

Chief Executive Officer  
Shire of Gnowangerup  
28 Yougenup Road  
GNOWANGERUP WA 6335

Your Ref File 31.1.2  
Our Ref 13-321513  
Enquiries Gerard O'Brien  
Phone 6145 0814

Attn: Craig Pursey

Dear Sir/Madam

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

**SCHEME AMENDMENT TITLE:** Shire of Gnowangerup Local Planning Scheme  
2 Amendment 5 - Rezoning Reserve 28654,  
Lot 347 Quinn Street from Recreation to  
Industry and Lot 348 Quinn Street from  
Industry to Recreation  
**LOCATION:** Gnowangerup  
**RESPONSIBLE AUTHORITY:** Shire of Gnowangerup  
**DECISION:** Scheme Amendment Not Assessed – Advice  
Given (no appeals)

Thank you for referring the above scheme amendment to the Environmental Protection Authority (EPA).

After consideration of the information provided by you, the Environmental Protection Authority (EPA) considers that the proposed scheme amendment should not be assessed under Part IV Division 3 of the *Environmental Protection Act 1986* (EP Act) but nevertheless provides the following advice and recommendations.

**ADVICE AND RECOMMENDATIONS**

**1. Environmental Issues**

- Flora and vegetation

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

The EPA notes that Amendment 5 will result in a planning outcome to achieve a greater separation distance between the proposal industrial and existing residential development.

The EPA considers that greater consideration should be given to the retention of existing vegetation within Lot 347 given the highly cleared surrounding landscape. This may be achieved through consideration at the subdivision design stage.

The EPA also notes that Amendment 5 will result in a reduction of 'Recreation' reserve. Consideration should also be given to rehabilitating the degraded vegetation within the proposed 'Reserve' in Lot 348 to achieve an improved environmental outcome for the Shire.

### **3. General Advice**

- For the purposes of Part IV of the EP Act, the scheme amendment is defined as an assessed scheme amendment. In relation to the implementation of the scheme amendment, 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 on the level of assessment of scheme amendments.
- A copy of this advice will be sent to relevant authorities and made available to the public on request.

Yours faithfully



Anthony Sutton  
Director  
Assessment and Compliance Division

21 October 2013