

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

Metropolitan Region Scheme Amendment 1437 – Lot 709 Armadale Road, Banjup

Location: Lot 709 Armadale Road, Banjup

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

Determination Published: 26 May 2025

Summary

The amendment proposes to rezone Lot 709 Armadale Road, Banjup from the 'Rural – Water Source Protection' zone to the 'Urban Deferred' zone. The amendment is proposed to facilitate future urban land uses which may include residential development, a commercial centre, drainage and public open space over the approximately 46.85 hectare.

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, subject to this advice being implemented. The EPA has based its decision on the original referral documentation and additional information provided by the Western Australian Planning Commission (WAPC). 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 factor relevant to this scheme amendment where the EPA has given advice:

- Inland waters

Advice and Recommendations regarding the Environmental Factors

Inland waters

The amendment is located upstream of the Gibbs Road Swamp System (GRSS) (listed in the Directory of Important Wetlands in Australia (DIWA) and mapped as Conservation Category Wetland (CCW) in the portion of the wetland adjacent to the amendment area) and Forrestdale Lake (a Ramsar Site and listed in DIWA).

Due to the hydrological connectivity of the amendment area to the GRSS and Forrestdale Lake, via the James Drain, hydrological changes (quality and levels/quantity/flow) as a result of future urban development (including through the disturbance of legacy nutrients associated

with historic agricultural land uses) may impact the hydrology/water balance of these areas including groundwater dependent ecosystems.

The EPA notes that the amendment area lies within the Jandakot Groundwater Protection Area and is classified as a Priority 2 Public Drinking Water Source Area (PDWSA) and contains a Water Corporation extraction bore that is surrounded by a Wellhead Protection Zone (WHPZ). Further liaison with the Water Corporation and Department of Water and Environmental Regulation (DWER) will be required. The EPA notes that reclassification of PDWSA will occur once the government led strategic planning process has determined that an urban rezoning is the preferred outcome for the land.

If the WAPC resolves to rezone from Rural-Water Protection to Urban, future development within the amendment area should be consistent with *State Planning Policy* (SPP) No. 2.3 - *Jandakot Groundwater Protection Policy*, Draft SPP No. 2.9 - *Planning for Water*, and relevant DWER water quality protection notes for public drinking water source areas.

The EPA notes the information included in the WAPC referral and additional information that discusses proposed measures to manage impacts to Inland waters values and expects these measures, at minimum, to be implemented through future planning processes, including through the local planning scheme.

The EPA expects future development within the amendment area to be consistent with the following outcomes, and expects these outcomes are reflected in the requirements of future planning processes (including through the local planning scheme):

- Post-development hydrological conditions (groundwater and surface water levels/flow) to be consistent with pre-development conditions (including in the context of post development outflow to the adjacent GRSS).
- No hydrological impacts, including to water quality and quantity, to the GRSS and Forrestdale Lake. This includes no reduction in water quality entering the James Drain as surface water and infiltrating to groundwater.
- Minimise impacts to water quality within the Wellhead Protection Zone.

Pre-development hydrological monitoring should be undertaken over an extended period (for more than two winter peaks) to provide baseline hydrological data against which the above outcomes can be measured. The monitoring program should be developed in consultation with DWER and include groundwater and surface water quality monitoring incorporating sampling of drinking water quality parameters (including for pathogens, nutrients and other contaminants).

The EPA expects the above outcomes are achieved through implementation of the below measures, at a minimum. These measures should be considered through future stages of planning, including through the local planning scheme, and include (but not limited to):

- Preparation of hydrological studies and a water balance, that include consideration of the hydrology of GRSS and Forrestdale Lake.
- Stormwater management to be designed and implemented consistent with the Stormwater Management Manual for Western Australia (Department of Water, 2009) and draft SPP 2.9.
- Preparation of a Construction Environment Management Plan to manage impacts including of erosion/sediment and nutrient transport downstream.
- Consistent with the WAPC referral documents, should urban development occur within the amendment area, it is expected this development be in accordance with

DWER (2018) Water Quality Protection Note 38 for Priority 3* Areas. This includes the implementation of the below measures at minimum and not limited to:

- site-responsive design to direct surface and subsoil drainage away from drinking water extraction points;
- infiltration basins and sewage pump stations to be located outside the WHPZ;
- incorporate WHPZs into public open space where possible, preferably in conservation open space;
- design and construction of POS to limit fertiliser application;
- adequate contingency planning in case of groundwater or surface water contamination; and
- educational water catchment material advertised/distributed throughout planning stages.

The EPA expects that the above advice, including demonstration of the achievement of outcomes and implementation of measures, is incorporated at the appropriate stages of planning. The advice should be implemented through a finalised District Water Management Strategy and other future water management documents in consultation with and to the satisfaction of the relevant agencies (including DWER and City of Cockburn). Relevant agencies should also be consulted regarding further expectations for environmental outcomes and measures to minimise impacts to inland waters values.

Conclusion

The EPA concludes that the amendment is likely to meet the EPA's environmental objective for Inland waters. Key environmental issues can be managed through future planning processes, including future local planning scheme requirements and structure planning processes, as well as statutory processes. The EPA expects its advice is implemented to further manage and mitigate potential impacts to the above environmental factor.