

METROPOLITAN REGION SCHEME AMENDMENT 1388/57 – WATTLE GROVE SOUTH.

EPA REPORT AND RECOMMENDATIONS 1788: APPEALS CLOSE 20 AUGUST

BACKGROUND

The Western Australian Planning Commission (WAPC) proposes to rezone approximately 123.5 hectares (ha) of land in Wattle Grove South, from the 'Rural' zone to the 'Urban' zone under the Metropolitan Region Scheme (MRS). The land is currently developed for semi-rural residential and commercial purposes. This area comprises numerous landholdings (ranging in size from approximately 1 ha to 5 ha) and is a mixture of land uses, including large residential and rural living lots, composite business along Welshpool Road, landscape supply business and horticulture. The Maddington Kenwick Strategic Employment Area (MKSEA) is located adjacent to the MRS amendment area, on the western side of Tonkin Highway. The Greater Brixton Street Wetlands (GBSW) are also located in close proximity to the amendment area on the western side of Tonkin Highway.

The EPA supports implementation of the zoning amendment if specific conditions and management requirements are met (EPA Report 1788, July 24 2025).

UBC's [submission into the EPA review](#) can be found here. UBC will be appealing the EPA's recommendation.

APPEAL GUIDE

The UBC appeal is based on the grounds that the EPA did not consider critical information. Development in this area directly undermines known ecological linkages and wetland buffer zones identified by conservation science and community stakeholders.

CUMULATIVE IMPACTS: There is no quantitative assessment of cumulative impacts from adjacent developments including Tonkin Highway upgrades, MRS Amendments 166 and 169, or previous stages of the MKSEA.

The EPA did not appear to consider UBC's proposal that there should be consolidation and protection of regionally significant bushland and wetland systems through the creation of the **YULE BROOK REGIONAL PARK**. These linkages are not incidental; they're critical for hydrology, fauna movement, and genetic exchange

UBC seeks (OR RECOMMENDS THAT YOU REQUEST)

- Recognition of the proposed **Yule Brook Regional Park** as a legitimate land-use alternative;
- Re-assessment of the amendment with full **cumulative impact modelling**;
- **Stronger up-front protection of environmental values**, including no-go areas for development and secure buffers; meaning strategic landscape connectivity including retention areas and buffers that align across Wattle Grove South and Kenwick precincts.
- Consideration of **public acquisition** or reservation of key parcels of land.