



Secretary  
Western Australian Planning Commission  
Locked Bag 2506  
**PERTH WA 6001**

*Our Ref* 14-731826  
*Enquiries* Angela Coletti  
*Phone* 6145 0806

Attn: Anthony Muscara

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

**SCHEME AMENDMENT TITLE:** Metropolitan Region Scheme Amendment  
1266/57 - Rosehill Golf Course Redevelopment  
**LOCATION:** City of Swan  
**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 Issues**

- Terrestrial Fauna

**2. Advice and recommendations regarding Environmental Issues**

On 2 August 2013, the Office of the Environmental Protection Authority (OEPA) provided advice to the Western Australian Planning Commission (WAPC) on the key environmental factors relating to the proposed Metropolitan Region Scheme amendment for Lots 200, 9000 and 57 West Parade, South Guildford (letter attached).

The EPA notes that Amendment 1266/57 has been modified so that the alignment of the north western boundary of the proposed 'Urban' zone is situated outside of the 25 ANEF contour.

The EPA considers that its advice dated 2 August 2013 is still valid.

It is expected that environmental factors will be adequately managed, where appropriate, through detailed planning processes and in consultation with the Department of Parks and Wildlife, Department of Water and other relevant agencies.

### **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.



Darren Foster  
Director  
Strategic Policy and Planning Division

7 April 2014

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Government of Western Australia  
Office of the Environmental Protection Authority

Neil Thompson  
Secretary  
Western Australian Planning Commission  
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Your Ref 809-2-21-33 (RLS/0395/1)  
Our Ref ER06 2013 0061  
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ATTENTION: Anthony Muscara

**PROPOSED METROPOLITAN REGION SCHEME AMENDMENT (MRS)-LOTS  
200, 9000 AND 57 WEST PARADE, SOUTH GUILDFORD**

I refer to your letter dated 28 June 2013 concerning the proposed MRS amendment for the above mentioned land.

The information provided by you indicates that the proposed amendment does not raise any significant environmental issues that cannot be adequately managed, where possible, through detailed planning processes and in consultation with relevant agencies.

The Environmental Protection Authority (EPA) has no objection to the Western Australian Planning Commission initiating the proposed MRS amendment for the above mentioned land.

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

Liesl Rohl  
Manager  
Environmental Planning Branch

2 August 2013