



Environmental Protection Authority

Secretary
Western Australian Planning Commission
Locked Bag
PERTH WA 6001

Your Ref: 833-2-22-71Pt1
Our Ref: 14-844215
Enquiries: Angela Coletti
Phone: 6145 0806

Attn: Mr Alex Watson

Dear Sir/Madam

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

SCHEME AMENDMENT TITLE: Western Australian Planning Commission -
Metropolitan Region Scheme Amendment
1274/57

LOCATION: Balannup/Skeet Road Precinct
LOCALITY: Harrisdale
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

- Human Health
- Hydrological Processes
- Flora and Vegetation
- Terrestrial Fauna

2. Advice and recommendations regarding Environmental Issues

In January 2013, the Office of the Environmental Protection Authority (OEPA) wrote to the Western Australian Planning Commission (WAPC) stating that the EPA has no objection to the initiation of the proposed amendment.

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The OEPA notes that a number of environmental and planning issues need to be resolved prior to the lifting of Urban Deferred zone. These include: flora and fauna; wetlands; acid sulphate soils; soil contamination; and traffic noise. Arrangements to close the poultry farm located at Lot 172 Skeet Road, and appropriate buffers to the kennels and Balannup Lake also to be finalised.

The OEPA also notes that Bush Forever Site 413 is located north and Bush Forever Site 342 is located to the south and east of the subject land. The Balannup Lake is located to the north of the subject land.

The EPA recommends that additional management measures be required to ensure that there are no negative impacts to the surrounding Bush Forever sites and Balannup Lake reserve.

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 the relevant authorities and will be available to the public on request.

Yours faithfully



Darren Foster
Director
Strategic Policy and Planning Division

14 July 2014