

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

Shire of Koorda Local Planning Scheme (LPS) 3 Amendment 3

Location: Whole of Local Planning Scheme 3 area, Shire of Koorda

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

Determination Published: XX April 2024

Summary

The amendment proposes to amend the Zoning Table (Table 1) by changing the permissibility of 'Grouped Dwelling' in the 'Rural' zone from an 'X' use to a 'D' (discretionary) use.

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 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 referral documentation provided by the Shire of Koorda (the Shire). Having considered this matter, the following advice is provided.

1. Environmental Factors

Having regard to the EPA's (2021) *Statement of Environmental Principles, Factors, Objectives and Aims of Environmental Impact Assessment*, the EPA has identified the following preliminary environmental factors relevant to this scheme amendment:

- Flora and vegetation
- Terrestrial fauna
- Inland waters.

2. Advice and Recommendations regarding the Environmental Factors

The EPA notes that Amendment 3 will facilitate the permissibility for a second dwelling on rural properties, to be considered in accordance with the Shire's *Local Planning Policy (LPP) No. 10 - Grouped Dwellings in the Rural Zone*. The EPA notes that the policy is currently in draft form and will be adopted once finalised. As it stands, the LPP only includes general provisions and objectives for the future development of a grouped dwelling and does not include provisions or objectives related to the avoidance and mitigation of environmental values. It is also noted that the LPS Rural zone objectives do not consider or reference the retention or mitigation of environmental values.

Flora and vegetation and Terrestrial fauna

The EPA notes that pockets of Eucalypt woodlands of the Western Australian Wheatbelt (Priority Ecological Community under the *Biodiversity Conservation Act 2016* and Critically Endangered under the *Environment Protection and Biodiversity Conservation Act 1999*), terrestrial fauna habitat and significant flora occur throughout the amendment area. Implementation of the amendment (i.e., clearing of land for a group of two or more dwellings) may have a potential impact on flora and vegetation and terrestrial fauna habitat.

The EPA recommends that the following measures be considered at the development application stages, which may assist in mitigating potential impacts from the future development of grouped dwellings:

- consideration should be given to retention of remnant vegetation that may provide habitat for fauna species; and
- the LPP should be amended to include avoidance and mitigation of environmental values.

Inland waters

Portions of Lake Moore and Cowcowing Lakes are mapped within the northern and southern boundaries of the Shire, respectively. There are also waterbodies scattered throughout the amendment area. Future development associated with the amendment has the potential to impact surface water hydrology from rural farmland land uses, and from onsite effluent disposal systems.

It is noted that the LPS 3 and LPP does not include provisions for wastewater treatment and disposal. Consideration should be given to the compatibility of the proposed land uses in the context of management and disposal of wastewater in relation to the capacity of the receiving environment and the ability of future development to comply with the *Government Sewerage Policy 2019*, and *Draft State Planning Policy 2.9 Planning for Water*.

It is recommended that the Shire consider modifying the proposed scheme provisions with reference to the recommendations below to further protect and manage inland waters values:

- On site effluent disposal should be consistent with the *Government Sewerage Policy 2019*, including the use of secondary treatment systems with nutrient removal where required. In addition to the Shire, on site effluent disposal systems should be to the satisfaction of DWER.

Conclusion

The EPA concludes the scheme amendment can be managed to meet the EPA's environmental objectives for the above factors. The EPA recommends its advice is implemented to mitigate potential impacts to the above environmental factors.