



Chief Executive Officer  
Shire of Ravensthorpe  
PO Box 43  
RAVENSTHORPE WA 6346

Your Ref LU.PL.21  
Our Ref 13-409586  
Enquiries Stephen Pavey  
Phone 6145 0837

ATTENTION: Craig Pursey

Dear Sir/Madam

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

**SCHEME AMENDMENT TITLE:** Shire of Ravensthorpe Town Planning Scheme  
5 Amendment 25 - Rezoning from General  
Agriculture to Rural Conservation No. 9 and  
Special Use No. 16

**LOCATION:** Lot 8 Hopetoun-Ravensthorpe Road,  
Hopetoun

**RESPONSIBLE AUTHORITY:** Shire of Ravensthorpe

**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**

Precinct 2 - Rural Conservation (Sand Extraction/ Rehabilitation Area), as shown in the attached proposed Subdivision Guide Plan, contains approximately 17 hectares of remnant vegetation in good or better condition. The EPA notes that removal of

this vegetation for Basic Raw Materials (BRM) extraction requires a clearing permit under Part V (clearing) of the EP Act.

Fire management planning for residential development will require Building Protection Zones (BPZs) and Hazard Reduction Zones (HRZs) around all buildings. This is likely to result in the clearing of the majority of one hectare lots.

The EPA strongly supports the location of building envelopes on cleared land away from the rehabilitation and revegetation areas so as to minimise clearing of vegetation for fire management purposes.

The EPA also strongly supports rehabilitation and revegetation of the south-west corner of Precinct 2 where clearing and fuel reduction for fire management purposes will not be required.

### **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

17 March 2014