



Department of **Planning,
Lands and Heritage**



Western
Australian
Planning
Commission



Perth and Peel@3.5million

Planning Investigation Areas Update
September 2022

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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Introduction

The Perth and Peel@3.5million Sub-regional Planning Frameworks (frameworks), released in 2018, identify 15 Planning Investigation Areas (PIAs) within the Perth and Peel regions. PIAs are sites where further detailed planning is required to determine whether a change to current land use and zoning for more intensive land use is appropriate.

The frameworks provided the following guidance for the PIAs:

- Investigations will determine whether it is possible and/or appropriate to rezone the land.
- The PIA classification should not be construed as support from the Western Australian Planning Commission (WAPC) for a change from existing lands use/zoning, as this will depend upon the outcome of the further investigations.

The Department of Planning, Lands and Heritage, on behalf of the Western Australian Planning Commission (WAPC) and in conjunction with relevant agencies and local governments, has investigated all 15 PIAs. A total of 13 determinations have been made, with two sites requiring further investigation.

This report is an addendum to the suite of *Perth and Peel@3.5million Sub-regional Planning Frameworks* (2018) and should be considered in conjunction with these documents.

Where specific matters and issues are listed to be addressed in further detailed planning, these are to be regarded in the same manner as if specified in the relevant sub-regional planning framework.

The locations of the PIAs are shown in Figure 1.

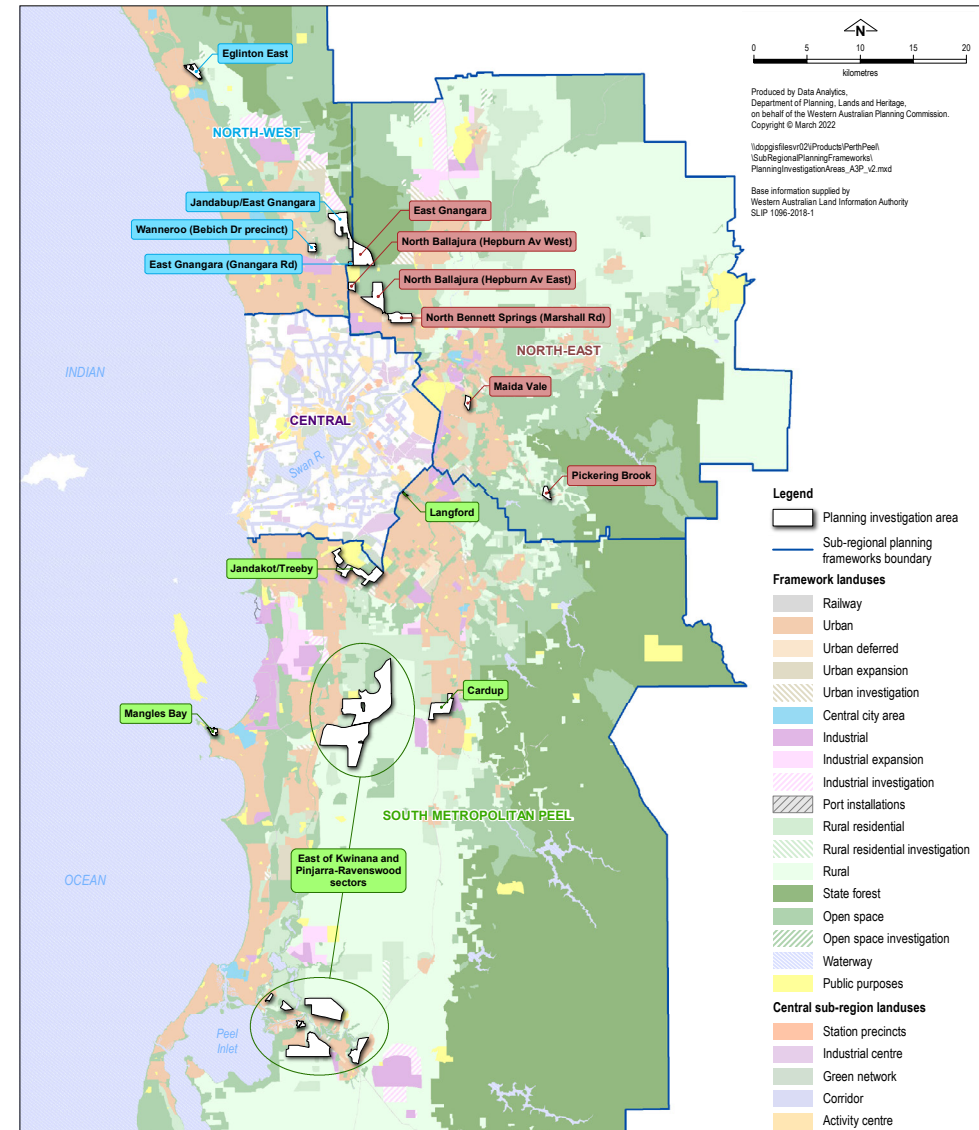


FIGURE 1: Perth and Peel Planning Investigation Areas



2. North-West Sub-region Planning Investigation Areas

2.1 Eglinton East

Overview

Key considerations for this PIA included:

- employment – identification/confirmation of land for employment generating activities
- land use transition/interface with Parks and Recreation reserve and Bush Forever areas
- proposed Whiteman-Yanchep Highway
- access to regional road network
- bushfire risk.

Future Land Use Outcome

The WAPC **supported a change** in land use for this PIA which is to be classified as **Urban Investigation** as shown in Figure 2.

The following key considerations are to be addressed through further detailed planning.

Provide land for employment-generating land uses (e.g. service commercial/bulky goods), as follows:

- Prior to WAPC consideration of a Metropolitan Region Scheme amendment to rezone the land, the Alkimos-Eglinton District Structure Plan is to be amended to include this land with an Employment Land (or similar) designation.

- The amendment to the Alkimos-Eglinton District Structure Plan shall establish the reasoning and intent of the Employment Land area, including expected land uses and the ongoing primacy of the Alkimos Secondary Centre and Eglinton District Centre, noting that Residential development of this land is not supported.
- An ecological linkage shall be identified in a north/south alignment through the Urban Investigation Area, including identification of additional land to be retained for conservation purposes, to strengthen and increase the connection between natural areas both within and adjoining the land.

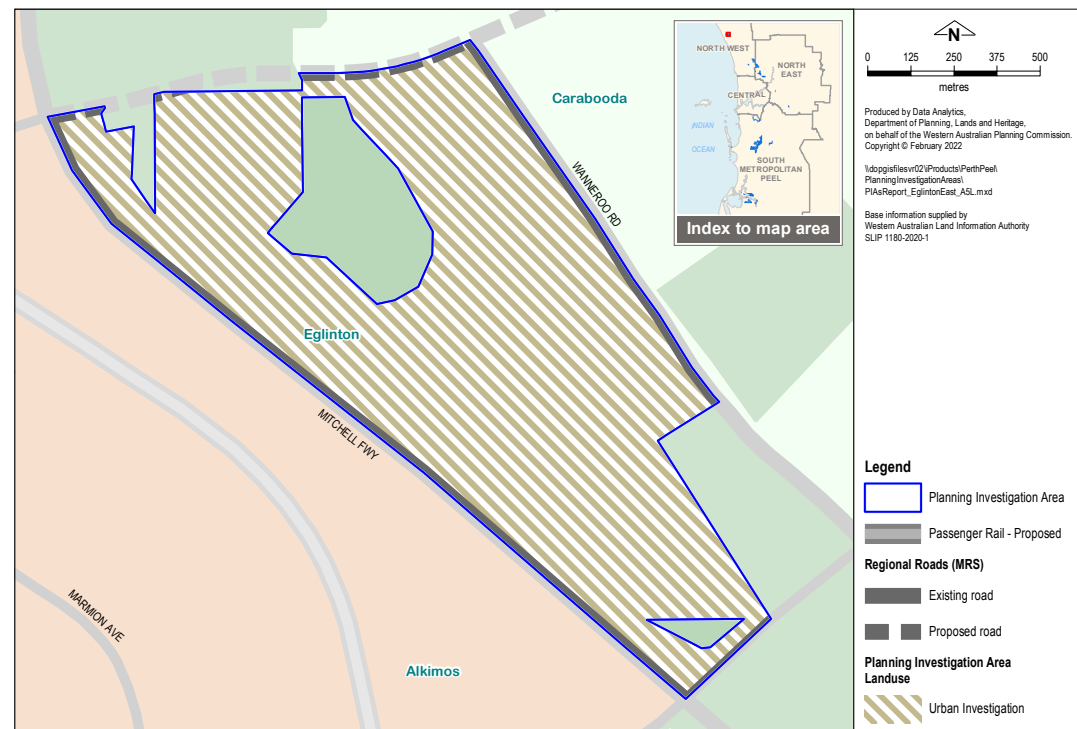


FIGURE 2: Eglinton East Planning Investigation Area



2.2 Jandabup/East Gngangara

Overview

Key considerations for this PIA included:

- land use transition/interface with Parks and Recreation reserve, Bush Forever areas and Conservation Category Wetland
- impacts, risks and management associated with groundwater resources
- protection of significant environmental values including high-value Carnaby's Black Cockatoo and Redtail Cockatoo feeding habitats, vegetation with 10-30 per cent remaining in the Perth and Peel regions, resource enhancement wetlands and threatened ecological communities
- potential East Wanneroo Rail Link (to be investigated as part of METRONET Stage 2)
- proposed Whiteman-Yanchep Highway
- bushfire risk.

Future Land Use Outcome

Consideration of this PIA has been incorporated into the *East Wanneroo District Structure Plan* (EWDSP), endorsed by the WAPC and released in August 2021.

The EWDSP can be viewed at:

www.wa.gov.au/government/publications/east-wanneroo-district-structure-plan

The EWDSP **supported a change** in land use for the north-western and southern portions of the PIA only. The framework land use classifications for the PIA endorsed by the WAPC are **Urban Expansion** (portion adjoining Hawkins Road), **Urban Investigation** (portion east of Steel Road), **Rural and State Forest** as shown in Figure 3. Key considerations to be addressed through further detailed planning for the Urban Investigation area are outlined in the EWDSP.

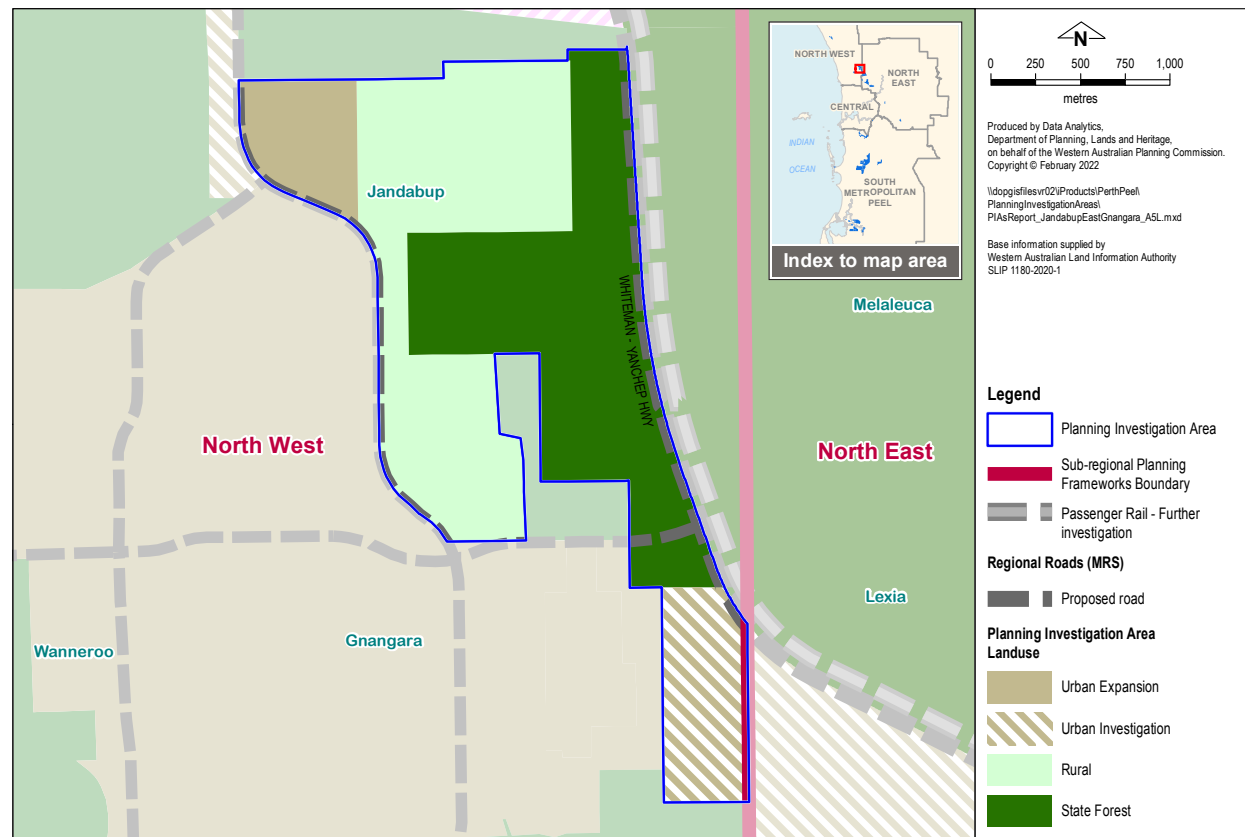


FIGURE 3: Jandabup/East Gngangara Planning Investigation Area



2.3 Wanneroo (Bebich Drive Precinct)

Overview

Key considerations for this PIA included:

- land use transition/interface with Parks and Recreation reserve (Bagerup Lake) and Bush Forever areas
- protection of significant environmental values including high-value Carnaby's Black Cockatoo and Redtail Cockatoo feeding habitats, vegetation with between 10-30 per cent remaining in the Perth and Peel regions and threatened ecological communities
- bushfire risk.

Consideration of this PIA has been incorporated into the *East Wanneroo District Structure Plan* (EWDSP), endorsed by the WAPC and released in August 2021.

The EWDSP can be viewed at:

www.wa.gov.au/government/publications/east-wanneroo-district-structure-plan

Future Land Use Outcome

The EWDSP **supported a change** in land use and the framework land use classifications for the PIA endorsed by the WAPC are **Urban Expansion and Rural** (east of Benmuni Road) as shown in Figure 4.

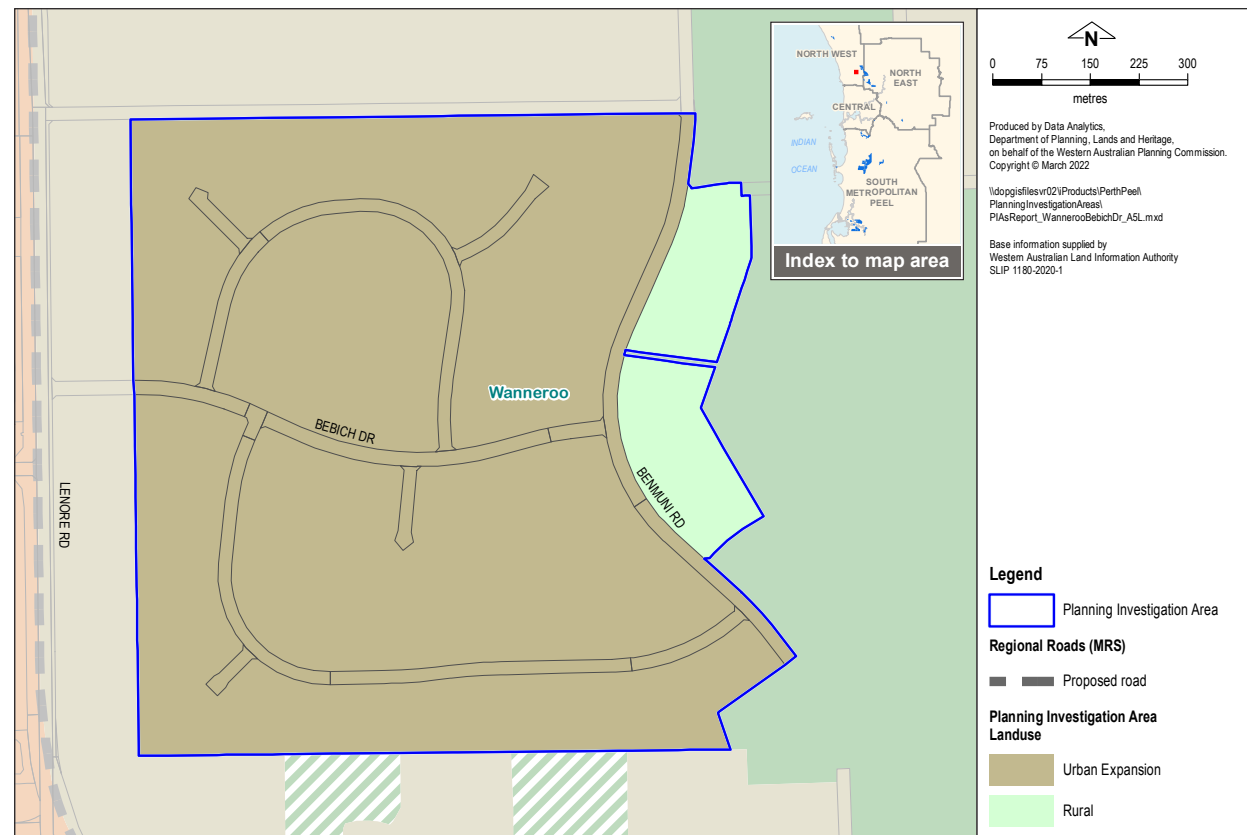


FIGURE 4: Wanneroo (Bebich Drive Precinct) Planning Investigation Area



2.4 East Gngangara (Gngangara Road)

Overview

Key considerations for this PIA included:

- land use transition/interface with Parks and Recreation reserve and Bush Forever areas
- impacts, risks and management associated with groundwater resources
- protection of significant environmental values including high-value Carnaby's Black Cockatoo and Redtail Cockatoo feeding habitats, vegetation with 10–30 per cent remaining in the Perth and Peel regions, resource enhancement wetlands and threatened ecological communities
- potential East Wanneroo Rail Link (to be investigated as part of METRONET Stage 2)
- proposed Whiteman-Yanchep Highway.

Consideration of this PIA has been incorporated into the East Wanneroo District Structure Plan (EWDSP), endorsed by the WAPC and released in August 2021.

The EWDSP can be viewed at:

www.wa.gov.au/government/publications/east-wanneroo-district-structure-plan

Future Land Use Outcome

The EWDSP did **not support a change** in land use for the PIA and the framework land use classification endorsed by the WAPC is **Rural** as shown in Figure 5.

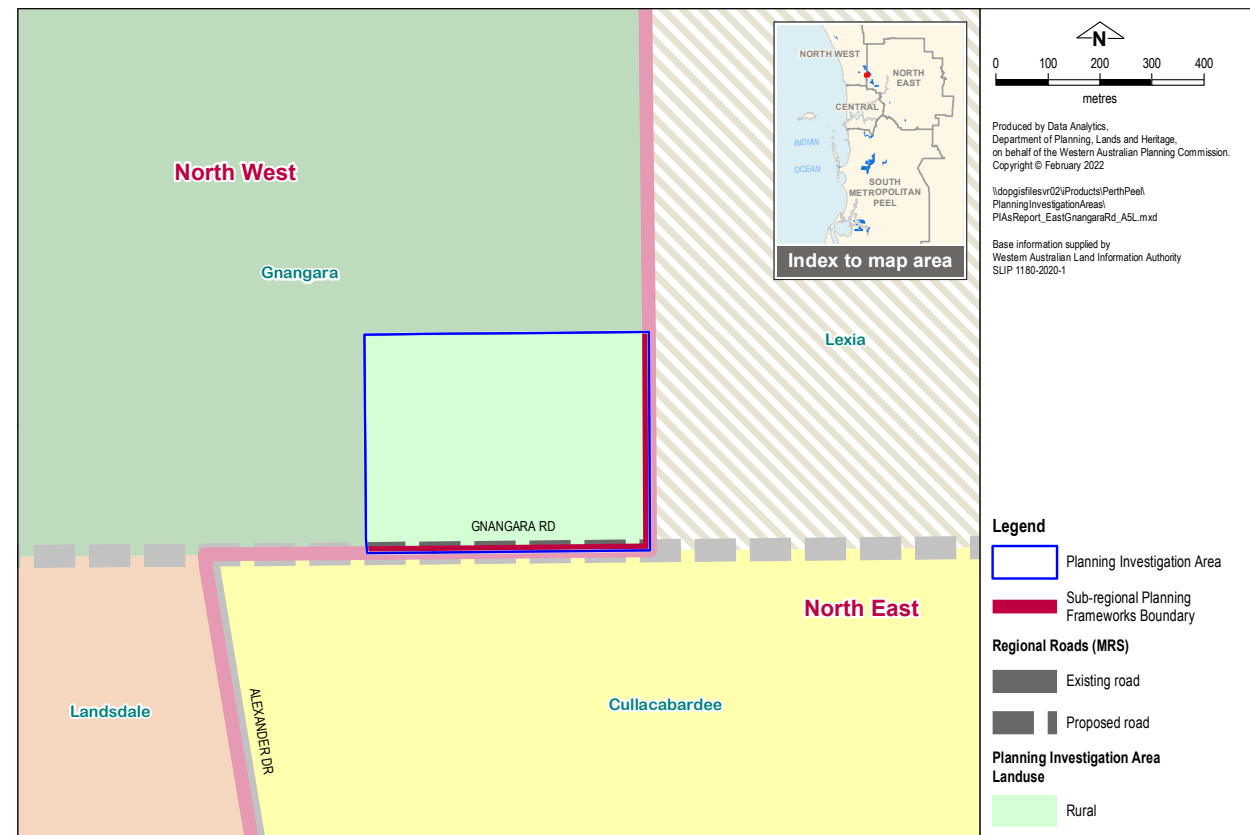


FIGURE 5: East Gngangara (Gngangara Road) Planning Investigation Area



3. North-East Sub-region Planning Investigation Areas

3.1 East Gngangara

Overview

Key considerations for this PIA included:

- potential East Wanneroo Rail Link (to be investigated as part of METRONET Stage 2)
- proposed Whiteman-Yanchep Highway
- protection of significant environmental values including high-value Carnaby's Black Cockatoo and Redtail Cockatoo feeding habitats, vegetation with 10–30 per cent remaining in the Perth and Peel regions, resource enhancement wetlands and threatened ecological communities
- impacts, risks and management associated with Gngangara ground water resources
- impacts on adjacent Commonwealth telecommunications infrastructure and operations
- bushfire risk
- land use transition/interface with regional open space areas
- coordination/integration with adjoining Planning Investigation Area in North-West sub-region.

Future Land Use Outcome

Consideration of this PIA has been incorporated into the *East Wanneroo District Structure Plan* (EWDSP), endorsed by the WAPC and released in August 2021.

The EWDSP can be viewed at:

www.wa.gov.au/government/publications/east-wanneroo-district-structure-plan

The EWDSP **supported a change** in land use and the framework land use classification for the PIA endorsed by the WAPC is **Urban Investigation** (long-term/2032–50) as shown in Figure 6. Key considerations to be addressed through further detailed planning for the Urban Investigation area are outlined in the EWDSP.

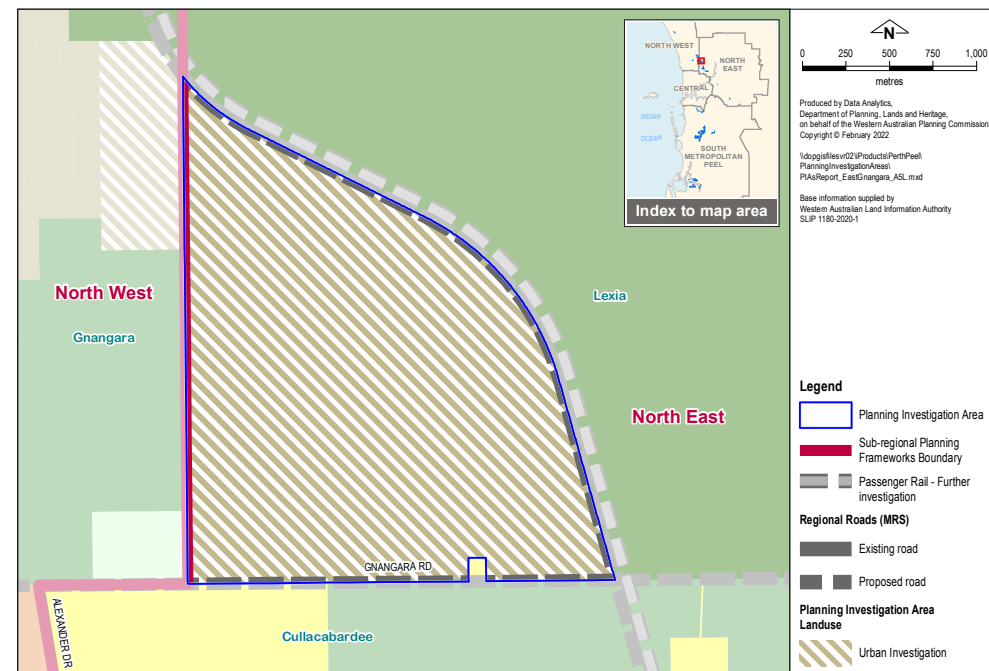


FIGURE 6: East Gngangara Planning Investigation Area



3.2 North Ballajura (Hepburn Avenue - West)

Overview

Key considerations for this PIA included:

- impacts, risks and management associated with Gngara ground water resources
- impacts on adjacent Commonwealth telecommunications infrastructure and operations
- bushfire risk
- regional recreation needs analysis
- land use transition/interface with regional open space areas.

Future Land Use Outcome

The WAPC **supported a change** in land use and the endorsed framework land use classification for the PIA is **Urban Investigation** as shown in Figure 7.

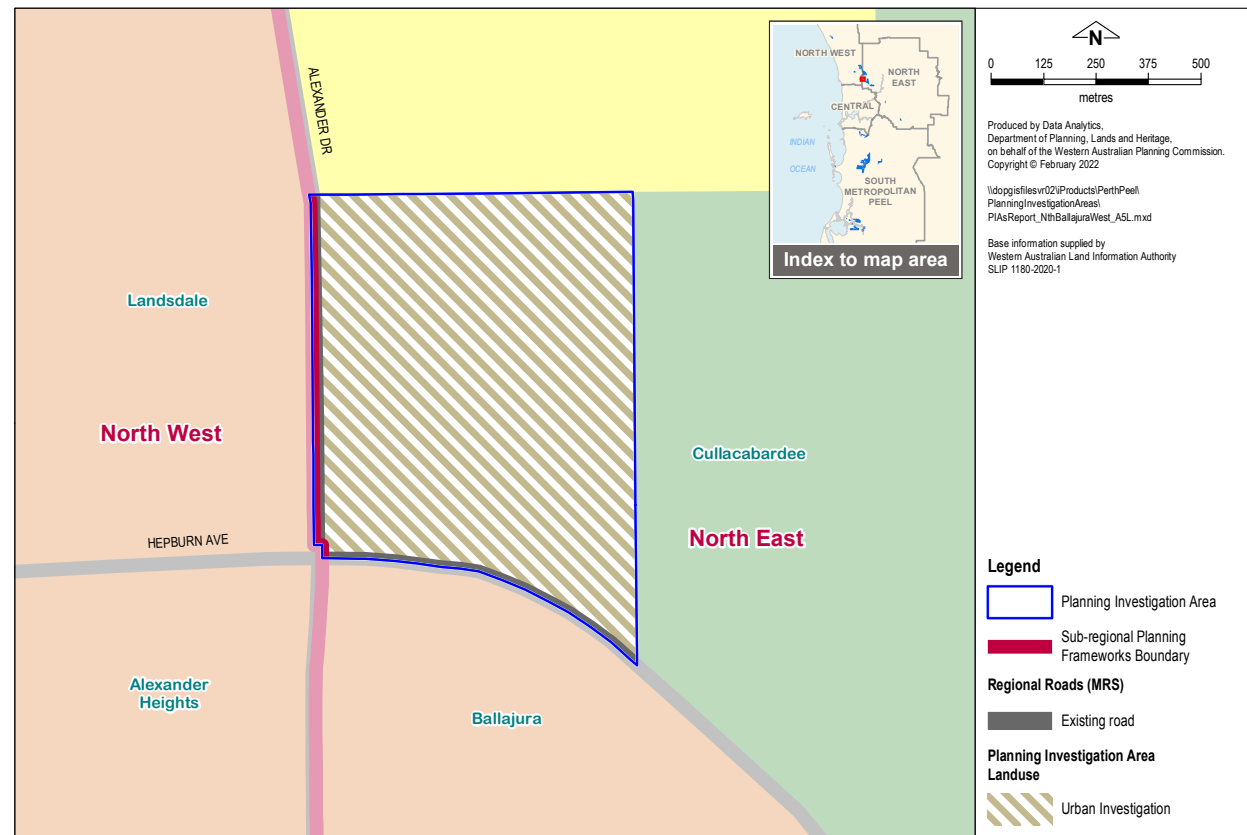


FIGURE 7: North Ballajura (Hepburn Avenue - West) Planning Investigation Area



3.3 North Ballajura (Hepburn Avenue - East)

Overview

Key considerations for this PIA included:

- impacts, risks and management associated with Gngara ground water resources
- proposed Perth-Darwin National Highway
- potential East Wanneroo Rail Link (to be investigated as part of METRONET Stage 2)
- impacts on adjacent Commonwealth telecommunications infrastructure and operations
- protection of significant environmental values including high-value Carnaby's Black Cockatoo and Redtail Cockatoo feeding habitats, vegetation with 10-30 per cent remaining in the Perth and Peel regions, conservation category wetlands and threatened ecological communities
- protection of Bush Forever areas
- bushfire risk
- land tenure
- regional recreation needs analysis
- land use transition/interface with regional open space areas.

Future Land Use Outcome

The PIA is strategically located in proximity to the future METRONET Malaga Station and additional investigation is required to better understand the potential implications of more intensive land use within the Gngara water protection area. The results of the investigations will inform future consideration by the WAPC and State Government regarding a potential change in land use for the PIA.

For the interim period until the investigations are completed, the PIA will **remain as a Planning Investigation Area**.

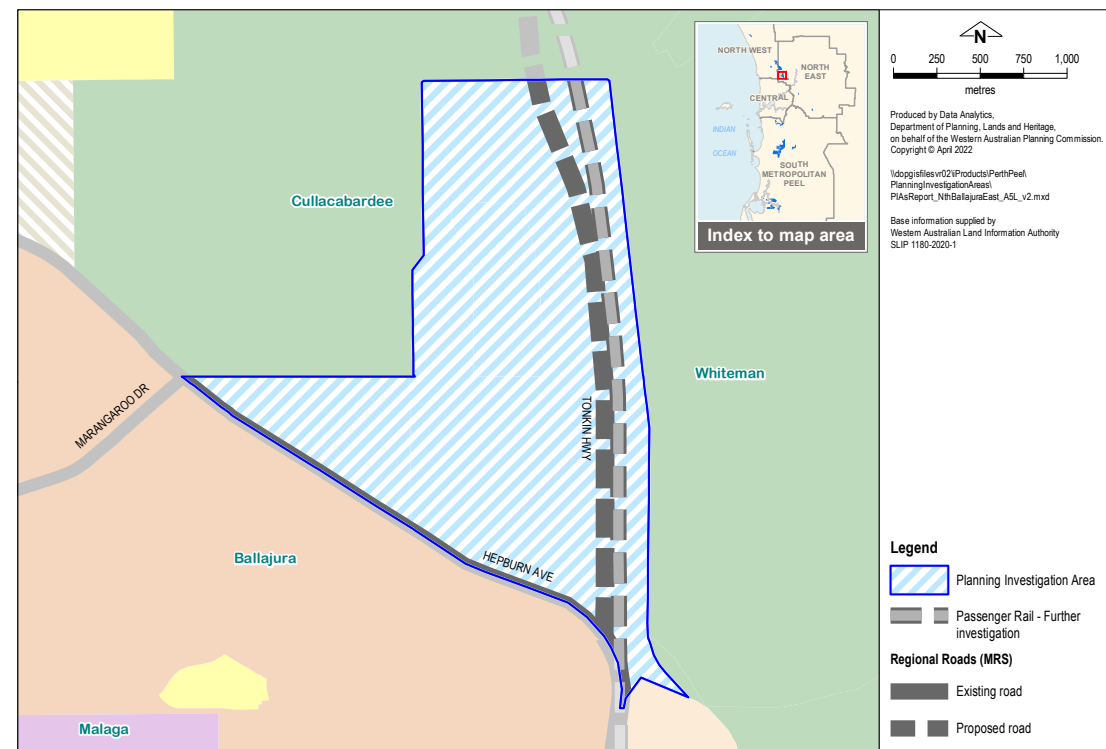


FIGURE 8: North Ballajura (Hepburn Avenue - East) Planning Investigation Area



3.4 North Bennett Springs (Marshall Rd)

Overview

Key considerations for this PIA included:

- impacts, risks and management associated with Gngara ground water resources
- protection of significant environmental values including high-value Carnaby's Black Cockatoo and Redtail Cockatoo feeding habitats, vegetation with 10-30 per cent remaining in the Perth and Peel regions, conservation category wetlands, resource enhancement wetlands and threatened ecological communities
- integration with proposed Morley-Ellenbrook Rail Line/Stations (METRONET Stage 1)
- protection of Bush Forever areas
- bushfire risk
- Bennett Brook Linear Reserve
- regional recreation needs analysis
- land use transition/interface with regional open space areas
- proposed regional sporting facility.

Future Land Use Outcome

Resolution of some final planning matters for land in North Bennett Springs, around Marshall Road, will inform the preferred land use outcome.

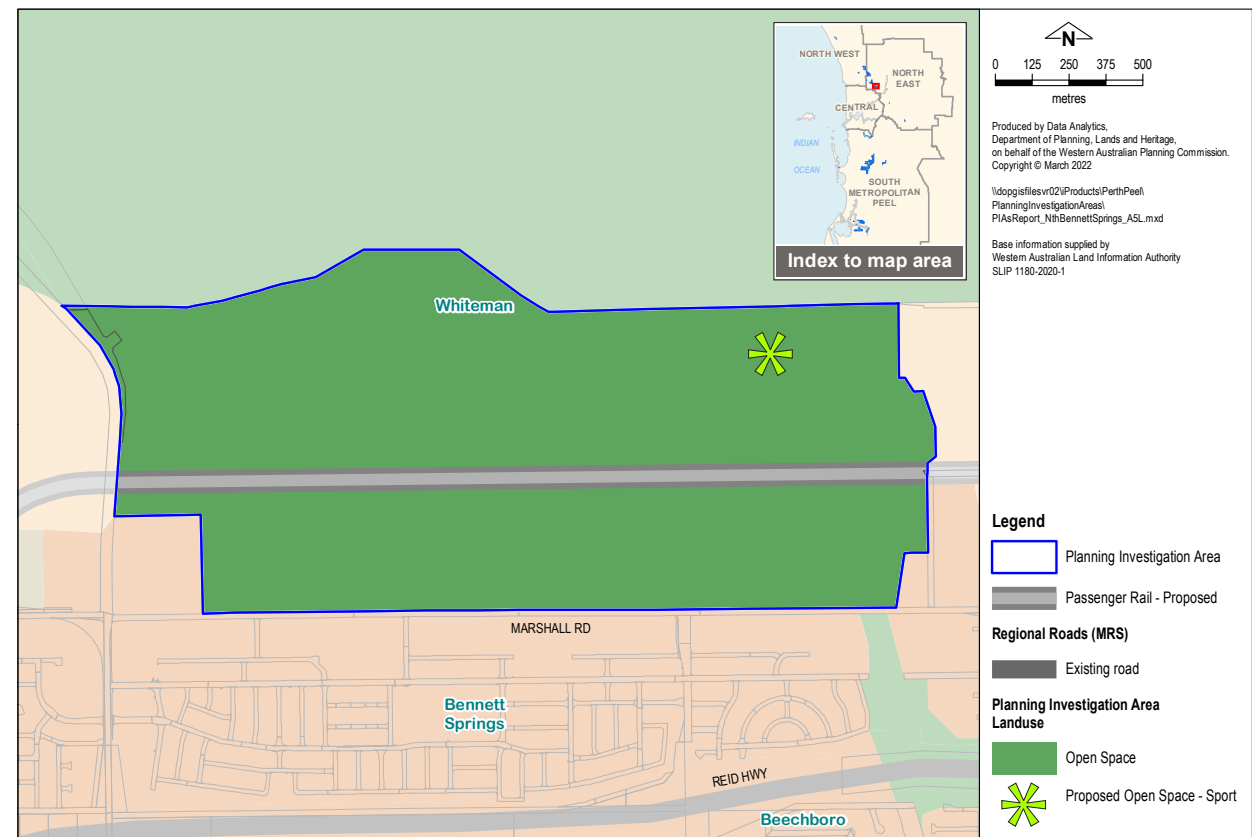


FIGURE 9: North Bennett Springs (Marshall Road) Planning Investigation Area



3.5 Maida Vale

Overview

Key considerations for this PIA included:

- regional recreation needs analysis
- land tenure.

Future Land Use Outcome

The WAPC **supported a change** in land use for the PIA and the endorsed framework land use classifications are **Urban Investigation** (long-term/2032-50) and **Proposed Open Space - Sport** as shown in Figure 10. The following key considerations are to be addressed through more detailed planning for the Urban Investigation area:

- land tenure
- 20ha of Regional Sporting Space to be co-located with the Maida Vale Recreation Reserve
- secondary education requirements
- tree and canopy retention
- the ability to connect to reticulated wastewater services.

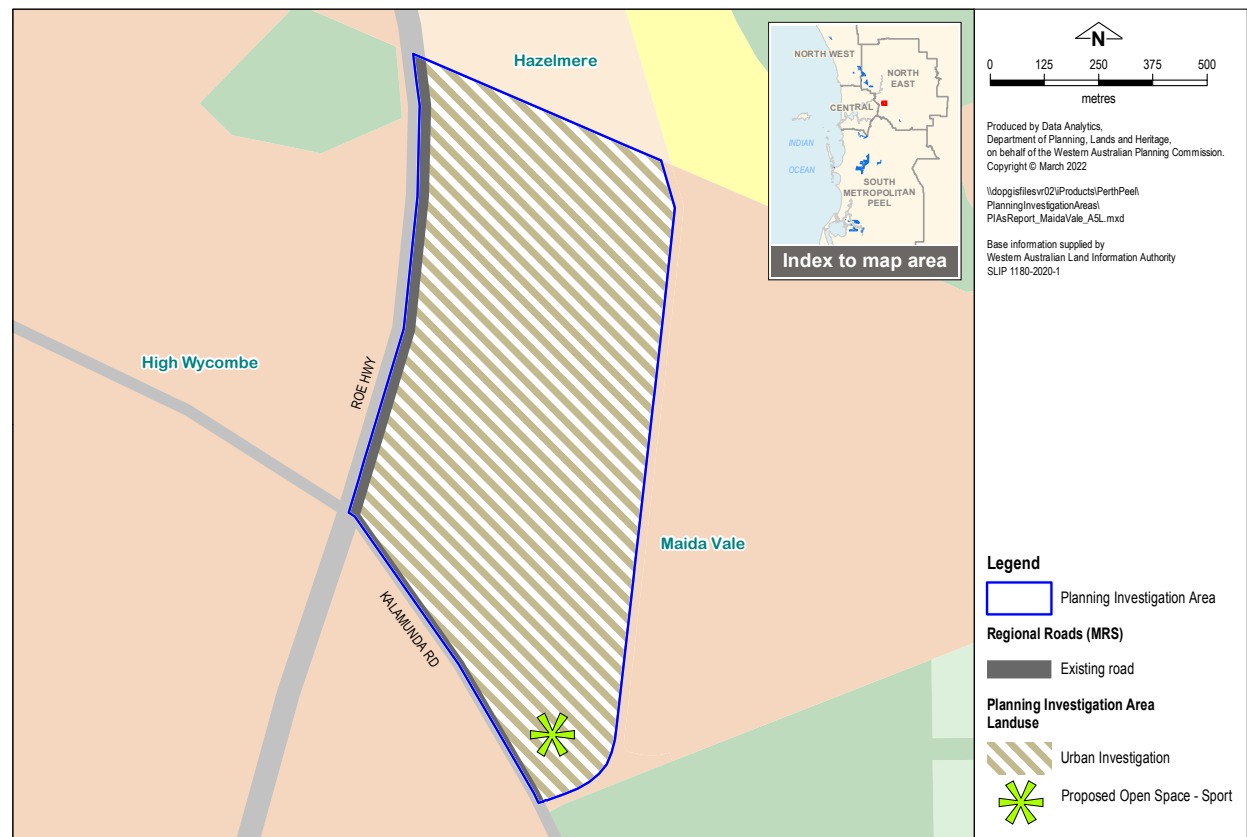


FIGURE 10: Maida Vale Planning Investigation Area



3.6 Pickering Brook

Overview

Consideration of this PIA was investigated by a dedicated Working Group and State Government Taskforce, and incorporated into the *Pickering Brook and Surrounds Sustainability and Tourism Strategy (Part 1 - Pickering Brook Townsite)*.

Key considerations for this PIA included:

- identification and protection, where appropriate, of priority agriculture land
- impacts on public drinking water resources
- bushfire risk
- availability of reticulated water and wastewater infrastructure.

The Taskforce endorsed the Working Group's recommendations and released the Part 1 Strategy report in November 2020 which can be viewed at:

www.wa.gov.au/government/publications/pickering-brook-and-surrounds-sustainability-and-tourism-strategy

Future Land Use Outcome

The Strategy (Part 1) **supported a change** in land use for the eastern portion of the PIA only. The framework land use classifications for the PIA endorsed by the WAPC are **Urban Investigation** and **Rural** as shown in Figure 11. Key considerations to be addressed through further detailed planning include:

- bushfire risk and management
- protection of the Middle Helena Catchment Drinking Water Resource.

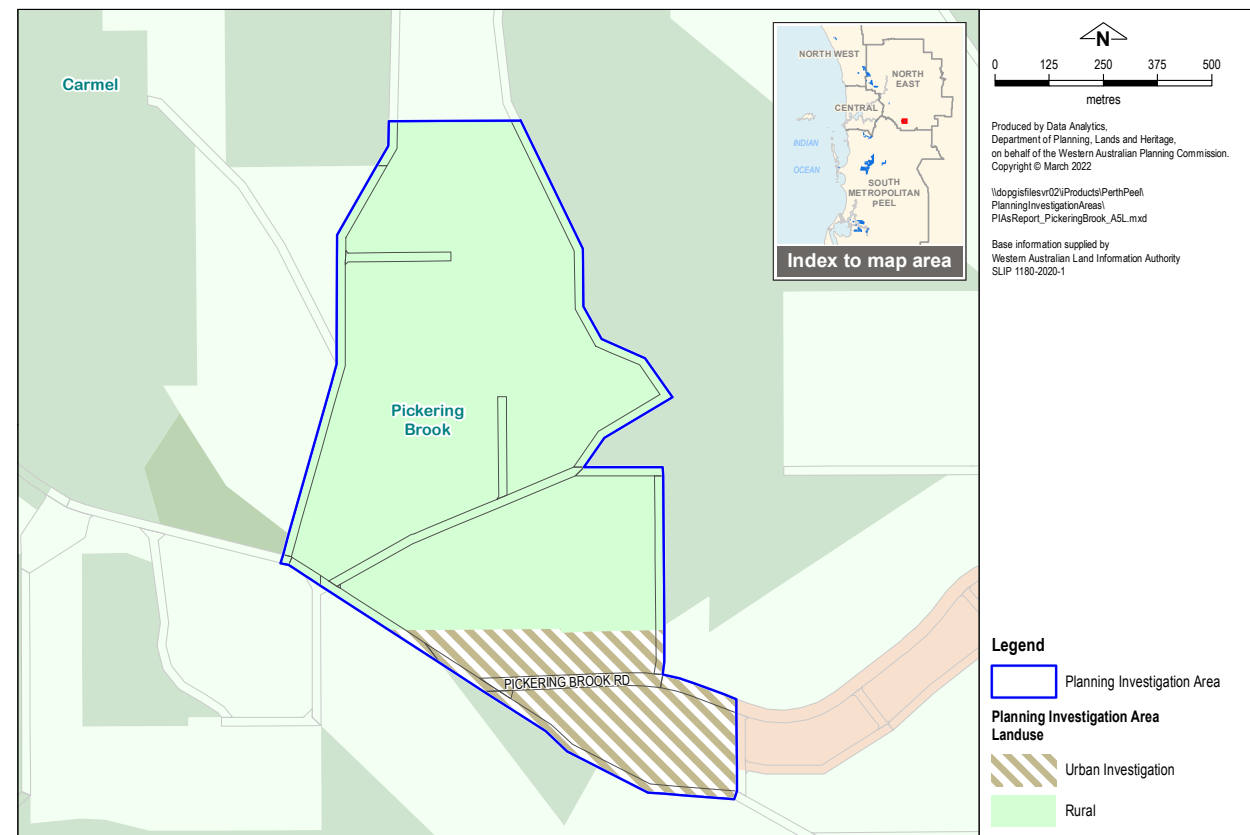


FIGURE 11: Pickering Brook Planning Investigation Area



4. South Metropolitan Peel Sub-region Planning Investigation Areas

4.1 Langford

Overview

Key considerations for this PIA included:

- land use transition/interface with regional open space and coordination/integration with adjoining Urban areas
- regional recreation needs analysis.

This PIA has been considered by the WAPC as part of the proposed *Hester Park Regional Area Revitalisation Project*.

Future Land Use Outcome

The WAPC **supported a change** in land use and the endorsed framework land use classification for the PIA is **Urban Expansion** as shown in Figure 12.

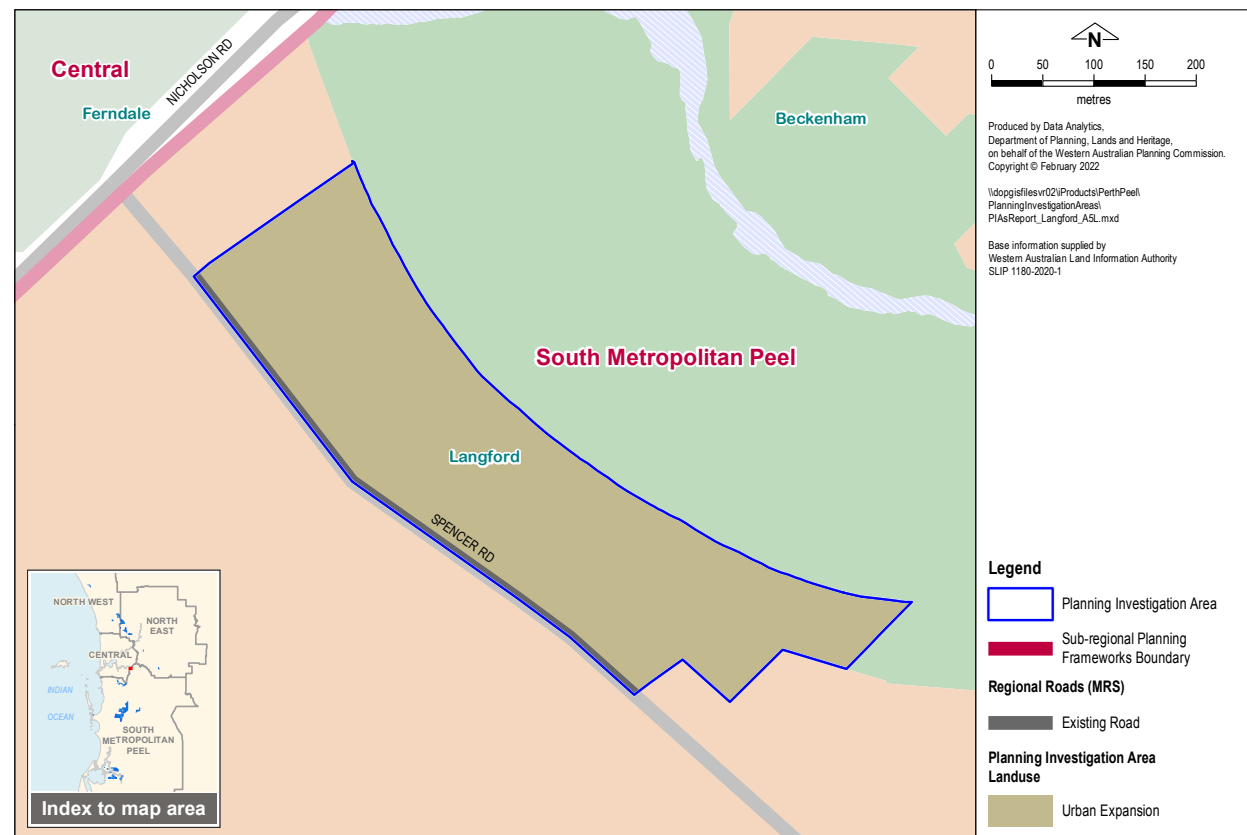


FIGURE 12: Langford Planning Investigation Area



4.2 Jandakot/Treeby

Overview

Key considerations for this PIA included:

- impacts, risks and management of Jandakot ground water resources
- protection of significant environmental values
- ANEF considerations associated with Jandakot airport
- transport/traffic impacts on the regional road network
- bushfire risk.

Future Land Use Outcome

The State Government has committed to undertake an integrated and whole-of-Government strategic review of water and land use values in the Jandakot water protection area as a priority. The review will inform further consideration by the WAPC and State Government regarding future policy settings within the broader Jandakot water protection area, including the PIA.

For the interim period until the review is completed, the PIA will **remain as a Planning Investigation Area**.

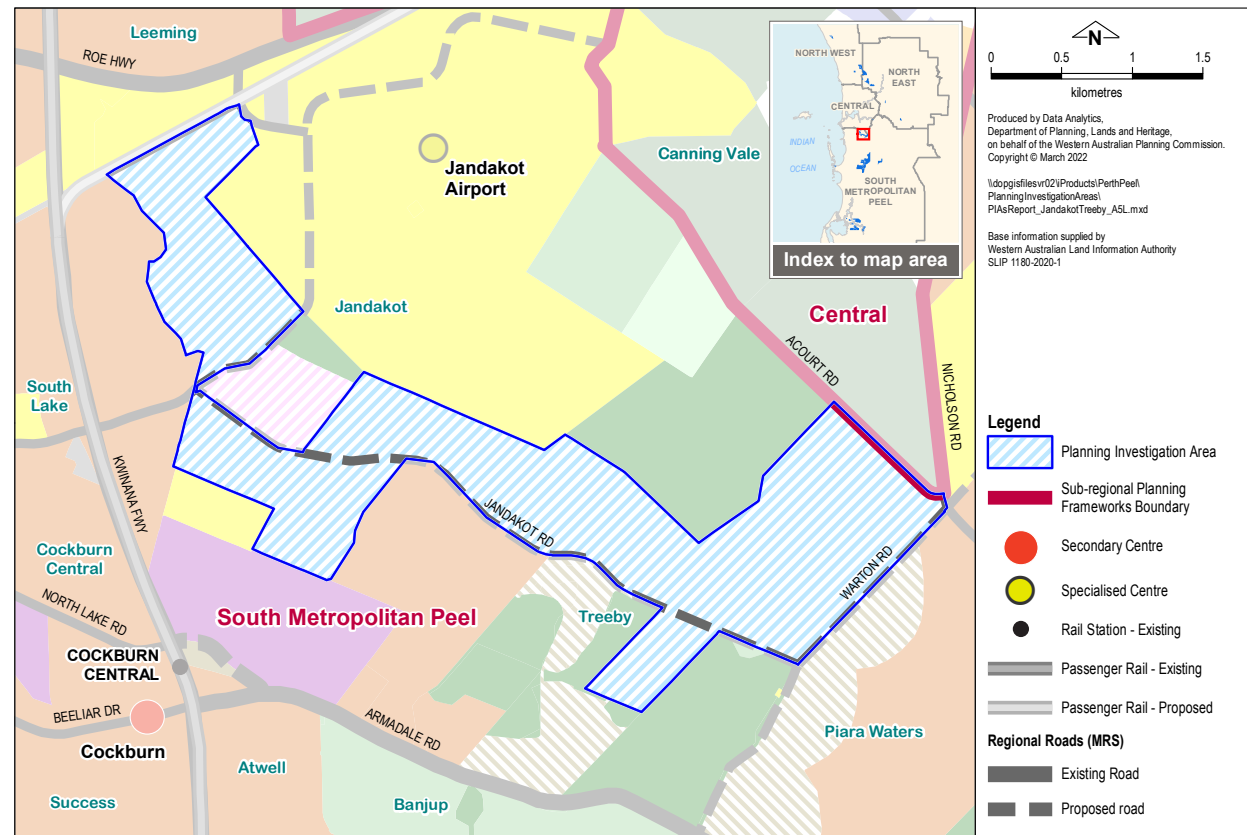


FIGURE 13: Jandakot/Treeby Planning Investigation Area



4.3 Cardup

Overview

Key considerations for this PIA included:

- servicing the site
- integration with METRONET network.

Future Land Use Outcome

The WAPC **did not support** a change in land use and the endorsed framework land use classification for the PIA is **Rural Residential** as shown in Figure 14.

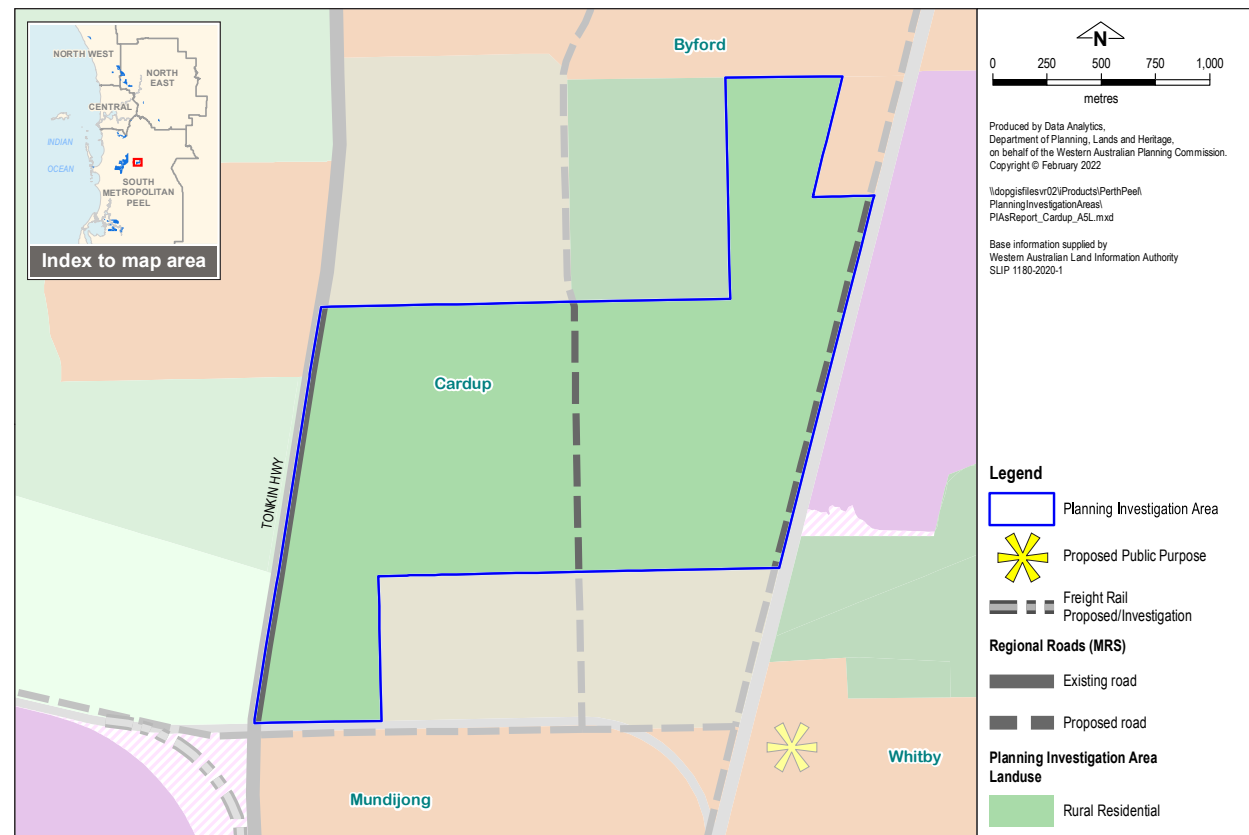


FIGURE 14: Cardup Planning Investigation Area



4.4 Cape Peron (including Mangles Bay)

Overview

This PIA, along with the broader Cape Peron area, was investigated by a dedicated Working Group in consultation with a Community Reference Group.

The key considerations for this PIA included:

- land tenure
- tourism opportunities
- tenure/lease management issues
- recreation and community needs and impacts
- environmental protection
- Aboriginal and historic heritage
- coastal setbacks
- regional roads
- bushfire risk.

The Working Group's recommendations were released in August 2021 and can be viewed at:

www.wa.gov.au/organisation/departments-of-planning-lands-and-heritage/cape-peron-including-mangles-bay-planning-investigation-area

Future Land Use Outcome

The State Government **supported a change** of future land use for the northern portion of the PIA only which is currently reserved Port Installations in the Metropolitan Region Scheme. The endorsed framework land use classification for the PIA is **Open Space** and reflects the existing regional road reserve as shown in Figure 15.

The State Government has also supported a recommendation of the Working Group to classify land owned or managed by the Commonwealth located immediately to the west of the PIA, currently reserved Port Installations in the Metropolitan Region Scheme, as **Public Purposes**.



FIGURE 15: Cape Peron (including Mangles Bay) Planning Investigation Area



4.5 East of Kwinana and Pinjarra-Ravenswood Sectors

Overview

Key considerations for this PIA included, but were not limited to:

- urban and industrial land supply and urban form
- employment
- flooding and drainage
- transport - regional roads and public transport
- servicing and infrastructure provision
- environmental considerations
- sand fill and basic raw materials.

Future Land Use Outcome

The WAPC **supported a change** of land use for both PIA sectors and the endorsed framework land use classifications are **Urban Expansion, Urban Investigation** and **Industrial Expansion**, and reflects proposed regional road reserves, as shown in Figure 16 and Figure 17 (page 20).

The following key considerations are to be addressed through further detailed planning for Urban Expansion areas:

- road transport infrastructure coordination and staging (at a regional and district level)
- servicing infrastructure coordination and staging
- Protection of significant environmental values

- land to be set aside for flooding and drainage
- sand fill required to provide separation to groundwater and flood levels (including estimated volumes, resource locations and transport)
- interface with the adjoining Urban Investigation area at North-East Baldvis.

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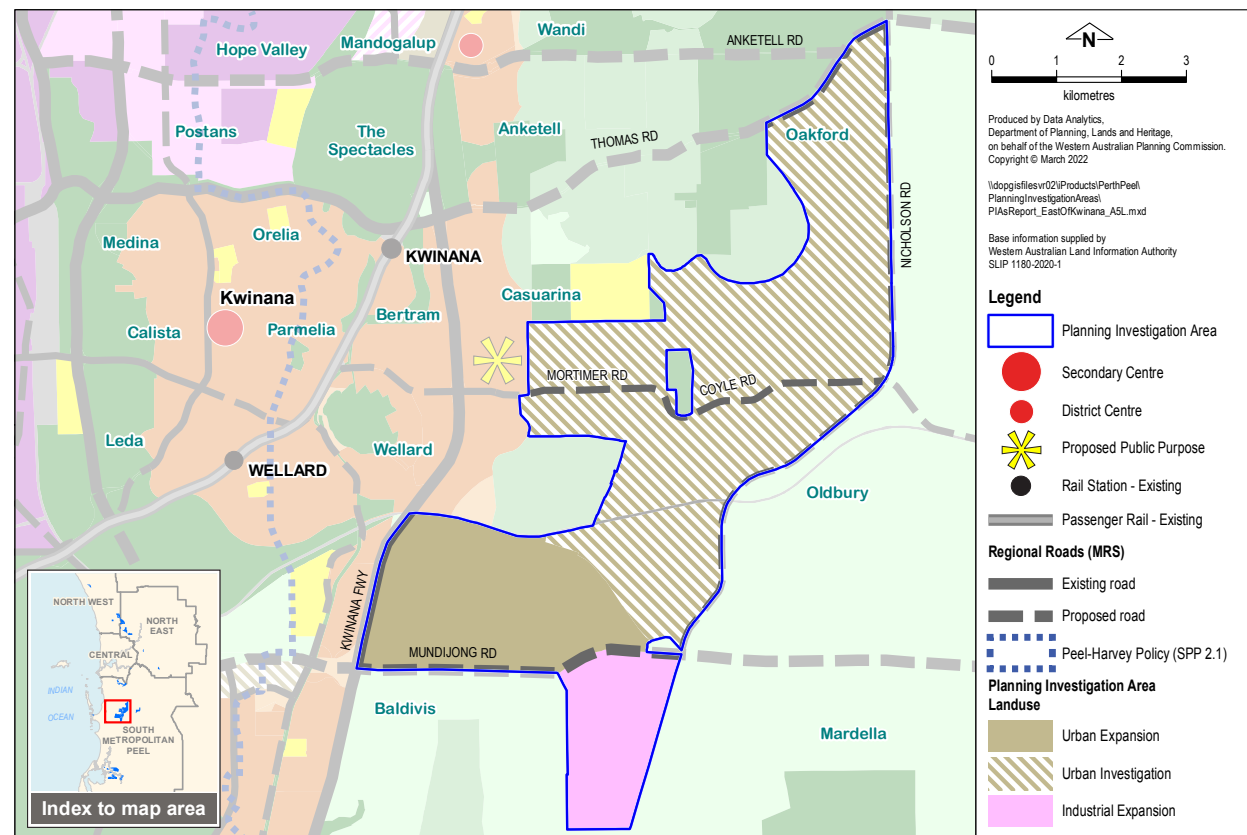


FIGURE 16: East of Kwinana Sector Planning Investigation Area



The following key considerations are to be addressed through further detailed planning for Urban Investigation areas:

- land supply
- road transport infrastructure coordination and staging (at a regional and district level)
- servicing infrastructure coordination and staging
- flooding and drainage
- sand fill (estimated volumes, resource locations and transport)
- protection of significant environmental values.

The WAPC noted the findings of the Department of Water and Environmental Regulation's flood risk and land capability assessment with respect to the percentage of the land that may be developed across the various parts of the PIA, given the constraints to the land from flooding and inundation.

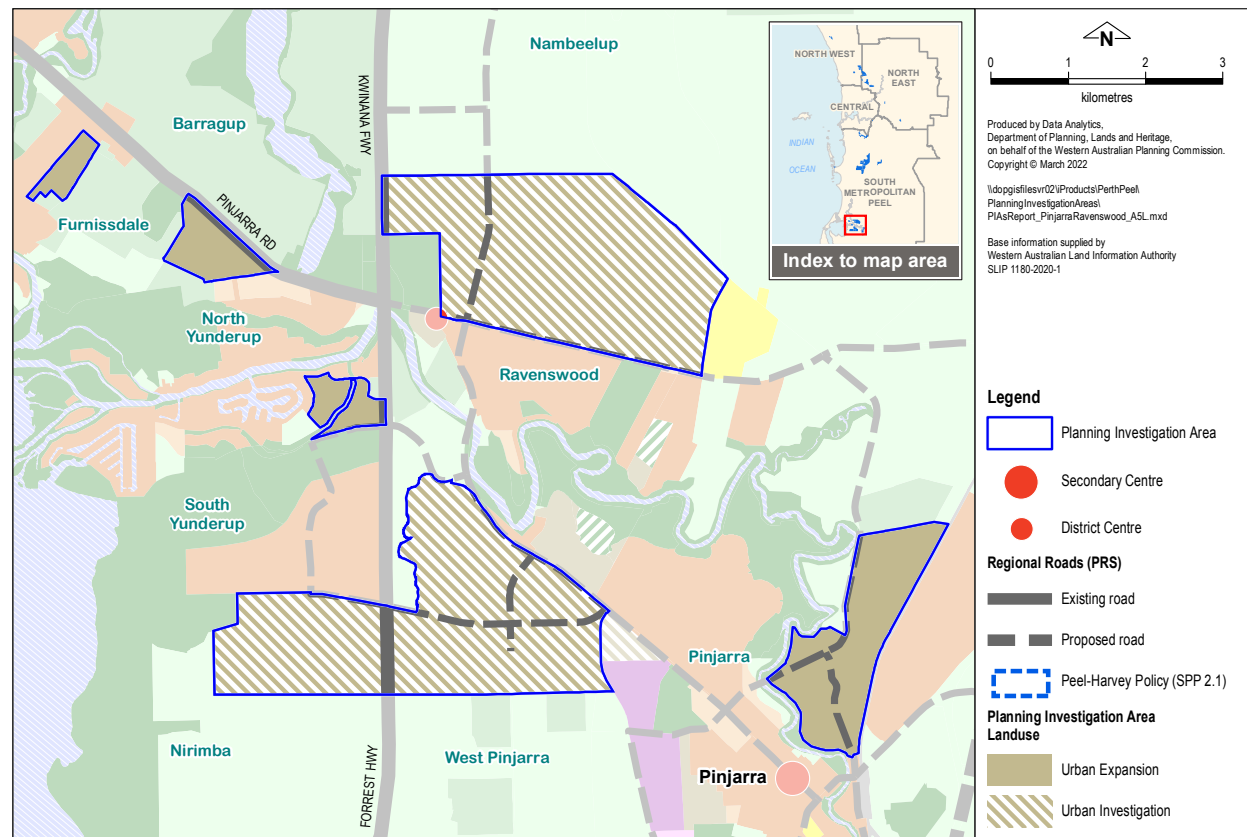


FIGURE 17: Pinjarra-Ravenswood Sector Planning Investigation Area

