

Preparation of Environmental Assessment Reports to Inform Structure Plan Applications

Information Sheet

1. Introduction

The City has identified that there is currently a lack of guidance material to inform the preparation of an Environmental Assessment and Management Strategy (EAMS), also referred to as an Environmental Assessment Report (EAR) and other supporting environmental documents that form part of a Structure Plan proposal.

To assist applicants in the preparation of these documents, the City has prepared the following Information Sheet to outline the City's expectations of information that is to be provided within these technical reports to form part of a Structure Plan.

2. Statement of Intent

The purpose of this Information Sheet is to set out the recommended information to be provided within an EAMS, including supporting plans and documents within a Structure Plan.

This Information Sheet should be read in conjunction with:

- The City's Planning Procedure 1.6 – *Preparation and Assessment of Structure Plans*;
- *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations);
- The *Structure Plan Framework*; and
- Other relevant State and Federal Government legislation, policies and guidelines.

3. Legislative/Policy Framework

A Structure Plan provides for the coordination of future zoning and subdivision of an area of land. The Regulations outlines that a Structure Plan may be prepared for an area that:-

- (a) *is all or part of a zone identified in a Town Planning Scheme as an area suitable for urban or industrial development; and an area requiring a Structure Plan to be prepared before any future subdivision or development is undertaken; or*
- (b) *a State Planning Policy requires a Structure Plan to be prepared; or*
- (c) *the Western Australian Planning Commission (the Commission) considers that a Structure Plan for the area is required for the purposes of orderly and proper planning.*

In this regard, Schedule 2, Part 4 - Structure Plans of the Regulations sets out the statutory requirements for the preparation, assessment and determination of Structure Plans.

With respect to environmental matters that are required to be addressed within a proposed Structure Plan application, Clause 16(1) of the Regulations states that a Structure Plan must:-

- (i) *Be prepared in a manner and form approved by the Commission;*
- (ii) *Include any maps, information or other material required by the Commission; and*

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- (iii) *Identify key attributes and constraints of the area covered by the plan including the natural environment, landform and the topography of the area.*

The Commission has released the *Planning and Development (Local Planning Schemes) Regulations 2015 Structure Plan Framework August 2015* (Structure Plan Framework) to guide the manner and form a Structure Plan is to be prepared under the Regulations. In this regard, a Structure Plan should provide the following information:-

- (i) An Environmental Assessment and Management Strategy;
- (ii) An Environmental/Conservation Assets Plan;
- (iii) A Local Biodiversity Strategy; and
- (iv) The following information to be contained within the Structure Plan Report: -

Part One – Implementation Section

- An outline of mechanisms to protect environmental features.

Part Two – Explanatory Section

- Biodiversity and natural area assets;
- Landform and soils;
- Groundwater and surface water;
- Coast and foreshores; and
- Context and other land use constraints and opportunities.

Note: the key recommendations and outcomes outlined within an Environmental Assessment and Management Strategy, Local Biodiversity Strategy (prepared where deemed appropriate) and an Environmental/Conservation Assets Plan should be summarised within the Structure Plan Report.

3. PRE-LODGE MENT

The City actively encourages Applicants to liaise closely with its Officers prior to formally submitting an application for approval and the following options are available:-

- Meeting with representatives from relevant City Departments (to be arranged by the Co-ordinator, Strategic Planning);
- Site meeting with interested representatives;
- Lodgement of preliminary plans and draft technical reports for discussion.

Where issues are identified, several meetings may be held prior to lodgement.

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4. INFORMATION REQUIREMENTS

4.1 Environmental Assessment and Management Strategy

This section provides a summary of the matters required to be addressed within an EAMS. Appendix 1 contains a detailed checklist of what information should be provided and reference to supporting applicable documentation that needs to be considered in addressing specific requirements.

Site Context

- (i) Scope of proposed development.
- (ii) Planning context of the site (applicable zoning, planning policies and/or guidelines relating to environmental assessment and management).
- (iii) Documentation of all relevant State and Commonwealth environmental approvals.
- (iv) Historical and current on-site and surrounding land uses.
- (v) European and Aboriginal Heritage sites.

Environmental Attributes

- (vii) Conservation areas – on-site and surrounding areas (where applicable).
- (viii) Contamination – including potential contamination from previous land uses (where applicable).
- (ix) Flora, vegetation and fauna, with a focus on conservation significant species and communities.
- (x) Hydrology – surface water, wetlands (where applicable) and groundwater.
- (xi) Land use and industrial buffers (where applicable).
- (xii) Soils and acid sulphate soils.
- (xiii) Topography and landform.

Environmental Impacts and Proposed Management

- (xiv) Potential environmental impacts and proposed management measures.
- (xv) Proposed future environmental investigations and management plans.

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Supporting Information

- (xvi) A tree survey including all trees >100mm diameter at breast height (DBH), with all potential Black Cockatoo breeding trees to be indicated (>500m DBH).

Note: this tree survey is expected to encompass the entire site; however, the City may reconsider survey areas on a case by case relative to individual site context. Applicants are encouraged to discuss this with the City pre-lodgement.

- (xvii) A map showing which of the abovementioned trees are to be retained. All other documents prepared in support of the Structure Plan (i.e. Fire Management Plan, Landscape Plan, Local Water Management Strategy, Engineering Servicing Report) are expected to be consistent with this map.
- (xviii) Mapping showing all of the above mentioned environmental attributes, including relevant environmental or industrial buffers.
- (xix) Spatial data.

4.2 Environmental/Conservation Assets Plan

Overlay of bulk earthworks (Cut and Fill), Tree Survey and Structure Plan map, with pre and post development site levels.

Wetland or Threatened Ecological Community Buffers

Any other environmental assets identified relative to those attributes listed in Section 4.1.

4.3 Local Biodiversity Strategy

While the provision of a Local Biodiversity Strategy is noted under the regulations it is not typically expected by the City, provided that the EAMS and Environmental/Conservation Assets Plan are prepared in accordance with sections 4.1 and 4.3 of this Information Sheet. Notwithstanding, this requirement may still be considered on a site specific basis and should be discussed with the City pre-lodgement.

5. **ENDORSEMENT**

This Information Sheet was endorsed by the Director, Planning and Development Services came into effect on 13 November 2017.

APPENDIX 1 – Information Requirements for Environmental Assessment and Management Strategy

Environmental Assessment and Management Strategy		
Information Required		Supporting Documents
<i>Site Context</i>		
(i)	Scope of proposed development	N/A
(ii)	Planning context of the site (applicable zoning, planning policies and/or guidelines relating to environmental assessment and management).	<p><i>Legislation</i></p> <ul style="list-style-type: none"> Metropolitan Region Scheme City of Rockingham Town Planning Scheme No.2 <p><i>Policies</i></p> <ul style="list-style-type: none"> Liveable Neighbourhoods State Planning Policies
(iii)	Documentation of all relevant State and Commonwealth environmental approvals	<p><i>Legislation</i></p> <ul style="list-style-type: none"> <i>Contaminated sites Act</i> (2003) <i>Environmental Protection and Biodiversity Conservation Act</i> (1999) <i>Environmental Protection Act</i> (1986)
(iv)	Assessment of current and historical land uses and the potential for site contamination	<p><i>Guidelines</i></p> <ul style="list-style-type: none"> <i>Assessment and Management of Contaminated Sites</i> (DER, 2014) <i>Identification, reporting and classification of contaminated sites in Western Australia</i> (DER, 2015)
(v)	Aboriginal and European Heritage sites.	<p><i>Legislation</i></p> <ul style="list-style-type: none"> <i>Environmental Protection and Biodiversity Conservation Act</i> (1999) <i>Aboriginal Heritage Act 1972, Heritage of Western Australia Act</i> (1990) <p><i>Guidelines</i></p> <ul style="list-style-type: none"> <i>inHerit</i> (State Heritage Office)
<i>Environmental Attributes</i>		
	Conservation areas – on-site and surrounding areas (where applicable)	<p><i>Policies</i></p> <ul style="list-style-type: none"> State Planning Policy No.2 - <i>Environment and Natural Resources Policy</i> (WAPC, 2003). State Planning Policy 2.8 - <i>Bushland Policies for the Perth Metropolitan Region</i> (SPP2.8). <p><i>Guidelines</i></p> <ul style="list-style-type: none"> Environmentally Sensitive Areas: Clearing Regulation Fact Sheet 24 (Department of Environment Regulation).
	Flora, vegetation and fauna, with a focus on conservation significant species and communities.	<p><i>Policies</i></p> <ul style="list-style-type: none"> State Planning Policy 2.8 - <i>Bushland Policies for the Perth Metropolitan Region</i>. <p><i>Guidelines</i></p> <ul style="list-style-type: none"> Technical Guidance - <i>Flora and Vegetation Surveys for Environmental Impact Assessment</i> (EPA, 2016). Environmental Protection Bulletin No. 20 - <i>Protection of naturally vegetated areas through planning and development</i> (EPA, 2013).

<i>Environmental Attributes (cont...)</i>	
	<ul style="list-style-type: none"> • Banksia Woodlands of the Swan Coastal Plain: Draft Guidance for Part 7 Referrals (Department of the Environment and Energy, 2016).
Hydrology - Groundwater and surface water features including Geomorphic Wetlands and appropriate buffers.	<p><i>Policies</i></p> <ul style="list-style-type: none"> • State Planning Policy No. 2.1 - The Peel-Harvey Coastal Plain Catchment (WAPC, 2003). • Liveable Neighbourhoods Element 5 – Urban Water Management (WAPC, 2007). • Operational Policy 4.3: Identifying and establishing waterways foreshore areas (Department of Water, 2012). <p><i>Guidelines</i></p> <ul style="list-style-type: none"> • Draft Guidelines for the Determination of Wetland Buffer Requirements (Department of Planning, 2005). • Guidance Statement No. 33: Environmental Guidance for Planning and Development (EPA, 2008). • Determining Foreshore Reserves (Water and Rivers Commission, 2001)
EAMS to include a map detailing proposed tree retention. All other document prepared in support of the Structure Plan are expected to be consistent with this map.	<p><i>Guidelines</i></p> <ul style="list-style-type: none"> • Guidelines for Planning in Bushfire Prone Areas Version 1.1 (WAPC 2017). • Australian Standard: Protection of trees in development sites (AS 4970-2009).
Assessment of fauna likely to use the site, including conservation significant fauna such as the Black Cockatoos.	<p><i>Guidelines</i></p> <ul style="list-style-type: none"> • Guidance Statement No. 56 - <i>Guidance Statement for Terrestrial Fauna Surveys for Environmental Impact Assessment in Western Australia</i> (EPA 2004) • EPA Technical Guide - <i>Terrestrial Fauna Surveys for Environmental Impact Assessment</i> (2010). • <i>Environmental Protection and Biodiversity Conservation Act - Referral Guidelines for Three Threatened Black Cockatoo Species</i> (Department of Sustainability, Water, Population and Communities, 2012).
Identification of the sites proximity to industrial and agricultural land uses with consideration of the recommended separation distances by the EPA and Department of Health respectively.	<p><i>Guidelines</i></p> <ul style="list-style-type: none"> • EPA Guidance Statement No.3 - <i>Separation Distances between Industrial and Sensitive Land Uses</i> (EPA 2005). • <i>Guidelines for Separation of Agricultural and Residential Land Uses</i> (Department of Health, 2012)
Desktop Assessment of soils, Acid Sulfate Soils (ASS), topography and landscape.	<i>Identification and investigation of acid sulphate soils and acidic landscapes</i> (DER, 2015)
Confirmation that the developer will import fill that has been verified as non-contaminated	<i>Contaminated Sites Fact Sheet – Potential Contamination From Fill Materials</i> (DER 2015).