

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

**Metronet East Redevelopment Scheme**

**Location: Metronet East Project Areas – Bayswater and Forrestfield**

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

**Determination Published: 8 June 2020**

**Summary**

DevelopmentWA, acting as the Metropolitan Redevelopment Authority, has initiated an amendment to the Midland Redevelopment Scheme 2, to rename it to the Metronet East Redevelopment Scheme (the scheme), add land in Bayswater and Forrestfield, and make a number of other minor amendments in order to ensure best practise planning principles are applied.

The Environmental Protection Authority (EPA) has considered the scheme 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 scheme amendment documentation provided by DevelopmentWA, and having considered this matter, the following advice is provided.

**Environmental Factors**

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

- Flora and Vegetation; and
- Terrestrial Fauna

**Advice and Recommendations regarding Environmental Factors**

Flora and Vegetation and Terrestrial Fauna

The Metronet East Forrestfield project area contains the Threatened Ecological Community Floristic Community Type 20a *Banksia attenuata* woodlands over species rich dense shrublands, Threatened Flora Wavyleaved smokebush (*Conospermum undulatum*) in Lot 12 Ibis Place High Wycombe. This area also contains Bush Forever Site 45 Poison Gully Bushland and habitat for threatened species of black cockatoos.

The EPA supports that the Metronet East Forrestfield project area map recognises these areas as Bush Forever and Ecological Conservation reserves for protection.

The EPA also notes that these values are currently protected through scheme text provisions for Development Area 2 (DA2) in Schedule 11 of the City of Kalamunda Local Planning Scheme 3 (LPS 3), requiring the retention of these areas through future structure planning, informed by appropriate studies. The EPA supports that Development WA has proposed scheme modifications to be undertaken prior to advertising, to insert additional scheme text provisions consistent with the provisions currently in the City of Kalamunda LPS 3 DA2 Schedule 11. The EPA considers this will add greater transparency and certainty that these

values will be retained and managed through future structure planning, informed by appropriate studies.

## **Conclusion**

The EPA concludes that the scheme 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 and Terrestrial Fauna.