



Environmental Protection Authority

Chief Executive Officer
Shire of Serpentine-Jarrahdale
6 Paterson Street
MUNDIJONG WA 6123

Our Ref 14-531411
Enquiries Stephen Pavey
Phone 6145 0837

ATTENTION: Louise Hughes

Dear Sir/Madam

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

SCHEME AMENDMENT TITLE: Shire of Serpentine-Jarrahdale Town
Planning Scheme 2 Amendment 189 -
Rezoning from Rural to Rural Living A
LOCATION: Lot 304 Hardey Road, Serpentine
RESPONSIBLE AUTHORITY: Shire of Serpentine-Jarrahdale
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

2. Advice and recommendations regarding Environmental Issues

Flora and Vegetation and Terrestrial Fauna

The EPA notes the Shire of Serpentine-Jarrahdale (the Shire) proposes scheme provisions that are intended to protect remnant vegetation within the amendment

area. The proposed scheme provisions also require a Fire Management Plan (FMP). An FMP designed according to the requirements of the *Planning for Bush Fire Protection Guidelines* is highly likely to require a 20 metre cleared Building Protection Zone (BPZ) around all buildings.

A BPZ around buildings is likely to require the clearing of trees up to 20 metres outside of building envelopes. The EPA believes that the majority of the trees identified as having values for black cockatoo foraging will be cleared under the proposed Subdivision Guide Plan (SGP).

The EPA recommends that the Shire investigates re-configuring the SGP to allow for the retention of more trees. This may require the provision of fewer lots.

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

3 February 2014