



Environmental Protection Authority

Chief Executive Officer
City of Cockburn
PO Box 1215
SPEARWOOD WA 6163

Our Ref: CMS14435
Enquiries: Angela Coletti, 6145 0800
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Dear Sir/Madam

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

SCHEME: City of Cockburn Town Planning Scheme 3
Amendment 106
RESPONSIBLE AUTHORITY: City of Cockburn
DECISION: Scheme Not Assessed: 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

A handwritten signature in black ink, appearing to read 'DF', with a long horizontal stroke extending to the right.

Darren Foster
Director
Strategic Policy and Planning Division

For the Chairman of the Environmental Protection Authority
Under Notice of Delegation No. 33 dated 6 December 2013

27 January 2015

Encl. Scheme Advice and Recommendations

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

City of Cockburn Town Planning Scheme 3 Amendment 106

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

Determination Published: 27 January 2015

Summary

The City of Cockburn has initiated Amendment 106 to rezone Lot 545 (77) Bartram Road, Success from R20 to R30/40 and R60.

The Environmental Protection Authority (EPA) has considered the scheme amendment in accordance with the requirements of the *Environmental Protection Act 1986* (EP Act). In making its decision on whether to assess the scheme amendment, the EPA has applied its 'Significance Framework' which relates to the extent to which the scheme amendment meets the EPA's environmental objectives for the environmental factors.

The EPA considers that the scheme amendment is unlikely to have a significant effect on the environment and does not warrant formal assessment under Part IV of the EP Act. The potential impacts from the scheme amendment can be adequately managed to meet the EPA's objectives through the implementation of the responsible authority's scheme provisions, management plans and regulated through other statutory processes.

1. Environmental Factors

The EPA has identified the following preliminary environmental factors relevant to this scheme amendment:

- a) Inland Waters Environmental Quality.

2. Advice and Recommendations regarding Environmental Factors

The EPA has based its decision on the scheme amendment documentation provided by the City of Cockburn. The EPA expects that further detailed management plans and scheme provisions to address environmental factors such as Inland Waters Environmental Quality will be addressed prior to the finalisation of the structure plan.

a. Inland Waters Environmental Quality

The EPA supports the City of Cockburn Scheme Amendment documentation stating a 50 m buffer to be provided to the Conservation Category Wetland, Twin Bartram Swamp. The EPA also supports Landscape plans, for the revegetation of the wetland buffer area, to be specified as a condition of subdivision.