



Environmental Protection Authority

s.48A Referrals

Title: Shire of Murray Local Planning Scheme 4 Amendment 331

Location: 'Special Rural' and 'Hills Landscape Protection' zones

Description: The amendment proposes to insert new Clauses 6.4.6 and 6.10.4(c), to introduce minimum lot sizes of 2 hectares (ha) and 4 ha applicable to the 'Special Rural' (SR) and 'Hills Landscape Protection' (HLP) zones respectively, renumber Clauses 6.4.6 – 6.4.9 and 6.10.4(c) – (q), and delete the plan over Lot 491 and part Lot 643 Hines Road, North Dandalup from 'Schedule 9 – Hills Landscape Protection Zone'.

Ref ID: APP-0029061 / REC-0001436

Date Received: 12/05/2025 **Date Sufficient Information Received:** 12/05/2025

Responsible Authority: Shire of Murray

Contact: Greg Delahunty

Preliminary Environmental Factors: Flora and vegetation, Terrestrial fauna, Inland waters

Potential Significant Effects: SR and HLP zoned land throughout the Shire contains remnant vegetation that may also be habitat for conservation significant fauna species, which may be impacted by clearing associated with future subdivision. SR and HLP zoned land may also be in close proximity to Inland waters values which may be impacted by effluent disposal associated with future subdivision.

Protection: Potential impacts can be managed through existing scheme text. In addition, future planning processes can further manage potential impacts. The Environmental Protection Authority (EPA) notes the proposed minimum lots sizes are broadly consistent with the equivalent zonings in the *Planning and Development Regulations 2015* and the *Government Sewage Policy 2019* (GSP 2019). Future subdivision/development should be in accordance with the GSP 2019. The EPA recommends that building envelopes be located in existing cleared or degraded areas, to minimise the clearing of remnant vegetation and terrestrial fauna habitat.

Determination: **Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme Amendment Not to be Assessed under Part IV of the 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.

Chair's Initials:

Date:

03 June 2025