

Chief Executive Officer  
LandCorp  
Level 6, 40 The Esplanade  
**PERTH WA 6000**

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

**PROPOSAL:** Claremont North East Precinct  
**LOCATION:** Town of Claremont  
**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 28 April 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

14 April 2014

Encl

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

**Claremont North East Precinct**

**1. Environmental Issues**

- a. Inland waters environmental quality

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

In considering the referral information, the EPA determined that the potential environmental effects of the proposal were not so significant that they could not be assessed and regulated by other processes of government.

**a. Inland waters environmental quality**

The EPA notes that the Lake Claremont is immediately downstream of the site, and it is listed in the *Geomorphic Wetlands of the Swan Coastal Plain* dataset as a Conservation Category Wetland. It is also listed as an Environmental Protection Policy lake pursuant to the *Environmental Protection (Swan Coastal Plain Lakes) Policy 1992*. The EPA considers however, that the proposal, if implemented, is unlikely to have a significant effect on Lake Claremont.

The decision not to assess the proposal under Part IV of the *Environmental Protection Act 1986* (EP Act) constitutes authorisation under the EP Act in accordance with Part 3 Section 9 of the *Environmental Protection (Swan Coastal Plain Lakes) Policy 1992*. This is specifically regarding the potential rainfall runoff being discharged around the Public Open Space adjacent to Lake Claremont, eventually discharging into Lake Claremont itself.

Please note that the decision does not relinquish or extinguish the Environmental Protection Policy. Activities other than this proposal that would impact on the Environmental Protection Policy area would still require separate authorisation (referral to the EPA).'