



Chief Executive Officer
Shire of Carnarvon
PO Box 459
CARNARVON WA 6701

Your Ref: 4D1111
Our Ref: 14-868058
Enquiries: Gary Williams
Phone: 6145 0821

Attn: Mr Marius Shepherd

Dear Sir/Madam

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

SCHEME AMENDMENT TITLE: Shire of Carnarvon District Zoning Scheme
11 Amendment 11 - removing from the
'Natural Environs Precinct' & inserting into
the 'Tourism Precinct', amending Schedule
5 (Coral Bay Settlement Plan) to fully
reflect Lot 500 as an 'eco-tourism resort'

LOCATION: Lot 500 Banksia Drive
LOCALITY: Coral Bay
RESPONSIBLE AUTHORITY: Shire of Carnarvon
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
- Terrestrial fauna
- Hydrological processes

2. Advice and recommendations regarding Environmental Issues

Amendment 11 has the potential to impact on flora, vegetation, terrestrial fauna and hydrological process. The EPA is satisfied that Amendment 11 is consistent with the planning framework established for the Ningaloo Coast. The environmental issues were considered in a regional and local context during the preparation of the *Ningaloo Coast Regional Strategy Carnarvon to Exmouth* and *Draft Shire of Carnarvon Coral Bay Settlement Structure Plan*.

The EPA is of the view that the potential environmental impacts of development in accordance with Amendment 11, can be adequately managed by the *Ningaloo Coast Regional Strategy Carnarvon to Exmouth* and *Draft Shire of Carnarvon Coral Bay Settlement Structure Plan* and through the planning process.

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 the relevant authorities and will be available to the public on request.

Yours faithfully



Darren Foster
Director
Strategic Policy and Planning Division

4 August 2014