

Chief Executive Officer
Western Australian Planning Commission
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Your Ref:
Our Ref: CMS14072
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Dear Sir/Madam

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

SCHEME: Metropolitan Region Scheme Amendment 1298-41
LOCATION: West Mundijong Industrial Precinct
RESPONSIBLE AUTHORITY: Western Australian Planning Commission
DECISION: Scheme Not Assessed: Advice Given (no appeals)

Thank you for referring the above proposed scheme to the Environmental Protection Authority (EPA).

After consideration of the information provided by you, the EPA considers that the proposed scheme should not be assessed under Part IV Division 3 of the *Environmental Protection Act 1986* (EP Act) but nevertheless provides the attached advice and recommendations.

Please note the following:

- For the purposes of Part IV of the EP Act, the scheme is defined as an assessed scheme. In relation to the implementation of the scheme, 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 to not assess the scheme.

A copy of this letter and the attached advice and recommendations will be made available to the public via the EPA website.

Yours sincerely

A handwritten signature in black ink, appearing to be 'DF', written in a cursive style.

Darren Foster
Director
Strategic Policy and Planning Division

Delegate of the Chairman of the Environmental Protection Authority
Under Notice of Delegation No. 33 published 17 December 2013

3 August 2015

Encl. Scheme Advice and Recommendations

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

Metropolitan Region Scheme Amendment 1298/41

Location: West Mundijong

Determination: Scheme Not Assessed – Advice Given (no appeals)

Determination Published: 3 August 2015

Summary

The Western Australian Planning Commission (WAPC) proposes to rezone approximately **449** hectares of land in **Mundijong** from Rural to Industrial zone in the **Metropolitan Region Scheme (MRS)**.

The Environmental Protection Authority (EPA) has considered the scheme amendment in accordance with the requirements of the *Environmental Protection Act 1986* (EP Act). In making its decision on whether to assess the scheme amendment, the EPA has applied its 'Significance Framework' which relates to the extent to which the scheme amendment meets the EPA's environmental objectives for the environmental factors.

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 potential impacts from the scheme amendment can be adequately managed to meet the EPA's objectives through the implementation of the future local scheme provisions, management plans and regulated through other statutory processes.

1. Environmental Factors

The EPA has identified the following preliminary environmental factors relevant to this scheme amendment:

- a) Flora and vegetation;
- b) Inland waters environmental quality; and
- c) Amenity (Noise).

2. Advice and Recommendations regarding Environmental Factors

The EPA has based its decision on the scheme amendment documentation provided by the WAPC. The EPA provides the following advice regarding potential impacts to the key environmental factors:

a. Flora and vegetation

The EPA is aware that the amendment area contains the **Guildford** vegetation complex which is mapped as having less than **10%** remaining on the **Swan Coastal Plain**. This vegetation should be protected and included as an ecological linkage at the structure planning stage.

b. Inland Waters Environmental Quality

The EPA expects that the area mapped as a Conservation Category Wetland (CCW) (Manjedal Brook) be managed and protected by a minimum buffer of 50 metres. This buffer should be included as an ecological linkage at the structure planning stage. Future local scheme text provisions should also confirm the protection of this buffer and contain clear management mechanisms to protect the CCW and its buffer.

c. Amenity (Noise)

The EPA expects that adequate separation will be provided between the intended industrial development and sensitive land uses. Additional noise mitigation measures may be required at a later stage of the planning process to ensure that sensitive land uses will not be exposed to excessive industrial noise, which may also require specific local scheme text provisions. EPA Environmental Assessment Guideline No. 13 *EPA consideration of environmental impacts from noise* should also be considered in this regard.

Recommendation

The EPA concludes that the amendment can be managed to meet the EPA's environmental objectives, through the preparation of future local planning scheme provisions and structure plans to manage and protect key environmental values.

The EPA recommends that the future Shire of Serpentine-Jarrahdale local scheme amendment will need to contain specific mechanisms and provisions to adequately secure, protect and manage the environmental values within the amendment area. The EPA recommends that the Department of Planning liaise with the Shire of Serpentine-Jarrahdale to develop appropriate mechanisms which can be included in the local scheme and to ensure that the future structure plan for the area is consistent with work undertaken for the Strategic Assessment of the Perth and Peel Region.