



Environmental Protection Authority

Chief Executive Officer
City of Swan
PO Box 196
MIDLAND WA 6936

Your Ref LPS17-105
Our Ref 14-940109
Enquiries Angela Coletti
Phone 6145 0806

Attn: John Elliott

Dear Sir/Madam,

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

SCHEME AMENDMENT TITLE: City of Swan Local Planning Scheme 17
Amendment 105 - Reclassifying from Local
Reserve - Recreation to Special Use Zone
LOCATION: Part Lot 12513 Paradise Quays
LOCALITY: Ballajura
RESPONSIBLE AUTHORITY: City of Swan
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

- Amenity
- Hydrological Processes
- Inland Waters Environmental Quality
- Flora and Vegetation

2. Advice and recommendations regarding Environmental Issues

Amenity

The EPA notes that the Water Corporation has agreed to relocate the chlorine plant in the Mirrabooka Water Treatment Plant so that the 200 metre buffer will not affect the subject land.

Hydrological Processes, Inland Waters Environmental Quality and Flora and Vegetation and Human Health

The EPA notes the then Department Environment and Conservation supports the retaining and revegetation of a 80 metre buffer to Conservation Category Wetland UFI 8, 143 (Emu Swamp Reserve).

It is expected that environmental factors will be adequately managed, where appropriate, through detailed planning processes and in consultation with the Department of Parks and Wildlife, Department of Water and other relevant agencies.

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 relevant authorities and made available to the public on request.

Yours faithfully



Darren Foster
Director
Strategic Policy and Planning Division

13 October 2014