



GOVERNMENT OF
WESTERN AUSTRALIA

S48A Referrals

Environmental Protection Authority

Title: Shire of Augusta-Margaret River Local Planning Scheme 1 Amendment 61

Location: Lot 48 Treeton Road and Lot 49 Freisian Street, Cowaramup

Description: The Shire of Augusta-Margaret River proposes to add provisions to Schedule 7 of its scheme text to allow for the subdivision of 2 adjacent Rural Residential zoned lots into 1 ha lots. At present the minimum lot size permitted is 3 ha.

Ref ID: CMS17759

Date Received: 2/1/2020 **Date Sufficient Information Received:** 2/1/2020

Responsible Authority: Shire of Augusta-Margaret River

Contact: Nick Logan

Preliminary Environmental Factors: Flora and Vegetation, Terrestrial Fauna, Inland Waters and Social Surroundings

Potential Significant Effects: Clearing of approximately 3 ha of scattered vegetation including clearing of approximately 1.4 ha of black cockatoo habitat. Impacts to a watercourse traversing the northern section of the amendment area from intensification of development close to the watercourse. Impacts from nearby industrial land uses on future sensitive land uses within the amendment area

Management: Potential impacts can be managed through locating building envelopes in cleared areas, the implementation of the local planning scheme provisions and the SPP 6.1 - Leeuwin-Naturaliste Ridge Policy, and regulated through other statutory processes.

Determination: **Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme Amendment Not to be Assessed Under Part IV of EP Act. No Advice Given. (Not Appealable)**

The EPA has carried out some investigations and inquiries before deciding not to assess this scheme. In deciding not to formally assess schemes, the EPA has determined that no further assessment is required by the EPA.

This Determination is not appealable.

Chairman's Initials: *AA*

Date: 21 Jan 2020