



GOVERNMENT OF
WESTERN AUSTRALIA

Environmental Protection Authority

S48A Referrals

Title: Shire of Denmark Town Planning Scheme 3 Amendment 147

Location: 2446 (Lot 3) South Coast Highway, William Bay

Description: The Shire of Denmark proposes to rezone Lot 3 South Coast Highway, William Bay from 'Rural' zone to 'Tourist (T14)' zone and amend the scheme map accordingly. Amendment 146 also proposes to modify the scheme text to insert Tourist T14 provisions for Lot 3 in Appendix XIII – Schedule of Tourist zones this will including setting out the permissibility of a number of land uses and introducing conditions. The scheme text is also proposed to be modified to introduce land use definitions into Appendix I – Interpretations for 'Agritourism' and 'Workforce Accommodation'.

Ref ID: APP0000130

Date Received: 16/11/2022

Date Sufficient Information Received: 06/02/2023

Responsible Authority: Shire of Denmark

Contact: William Hosken

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


Potential Significant Effects: Impact to native vegetation that is habitat for conservation significant fauna, impact to hydrology and water quality, impact to sensitive land uses from noise, dust and odour.

Protection: Impacts can be managed through the proposed scheme provisions. In addition, future planning processes will provide further management of potential impacts. EPA advice, including recommendations for additional scheme text, is also provided.

Determination: **Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme Amendment Not to be Assessed Under Part IV of EP Act. 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: 28 February 2023