

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

Mandogalup Improvement Scheme 1

Location: Mandogalup

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

Determination Published: 22 December 2023

Summary

The Mandogalup Improvement Scheme 1 gives effect to the Western Australian Planning Commission's (WAPC) Improvement Plan 47: Mandogalup, and is the statutory planning instrument through which to implement the strategic planning framework and effectively guide the preparation of statutory plans, statutory referral documentation and policy (as may be required) to facilitate orderly and proper planning of the scheme area. The scheme comprises of approximately 330 hectares (ha).

The Environmental Protection Authority (EPA) has considered the scheme in accordance with the requirements of the *Environmental Protection Act 1986* (EP Act). The EPA considers that the scheme 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 Western Australian Planning Commission (WAPC) to this scheme. Having considered this matter, the following advice is provided.

Environmental Factors

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

- Flora and vegetation
- Terrestrial fauna
- Inland waters
- Social surroundings

Advice and Recommendations regarding the Environmental Factors

Flora and vegetation, Terrestrial fauna

The scheme area contains some remnant vegetation representative of the Swan Coastal Plain Banksia and Tuart woodlands Commonwealth Threatened Ecological Community and State Priority Ecological Community. This vegetation is also habitat for threatened species of black cockatoos.

The EPA supports the scheme map provisions for Parks and Recreation Reserves, and scheme text requiring that any existing landscape features, significant vegetation, and landforms should be protected where practicable. The EPA particularly supports the scheme text requirements for the North East Precinct D including:

1. Structure planning, subdivision and development should seek to ensure the protection of key environmental values, including and not limited to:

- a. threatened flora and associated habitat;
 - b. threatened fauna habitat; and
 - c. threatened ecological communities.
2. Structure planning, subdivision and development which is likely to impact the environmental values, should be subject to the outcomes of the EPA's consideration of a significant proposal, under Part IV of the EP Act.

The EPA also reminds the WAPC of the requirement for decision making authorities to refer significant proposals to the EPA for environmental impact assessment. This includes, but is not limited to, proposals for the construction of road extensions and/or upgrades following identification of the likely environmental impacts, under either Parts IV or V of the EP Act.

The EPA recommends future planning provides for revegetation of wetlands/buffers, landscaped and drainage areas, and drainage corridors, with locally endemic species that provide foraging for species of black cockatoo together with installation of water drinking stations. Design should be informed by current research and guidelines.

Inland waters

The scheme area contains inland water values, including the Peel main drain, and Wattleup lake, a Resource Enhancement Wetland.

The EPA supports the retention of Wattleup Lake in a Parks and Recreation reserve, and the scheme text requiring protection of a 50 metre buffer to the lake.

The EPA further supports the scheme requirement for an urban water management strategy to be prepared with future subdivision applications. The EPA recommends that these are finalised in consultation with the Department of Water and Environmental Regulation (DWER).

Social Surroundings

The EPA notes that the scheme is adjacent to the Alcoa Australia Ltd Kwinana Alumina Refinery and Residue Disposal Areas (RDAs). In considering the previous strategic [public advice under s.16e of the EP Act](#) regarding the potential health and amenity impacts to urban development in the Mandogalup area from dust emissions, and the subsequent DWER [Mandogalup dust plumes study](#), the EPA supports that the scheme has proposed a transition of sensitive land uses away from the RDAs; the proposed residential areas are identified at the extremities of the scheme area in the areas where any potential for air quality impacts is considered to be unlikely or negligible. The EPA also supports the scheme map and text provision that an air quality monitor will be provided for in Precinct E, in consultation with DWER.

In considering future subdivision and development applications, the EPA recommends that the WAPC consider EPA Guidance Statement 3 *Separation Distances between Industrial and Sensitive Land Uses*.

Conclusion

The EPA concludes the scheme can be managed to meet the EPA's environmental objectives for the above factors through existing and proposed planning controls. The EPA notes that further impacts may be mitigated through future planning requirements. The EPA recommends its advice is implemented to further mitigate potential impacts to the above factors.