

Public record pursuant to s39(1) of the *Environmental Protection Act 1986*

Proposal Title: Subdivision at Goodwood Estate, Lot 9002 Prowse Road, Capel

Proposal Location: Lot 9002 Prowse Road, Capel

Case Number: CMS17715

Date referral received: 16-10-2019 **Date more information received:** 25-08-2020

Referrer: Western Australian Planning Commission

Proponent: Meynell Pty Ltd

Potential significant effects:

There are potential impacts on Flora and Vegetation and Terrestrial Fauna from the clearing and fragmentation of approximately 5.9 hectares of remnant vegetation.

Public comment on referral information:

Do not assess:	0
Assess: a) Referral information	0
b) Environmental review - no public review	0
c) Public environmental review	7
d) Opposed to the development with no assessment level specified	0
<i>Total submissions:</i>	7

Decision: s. 39A – Not Assess

Referral Examined, preliminary investigations and inquiries conducted. Proposal not to be assessed under Part IV of the EP Act – Advice given.

Explanation of decision:

Since initial referral the proponent has modified the subdivision plan to create a balance lot with no development across the vegetated area. Implementation of the modified proposal is unlikely to result in the significant loss of vegetation.

The EPA considers that the likely environmental effects of the proposal are not so significant as to warrant formal assessment as the development will not involve clearing or fragmentation of the vegetated area within Lot 9002.

The EPA is of the view that potential impacts of the proposal can be adequately managed through the implementation of the proposal in accordance with the referral documentation and implementation of the EPA's advice.

Appeals: This decision is appealable. Appeals close 13 October 2020.

Appeals are administered by the Office of the Appeals Convenor.



Dr Tom Hatton

CHAIRMAN

Delegate of the Environmental Protection Authority

Date: 23 September 2020