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Published on: 6 June 2013

Statement No: 937

**STATEMENT THAT A SCHEME MAY BE IMPLEMENTED
(PURSUANT TO THE PROVISIONS OF DIVISION 3 OF PART IV OF THE
ENVIRONMENTAL PROTECTION ACT 1986)**

Shire of Chapman Valley Local Planning Scheme No. 2 - Lots 3, 7-12, 15-17,
154, 156 and Street No. 1891, North West Coastal Hwy, Buller

Scheme Purpose: The Shire of Chapman Valley Local Planning Scheme (LPS) No. 2 – to rezone Lots 3, 7 to 12, 15 to 17, 154, 156 and Street Number 1891 (Buller Locality), North West Coastal Highway from “General Farming” to “Development” zone.

Responsible Authority: Shire of Chapman Valley

Responsible Authority Address: Lot 7 Chapman Valley Road
NABAWA WA 6532

Assessment Number: 1674

Report of the Environmental Protection Authority: Report 1403

Subject to the following conditions, there is no known environmental reason why the Town Planning Scheme to which the above report of the Environmental Protection Authority relates should not be implemented:

CONDITIONS TO BE INCORPORATED INTO THE SCHEME BY INSERTION OF PROVISIONS IN SCHEME TEXT

1. Insert the following into the scheme under 4.2.3 Development Zone:
 - 1.1 The Buller “Development” zone is subject to the conditions as outlined in Schedule 10 – Environmental Conditions.
2. Insert the following conditions into the scheme under Schedule 10 – Environmental Conditions:
 - 2.1 Development within the Buller “Development” zone in relation to the conservation areas shall be generally in accordance with concept 2A as outlined in the *Shire of Chapman Valley Buller Development Zone Opportunities, Constraints and Concepts Study*.

- 2.2 Any future structure plan shall identify future local scheme reserves for the purpose of conservation as outlined in concept 2A within the *Shire of Chapman Valley Buller Development Zone Opportunities, Constraints and Concepts Study*.
- 2.3 Any future structure plan shall identify R5- Low Density (minimum Lot size 2000m²) residential areas as outlined in areas x and y as depicted in Figure 1.
- 2.4 Any future structure plan shall identify the areas of *Frankenia pauciflora* community on Lots 7 and 9 these areas would be subject to detailed area plans as outlined in the Western Australian Planning Commission's *Liveable Neighbourhoods* policy to address public open space, vegetation protection, future fences, building envelopes and setback of any future lots.

[Signed 5 June 2013]

Albert Jacob MLA
MINISTER FOR ENVIRONMENT; HERITAGE

Attachments: Figure 1



Figure 1 – Low residential density areas