



Environmental Protection Authority

Chief Executive Officer
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001

Your Ref:
Our Ref: CMS15115
Enquiries: Angela Coletti, 6145 0800
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Dear Sir/Madam

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

SCHEME: Metropolitan Region Scheme Amendment 1289-57
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 read 'D. Foster', with a stylized flourish at the end.

Darren Foster
Director
Strategic Policy and Planning Division

For the Chairman of the Environmental Protection Authority
Under Notice of Delegation No. 33 dated 6 December 2013

4 May 2015

Encl. Scheme Advice and Recommendations

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

Metropolitan Region Scheme 1289/57

Lot 821 Armadale Road, Banjup and Surrounds

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

Determination Published: 4 May 2015

Summary

The Western Australian Planning Commission proposes to rezone approximately 21.06 hectares of land in the Banjup locality from the Rural-Water Protection zone to the Urban zone under the Metropolitan Region Scheme (MRS).

The Amendment will also reserve 0.29 hectares as Primary Regional Roads (including Water Catchment reservation adjustment) associated with Armadale Road.

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.

1. Environmental Factors

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

- a) Flora and Vegetation
- b) Hydrological Processes

2. Advice and Recommendations regarding Environmental Factors

The EPA has based its decision on the scheme amendment documentation provided by the Western Australian Planning Commission.

The EPA notes that remnant vegetation along the south western and southern boundaries will be retained as well as the area of remnant vegetation on the eastern side of the site, containing the rare orchid *Caladenia hueglinii*.

The EPA also notes that the Department of Water has approved the District Water Management Strategy and the proposed Amendment is in accordance with the Draft State Planning Policy No.2.3 – Jandakot Groundwater Protection.

The EPA expects that this advice will be implemented as part of the local planning scheme and subsequent subdivision and development applications.