

**ADVICE UNDER SECTION 48A(1)(a)
ENVIRONMENTAL PROTECTION ACT 1986**

Metropolitan Region Scheme Amendment 1452

Location: Lot 5130 Jandakot Road, Treeby

Determination: Scheme Not Assessed – Advice Given (not appealable)

Determination Published: 11 May 2026

Summary

The amendment proposes to rationalise Bush Forever area 389 (BF 389) and rezone 28.42 hectares (ha) from Rural Water Protection to Urban Deferred, as part of a negotiated planning solution to achieve long term protection of the Bush Forever area.

The negotiated planning solution proposes:

- removal of 9.7 ha from BF 389, consistent with previous approvals for sand extraction
- addition of 1.41 ha of vegetation in Good to Very Good condition to BF 389
- ceding the rationalised 13.25 ha portion of BF 389 as part of future urban subdivision.

The Environmental Protection Authority (EPA) has considered the scheme amendment in accordance with the requirements of the *Environmental Protection Act 1986* (EP Act). The EPA considers that the scheme amendment is unlikely to have a significant effect on the environment and does not warrant formal assessment under Part IV of the EP Act. The EPA has based its decision on the original referral documentation and additional information provided by the Department of Planning, Lands and Heritage. Having considered this matter, the following advice is provided.

Environmental Factors

Having regard to the EPA's *Statement of Environmental Principles, Factors, Objectives and Aims of Environmental Impact Assessment* (2021), the EPA has identified the following preliminary environmental factors relevant to this scheme amendment:

- Flora and Vegetation
- Terrestrial Fauna
- Inland Waters

Advice and Recommendations regarding the Environmental Factors

Flora and Vegetation and Terrestrial Fauna

The subject land has been affected by historical sand extraction, with more than half of the land, including part of BF 389, having been cleared of native vegetation. The remaining vegetation is representative of Bassendean Complex – Central and South, which has less than 30% remaining on the Swan Coastal Plain and less than 10% proposed for protection in the Perth metropolitan region under Bush Forever.

The EPA notes a flora and vegetation survey of the subject land recorded vegetation representative of floristic community type (FCT) 21c 'Low-lying *Banksia attenuata* woodlands

or shrublands', which is a Priority 3 (P3) priority ecological community (PEC) and part of the Banksia Woodlands of the Swan Coastal Plain ecological community listed as endangered under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). The survey also recorded wetland vegetation representative of FCT 4 'Melaleuca preissiana damplands'. The critically endangered *Caladenia huegelii*, listed under the EPBC Act and *Biodiversity Conservation Act 2016* (BC Act), was not found on the subject land.

The EPA notes a fauna survey and black cockatoo habitat assessment of the subject land identified foraging habitat for three species of black cockatoo listed as endangered or vulnerable under the EPBC Act and BC Act. The survey also identified potential habitat for the Rainbow Bee-eater (a migratory species listed under the EPBC Act) and four WA priority species (the Perth Slider and Black-striped Snake (P3), and the Western Brush Wallaby and Quenda (P4)). The survey did not identify any potential black cockatoo habitat trees or night roosts on the subject land.

The proposed scheme amendment will result in the net loss of 8.29 ha from Bush Forever. As outlined above, much of the area proposed to be removed from BF 389 and transferred to the Urban Deferred zone has been impacted by historical sand extraction activities. Furthermore, the negotiated planning solution for BF 389 proposes that, in exchange for urban development over 28.42 ha of the subject land, the 13.25 ha portion of Bush Forever area will be ceded to the Crown for long-term protection and management. The EPA expects that, once the Bush Forever area is in public ownership, a future amendment to the Metropolitan Region Scheme will transfer the land from Rural zone to Regional Open Space. The EPA recommends that a management plan will be prepared and implemented for the Bush Forever area, focusing on restoration of areas previously impacted by sand extraction as well as management of the urban interface.

Small areas of native vegetation and foraging habitat for species of black cockatoo occur within the proposed Urban Deferred zone, predominantly in the northeast portion of the subject land. The EPA recommends that native vegetation and black cockatoo foraging habitat be identified and retained in the proposed urban development area, through future detailed planning and statutory approval processes.

Inland Waters

The subject land is located within the Jandakot Underground Water Pollution Control Area and a Priority 2 (P2) Public Drinking Water Source Area. The EPA notes a District Water Management Strategy was included in the Draft Jandakot-Treeby District Structure Plan (DSP) which covers the subject land, and that future planning will require preparation of water management plans. The EPA also notes that the subject land will not be transferred to the Urban zone until the Water Corporation has confirmed arrangements for water and wastewater infrastructure provision, consistent with *State Planning Policy 2.9: Water and Government Sewerage Policy*.

A Resource Enhancement Wetland (REW) extends into the western side of the subject land, within BF 389. Most of the extent of this wetland has been affected by historical rural residential development to the west of the subject land, and by historical sand extraction in the northern portion of the subject land. The wetland in the northern portion of the subject land was partially rehabilitated following sand extraction. The EPA supports further restoration and management of the wetland within the Bush Forever area.

The EPA notes that a wetland buffer assessment has not been undertaken for the subject land. The demarcation between the rationalised BF 389 and proposed Urban Deferred zoning appears to be based on a 30-metre setback from the boundary of the REW as mapped by DBCA. The EPA recommends that a wetland buffer assessment be undertaken and

appropriate buffers, setbacks and interface treatments be determined through future detailed planning and statutory approval processes.

Conclusion

The EPA concludes the scheme amendment can be managed to meet the EPA's environmental objectives for the above factors through future statutory planning processes, including local structure plan, water management planning, environmental management plans and subdivision approval. The EPA recommends its advice is implemented to further mitigate potential impacts to the above factors.