the land the subject of the **subdivision** or **development**; and
  - (2) the **UWMP** is consistent with the applicable **LWMS** and informed by the **results of any pre-development monitoring program**,

unless the **Responsible Authority** considers, after consulting with **DWER**, that a **UWMP**, or a **UWMP** that meets the requirements in condition 8(2), is not required.

### Reporting

10. The **Responsible Authority** must submit an environmental performance report which is inclusive of all **subdivisions** within the **Amendment Area** to **DWER** within three months after the end of the **Initial Report Year** and subsequently within three months after the end of each **Report Period** or by such later date as **DWER** confirms in writing, until **DWER** confirms in writing that reports no longer need to be submitted under this condition.
11. An environmental performance report must:

- (1) identify any **structure plan** approved by the **Responsible Authority** for all or part of the **Amendment Area**; and
- (2) demonstrate, in relation to the preceding **Report Period** how the **Responsible Authority** has acted consistently with the requirements of **Ministerial Statement 1267** and the achievement of the environmental outcomes in condition 3 when exercising powers under this scheme or when determining an application to **subdivide** land in the **Amendment Area**.

### **Definitions**

12. Defined terms in these conditions have the meaning set out in Table 1 of **Ministerial Statement 1267**.

[signed on 27 February 2026]

Hon. Matthew Swinbourn BA LLB MLC

**MINISTER FOR THE ENVIRONMENT; COMMUNITY SERVICES; HOMELESSNESS**

<b>Key decision-making authority consulted under section 48F(1):</b>
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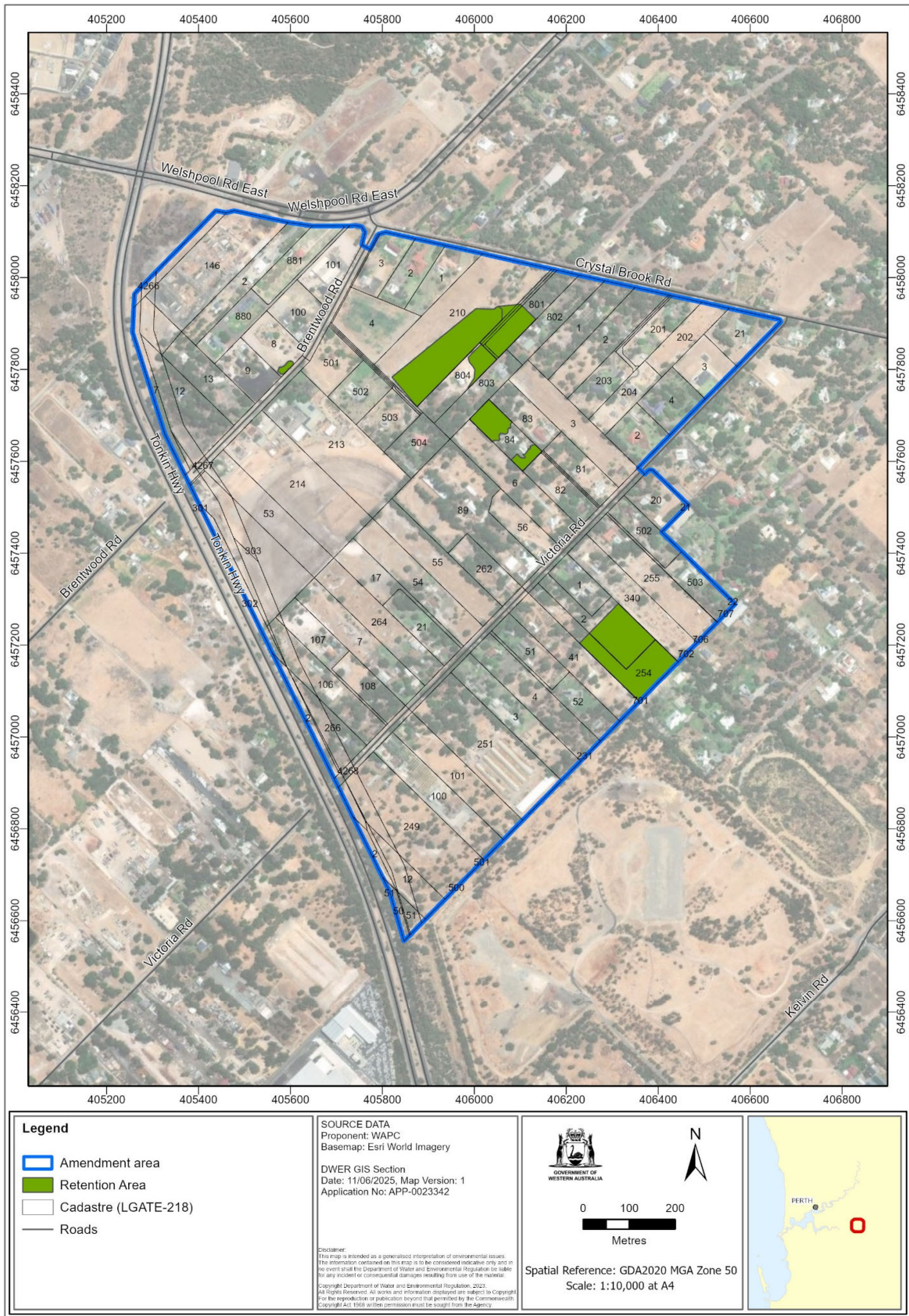
Minister for Planning
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**Table 1: Definitions**

Acronym or abbreviation	Definition or term
<b>Adverse impacts</b>	<p>Negative change that is neither trivial nor negligible that could result in a reduction in health, diversity or abundance of the receptor/s being impacted, or a reduction in environmental value. Adverse impacts can arise from direct or indirect impacts, or other impacts from the implementation of the scheme.</p> <p>In relation to flora and vegetation and terrestrial fauna, includes but is not limited to change in hydrology, altered fire regime and edge effects.</p>
<b>Amendment</b>	MRS Amendment 1388/57
<b>Amendment area</b>	The land subject of MRS Amendment 1388/57. As depicted on Figure 1.
<b>Black cockatoo</b>	Includes carnaby's cockatoo ( <i>Zanda latirostris</i> ), forest red-tailed black cockatoo ( <i>Calyptorhynchus banksii naso</i> ) and baudin's cockatoo ( <i>Zanda baudinii</i> ).
<b>Buffer</b>	Adequate area adjacent to the environmental value important for protecting its integrity and providing protection from direct <b>disturbance</b> , to reduce the risk of significant adverse impact.
<b>DBCA</b>	Department of Biodiversity, Conservation and Attractions
<b>Development</b>	As defined in the <i>Planning and Development Act 2005</i> .
<b>Disturb/ disturbance</b>	<p>Directly has or materially contributes to the disturbance effect on health, diversity or abundance of the receptor/s being impacted or on an environmental value.</p> <p>In relation to flora, vegetation, or fauna habitat, includes to result in death, destruction, removal, severing or doing substantial damage to.</p> <p>In relation to fauna, includes to have the effect of altering the natural behaviour of fauna to its detriment.</p> <p>In relation to inland waters, includes to have the effect of altering hydrological regimes or water quality to the detriment of the environmental values supported by or dependent on surface water and/or groundwater.</p>
<b>DWER</b>	Department of Water and Environmental Regulation
<b>Environmental Review Document (ERD)</b>	Coterra Environment, Pentium Water, Hyd2o, Emerge Associates, Phoenix Environmental Services, JBS&G, EPCAD Pty Ltd, Element, CLE Town Planning + Design, MBS Environmental, GBG Group, Douglas Partners, Bennelongia Environmental Consultants 2024, Environmental Review Metropolitan Region Scheme Amendment 1388/57 – Wattle Grove South. EPA Assessment No: 2335. Rev 4 (September).
<b>FCT</b>	Floristic Community Type

Acronym or abbreviation	Definition or term
<b>Greater Brixton Street Wetlands</b>	As depicted in Figure 1 of the EPA 2022. Environmental values and pressures for the Greater Brixton Street Wetlands on the Swan Coastal Plain Advice in accordance with section 16(j) of the <i>Environmental Protection Act 1986, EPA, WA</i> .
<b>Initial Report Year</b>	The 12 month period commencing on the date the first <b>subdivision</b> within the <b>Amendment Area</b> is first approved.
<b>Keighery 1994</b>	Keighery, B.J. (1994). Bushland Plant Survey: a Guide to Plant Community Survey for the Community. Wildflower Society of WA (Inc.), Nedlands, Western Australia.
<b>Known nesting trees</b>	Trees (live or dead but still standing) which contains a hollow where <b>black cockatoo</b> breeding has been recorded or which demonstrates evidence of breeding (i.e. showing evidence of use through scratches, chew marks or feathers).
<b>Local Water Management Strategy (LWMS)</b>	Water management document prepared in accordance with the relevant guideline to support rezoning at the local scheme amendment stage. <i>Interim – Developing a Local Water Management Strategy</i> (DoW, 2008).
<b>Low impact activities</b>	Activities involving minimal disturbance of ground or vegetation, including revegetation, rehabilitation monitoring of fauna, vegetation or water, or management activities associated with feral fauna control or weed control.
<b>Medium to High quality foraging habitat</b>	As defined in Table 7-10 of <b>Environmental Review Document (ERD)</b> .
<b>Ministerial Statement 1267</b>	Statement that a Scheme may be Implemented No. 1267 published on 3 March 2026.
<b>Minor subdivision</b>	<b>Subdivision</b> of a minor nature that does not involve any <b>subdivision</b> works and does not impede the achievement of the environmental outcomes in <b>Ministerial Statement 1267</b> .
<b>Potential nesting trees</b>	Trees that have a Diameter at Breast Height greater than 300 mm but do not currently have hollows.
<b>Recovery plan</b>	Plans that outline the actions that are needed to help <b>threatened</b> species or ecological communities survive and 'recover' to a healthy level, including: <ul style="list-style-type: none"> <li>• Department of Parks and Wildlife (2016). <i>Banksia attenuata</i> woodlands over species rich dense shrublands (Swan Coastal Plain community type 20a – Gibson et al. 1994). Interim Recovery Plan No. 359. Parks and Wildlife, Kensington, Western Australia.</li> <li>• Department of Environment and Conservation (2009). Wavy-leaved smokebush (<i>Conospermum undulatum</i>)</li> </ul>

Acronym or abbreviation	Definition or term
	Recovery Plan. Commonwealth Department of the Environment, Water, Heritage and the Arts, Canberra.
<b>Report Period</b>	The 36 month period commencing on the date of conclusion of the <b>Initial Report Year</b> , and every subsequent 36 month period.
<b>Responsible authority</b>	Western Australian Planning Commission (WAPC)
<b>Retention area(s)</b>	Retention area(s) as shown in Figure 1
<b>Roosting site</b>	Habitat that contains one, or a group of, known or potential roosting trees as defined in Department of Agriculture, Water and the Environment (DAWE) 2022, Referral guideline for 3 WA <b>threatened black cockatoo</b> species Carnaby's Cockatoo, Baudin's Cockatoo and the Forest Red-tailed Black cockatoo, Department of Agriculture, Water and the Environment, Canberra.
<b>Structure Plan</b>	As defined in the <i>Planning and Development (Local Planning Scheme) Regulations 2015</i> .
<b>Subdivide/ Subdivision(s)</b>	Division or amalgamation of lots as approved by the WAPC under the <i>Strata Titles Act 1985 / Planning and Development Act 2005</i> .
<b>Threatened</b>	Listed by order of the Minister as Threatened in the category of critically endangered, endangered or vulnerable under section 19(1), or a rediscovered species to be regarded as threatened species under section 26(2) of the <i>Biodiversity Conservation Act 2016</i> (WA).
<b>Threatened Ecological Community (TEC)</b>	A Threatened Ecological Community is a vegetation community which is found to fit into one of the following categories; "presumed totally destroyed", "critically endangered", "endangered" or "vulnerable" under the <i>Biodiversity Conservation Act 2016</i> (WA) and/or <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cth).
<b>Unsurveyed Land</b>	Areas depicted as "Unsurveyed Areas" in Figure 2.
<b>Urban Water Management Plan (UWMP)</b>	Water management document prepared in accordance with the relevant guideline and informed by any local water management strategy, to support a land-use planning proposal at the <b>subdivision</b> or <b>development</b> stage. <i>Better Urban Water Management (WAPC 2008)</i> ; <i>Urban water management plans – Guidelines for preparing plans and for complying with subdivision conditions (DoW 2008)</i> .
<b>Viable populations</b>	The viability of a population (including in relation to species function, habitat requirements and <b>buffers</b> , and population stability) is to be determined in consultation with <b>DBCA</b> consistently with any relevant <b>recovery plan</b> .



**Figure 1: Amendment area and retention area**

