

Chief Executive Officer  
City of Bunbury  
PO Box 21  
**BUNBURY WA 6231**

Your Ref A05963  
Our Ref 14-800592  
Enquiries Teresa Bryant  
Phone 6145 0852

ATTENTION: Mrs Jana Joubert

Dear Sir/Madam

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

**SCHEME AMENDMENT TITLE:** City of Bunbury Town Planning Scheme 7  
Amendment 74 - Rezoning from Rural to  
Development - Industrial  
**LOCATION:** Lots 2, 9, 10, 11, 12, 42 & Pt Lots 3 & 43  
Boyanup-Picton Road & Lots 8 & 4208 Harris  
Road, Picton  
**RESPONSIBLE AUTHORITY:** City of Bunbury  
**DECISION:** Scheme Amendment Not Assessed – Advice  
Given (no appeals)

Thank you for referring the above scheme amendment to the Environmental Protection Authority (EPA).

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**

Ecological Linkage – Linkage Enhancement Area

**2. Advice and recommendations regarding Environmental Issues**

The EPA S16(e) advice provided in Bulletin 1282 *Advice on areas of conservation significance in the Preston Industrial Park* indicates that the land is adjacent to Area 6, a regionally significant natural area of high conservation value.

Bulletin 1282 also identified 0.7 hectares of Lot 10 as "Area L" Linkage Enhancement Area. Whilst the opportunity to acquire and protect this land has not arisen, the opportunity to enhance and restore the linkage between the Preston River (Area 6) and Crown Reserve 5545 does exist during the subsequent stages of planning, in particular, structure planning.

Enhancement of the linkage may be achieved by maintaining the existing tree canopy with restoration of understory in a corridor/streetscape boulevard. Structure planning should also provide hard edges to areas of Regional Open Space and be undertaken in consultation with the Department of Water and Department of Parks and Wildlife.

### 3. 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



Darren Foster  
Director  
Strategic Policy and Planning Division

9 June 2014