



Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001

Our Ref 13-334065
Enquiries Stephen Pavey
Phone 6145 0837

ATTENTION: Anthony Muscara

Dear Sir/Madam

**DECISION UNDER SECTION 48A(1)(a)
*Environmental Protection Act 1986***

**SCHEME AMENDMENT TITLE: Metropolitan Region Scheme Amendment
1256/41 - Hazelmere Enterprise Area Structure
Plan Precinct 9A - Bushmead**
RESPONSIBLE AUTHORITY: Western Australian Planning Commission
**DECISION: Scheme Amendment Not Assessed – Advice
Given (no appeals)**

Thank you for referring the above scheme amendment to the Environmental Protection Authority (EPA).

After consideration of the information provided by you, the Environmental Protection Authority (EPA) considers that the proposed scheme amendment should not be assessed under Part IV Division 3 of the *Environmental Protection Act 1986* (EP Act) but nevertheless provides the following advice and recommendations.

ADVICE AND RECOMMENDATIONS

1. Environmental Factors

- Inland waters Environmental Quality
- Hydrological Processes
- Flora and Vegetation
- Terrestrial Fauna
- Terrestrial Environmental Quality

2. Advice and recommendations regarding Environmental Factors

As you have noted in the amendment referral documentation the Office of the EPA (OEPA) provided comment 20 March 2013 on the Hazelmere Enterprise Area (HEA) Structure Plan (copy attached).

Included in its comments the OEPA noted that consultation with relevant agencies and investigations concerning environmental values will be required in the preparation of relevant management plans as a condition of Local Structure Plans, subdivision and development applications.

The OEPA advice concerning the above environmental factors is still valid. The HEA is also included within the Strategic Assessment of the Perth-Peel region under the *Commonwealth Environment Protection Biodiversity and Conservation Act 1999* (EPBC Act) and EPA strategic advice. Through these processes significant environmental values and issues will be identified and retained/managed through appropriate mechanisms. This will assist in further resolution of environmental issues at subsequent detailed planning stages, particularly threatened species and ecological communities listed under the EPBC Act.

3. General Advice

- For the purposes of Part IV of the EP Act, the scheme amendment is defined as an assessed scheme amendment. In relation to the implementation of the scheme amendment, please note the requirements of Part IV Division 4 of the EP Act.
- There is no appeal right in respect of the EPA's decision on the level of assessment of scheme amendments.
- A copy of this advice will be sent to relevant authorities and made available to the public on request.

Yours faithfully



Anthony Sutton
Director
Assessment and Compliance Division

11 November 2013



Mr Neil Thomson
Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6000

Your Ref: 809-2-21-27 (RLS/0334/1)
Our Ref: A598560:OEPA2010/000674
Enquiries: Angela Coletti, 6467 5490
Email: angela.coletti@epa.wa.gov.au

ATTENTION: Anthony Muscara

Dear Mr Thomson

**PROPOSED METROPOLITAN REGION SCHEME AMENDMENT –
HAZELMERE ENTERPRISE AREA STRUCTURE PLAN REQUEST FOR
PRELIMINARY COMMENT**

I refer to your letter dated 7 February 2013 concerning the proposed Metropolitan Region Scheme (MRS) amendment for the above mentioned land.

The Office of the Environmental Protection Authority (OEPA) is of the view that the potential environmental impacts of initiating the proposed MRS amendment for the above mentioned land can be adequately managed through the planning process, particularly by the Shire of Swan Town Planning Scheme No.17 and the requirements of relevant State Planning Policies, State and Commonwealth legislation.

The OEPA considered the following documentation submitted with the proposed MRS Hazelmere Enterprise Area Structure Plan:

- Environmental Assessment Report;
- Hazelmere Enterprise Area Draft Structure Plan Report;
- District Stormwater Management Strategy;
- Helena River Foreshore definition; and
- Transport and Civil Planning Final report.

The OEPA notes that there has been previous consultation with key government stakeholders, including the Department of Planning, Department of Environment and Conservation, City of Swan and the Department of Water

to ensure that all relevant issues concerning the Hazelmere Enterprise Structure plan have been addressed.

The OEPA acknowledges that further consultation and investigations will be required in the preparation of relevant management plans as a condition of a Local Structure Plan, subdivision or a development application with relevant agencies.

A number of significant environmental issues need to be resolved at the final detailed planning stages such as regional flora identified in Bush Forever sites, a number of Declared Rare Flora populations and Threatened Ecological Communities, Commonwealth protected fauna species, wetlands and surface and ground water.

However, all amendments to the MRS still require referral to the EPA in accordance with Section 38 of the Planning and Development Act 2005 for a decision on whether or not the amendment requires formal environmental assessment.

I trust this information is of assistance. Should you have any enquires please contact the person cited above.

Yours sincerely



Darren Foster
Director
Strategic Policy and Planning Services

20 March 2013