

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

**Metropolitan Region Scheme Amendment 1368/57**

**Location: Lots 9037 and 9047 Cordata Avenue Wandri**

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

**Determination Published:** 18 May 2020

**Summary**

The Western Australian Planning Commission (WAPC) proposes to transfer Lots 9037 and 9047 Cordata Avenue Wandri from the Urban zone to the Public Purposes - High School reservation in the Metropolitan Region Scheme (MRS). The amendment area is approximately 9.93 hectares (ha).

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, and 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

**Advice and Recommendations regarding Environmental Factors**

The amendment area contains the Priority Ecological Community (PEC) *Banksia dominated woodlands of the Swan Coastal Plain* IBRA Region, commensurate with the *Banksia woodlands of the Swan Coastal Plain* Commonwealth listed Threatened Ecological Community (TEC). The area also abuts a recently identified occurrence of the TEC 'Community of Tumulus Springs (Organic Mound Springs, Swan Coastal Plain)' which is listed as Critically Endangered in Western Australia and Endangered under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*.

The EPA is of the view that the proposed transfer of the amendment area from the Urban zone to the Public Purposes – High School reservation under the MRS, will be likely to have less of an impact on the PEC and TEC. However, development should be informed by the outcomes of relevant environmental and hydrological studies.

It is recommended that future structure planning be supported by a vegetation survey to inform whether any remnant vegetation needs to be retained and, if so, how it would be protected. It is also recommended that hydrological investigations be undertaken prior to site planning to inform detailed design, assist in the understanding of the local hydrology and indirect impacts to the TEC, and the determination of buffer distances and management measures to protect the TEC.

It is also noted that a ground water abstraction licence may be required for school irrigation. The approval of an abstraction licence should be informed by hydrological studies that demonstrate the potential impacts to the TEC can be managed. Should the ongoing abstraction of groundwater be approved, potential licence conditions may include preparation of a management plan that includes monitoring of the TEC to assess impacts to hydrology, ecosystem function and vegetation composition and considers contingency actions such as sourcing alternate water sources for irrigation.

## **Conclusion**

The EPA concludes that the amendment can be managed to meet the EPA's environmental objectives through existing planning controls. The EPA recommends its advice is implemented to mitigate potential impacts to Flora and Vegetation.