

The Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001

Your Ref:
Our Ref: CMS16269
Enquiries: Gerard O'Brien, 6364 7600
Email: Gerard.O'brien@dwer.wa.gov.au

Dear Sir/Madam

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

SCHEME: Metropolitan Scheme Amendment 1328/57
LOCATION: Various Lots, Talbot Road Hazelmere – Hazelmere Enterprise Area Precinct 7.
RESPONSIBLE AUTHORITY: Western Australian Planning Commission
DECISION: Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme Amendment Not to be Assessed Under Part IV of EP Act. Advice Given. (Not Appealable)

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 ERA website.

Yours sincerely

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

Dr Tom Hatton
CHAIRMAN

Delegate of the **Chairman** of the Environmental Protection Authority
Under Notice of Delegation No. 40 published 7 March 2017

31 July 2017

Encl. Scheme Advice and Recommendations

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

**Metropolitan Region Scheme Amendment 1328/57 Hazelmere Enterprise Area
Structure Plan – Precinct 7**

Location: Hazelmere

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

Determination Published: 31 July 2017

Summary

The Western Australian Planning Commission (WAPC) has initiated Metropolitan Region Scheme Amendment 1328/57 to rezone approximately 37.8 hectares (ha) from Rural to Industrial zone in Hazelmere.

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, as set out, 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 documentation provided by the WAPC. Having considered this matter the following advice is provided.

1. Environmental Factors

Having regard to EPA's *Statement of Environmental Principles, Factors and Objectives*, the EPA has identified the following preliminary environmental factors relevant to this scheme amendment:

- a) Flora and Vegetation;
- b) Terrestrial Fauna;
- c) Hydrological Processes;
- d) Social Surroundings; and
- e) Human Health.

Advice and Recommendations regarding Environmental Factors

a. Flora and Vegetation, Terrestrial fauna, and Hydrological Processes

The amendment area is adjacent to Bush Forever Site 481 (BFS 481) Stirling Crescent Bushland Hazelmere, which potentially contains Threatened Ecological Communities Swan Coastal Plain (SCP) 20a *Banksia attenuata* woodland over species rich dense shrublands and SCP 20c *Shrublands and woodlands of the eastern side of the Swan Coastal Plain*. SCP 20a and SCP 20c are listed as Endangered under the *Environmental Protection and Biodiversity Conservation Act 1999*. In addition, SCP 20a is ranked as Endangered, and SCP 20c as Critically Endangered, by the Department of Biodiversity, Conservation and Attractions.

The EPA understands that while this BFS 481 may be impacted by future proposed infrastructure construction, future industrial development should not impact on this vegetation,

including unauthorised access, dumping of rubbish, or drainage into this area. EPA's Environmental Protection Bulletin No. 20 *Protection of naturally vegetated areas through planning and development* guidance should be implemented at the future detailed stages of planning regarding impacts to BFS 481.

b. Social Surroundings and Human Health

Future industrial development should also consider EPA's Guidance Statement No. 3: *Separation Distances between Industrial and Sensitive Land Uses* to manage potential impacts to surrounding sensitive land uses.

Recommendation

The EPA concludes that the scheme amendment can be managed to meet the EPA's environmental objectives through the preparation of future local planning scheme provisions and/or structure planning to further identify, manage and protect the above environmental values and factors.