

## Have You Say - Jandakot-Treeby District Structure Plan – due August 15

<https://haveyoursay.dplh.wa.gov.au/jtdsp>

### BACKGROUND

The WA Government has identified the Jandakot-Treeby area adjacent to the Jandakot Airport in the City of Cockburn for urban expansion. The area under consideration is 580 hectares in size and is currently zoned Rural-Water Protection under the Metropolitan Region Scheme and Resource under the City of Cockburn Local Planning Scheme No.3.

To guide the future development of the area, the WAPC has endorsed the preparation of a District Structure Plan (DSP) by a third party (Rowe Group). The community and stakeholders are invited to comment on the draft plan until 15 August 2025.

*The District Structure Plan (DSP) will guide how the area will be planned and developed in the future. This long-term plan does not rezone the land – it sets out the steps needed to allow rezoning to occur. If approved, the DSP will guide the amendments to the Metropolitan Region Scheme, Local Planning Scheme, and individual Local Structure Plans.*

WAPC is asking- Do you support the Draft District Structure Plan?

- Yes
- Yes with changes. Comments provided in previous section.
- No

**The Urban Bushland Council (UBC) cannot support the DSP until these significant changes are made to ensure this new housing development is done in a sustainable and liveable manner.**

### SUBMISSION GUIDE

UBC has major environmental concerns about the DSP in its current form as the proposed housing is **inconsistent** with many state and local planning policies regarding sustainable development, especially because a huge amount of native vegetation and tree canopy will be lost.

The City of Cockburn is one of the most important areas in the Perth-Peel region for **black cockatoos**, while at the same time having one of the lowest tree canopy coverages (11%) in Australia.

There are inconsistencies in the plan documents on how much native vegetation and/or black cockatoo habitat will be retained, although the DSP says at least 85 hectares of black cockatoo foraging habitat and a longtime roosting site may be lost.

The DSP is also vague on how the **Bush Forever** sites and the **ecological corridors** in the area will be impacted. There is the suggestion to develop 10.76 hectares of BF 389 that has been previously cleared for sand extraction – but no offset is proposed.

Most of the site occurs on the **Bassendean Central and South Vegetation Complex**. Although it is well represented locally, only 1.86 % of the original extent of the Complex is reserved in secure (IUCN Category I-IV) reserves. And with less than 26% of the original extent on the Swan Coastal Plain remaining, the entire, regional-scale ecosystem is on a trajectory of ecological collapse.

What is extremely worrying is the complete lack of consideration for **cumulative impacts** on the local biodiversity and human quality of life due to recent development in the area that has resulted in a huge amount of green space and endangered banksia woodlands being lost. This includes the Treeby housing development, the closure of the Glen Iris Golf Course for housing, the expansion of the Jandakot Airport and the proposed surf park (which will also destroy part of a Conservation Category Wetland). These impacts should be included in the DSP.

**Sustainable development** means striving to retain all native vegetation or at least realise net positive gain in native vegetation. It is not stated in the plan, but it is inferred that there will be a huge net loss, exacerbating urban heat island effects which impacts black cockatoos and people's quality of life, including housing and running costs, and health and well-being. Apart from noise concerns due to the airport, these UHIE issues need to be examined at this stage as they have not been identified to examine later.

Over half of the site (296 ha) is shown as residential development. Another large portion (220 ha) is subject to further investigation as rural residential (with the assumption of developing between 10-25% of the land). But it is not clear if this could change. Furthermore, only 5.76 ha of **Public Open Space**, 9 ha of District Open Space and 13.24 ha Potential Future Regional Open Space (total of 28 ha) had been identified. That is 4.8% POS of the entire development area, well below recommended best practice of at least 10%.

The site is zoned as a Priority 2 (P2) **Public Drinking Water Supply Area** (PDWSA) that currently allows rural land uses -including rural residential. The site must be rezoned to Priority 3 (P3) to allow urban development. This requires that hydrological assessments be conducted to demonstrate that there is no risk of impact to public drinking water quality or quantity (e.g. by avoiding any contamination hazards from urban development). This assessment should be done by the proponent (?) and reviewed by DWER prior to the DSP being approved.

The Urban Bushland Council WA (UBC) recognises the need and the potential of the Jandakot–Treeby District Structure Plan (DSP) to contribute to Perth's **growing housing demand**, urban development targets, and infrastructure coordination. UBC also understands that the DSP is strategic in nature and cannot deal with all planning issues at this stage. However, the issues mentioned here are strategic and too important to be left to later, as they may result in serious environmental impacts that cannot be reversed.

The following environmental and public health issues should be comprehensively addressed before the plan is approved:

1. Protection of Black Cockatoo foraging and roosting habitat
2. Protection for Bush Forever Sites
3. Protection of Remnant Vegetation
4. Consideration of Cumulative Effects of Recent Development
5. Tree Canopy Cover. POS and Urban Heat Island Effects
6. Determine whether the rezoning of P2 to P3 PDWSA will meet the environmental criteria to protect the groundwater level and quality
7. Identification and Protection of all Conservation Category Wetlands
8. Cumulative Impacts on black cockatoos have not been considered
9. Air Quality and Noise Management

## CONCLUSION

UBC cannot support the DSP until these significant changes are made to ensure this new housing development is done in a sustainable and liveable manner.

Contact us at [ubc@bushlandperth.org.au](mailto:ubc@bushlandperth.org.au) if you would like additional information for your submission.