



Environmental Protection Authority

Ms Sam Fagan
Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA

Our Ref: CMS17505
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Dear Ms Fagan

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

SCHEME: Metropolitan Region Scheme Amendment 1355/57
LOCATION: Redcliffe Connect Precinct in the City of Belmont
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 EPA website.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'A Sutton', with a stylized flourish at the end.

Anthony Sutton
Delegate of the Environmental Protection Authority
Executive Director
EPA Services

29 June 2019

Encl. Scheme Advice and Recommendations

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

Metropolitan Region Scheme 1355-57

Location: Redcliffe Connect Precinct – City of Belmont

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

Determination Published: 1 July 2019

Summary

The Western Australian Planning Commission (WAPC) has initiated Metropolitan Region Scheme (MRS) Amendment 1355-57 to transfer approximately 1.6 hectares (ha) of land in Redcliffe from the Primary Regional Roads and Public Purposes – Commonwealth Government reservations to the Urban zone.

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. The EPA has based its decision on the documentation provided by the WAPC. Having considered this matter, the following advice is provided:

Environmental Factors

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

- Flora and Vegetation;
- Terrestrial Fauna; and
- Social Surroundings.

Advice and Recommendations regarding Environmental Factors

The amendment area contains flora and vegetation and fauna values including potential habitat for Threatened Fauna (Black Cockatoos). The Stanton Road Precinct specifically contains Banksia woodlands listed as a Priority 3 Ecological Community by the Department of Biodiversity Conservation and Attractions, and a Threatened Ecological Community (TEC) under the *Environment Protection and Biodiversity Conservation Act 2000* (EPBC Act).

The EPA recommends that future structure planning be informed by a survey for the TEC and a targeted fauna tree habitat survey for Black Cockatoos. The proponent will need to consider and demonstrate appropriate avoidance, management and mitigation of impacts to these environmental values.

The Redcliffe Connect Precinct is also likely to be impacted by noise due to proximity to Tonkin Highway and the Perth Airport. Any scheme amendment should demonstrate clear consideration of State Planning Policy (SPP) 5.1 *Land use planning in the vicinity of Perth Airport* and 5.4 *Road and rail transport noise and freight considerations in land use planning*.

The EPA's Environmental Factor Guideline *Social Surroundings* may also need to be considered in this regard.

Conclusion

The EPA concludes that the amendment can be managed to meet the EPA's environmental objectives, through the retention of fauna habitat as part of future structure planning.