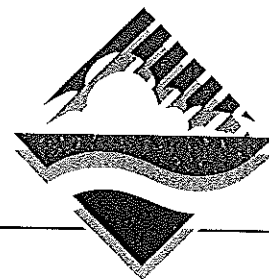


**ATTACHMENT 1 -Department of Environmental Protection – Letter
outlining Level of Assessment for Amendment No.
960/33**



Department of Environmental Protection

Secretary
State Planning Commission
469-489 Wellington Street
PERTH WA 6000

Your Ref 809-2-1-28
Our Ref 82497
Enquiries Karen Sanders

Attention: Ms T Letch

PROPOSAL: MRS Amendment 960/33 - South West Corridor
Omnibus - proposed rezoning of land within
Kwinana EPP, affecting EPP lakes and areas of
remnant bushland and adjacent to System 6 areas
LOCATION: Cities of Melville, Cockburn, Rockingham & Town
of Kwinana
PROPONENT: State Planning Commission
ASSESSMENT: Extended informal review with public advice

Thank you for your letter of Friday, 6 January 1995 referring the above matter to the Environmental Protection Authority.

This proposal raises a number of environmental issues, however, the Authority has decided not to subject this proposal to the formal environmental impact assessment process and the subsequent setting of formal conditions by the Minister for Environment, given the controls available under other approval processes.

Nevertheless, the staff of the Department will look at the proposal, taking into account the points raised in your letter. They will provide advice to you and relevant decision-making authorities on the environmental aspects of the proposal. That advice will be forwarded as soon as possible, and will be made available to the public.

Some members of the public may have preferred that the Authority undertake a formal assessment of the proposal. By law they have a 14-day period, closing Friday, 3 February 1995, during which, on payment of the \$10 appeal fee, they may ask the Minister for the Environment to consider directing the Authority to conduct a formal assessment.

The Environmental Protection Act requires that no decision should be made to allow or implement this proposal until after the appeal period has closed and any appeals received have been determined.

Please contact Natalie Hill at the Minister for the Environment's office on 321-0144 after the closing date of appeals to check whether any appeals against level of assessment were received.

Colin Murray
ACTING DIRECTOR
EVALUATION DIVISION

19 JAN 1995

**ATTACHMENT 2 - Department of Environmental Protection – Letter of
advice on individual proposals subject to Amendment
No. 960/33**



Department of Environmental Protection

Secretary
State Planning Commission
MINISTRY FOR PLANNING
PERTH

Your Ref 809-2-1-28
Our Ref TP95/09:82837
Enquiries Ms Karen Sanders

ATTENTION: Ms C Krummenacher

**METROPOLITAN REGION SCHEME PROPOSED MAJOR AMENDMENT
NO 960/33 - "SOUTH WEST CORRIDOR OMNIBUS"**

The following is the Department of Environmental Protection's advice on the proposals contained within the South West Corridor Omnibus Amendment No 960/33.

The Environmental Protection Authority's focus for conservation on the Swan Coastal Plain is primarily based on the System Six study and through a strategy for wetland protection which includes the Environmental Protection (Swan Coastal Plain Lakes) Policy.

Any proposals which may result in direct impacts on System Six areas and / or wetlands protected by the Environmental Protection Policy should be referred to the Environmental Protection Authority for assessment. Proposals that would require referral are discussed below.

Proposal 5

There are a number of issues associated with this proposal, which could be addressed at the subdivision stage through the preparation of an Outline Development Plan. The Town Planning Scheme Amendment and associated Outline Development Plan should be referred to the Environmental Protection Authority and should address the issues outlined below:

- Drainage - provision for adequate drainage to minimise impacts upon Yangebup Lake, which is part of the Beeliar Regional Park, and subject to the Environmental Protection (Swan Coastal Plain Lakes) Policy and System Six Recommendation M93.
- Remnant vegetation - existing information is insufficient with which to determine the conservation value of the *Banksia* woodland which would be affected by the proposal. The Department of Environmental Protection previously suggested that a flora study may be necessary to enable determination of the conservation value. In addition, it is suggested that the retention of vegetation is maximised through inclusion in Public Open Space.

Proposal 21

The proposal could have significant impacts upon Market Garden Swamp Number 3 and should be referred to the Environmental Protection Authority at the Town Planning Scheme Amendment stage.

- Market Garden Swamp Number 3 is protected by the Environmental Protection (Swan Coastal Plain Lakes) Policy and is included within the Beeliar Regional Park and System Six Recommendation M92. It is anticipated that any development would allow for an adequate buffer around the wetlands.
- The potential for odour nuisance from the Woodman Point Wastewater Treatment Plant should be a consideration in the planning of the school.

A number of the proposals have the potential to indirectly impact upon wetlands, System Six and / or other environmentally sensitive areas. These include the proposals outlined below.

Proposal 6

The Town Planning Scheme Amendment for this proposal may require referral to the Environmental Protection Authority as the potential exists for indirect impacts upon the adjacent wetland which is protected under the Environmental Protection (Swan Coastal Plain Lakes) Policy. The proposal would need to be managed to minimise impacts upon the wetland.

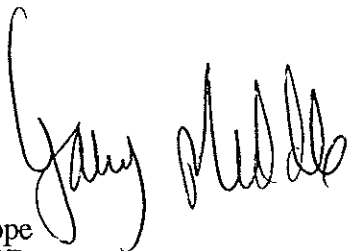
Proposal 15

The department reiterates its previous advice that the rezoning for industrial purposes is acceptable provided sewerage is available to the area.

It should be noted that the Railways Reservation proposed by the amendment is subject to a separate formal assessment. Advice on this issue will be provided in the Environmental Protection Authority's Report and Recommendations at the completion of that assessment.

The Department of Environmental Protection considers that other proposals contained within the Major Amendment could be managed by the proponent in consultation with the Local Authority and the relevant agencies within the context of environmental management policy and by the setting of appropriate conditions through the planning approvals process.

Should you have any questions regarding this matter, please contact Ms Karen Sanders on (09) 222 7136 in the first instance.



R A D Sippe
DIRECTOR
EVALUATION DIVISION

18 April 1995

SWCorridor Omnibus

for