

Chief Executive Officer  
Shire of Serpentine-Jarrahdale  
6 Paterson Street  
**MUNDIJONG WA 6123**

Your Ref:  
Our Ref: CMS15319  
Enquiries: Gerard O'Brien, 6145 0800  
Email: Gerard.O'Brien@epa.wa.gov.au

Dear Sir/Madam

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

**SCHEME:** Shire of Serpentine Jarrahdale - Town Planning  
Scheme 2 - Amendment 187  
**LOCATION:** Various Lots West Mundijong Industrial Area  
**RESPONSIBLE AUTHORITY:** Shire of Serpentine-Jarrahdale  
**DECISION:** Scheme Not Assessed: Advice Given (no appeals)

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

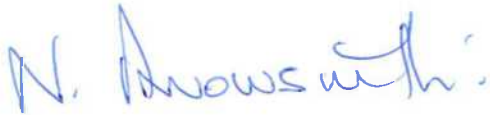
After consideration of the information provided by you, the EPA considers that the proposed scheme should not be assessed under Part IV Division 3 of the *Environmental Protection Act 1986* (EP Act) but nevertheless provides the attached advice and recommendations.

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



Naomi Arrowsmith  
A/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

15 February 2016

Encl. Scheme Advice and Recommendations

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

**Shire of Serpentine Jarrahdale Town Planning Scheme 2 Amendment 187**

**Location: West Mundijong**

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

**Determination Published: 15 February 2016**

**Summary**

The Shire of Serpentine Jarrahdale has initiated Amendment 187 to Town Planning Scheme 2 to rezone 449 hectares in West Mundijong from Rural and Farmlet zone to Urban Development zone with a 'Development Area' (DA 6) text provision requiring 'land use to be in accordance with the Light Industry and General Industry zone'.

The Environmental Protection Authority (EPA) has considered the scheme amendment in accordance with the requirements of the *Environmental Protection Act 1986* (EP Act) having regard to its relevant published policies.

Having regard to the EPA's significance framework referred to in Environmental Assessment Guideline (EAG) No. 9 *Application of a significance framework in the environmental impact assessment process*, the EPA considers that the environmental impacts of the scheme amendment are not so significant as to warrant formal assessment under Part IV of the EP Act, providing the following advice is implemented.

**1. Environmental Factors**

Having regard to Environmental Assessment Guideline No. 8 *Environmental principles, factors and objectives* (EAG 8), the EPA has identified the following preliminary environmental factors relevant to this scheme amendment:

- a) Flora and vegetation;
- b) Terrestrial fauna;
- c) Inland waters environmental quality;
- d) Amenity; and
- e) Human health.

**2. Advice and Recommendations regarding Environmental Factors**

The EPA has based its decision not to assess on the scheme amendment documentation provided by the Shire of Serpentine Jarrahdale. The EPA expects future structure planning to address the environmental factors described below.

The EPA's specific advice in relation to the preliminary environmental factors identified is as follows:

**a. Flora and vegetation, and Terrestrial fauna**

The EPA objective for these factors are:

- to maintain representation, diversity, viability and ecological function at the species, population and community level; and
- to maintain representation, diversity, viability and ecological function at the species, population and assemblage level.

The amendment area contains the Guildford vegetation complex which is mapped as having only 5.4% remaining of its original extent on the Swan Coastal Plain. The vegetation is also considered to be potential foraging and roosting habitat for Carnaby's Black Cockatoos which are protected by State and Commonwealth legislation.

The EPA considers that the remaining Guildford vegetation complex within the amendment area should be retained. The EPA expects that the subsequent stages of planning will provide for the retention and management of remnant vegetation, and will also be consistent with the commitments of the *Perth and Peel Green Growth Plan for 3.5 million*.

The EPA recommends that the proposed scheme text for future structure planning be modified to include the provision of ecological corridors to also reflect vegetation values within the amendment area.

**b. Inland waters environmental quality**

The EPA objective for this factor is to maintain the quality of groundwater and surface water, sediment and biota so that the environmental values, both ecological and social, are protected.

Manjedal Brook is mapped as a Conservation Category Wetland (CCW), which is within the amendment area. The EPA supports the retention of this CCW within Public Open Space as depicted on the scheme amendment map and scheme text provided.

The EPA advises that EPA Guidance Statement 33 *Environmental Guidance for Planning and Development* urges that all CCWs and associated buffers are fully protected. Wetlands that are to be protected require a 50 metre buffer unless a site-specific buffer requirement is study is undertaken to revise this buffer distance. The EPA expects that the subsequent stages of planning will provide for the retention and management of the CCW and its buffer, and be consistent with the commitments of the *Perth and Peel Green Growth Plan for 3.5 million*.

The EPA recommends that the proposed scheme text for future structure planning be modified to include the provision of ecological corridors to also reflect wetland values within the amendment area.

**c. Amenity and Human health**

The EPA's objective for these factors are:

- to ensure that impacts to amenity are reduced as low as reasonably practicable; and
- to ensure that historical and cultural associations, and natural heritage, are not adversely affected.

The EPA notes that the amendment will facilitate the development of both light and general industry.

Future development within amendment area will need to consider impacts to sensitive land uses during the subdivision and development design stage and any industrial development emitting noise would be required to comply with the *Environmental Protection (Noise) Regulations 1997* and depending on the nature of the development may need to be licensed under Part V of the EP Act.

The EPA expects that future development will be consistent with EPA Guidance Statement No. 3 *Separation Distances between Industrial and Sensitive Land Uses* (2005, or as revised) and EPA Environmental Assessment Guideline No. 13 *Consideration of environmental impacts from noise* to avoid conflict between industry and sensitive land uses.

The EPA also expects the Noise Management Strategy, as required by the proposed scheme amendment, to be prepared in consultation with the Department of Environment Regulation regarding the development of industries that are prescribed premises under the EP Act.

### **Recommendation**

The EPA concludes that the amendment can be managed to meet the EPA's environmental objectives through the implementation of scheme provisions and structure plans to manage and protect the identified environmental factors of Flora and vegetation, Terrestrial fauna, Inland waters environmental quality, Amenity, and Human health.

The EPA recommends:

- The proposed scheme text for future structure planning be modified to include the provision of ecological corridors to reflect vegetation and wetland values within the amendment area.
- The inclusion of a 50 metre buffer around the Conservation Category Wetland unless a site-specific study is undertaken and recommends a revision of this buffer distance.
- Preparation of a Noise Management Strategy in consultation with the Department of Environment Regulation in regards to the development of industries that are prescribed premises under the EP Act.
- The Department of Planning and the Shire of Serpentine Jarrahdale liaise to ensure that subsequent stages of planning ensure that development is consistent with the outcomes of the *Perth and Peel Green Growth Plan for 3.5 million*.