

The Secretary  
Western Australian Planning Commission  
Bunbury Tower, 61 Victoria Street  
**BUNBURY WA 6230**

Your Ref:  
Our Ref: CMS17180  
Enquiries: Teresa Bryant, 6364 7600  
Email: Teresa.Bryant@dwer.wa.gov.au

Dear Sir/Madam

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

**SCHEME:** Greater Bunbury Region Scheme Amendment 50-57  
**LOCATION:** Lot 1 and 9000 Boyanup-Picton Road, East Picton  
**RESPONSIBLE AUTHORITY:** Western Australian Planning Commission  
**DECISION:** Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme Amendment Not to be Assessed Under Part IV of EP Act. Advice Given. (Not Appealable)

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 blue ink, consisting of a stylized 'P' followed by a long horizontal line that tapers to the right.

**Patrick Seares**  
**Delegate of the Environmental Protection Authority**  
Executive Director EPA Strategic and Guidance

4 September 2017

Encl. Scheme Advice and Recommendations

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

**Greater Bunbury Region Scheme 50-57**

**Location: Lots 1 & 9000 Boyanup-Picton Road, Picton East**

**Determination: Scheme Not Assessed – Advice Given (Not Appealable)**

**Determination Published: 4 September 2017**

**Summary**

The Western Australian Planning Commission (WAPC) proposes to zone Lots 1 & 9000 Boyanup-Picton Road, Picton East Industrial Deferred under the Greater Bunbury Region Scheme (GBRS) from the current Rural zoning and Regional Open Space reservation.

The Environmental Protection Authority (EPA) has considered the scheme amendment in accordance with the requirements of the *Environmental Protection Act 1986* (EP Act). The EPA considers that the scheme amendment as set out is unlikely to have a significant effect on the environment and does not warrant formal assessment under Part IV of the EP Act. Having considered this matter the following advice is provided.

**1. Environmental Factors**

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

- a) Inland Water Environmental Quality and Hydrological Processes; and
- b) Flora and Vegetation and Terrestrial Fauna.

**2. Advice and Recommendations regarding Environmental Factors**

The EPA has based its decision on the scheme amendment documentation provided by the WAPC and environmental investigations reports previously submitted to the EPA.

**a. Inland Water Environmental Quality and Hydrological Processes**

The amendment area is adjacent to the Preston River, which is mapped as a Conservation Category Wetland (CCW), and other high value wetlands located within Regional Open Space. The amendment area largely contains multiple use wetlands.

The river foreshore and wetland buffer requirements should be determined during structure planning, based on the biophysical values of the area and the impacts of the future surrounding land uses. Wetland and Foreshore Management plans should be prepared prior to determination of subdivision applications. Advice should also be sought from the Department of Water and Environmental Regulation (DWER) and Department of Biodiversity, Conservation and Attractions (DBCA) in this regard.

The EPA expects that district water/drainage management investigations will be finalised to support detailed structure planning prior to the transfer of the land to the Industrial zone.

## **b. Flora and Vegetation and Terrestrial Fauna**

A small area of remnant native vegetation in the centre of the amendment area is mapped as being in 'Good to Degraded' condition, and located adjacent to **R**egional Open Space which contains threatened flora and habitat for threatened fauna species.

This remnant native vegetation may include threatened flora and provide habitat for fauna species protected under both the *Wildlife Conservation Act 1950* (WC Act) and the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). Proponents of development proposals should consider their responsibilities regarding threatened flora and fauna under the WC and EPBC Acts.

### **Recommendation**

The EPA concludes that the amendment can be managed to meet the EPA's environmental objectives through the WAPC requirements for the transfer of the land to Industrial zone, including structure planning requirements.

The EPA recommends that future local planning scheme amendments should also contain provisions to identify, manage and protect the environmental factors identified above, in particular, determining river foreshore and wetland buffer requirements and preparation of buffer management plans.