



## Environmental Protection Authority

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Mr James Trail  
Shire of Coolgardie  
PO Box 138  
**KAMBALDA WA 6442**

Our Ref: CMS17409  
Enquiries: Stephen Pavey, 6364 7600  
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Dear Mr Trail

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

**SCHEME:** Shire of Coolgardie - Local Planning Scheme 5 - Amendment 1  
**LOCATION:** Coolgardie and Kambalda Rural Residential zones  
**RESPONSIBLE AUTHORITY:** Shire of Coolgardie  
**DECISION:** Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme Amendment Not to be Assessed Under Part IV of EP Act. Advice Given. (Not Appealable)

Thank you for referring the above proposed scheme to the Environmental Protection Authority (EPA).

After consideration of the information provided by you, the EPA considers that the proposed scheme should not be assessed under Part IV Division 3 of the *Environmental Protection Act 1986* (EP Act) but nevertheless provides the attached advice and recommendations.

Please note the following:

- For the purposes of Part IV of the EP Act, the scheme is defined as an assessed scheme. In relation to the implementation of the scheme, 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 to not assess the scheme.

A copy of this letter and the attached advice and recommendations will be made available to the public via the EPA website.

Yours sincerely



**Anthony Sutton**  
**Delegate of the Environmental Protection Authority**  
Executive Director  
EPA Services

16 July 2018

Encl. Scheme Advice and Recommendations

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

**Shire of Coolgardie Local Planning Scheme 5 Amendment 1**

**Location: Shire of Coolgardie**

**Determination: Scheme Not Assessed – Advice Given (Not Appealable)**

**Determination Published: 16 July 2018**

**Summary**

The Shire of Coolgardie (the Shire) has initiated Amendment 1 to Local Planning Scheme 5 to include the additional land uses of Workers Accommodation, Aged Person, Motel, Industry Cottage and Restaurant/café as discretionary uses within the Rural Residential zones in proximity to the town sites of Coolgardie and Kambalda.

The Environmental Protection Authority (EPA) has considered the scheme 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 documentation provided by the Shire. Having considered this matter the following advice is provided.

**1. Environmental Factors**

Having regard to the EPA's *Statement of Environmental Principles, Factors and Objectives*, the EPA has identified the following preliminary environmental factors relevant to this scheme:

- a) Flora and Vegetation
- b) Terrestrial Fauna

**2. Advice and Recommendations Regarding Environmental Factors**

The EPA notes that the Rural Residential zoned areas in proximity to the town sites of Coolgardie and Kambalda may contain threatened or priority flora. Approximately 95 hectares of land zoned Rural Residential near Kambalda is also undeveloped Salmon Gum woodland which may provide habitat for threatened flora and fauna, including Malleefowl (*Leipoa ocellata*). Malleefowl is listed as Vulnerable under the *Wildlife Conservation Act 1950* and Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*.

Prior to the approval of future subdivision or development proposals in accordance with Amendment 1, flora and vegetation and fauna surveys should be undertaken to determine potential environmental impacts and inform areas to be retained, protected and managed pursuant to the provisions of the *Wildlife Conservation Act 1950*. This should be undertaken in conjunction with a search of the Department of Biodiversity, Conservation and Attractions (DBCA) threatened flora database. Proposals raising environmental issues which are likely to have a significant impact on the environment should be referred to the EPA pursuant to Part IV s38 of the EP Act. Clearing permits may also be required for future development pursuant to Part V of the EP Act.

The Rural Residential zoned land near Coolgardie is adjacent to the Kangaroo Hills Timber Reserve which is managed by DBCA. DBCA should be consulted regarding future development proposals and potential impacts on the timber reserve.

### **Recommendation**

The EPA concludes that the scheme can be managed to meet the EPA's environmental objectives for the above factors through future surveys to identify significant environmental values, and development proposals which will manage and protect environmental values where required. Future development proposals will need to consider the requirements of Part IV and V of the EP Act for environmental impact and clearing permit assessments.