

Ms Sam Fagan  
The Secretary  
Western Australian Planning Commission  
Locked Bag 2506  
**PERTH WA 6001**

Our Ref: CMS 17695  
Enquiries: Steve Pavey, 6364 6499  
Email: [Steve.Pavey@dwer.wa.gov.au](mailto:Steve.Pavey@dwer.wa.gov.au)

Dear Ms Fagan

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

<b>SCHEME</b>	<b>Metropolitan Region Scheme Amendment 1376/57 – Wungong Normalisation</b>
<b>LOCATION</b>	<b>The Wungong Urban Water Master Plan area</b>
<b>RESPONSIBLE AUTHORITY</b>	<b>Western Australian Planning Commission</b>
<b>DECISION</b>	<b>Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme Amendment Not to be Assessed Under Part IV of the EP Act. Advice Given. (Not Appealable)</b>

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

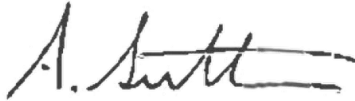
After consideration of the information provided by you, the EPA considers that the proposed scheme should not be assessed under Part IV Division 3 of the *Environmental Protection Act 1986* (EP Act) but nevertheless provides the attached advice and recommendations. I have also attached a copy of the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

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 the Chairman's determination, 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 'A. Sutton', with a horizontal line drawn through the middle of the signature.

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

24 August 2020

Encl. Chairman's Determination  
Scheme Advice and Recommendations

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

**Metropolitan Region Scheme Amendment 1376/57 -  
Wungong Normalisation**

**Location:** The Wungong Urban Water Master Plan area

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

**Determination Published: 24 August 2020**

**Summary**

The Western Australian Planning Commission (WAPC) proposes to reintroduce the Metropolitan Region Scheme (MRS) over part of the land currently zoned and reserved under the Armadale Redevelopment Scheme No. 2, consistent with the Wungong Urban Water Master Plan (WUWMP).

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

**1. Environmental Factors**

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

- Flora and Vegetation
- Terrestrial Fauna
- Inland Waters
- Social Surroundings

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

The EPA considers this MRS amendment is unlikely to have a significant effect on the environment and does not warrant formal assessment under Part IV of the EP Act. However, there are a number of environmental issues which require consideration through a future amendment to the City of Armadale Local Planning Scheme (LPS) which transfers the Armadale Redevelopment Scheme 2 maps and text into the LPS (referred to as 'normalisation'). For this reason, a concurrent rezoning of both the region and local schemes should not be undertaken. The following advice is provided in this context:

The Wungong Urban Water Master Plan area contains important environmental values including Aboriginal heritage sites, Conservation Category and Resource Enhancement Wetlands, Bush Forever sites, poorly represented vegetation complexes, Threatened Ecological Communities, black cockatoo habitat and other threatened fauna habitat.

The Wungong Urban Water Redevelopment Scheme 2006 was formally assessed by the EPA and became subject to conditions as detailed in Ministerial Statement 762 (MS 762). This includes conditions which are incorporated in the Armadale Redevelopment Scheme 2 scheme text regarding the preparation and implementation of various environmental management strategies and plans in accordance with MS 762 Attachment 1. The EPA

recommends these conditions are inserted into the City of Armadale LPS when the Armadale Redevelopment Scheme 2 is 'normalised'. Additional development controls which demonstrate management of potential impacts to the above environmental factors may also need to be considered as part of a future LPS amendment.

## **Conclusion**

The EPA concludes the MRS scheme amendment meets the EPA's environmental objectives through existing planning controls at the region scheme level of planning. The EPA recommends its advice regarding future LPS amendments is implemented to avoid and mitigate potential impacts to the environmental values within the Wungong Urban Water Master Plan area.