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LandCorp  
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PERTH WA 6000

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Attn: Susan Oosthuizen

**NOTICE UNDER SECTION 39A(3)**  
***Environmental Protection Act 1986***

**PROPOSAL:** Cockburn Central West Wetland Concept Plan impacting on Environmental Protection (Swan Coastal Plain Lakes) Policy 1992 (EPP Lake)  
**LOCATION:** Lot 9504 Beeliar Drive  
**LOCALITY:** City of Cockburn  
**PROPONENT:** LandCorp  
**DECISION:** Not Assessed – Public Advice Given

The Environmental Protection Authority (EPA) understands that you wish to undertake the above proposal which has been referred to the Authority for consideration of its potential environmental impact.

This proposal raises a number of environmental issues. However, the EPA has decided not to subject this proposal to the environmental impact assessment process and the subsequent setting of formal conditions by the Minister for Environment under Part IV of the *Environmental Protection Act 1986* (EP Act). Nevertheless, the EPA provides the attached advice to you as the proponent, and other relevant authorities on the environmental aspects of the proposal.

The EPA's decision to not assess the proposal is open to appeal. There is a 14-day period, closing 3 February 2014. Information on the appeals process is available through the Office of the Appeals Convenor's website, [www.appealsconvenor.wa.gov.au](http://www.appealsconvenor.wa.gov.au), or by telephoning 6467 5190.



Darren Foster  
Director  
Strategic Policy and Planning Division

20 January 2014

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**PUBLIC ADVICE UNDER SECTION 39A(7)  
Environmental Protection Act 1986**

**COCKBURN CENTRAL WEST WETLAND CONCEPT PLAN WITHIN AN ENVIRONMENTAL PROTECTION (SWAN COASTAL PLAIN LAKES) POLICY 1992**

**SUMMARY**

The Environmental Protection Authority (EPA) has received a referral from RPS Group, on behalf of Landcorp, to undertake development (stormwater management and landscaping) within the Cockburn Central West wetland in accordance with the *Cockburn Central West Wetland Concept Plan* (30 October 2013) (Attachment 1).

Although the proposal raises environmental issues, the EPA considers that the proposal is not likely to have a significant impact on the environment and does not warrant formal environmental impact assessment and the subsequent setting of formal conditions by the Minister for Environment under the *Environmental Protection Act 1986* (EP Act). The EPA considers that any potential environmental impacts of the proposal can be adequately managed by government departments through relevant legislation and planning processes.

**PROPOSAL AND POTENTIAL ENVIRONMENTAL IMPACTS**

The Cockburn Central West wetland is protected under the *Environmental Protection Swan Coastal Plain Lakes Policy 1992* (Lakes EPP). The Lakes EPP prohibits the filling, excavation, mining, discharging or disposal of effluent; alterations to water levels or drainage of water into or out of the lake unless "authorised" under the *Environmental Protection Act 1986* (EP Act).

"Authorised" includes being informed by the Environmental Protection Authority (EPA) that a proposal does not need to be assessed under Part IV of the EP Act, or authorised by a condition under section 45 of the EP Act. To be authorised the proposal first needs to be referred to the EPA pursuant to section 38 of the EP Act.

The Cockburn Central West wetland is also classified as "Resource Enhancement" wetland in the Geomorphic Wetlands Swan Coastal Plain dataset.

The *Cockburn Central West Wetland Concept Plan* was referred to the EPA by Landcorp, on 6 December 2013, so that development in the wetland may be authorised as required by the Lakes EPP.

The EPA considers that the main environmental issue associated with the proposal is Inland Water Environmental Quality.

A local water management strategy (LWMS) has been finalised in support of the structure plan. An Urban Water Management Plan (UWMP) will also be required as a condition of subdivision. The UWMP will provide the final detailed engineering and landscaping plans for the stormwater management system and wetland design. It also includes final monitoring locations and time frames.

## **EPA CONSIDERATION AND ADVICE**

The EPA considers that development within the Cockburn Central West wetland can be managed through the planning process, in accordance with the Cockburn Central West Wetland Concept Plan (30 October 2013), to meet the EPA's environmental objective for Inland Water Environmental Quality without the need for environmental assessment or Ministerial conditions under Part IV of the EP Act.

The EPA recommends the proponent work closely in consultation with other government departments including but not limited to:

- Department of Water;
- Department of Parks and Wildlife; and
- City of Cockburn.

The EPA expects the relevant decision-making authorities to consider and implement this advice through approvals processes.

Potential impacts posed by increased nutrient loading from residential fertiliser use can be addressed through local government education programs and incentives regarding appropriate fertilisers and plant species located near wetlands.

From 1 January 2013, the existing regulations on phosphorus in domestic-use garden fertiliser have been strengthened to reduce the concentration from 2.5 to 2 percent. The amount of phosphorus in all-purpose and lawn fertiliser is limited to one percent. Controlled release and processed organic fertilisers, such as 'blood and bone', composts and composted chicken manure-based products also need to comply with these requirements.

# Attachment 1



Cockburn Central West - Northern stormwater outlet pipe and water energy suppression area

Boardwalks, lookout and wetland information signage

Rock stabilised weir to accommodate overflow in storm events higher than 1:1

Boardwalk / Lookout

Cockburn Central East - Stormwater outlet pipe and water energy suppression area

Expression of ground water / localised wetland with surrounding filtration zones

Possible Community Facilities

Boardwalk with interpretive signage and art

Anticipated Retained Vegetation

Cockburn Central East - Stormwater outlet pipe and water energy suppression area

Boardwalk / Lookout

AFL PLAYING FIELD

WETLAND

Cockburn Central West - Southern stormwater outlet pipe and water energy suppression area

SUBURGENT EMERGENT DAMP

Recreation Space (Novor Damaged)

Rock stabilised weir to accommodate overflow in storm events higher than 1:1

Soil berm dividing the wetland and 1:1 drainage areas. Berms will provide refuge for flora and fauna species that require dry areas.

Anticipated Retained Vegetation

Possible Community Facilities

Vegetated terraced retaining walls

**RAFT CONCEPT ONLY**  
 Subject to further design, study, engineering input, survey and council approval.

**SPOT HEIGHTS**  
 All spot heights noted on the plan are from the existing survey. Proposed contouring and spot heights require further engineering input.