

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

City of Swan Local Planning Scheme 17 Amendment 186

Location: Lot 1354 Great Northern Highway and Lot 1314 Chittering Road,
Bullsbrook

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

Determination Published: 18 May 2020

Summary

The City of Swan proposes to rezone a portion of Lot 1354 Great Northern Highway and a portion of Lot 1314 Chittering Road, Bullsbrook from 'General Rural' to 'Residential Development' and remove an additional use which allows a Green Waste Recycling facility for Lot 1314.

The Environmental Protection Authority (EPA) has considered the City of Swan Local Planning Scheme 17 Amendment 186 in accordance with the requirements of the *Environmental Protection Act 1986* (EP Act). The EPA considers 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 Swan and having considered this matter the following advice is provided.

1. Environmental Factors

The EPA has identified the following preliminary environmental factors relevant to Amendment 186:

- Inland Waters
- Flora and Vegetation
- Terrestrial Fauna
- Social Surroundings

2. Advice and Recommendations regarding Environmental Factors

Inland Waters

Two wetland areas are associated with the Ki-it Monger Brook, with one identified as a Conservation Category Wetland (CCW). Other minor drainage lines also traverse the area.

The EPA considers CCWs to be of high conservation value that require a high level of protection. To maintain the CCW environmental values, it is important to determine, protect and manage an adequate buffer. It is recommended that a 50 metre buffer is applied from the geomorphic wetland boundary, alternatively an appropriate buffer study should be conducted to justify the identification of an alternative buffer requirement.

Flora and Vegetation and Terrestrial Fauna

The remnant native vegetation within the amendment area is mapped as Guildford Complex, which has less than 10% of its original extent remaining. The occurrence of Guildford Complex is mostly associated with the Ki-it Monger Brook, the associated CCW and in Lot 1314.

The vegetation along the Ki-it Monger Brook and in the southern portion of Lot 1314 is also potential Carnabys Black Cockatoo habitat. All species of Black Cockatoos are protected under both the *Biodiversity Conservation Act 2016* and the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act). Potential impacts to threatened fauna as a result of any proposed development may require referral to the Commonwealth Department of Agriculture, Water and the Environment under the EPBC Act due to impacts to Black Cockatoo habitat.

The EPA supports the retention of the remnant vegetation associated with the Ki-it Monger Brook, and identified as black cockatoo habitat in Lot 1314. The EPA recommends the vegetated area within Lot 1314 is prioritised for retention in the structure planning process.

Social Surroundings

An Aboriginal heritage site, mythological site 3583, is registered over the scheme amendment area. The EPA recommends consultation with the Traditional Owner group and investigations into the extent of the mythological site be undertaken prior to structure planning.

Conclusion

The EPA concludes the scheme amendment can be managed to meet the EPA's environmental objectives through existing planning controls, including requirements for future structure planning to be informed by site specific investigations/surveys, undertaken in accordance with EPA guidance.