



Chief Executive Officer
Western Australian Land Authority
Locked Bag 5
PERTH BC WA 6849

Our Ref 13-447971
Enquiries Teresa Bryant
Phone 6145 0852

ATTENTION: Christopher Ng

Dear Sir/Madam

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

SCHEME AMENDMENT TITLE: Hope Valley Wattleup Redevelopment Project
Master Plan Amendment 9
RESPONSIBLE AUTHORITY: Western Australian Land Authority
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 Issues

- Inland Water Environmental Quality
- Flora and Vegetation
- Amenity

2. Advice and recommendations regarding Environmental Issues

The purpose of Amendment 9 is to rationalise the Development Areas within Latitude 32 and modify the Hope Valley Wattleup Redevelopment Project Master Plan 2004 text and mapping. It will redefine Development Area 3 (DA3) and allow

for adoption of a Structure Plan for DA3. It also proposes to modify the boundary of the Parks and Recreation Reserve adjacent to Long Swamp.

I advise that the OEPA is now considering all new land development projects (structure plans and scheme amendments) within the Metropolitan and Peel Regions in the context of the Strategic Assessment of the Perth–Peel Region (SAPPR) being undertaken by the Commonwealth Department of the Environment and the Government of Western Australia (WA).

As the Hope Valley Master Plan Area is an area being assessed through the SAPPR it is recommended that any significant environmental issues be considered and addressed so as to protect the environmental values.

Inland Water Environmental Quality

Long Swamp is a Conservation Category Wetland (CCW) and the portion of Long Swamp north of Hope Valley Road is protected under *the Environmental Protection (Swan Coastal Plain Lakes) Policy 1992 (EPP Lakes)*.

The EPA supports the addition of the area south of Hope Valley Road to Long Swamp as Parks and Recreation and notes this was proposed under Amendment 4. However, as Amendment 4 has not progressed it is now being included in Amendment 9.

The EPA understands the Department of Parks and Wildlife agrees with revised mapping of the CCW and has amended the *Geomorphic Wetlands Swan Coastal Plain dataset* (GWSCP) accordingly. The EPA acknowledges the mapping of Long Swamp in the *EPP Lakes* dataset is inaccurate, and agrees with the amended CCW boundary mapping and proposed buffer.

The EPA's assessment of Amendment 9 does not negate its previous assessment of Amendment 1. In particular, please note that the EPA did not assess the environmental issues associated with the design and location of the Primary Regional Road near Long Swamp. This will need to be considered by the EPA when the detailed planning for the road has progressed.

Flora and Vegetation

Amendment 9 proposes to delete two areas from the Parks and Recreation reserve located to the west and east of Long Swamp. The vegetation is mapped as Completely Degraded and Degraded respectively. The EPA supports the retention of the Tuart trees in the eastern area and the proposal to conserve two areas of upland vegetation totaling 12.19 ha all within Public Open Space managed for conservation purposes in the proposed DA3 Structure Plan. The Tuarts and upland vegetation is potential habitat for the Carnaby's Black Cockatoo.

Amenity

Some of the Use Classes such as Industry – General and Industry – Extractive proposed for DA3 have emissions that can exceed amenity levels considered acceptable for sensitive land uses. There is potential that appropriate separation distances to existing/remaining sensitive land uses may not be maintained as the area is developed. The EPA's *Guidance No.3 Separation Distances between*

Industrial and Sensitive Land Uses (June 2005) provides advice on generic separation distances between specific industry types and sensitive land uses to avoid or minimise the potential for land use conflict.

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



Naomi Arrowsmith
A/Director
Strategic Policy and Planning Division

23 December 2013