

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

Our Ref: APP-0000335  
Enquiries: Liz Stewart  
Email: [liz.stewart@dwer.wa.gov.au](mailto:liz.stewart@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 1405/57</b>
<b>LOCATION</b>	<b>South Mandogalup Urban Precinct</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 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 the EPA's Determination and advice and recommendations is attached and will be made available to the public via the EPA website.

Yours sincerely



**Prof. Matthew Tonts**  
**Chair of the Environmental Protection Authority**

10 May 2023

Encl. EPA Determination  
Scheme advice and recommendations

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

**Metropolitan Region Scheme Amendment 1405/57**

**Location: South Mandogalup Urban Precinct**

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

**Determination Published: 15 May 2023**

**Summary**

Metropolitan Region Scheme (MRS) Amendment 1405/57 proposes to rezone land in the Mandogalup locality from the Rural zone to the Urban zone. The amendment will allow for future residential development.

In 2017, the Environmental Protection Authority (EPA) published advice to the Minister for Environment under s16(e) of the *Environmental Protection Act 1986* (EP Act) titled *Consideration of potential health and amenity impacts of dust in determining the size of a buffer for urban development in the Mandogalup area*. The EPA concluded that the investigation area consists of four sub areas, areas A-D. The proposed amendment area is located within Area A, where it is located sufficiently far away from Alcoa's Residue Disposal Area (RDA) to have negligible health risk and a low likelihood of unreasonable amenity impacts for urban development.

The EPA has considered the scheme amendment in accordance with the requirements of the 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 original referral documentation, s16(e) advice and additional information provided by the Western Australian Planning Commission to this amendment. Having considered this matter, the following advice is provided.

**Environmental Factors**

Having regard to the EPA's (2021) *Statement of Environmental Principles, Factors, Objectives and Aims of Environmental Impact Assessment*, the EPA has identified the following preliminary environmental factors relevant to this scheme amendment:

- Inland waters
- Flora and vegetation
- Terrestrial fauna.

**Advice and Recommendations regarding the Environmental Factors**

**Inland waters**

The amendment area is situated within the northwest corner of the Peel-Harvey Catchment and is in the *Environmental Protection (Peel Inlet-Harvey Estuary) Policy 1992* area. The upper half of the site has been mapped as Multiple Use Wetland and the area is traversed by a section of the Peel Main Drain, which flows eventually to Peel Inlet-Harvey Estuary. The EPA expects that the drainage systems are retained, ecosystem health is protected, and environmental value(s) are improved by creating living streams and ephemeral storage areas, consistent with the approved District Water Management Strategy and other guiding

documents, including the *Jandakot drainage and water management plan - Peel main drain catchment*.

Water management should maintain or improve groundwater and surface water quality and maintain pre-development hydrology. The Department of Water and Environmental Regulation should be consulted regarding any water management planning documents.

### **Flora and vegetation; Terrestrial fauna**

The amendment area contains a small patch of vegetation in the north-western corner and scattered vegetation in the southern part of the amendment area. The vegetation could be potential habitat for threatened and conservation significant black cockatoo species. The EPA expects that remnant vegetation is retained (where possible) and the environmental function and linkages to surrounding areas are enhanced during later stages of planning and development.

### **Conclusion**

The EPA concludes the scheme amendment can be managed to meet the EPA's environmental objectives for the above factors. In addition, future planning processes and management measures can manage potential impacts. The EPA recommends its advice and recommendations are implemented to mitigate potential impacts to the above environmental factors.