



## Environmental Protection Authority

Chief Executive Officer  
Shire of Augusta-Margaret River  
PO Box 61  
**MARGARET RIVER WA 6285**

*Our Ref* 14-941745  
*Enquiries* Angela Coletti  
*Phone* 6145 0806

Attn: Nick Logan

Dear Sir/Madam

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

**SCHEME AMENDMENT TITLE:** Shire of Augusta-Margaret River Local  
Planning Scheme 1 Amendment 24 -  
Rezoning from Rural Residential to  
Residential R5  
**LOCATION:** Lot 2 Ashton Street  
**LOCALITY:** Margaret River  
**RESPONSIBLE AUTHORITY:** Shire of Augusta-Margaret River  
**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
- Hydrological Processes
- Inland Waters Environmental Quality

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

### Flora and Vegetation, Hydrological Processes and Inland Waters Environmental Quality

The EPA supports the proposed Structure Plan, dated 11 September 2014, by AHOLA Planning Consultants indicating the existing Landscape Protection Area that buffers Margaret River be expanded to incorporate the remnant vegetation within the subject land. The Structure Plan also indicates another landscape buffer to protect the remnant Eucalyptus trees along the eastern side along Ashton Street.

The EPA notes that hydrological processes such as surface water, drainage and stormwater will be finalised prior to subdivision to consider discharge through the property to Margaret River.

It is expected that environmental factors will be adequately managed, where appropriate, through detailed planning processes and in consultation with the Department of Parks and Wildlife, Department of Water and other relevant agencies.

## **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



Darren Foster  
Director  
Strategic Policy and Planning Division

13 October 2014