



Environmental Protection Authority

s.48A Referrals

Title: Shire of Gingin Local Planning Scheme 9 Amendment 25

Location: Lot 5905 Cowalla Road, Wanerie

Description: The amendment proposes to rezone Lot 5905 Cowalla Road, Wanerie from 'General Rural' to 'General Rural (GR 10)'. The amendment also proposes to include new provisions at Schedule 10 of the Scheme to guide future subdivision of the amendment area.

Ref ID: APP-0025167

Date Received: 05/03/2024 **Date Sufficient Information Received:** 05/03/2024

Responsible Authority: Shire of Gingin, PO Box 510, GINGIN WA 6503

Contact: James Bayliss

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

Potential Significant Effects: Implementation of the scheme amendment may result in the removal of native vegetation and threatened fauna habitat, and potential impacts to future sensitive land uses from intensification of, and exposure to, rural activities in area (e.g. horticulture). Implementation of the scheme amendment may also result in reduced water quality and/or contaminated water discharging to the Moore River catchment.

Protection: Existing scheme provisions and proposed provisions can manage potential impacts to native vegetation and sensitive receptors from future development within the amendment area. Future development should also be informed by appropriate water management planning. EPA advice is provided recommending actions to protect and restore environmental values, and manage and mitigate potential environmental impacts.

Determination: **Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme Amendment Not to be Assessed under Part IV of the EP Act. Advice Given. (Not Appealable).**

The Environmental Protection Authority (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.

Chair's Initials:

20 March 2024