



GOVERNMENT OF
WESTERN AUSTRALIA

Environmental Protection Authority

s.48A Referrals

Title:	Shire of Koorda Local Planning Scheme 3 Amendment 3		
Location:	Whole of Local Planning Scheme 3 area		
Description:	The amendment proposes to change the permissibility of a 'Grouped Dwelling' in a 'Rural' zone from an 'X' use to a 'D' (discretionary) use in the Zoning Table (Table 1).		
Ref ID:	APP-0025286		
Date Received:	12/04/2024	Date Sufficient Information Received:	12/04/2024
Responsible Authority:	Shire of Koorda		
Contact:	Lana Foote		
Preliminary Environmental Factors:	Flora and vegetation, terrestrial fauna, inland waters		
Potential Significant Effects:	Future development associated with the land use of 'Grouped Dwelling' may impact a range of environmental factors, including clearance of existing vegetation, which may provide habitat for threatened fauna, and changes in the hydrological regime.		
Protection:	Detailed information relating to the range of environmental impacts associated with future development was not available to the EPA in considering the amendment. Future development is proposed to be considered in accordance with the Shire's <i>Local Planning Policy No. 10 – Grouped Dwellings in the Rural Zone</i> . On site effluent disposal is to be considered in accordance with the <i>Government Sewerage Policy 2019</i> , and <i>Draft State Planning Policy 2.9 Planning for Water</i> . EPA advice including recommendations to retain significant habitat for threatened fauna and protection of inland waters has been provided.		
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.

Deputy Chair's Initials: *MAA*

1 May 2024