



Environmental Protection Authority

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Secretary
Western Australian Planning Commission
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Your Ref 809-2-30-13 Pt 1
Our Ref CRN221515
Enquiries Gary Williams

Att: Anthony Muscara

SCHEME AMENDMENT TITLE: Metropolitan Region Scheme Amendment 1152/41
Jindalee (JIndee) Foreshore Rationalisation
LOCALITY: City of Wanneroo
RESPONSIBLE AUTHORITY: Western Australian Planning Commission
LEVEL OF ASSESSMENT: Scheme Amendment Not Assessed - Advice Given
Under Section 48a(1)(A) (no appeals)

Thank you for your letter of 26 March 2008 referring the above proposed scheme amendment.

After consideration of the information provided by you, the Environmental Protection Authority (EPA) considers that the proposed scheme amendment should not be assessed under Part IV Division 3 of the *Environmental Protection Act 1986* (EP Act) but nevertheless provides the following advice and recommendations.

ADVICE AND RECOMMENDATIONS

1. Environmental Issues

- Remnant vegetation
- Regional vegetation values (ecological linkages)
- Fauna
- Sustainability

2. Advice and recommendations regarding Environmental Issues

Remnant vegetation & fauna

The EPA supports Metropolitan Region Scheme Amendment 1152/41 on the basis that the two areas of Parks and Recreation (P&R) reserve are being provided to offset the area of foreshore P&R reserve (Bushforever Site no. 397) proposed to be zoned Urban. The two P&R reserves will be linked with native vegetation retained on private lots. The linkage is to ensure that the ecological function of the eastern portion of P&R is retained. Without the vegetated linkage the EPA does not consider the proposed P&R to be an adequate offset for the reduce foreshore reserve.

The EPA acknowledges that the proposed P&R reserves provide an inland conservation area in addition to a foreshore conservation area. This increases the number of vegetation assemblages and fauna habitats to be conserved. The inland P&R reserve also improves the viability of retaining the upland area surrounding the Trig Point.

The EPA understands that the area of P&R being provided as an offset does not include 2ha of P&R that would have been used as car parking on the foreshore reserve.

The EPA is satisfied that there are no Declared Rare Flora or Threatened Ecological Communities¹ on Lot 10. Priority flora species do occur on Lot 10 including the areas to be reserved as P&R.

Sustainability

The EPA is aware that the rationalisation of P&R boundaries is part of the landowners efforts to develop a coastal node and an innovative coastal community that implements a range of sustainability principles (RPS, 2007). The environmental sustainability principles that the EPA recommends be incorporated in the Jindalee development are:

- Maximise ability to use public transport and to walk and cycle (reduce reliance on fossil fuels and reduce air emissions);
- Implement best practice energy efficient housing and use of alternative energy;
- Retention of the natural landform;
- Implement best practice in water sensitive urban design.

It is expected that the City of Wanneroo will include provisions in its District Planning Scheme requiring the implementation of these principles.

3. Environmental Issues not assessed

Without limiting the EPA's discretion under section 38 5(e) of the EP Act to require the referral of proposals arising from the scheme amendment and your discretion, as the responsible authority, under section 48I of the EP Act to refer proposals arising from the scheme amendment, the EPA advises that the following environmental issues are not assessed:

- Regional vegetation values (ecological linkages)

The issue of ecological linkage has been deferred to ensure that an adequate mechanism is put in place during later stages of planning that will retain and protect the vegetation between the foreshore and inland area of P&R.

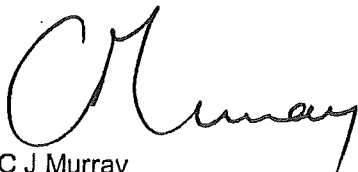
4. Advice and recommendations regarding Environmental Issues not assessed

Sufficient information is not available at this stage regarding the nature of the impacts on the environment arising from the implementation of the scheme amendment. Accordingly, the EPA advises that the environmental issues listed in paragraph 3 above are not assessed and recommends further consideration of the need to assess proposals arising from the scheme amendment when more information is available, for example, subsequent rezoning, preparation of a Development Guide Plan, Structure Plan, Outline Development Plan, Subdivision or development.

5. General Advice

- For the purposes of Part IV of the *EP Act*, the scheme amendment is defined as an assessed scheme amendment. In relation to the implementation of the scheme amendment, 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 on the level of assessment of scheme amendments.
- A copy of this advice will be sent to the relevant authorities and will be available to the public on request.

Yours faithfully



C J Murray
A/DIRECTOR
ENVIRONMENTAL IMPACT ASSESSMENT

12 May 2008

cc: Department for Planning & Infrastructure

1. It was thought that there maybe FCT 26a on Lot 10, however, Weston (2008) has concluded that there are probably not TEC's on Lot 10. The results indicate that they are closest to FCT 24 and they are closer to FCT's 24,26b and 29a that they are to FCT 26a.

References

Weston, A (2008) - *Determination of likely presence or absence of floristic community type (TEC/FCT) 26A in Lot 10 (Jindee) Jindalee.*

RPS (2007) - *Jindee MRS Amendment Report 3: Bushforever site 397: Statement of Environmental Effects.*