



Environmental Protection Authority

Ms Sam Fagan
The Secretary
Western Australian Planning Commission
South West Office Bunbury Tower
61 Victoria Street
BUNBURY WA 6230

Our Ref: CMS17506
Enquiries: Angela Coletti, 6364 7600
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Dear Ms Fagan

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

SCHEME: Greater Bunbury Region Scheme Amendment
0054-57
LOCATION: Lot 29 Jeffery Road, Glen Iris
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



Anthony Sutton
Delegate of the Environmental Protection Authority
Executive Director
EPA Services

3 December 2018

Encl. Scheme Advice and Recommendations

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

Greater Bunbury Region Scheme Amendment 0054-57

Location: Lot 29 Jeffery Road, Glen Iris

Determination: Scheme Not Assessed – Advice Given (not appealable)

Determination Published: 3 December 2018

Summary

The Western Australian Planning Commission (WAPC) has initiated Amendment 0054-57 to the Greater Bunbury Region Scheme to rezone Lot 29 Jeffery Road, Glen Iris from 'Public Purpose – Special Uses' reserve to 'Urban Deferred' zone to facilitate future residential development.

The Environmental Protection Authority (EPA) has considered the scheme in accordance with the requirements of the *Environmental Protection Act 1986* (EP Act). 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 EPA has based its decision on the documentation provided by the WAPC. Having considered this matter the following advice is provided.

1. Environmental Factors

Having regard to EPA's Statement of Environmental Principles, Factors and Objectives, the EPA has identified the following preliminary environmental factors relevant to this scheme:

- Inland Waters;
- Flora and Vegetation; and
- Terrestrial Fauna.

2. Advice and Recommendations regarding Environmental Factors

Inland Waters, Flora and Vegetation, Terrestrial Fauna

Lot 29 is proposed to be rezoned to the 'Urban Deferred' zone to facilitate future residential development. The EPA acknowledge that detailed flood modelling has demonstrated that Lot 29 is no longer required for the Glen Iris Relief Floodway and this has been confirmed by the *GBRS Floodplain Management Policy 2016*.

The EPA note that the Fauna Assessment, dated July 2018, prepared by Zoologist Greg Harewood Pty Ltd states that Lot 29 contains potential habitat for Threatened Fauna species; Black Cockatoos and the Western Ringtail Possum.

Remnant vegetation and existing habitat trees should be retained where practical to retain fauna habitat and amenity values. These values should be retained in Public Open Space and throughout the site, not only to retain habitat functions, but to help address the urban heat island effect. The EPA supports the recommendation of a Fauna Management Plan be implemented to ensure direct impacts to fauna are minimised.

The EPA understands that through a resolution of the WAPC, a concurrent amendment to the region and local planning schemes under section 126 of the *Planning and Development Act 2005* could be undertaken to amend the local scheme maps so that they are consistent with the region scheme. The EPA does not support this approach, as it would not allow for the local scheme to be amended to require the retention, protection and management of the significant areas of native vegetation, flora and fauna values. Specifically, the EPA considers the local scheme should be initiated to require future development to retain remnant vegetation and habitat trees.

Conclusion

The EPA concludes that the amendment can be managed to meet the EPA's environmental objectives through existing scheme controls, and the retention of remnant vegetation and habitat trees in future development.

The EPA supports the initiation of a future local scheme amendment containing specific mechanisms and/or provisions to require future development to retain remnant vegetation and habitat trees. The EPA recommends that the Department of Planning, Lands and Heritage liaise with the City of Bunbury to develop appropriate mechanisms and/or text which can be included in the local scheme.