

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

Metropolitan Region Scheme Amendment 1449 – Brabham High School Site

Location: Part Lot 822 Youle-Dean Road, Brabham

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

Determination Published: 21 October 2025

Summary

The amendment proposes to transfer approximately 8.08 hectares (ha) of land in Brabham from the 'Urban' zone to the 'Public Purposes – High School' reservation. The amendment area is zoned 'Special Use' under the City of Swan Local Planning Scheme 17 (LPS 17).

The Environmental Protection Authority (EPA) notes that the amendment area is designated under the *Brabham Third Stage Structure Plan* (BTSSP) and associated subdivision (both approved by the Western Australian Planning Commission (WAPC)) as a future 'High School' site. The EPA notes that approval for clearing for the broader subdivision area (inclusive of the amendment area) has been obtained under the *Environment Protection and Biodiversity Conservation (EPBC) Act 1999* (EPBC 2015/7458). These EPBC Act approval conditions pertain to the clearing of remnant vegetation and black cockatoo habitat, with offset requirements.

The 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 original referral documentation provided by the WAPC. 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 requiring advice:

- Flora and vegetation
- Terrestrial fauna

Advice and Recommendations regarding the Environmental Factors

The EPA notes that while historical clearing has occurred within the amendment area, implementation of the scheme amendment will result in the clearing of remnant vegetation,

including small patches of Banksia woodland and threatened fauna habitat, in particular habitat for threatened species of black cockatoo.

Consistent with the conditions for EPBC approval 2015/7458, the EPA supports the requirement for retention, revegetation of black cockatoo habitat, and notes that offsets will be required to counterbalance the residual impacts to black cockatoo habitat within the broader Lot 822 area. The EPA expects that any future development within the amendment area must be consistent with the EPBC approval conditions.

The EPA reinforces the importance of native vegetation retention and retention of black cockatoo foraging habitat, in particular banksia trees and potential nesting trees, and expects these be retained as a priority, together with appropriate buffers, as part of the future design of the high school site to mitigate impacts to flora and vegetation and terrestrial fauna values.

The EPA also notes and supports that a Tree Protection Plan and Vegetation and Fauna Management Plan are required to be prepared consistent with the WAPC subdivision approval, and that these plans will assist to manage and mitigate impacts to environmental values.

Conclusion

The EPA concludes the scheme amendment can be managed to meet the EPA's environmental objectives for flora and vegetation and terrestrial fauna. Key environmental issues can be managed through EPBC Act approval conditions, and future local planning requirements (subdivision approval). The EPA expects its advice is implemented to further manage and mitigate potential impacts to the above environmental values.