



Environmental Protection Authority

Chief Executive Officer
Shire of Serpentine-Jarrahdale
6 Paterson Street
MUNDIJONG WA 6123

Your Ref:
Our Ref: CMS16255
Enquiries: Angela Coletti, 6145 0800
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Dear Sir/Madam

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

SCHEME: Shire of Serpentine-Jarradale - Town Planning Scheme 2 - Amendment 195
LOCATION: Lots 50 100 and a portion of Lot 85 Gordon Road Serpentine
RESPONSIBLE AUTHORITY: Shire of Serpentine-Jarrahdale
DECISION: Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme Amendment Not to be Assessed Under Part IV of EP Act. Advice Given. (No Appeals)

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.

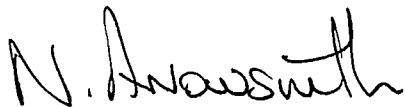
Please note the following:

- 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



Naomi Arrowsmith
Director
Strategic Policy and Planning Division

Delegate of the Chairman of the Environmental Protection Authority
Under Notice of Delegation No. 33 published 17 December 2013

10 October 2016

Encl. Scheme Advice and Recommendations

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

Shire of Serpentine-Jarrahdale Town Planning Scheme 2 Amendment 195

Location: Lots 50, 100 and a portion of Lot 85 Gordon Road, Serpentine

Determination: Scheme Not Assessed – Advice Given (no appeals)

Determination Published: 10 October 2016

Summary

The Shire of Serpentine-Jarrahdale has initiated Amendment 195 to rezone Lots 50, 100 and a portion of Lot 85 Gordon Road, Serpentine from 'Rural' to 'Rural Living B'.

The site is zoned 'Rural' under the Perth Metropolitan Region Scheme. The proposal will facilitate the creation of five lots ranging in size from 2 to 4 hectares.

The Environmental Protection Authority (EPA) has considered the scheme amendment in accordance with the requirements of the *Environmental Protection Act 1986* (EP Act) having regard to its relevant published policies.

Having regard to the EPA's significance framework referred to in the Environmental Assessment Guideline No. 9 *Application of a significance framework in the environmental impact assessment process*, the EPA considers that the environmental impacts of the scheme amendment are not so significant as to warrant formal assessment under Part IV of the EP Act, providing the following advice is implemented.

1. Environmental Factors

Having regard to the Environmental Assessment Guideline No. 8 Environmental principles, factors and objectives, the EPA has identified the following preliminary environmental factors relevant to this scheme:

- a) Flora and Vegetation; and
- b) Inland Waters Environmental Quality.

2. Advice and Recommendations regarding Environmental Factors

The EPA has based its decision not to assess on the scheme amendment documentation provided by the Shire of Serpentine-Jarrahdale. The EPA expects that the environmental factors described below will be addressed prior to development.

The EPA's specific advice in relation to the preliminary factors identified as follows:

a. Flora and Vegetation

The EPA objective for flora and vegetation is:

- To maintain representation, diversity, viability and ecological function at the species population and community level.

The EPA notes the subject site is adjacent to the Serpentine River and foreshore area. The Serpentine River and foreshore areas are mapped as Bush Forever. The EPA acknowledges that a Foreshore Reserve is proposed as part of further planning at the subdivision stage.

b. Inland Waters Environmental Quality

The EPA objective for inland waters environmental quality is:

- To maintain the quality of groundwater and surface water, sediment and biota so that the environmental values, both ecological and social are protected.

The EPA notes that the subject site is within the policy area of the *Environmental Protection (Peel Inlet-Harvey Estuary) Policy 1992*.

Recommendation

The EPA concludes that the amendment can be managed to meet the EPA's environmental objectives. The EPA recommends:

- the planning of the Foreshore Reserve is conducted in consultation with the Department of Water.
- a Water Management Strategy is prepared prior to subdivision to ensure that stormwater runoff complies with the nutrient loading rates prescribed in the *Water Quality Improvement Plan for the Rivers and Estuary of the Peel-Harvey System – Phosphorus Management*.
- provision 3 of the proposed scheme text for the site, as it relates to Appendix 4B – Rural Living B Zone of Scheme 2, includes reference to alternative treatment units for effluent disposal as described in the Peel Harvey WQIP (Best Practice Measure 8) and appropriate setback from the Serpentine River.