

Chief Executive Officer  
Shire of Irwin  
PMB 21, 11-13 Waldeck Street  
**DONGARA WA 6525**

Your Ref:  
Our Ref: CMS17117  
Enquiries: Gerard O'Brien, 6364 7600  
Email: Gerard.O'brien@dwer.wa.gov.au

Dear Sir/Madam

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

**SCHEME:** Shire of Irwin Local Planning Scheme 5  
Amendment 18  
**LOCATION:** Lot 51 Indian Ocean Drive Arrowsmith  
**RESPONSIBLE AUTHORITY:** Shire of Irwin  
**DECISION:** Referral Examined, Preliminary Investigations  
and Inquiries Conducted. Scheme Amendment  
Not to be Assessed Under Part IV of EP Act.  
Advice Given. (Not Appealable)

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

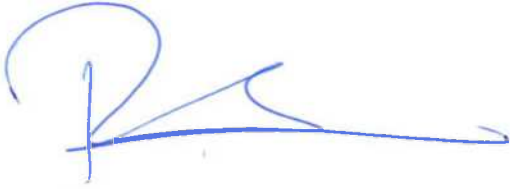
After consideration of the information provided by you, the EPA considers that the proposed scheme should not be assessed under Part IV Division 3 of the *Environmental Protection Act 1986* (EP Act) but nevertheless provides the attached advice and recommendations.

Please note the following:

- For the purposes of Part IV of the EP Act, the scheme is defined as an assessed scheme. In relation to the implementation of the scheme, 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 to not assess the scheme.

A copy of this letter and the attached advice and recommendations will be made available to the public via the EPA website.

Yours sincerely

A handwritten signature in blue ink, consisting of a large, stylized 'P' followed by a long, horizontal stroke that tapers to the right.

**Patrick Seares**  
**Delegate of the Environmental Protection Authority**  
Executive Director EPA Strategic and Guidance

6 August 2017

Encl. Scheme Advice and Recommendations

**ADVICE UNDER SECTION 48A(1)(a)  
ENVIRONMENTAL PROTECTION ACT 1986**

**Shire of Irwin Local Planning Scheme 5 Amendment 18**

**Location: Arrowsmith**

**Determination: Scheme Not Assessed – Advice Given (not appealable)**

**Determination Published: 6 August 2017**

**Summary**

The Shire of Irwin proposes to rezone Lot 51 Indian Ocean Drive, Arrowsmith, from **General Farming** to **Special Use: Tourism Site**, to facilitate the development of a short stay accommodation facility.

The Environmental Protection Authority (EPA) has considered the scheme amendment in accordance with the requirements of the *Environmental Protection Act 1986* (EP Act). The EPA considers that the scheme amendment, as set out, is unlikely to have a significant effect on the environment and does not warrant formal assessment under Part IV of the EP Act. The EPA has based its decision on the documentation provided by the Shire of Irwin. Having considered this matter the following advice is provided.

**Environmental Factors**

Having regard to EPA's *Statement of Environmental Principles, Factors and Objectives*, the EPA has identified the following preliminary environmental factors relevant to this scheme amendment:

Flora and Vegetation, and Terrestrial Fauna

**Advice and Recommendations regarding Environmental Factors**

Flora and Vegetation and Terrestrial Fauna

The EPA notes that Lot 51 is mapped as containing Beard Vegetation 432 Shrublands; *Acacia rostellifera* and *Melaleuca cardiophylla* thicket. While this vegetation association is well represented, majority of the vegetation within Lot 51 is mapped as being in very good condition, consolidated, and in proximity to Beekeepers Nature Reserve and the Shire of Irwin coastal foreshore conservation reserve. Therefore the EPA does not support additional clearing of remnant vegetation outside of the existing cleared and degraded area of Lot 51.

The EPA notes that while Lot 51 is approximately 151 hectares (ha) in area, the development and associated bushfire management requirements are proposed to be restricted to the existing cleared and degraded portion of Lot 51, covering approximately 4 ha. The EPA supports this approach.

The EPA recommends a sufficient scheme mechanism be put in place to restrict future development to the existing cleared and degraded area of Lot 51, and to provide for the

conservation and management of the remnant vegetation, allowing for site access and fire management requirements consistent with Western Australian Planning Commission (WAPC) State Planning Policy 3.7 *Planning in Bushfire Prone Areas* and *Guidelines for Planning in Bushfire Prone Areas*.

### **Recommendation**

The EPA concludes that the scheme amendment can be managed to meet the EPA's environmental objectives through the use of a local planning scheme mechanism and structure planning to further and identify, manage and protect the above environmental values.