



Environmental Protection Authority

s.48A Referrals

Title: Shire of Plantagenet Local Planning Scheme No. 5 - Amendment No. 3

Location: Various lots in Mount Barker Townsite.

Description: An omnibus amendment of housing, tourism and commercial related changes to the Shire's Local Planning Scheme No.5, including updated land use terms, definitions and permissibility, and increased residential density coding within the Mount Barker townsite.

Ref ID: APP-0034861 / REC-0001976

Date Received: 29/04/2026 **Date Sufficient Information Received:** 29/04/2026

Responsible Authority: Shire of Plantagenet

Contact: Lia Robers

Preliminary Environmental Factors: Flora and vegetation, Terrestrial fauna

Potential Significant Effects: The amendment areas are currently zoned residential and most have been developed for residential purposes. Future subdivision and development of undeveloped lots may result in the clearing of native vegetation which may provide habitat for threatened species (black cockatoos) and threatened flora.

Protection: The Environmental Protection Authority (EPA) notes that potential impacts to the above environmental factors can be mitigated through future planning processes including subdivision and development application requirements. Environmental investigations to identify significant trees and threated flora species should be undertaken to inform retention of black cockatoo habitat, where possible, at future subdivision/development application stage. Future proposals likely to cause significant impact to Matters of National Environmental Significance may require referral under the *Environment Protection and Biodiversity Conservation Act 1999*.

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:

22 April 2026