



## Environmental Protection Authority

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

Our Ref: CMS15259  
Enquiries: Angela Coletti, 6364 7600  
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Dear Sir/Madam

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

**SCHEME:** Metropolitan Region Scheme Amendment 1340-57  
**LOCATION:** City of Armadale - South Forrestdale Business Park Stage 2  
**RESPONSIBLE AUTHORITY:** Western Australian Planning Commission  
**DECISION:** Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme Amendment Not to be Assessed Under Part IV of EP Act. Advice Given. (Not Appealable)

Thank you for referring the above proposed 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.

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 this letter and the attached advice and recommendations will be made available to the public via the EPA website.

Yours sincerely



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

9 July 2018

Encl. Scheme Advice and Recommendations

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

**Metropolitan Region Scheme Amendment 1340-57 South Forrestdale Business Park  
Stage 2**

**Location:** City of Armadale

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

**Determination Published:** 9 July 2018

**Summary**

The Western Australian Planning Commission (WAPC) has initiated Metropolitan Region Scheme (MRS) Amendment 1340-57 to rezone approximately 153 hectares from the 'Rural' zone to the 'Industrial' zone in Forrestfield.

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 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:

- a) Flora and Vegetation,
- b) Terrestrial Fauna; and
- c) Inland Waters.

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

The amendment area is located adjacent to Bush Forever (BF) Site 345 which contains Forrestdale Lake, which is a Conservation Category Wetland (CCW) and Ramsar Wetland, and two additional CCW areas. The EPA notes that the land located outside the northern and western boundaries of the amendment area is to remain in the 'Rural' zone under the MRS. This area is designated as 'Open Space' in the *South Metropolitan Peel Sub-Regional Planning Framework* and the EPA expects that this designation means the land will not be developed for Rural or Industrial purposes but will provide a buffer between future industrial development and the adjacent sensitive environmental values.

The EPA notes that a future local scheme amendment will transfer the amendment area and the 'Rural' zone of the MRS, to a zone which requires the preparation of a structure plan. The EPA expects that a future local scheme amendment will include text provisions to address the requirements for the appropriate buffer between the industrial development and adjacent conservation areas. This text should specifically address retention management, revegetation, access, road layout, fire management and drainage to ensure no negative impacts to

Forrestdale Lake and CCWs. The EPA also recommends that any road construction should occur within the proposed Industrial zoned land, and not within the buffer area. This would include the unconstructed portion of Oxley Road.

The EPA also recommends the proposed Industrial zone be modified to provide for appropriate buffers to the CCW areas.

### **Recommendation**

The EPA concludes that the amendment can be managed to meet the EPA's environmental objectives through the preparation of future local planning scheme provisions and structure plans to manage and protect key environmental values.

The EPA recommends that the future City of Armadale local scheme amendment will need to contain specific mechanisms and provisions to adequately secure, protect and manage the environmental values within the amendment area. The EPA recommends that the Department of Planning, Lands and Heritage and the Department of Biodiversity, Conservation and Attractions liaise with the City of Armadale to develop appropriate mechanisms which can be included in the local scheme amendment to ensure no negative impacts to BF 345, Forrestdale Lake and adjacent wetlands.