



GOVERNMENT OF  
WESTERN AUSTRALIA

## Environmental Protection Authority

s.48A Referrals

**Title:** Shire of Gingin Local Planning Scheme No. 9 Amendment No. 29

**Location:** Lot 106 Cheriton Road, Gingin

**Description:** The amendment proposes to rezone Lot 106 Cheriton Road, Gingin from 'General Rural' to 'Rural Living' (R1).

**Ref ID:** APP-0035127 / REC-0001989

**Date Received:** 8/04/2026      **Date Sufficient Information Received:** 8/04/2026

**Responsible Authority:** Shire of Gingin

**Contact:** Casimir Penheiro

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

**Potential Significant Effects:** The amendment area contains some mature trees which may provide habitat for threatened species, including black cockatoos. Future development (including the employment of on-site effluent disposal) has the potential to impact water quality and modify the hydrological regime of the abutting Gingin Brook. Future development may also disturb a Lodged Aboriginal Cultural Heritage Site.

**Protection:** The Environmental Protection Authority (EPA) notes that any potential impacts can be managed through existing scheme text, future planning and statutory processes (*Government Sewerage Policy 2019, Operational policy 4.3: Identifying and establishing waterways foreshore areas and Contaminated Sites Act 2003 Aboriginal Cultural Heritage Act 1972*). The EPA also expects that any significant trees will be identified and retained as part of future development and that a biophysical assessment is carried out to inform future foreshore protection measures.

**Determination:** **Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme/Scheme Amendment Not to be Assessed under Part IV of the EP Act. No 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:

Date: 4 May 2025

