

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

**Metropolitan Region Scheme Amendment 1441 – Lakefarm Retreat Urban Precinct**

**Location: Lakefarm Retreat, Ballajura**

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

**Determination Published: 4 August 2025**

**Summary**

The amendment proposes to transfer approximately 53.6 hectares (ha) of land from the 'Rural – Water Protection' zone to the 'Urban' zone, and 3.8 ha from Rural zone to 'Regional Open Space' (ROS) and 'Water Catchments' reserve. The amendment will facilitate future proposed residential/urban development and Public Open Space (POS).

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 WAPC, including a *Concept Cell Structure Plan* (CDP Town Planning and Urban Design, 2025) (Figure 1). 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

**Advice and Recommendations regarding the Environmental Factors**

**Flora and vegetation and Terrestrial fauna**

The EPA notes that while historical clearing has occurred within the amendment area, implementation of the scheme amendment will result in the clearing of vegetation, including Banksia Woodland and threatened fauna habitat, in particular habitat for threatened species of black cockatoo (a roost site is within the amendment area).

The EPA reinforces the importance of native vegetation retention and retention of black cockatoo foraging habitat, in particular marri trees, potential nesting trees and roosting sites, and expects these are retained as a priority, together with appropriate buffers, as part of future planning processes to mitigate impacts to terrestrial environmental values. The EPA notes

that the concept plan (Figure 1) was prepared to present an indicative development layout and the potential retention areas including wetlands, Banksia woodlands and black cockatoo foraging/potential nesting habitat and confirmed roost site. The EPA supports the retention of values as depicted in the draft concept plan as a minimum through the future stages of planning. However, while Public Open Space (POS) is proposed over the confirmed roost site, the concept plan also proposes future infrastructure within this area. To prevent clearing of the roost site, the EPA expects infrastructure be relocated to existing cleared areas and that future planning considers the provision of an appropriate vegetated buffer to the roost site. The EPA also supports the preparation of POS management plans to be prepared for areas of retained vegetation including weed control, revegetation, drainage and nutrient management and bushfire risk. The EPA recommends that future planning stage, in particular local scheme text provisions and structure planning, also 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 cockatoos. Designs should be informed by current research and guidelines.

### Inland waters

The amendment area contains a Resource Enhancement Wetland (REW) (UFI: 8257). The EPA notes and supports that the concept plan proposes to retain the REW and associated vegetation. The EPA notes that a wetland verification and buffer assessment may be undertaken to inform the future planning design (structure plan and subdivision). The EPA expects that future planning will ensure an appropriate buffer and management to ensure its ecological values and functioning are retained.

The EPA notes that the amendment area lies within the Gngangara Underground Water Pollution Control Area and is mapped as a Priority 2 (P2) Public Drinking Water Source Area (PDWSA), with an associated Wellhead Protection Zone (WHPZ). Further liaison with the Water Corporation and Department of Water and Environmental Regulation (DWER) will be required. The EPA notes that a government led strategic planning process determines whether an urban rezoning is the preferred outcome for the land.

The EPA expects future development within the amendment area ensures that post-development hydrological conditions be consistent with pre-development conditions, and that impacts to water quality and quantity within the WHPZ are minimised. The EPA further expects that these outcomes are achieved through implementation of the following measures through future stages of planning, including through the local planning scheme, and include (but not be limited to):

- as depicted in the concept plan, retention of the REW and proposed 50m buffer and the existing cleared infrastructure easement (retained as ROS); this provides a buffer to the conservation category wetlands to the north of the site
- stormwater management consistent with the *Stormwater Management Manual for Western Australia* (Department of Water, 2009) and draft SPP 2.9
- preparation of a Construction Environment Management Plan to manage impacts including of erosion/sediment and nutrient transport downstream
- development should be in accordance with DWER (2018) *Water Quality Protection Note 38 for Priority 3\* Areas*. This includes the implementation of the below measures at minimum and not limited to:
  - site-responsive design to direct surface and subsoil drainage away from drinking water extraction points;
  - sewage pump stations to avoid the WHPZ;
  - infiltration basins should be located outside the WHPZ;

- incorporate WHPZs into public open space where possible, preferably in conservation open space;
- design of POS to limit fertiliser application;
- adequate contingency planning in case of groundwater (and surface water if applicable through future studies) contamination; and
- educational water catchment material advertised/distributed throughout planning stages.

The EPA recommends that the future District Water Management Strategy and/or other future water planning documents (as appropriate) also consider the above measures, in consultation with and to the satisfaction of the relevant agencies (including DWER and City of Swan). Relevant agencies should also be consulted regarding further expectations for environmental outcomes and measures to minimise impacts to inland waters values.

### **Social surroundings**

The EPA notes that an Aboriginal heritage site, Bennett Brook (ID: 3692) is mapped over most of the amendment area. The EPA considers that as result of the proposed management measures and implementation of EPA advice regarding flora and vegetation, terrestrial fauna and inland waters, that Aboriginal cultural heritage values related to these factors are unlikely to be significantly impacted and that the amendment can be managed to be consistent with the EPA's objectives for social surroundings. The EPA supports that further investigations are undertaken prior to any works commencing, to identify the possible presence of Aboriginal cultural heritage values within or adjacent to the amendment area, and that investigations and development are consistent with requirements of the *Aboriginal Heritage Act 1972*.

### **Conclusion**

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

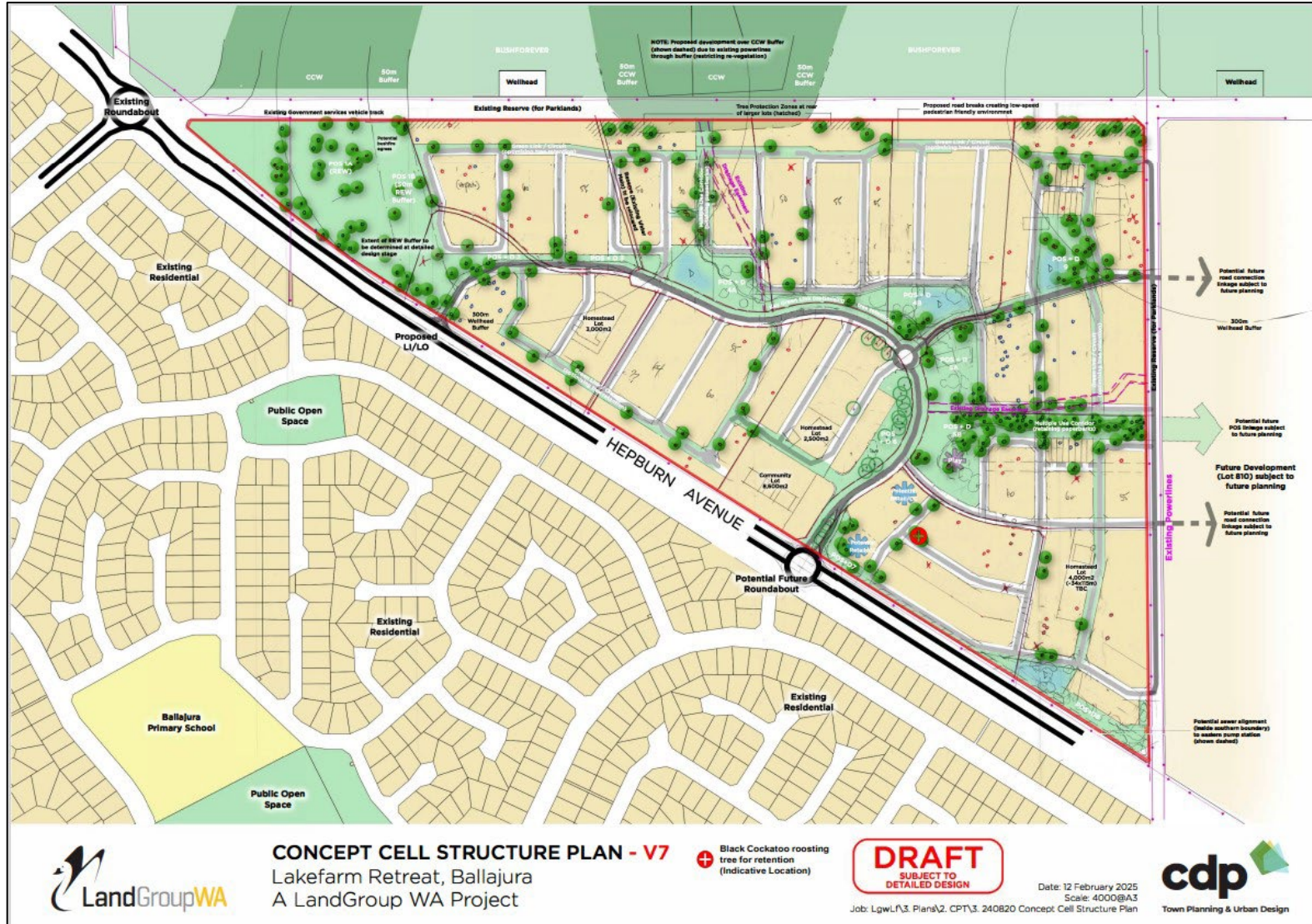


Figure 1. Concept Structure Plan (CDP Town Planning and Urban Design, 2025).