

Chief Executive Officer
City of Karratha
PO BOX 219
KARRATHA WA 6714

Our Ref: CMS17277
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Dear Sir/Madam

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

SCHEME:	City of Karratha - Local Planning Scheme 8 - Amendment 44
LOCATION:	Cossack
RESPONSIBLE AUTHORITY:	City of Karratha
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 dark ink, appearing to be 'P. Seares', with a long horizontal flourish extending to the right.

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

12 February 2018

Encl. Scheme Advice and Recommendations

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

City of Karratha - TPS 8 - Amendment 44

Location: Various lots in Cossack Townsite

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

Determination Published: 12 February 2018

Summary

The City of Karratha proposes to rezone land in the townsite of Cossack and replace the existing Special Control Area with a new Special Control Area that provides for tourism development.

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 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 City of Karratha. Having considered this matter the following advice is provided.

1. Environmental Factors

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

- Benthic Communities and Habitat.

2. Advice and Recommendations regarding Environmental Factors

a. Benthic Communities and Habitat

The Cossack area provides Benthic Primary Producer Habitat (BPPH). BPPH's are functional ecological communities that inhabit the seabed within which algae (e.g. macroalgae, turf and benthic microalgae), seagrass, mangroves, corals or mixtures of these groups are prominent components. BPPH also include areas of seabed that can support these communities

The mangroves in the Cossack to Harding Delta Complex are considered regionally significant and have a very high conservation value. Several lots proposed to be rezoned for tourist development extend into a beach area and are directly adjacent to mangroves.

The EPA's Guidance Statement No.1 - Guidance Statement for Protection of Tropical Arid Zone Mangroves Along the Pilbara Coastline specifically addresses the protection of tropical arid zone mangroves, habitats and dependent habitats along the Pilbara coastline from Cape Keraudren at the southern end of the Eighty Mile Beach to Exmouth Gulf. Proponents are encouraged to consider future proposals in light of the guidance given.

The EPA advises that development proposals that may have a significant effect on mangroves should be referred in writing to the EPA. The EPA will determine whether or not the proposal should be subject to environmental impact assessment.

Recommendation

The EPA concludes that the amendment can be managed to meet the EPA's environmental objectives through the referral of development proposals that may impact on mangroves.