

**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.