



GOVERNMENT OF  
WESTERN AUSTRALIA

S48A Referrals

# Environmental Protection Authority

**Title:** City of Mandurah Local Planning Scheme 12 Amendment 2

**Location:** Portion of Lot 9001 Beacham Street Coodanup (Lot 69 on Western Australian Planning Commission Approval 154023), City of Mandurah.

**Description:** The amendment proposes to modify Clause 3.4, Table 4 of the Local Planning Scheme to add Restaurant/Café as an additional use (discretionary use) and amend the Scheme Maps accordingly.

**Ref ID:** APP-0000082

**Date Received:** 28/09/2022      **Date Sufficient Information Received:** 28/09/2022

**Responsible Authority:** City of Mandurah PO Box 210, MANDURAH WA 6210

**Contact:** Ben Dreckow

**Preliminary Environmental Factors:** Flora and Vegetation; Terrestrial Fauna and Inland Waters.

**Potential Significant Effects:** Removal of potential fauna habitat trees, amendment is located within 50m of the Serpentine River; in close proximity to 1 in 100 (1%) ARP Floodplain and within regional mapping of High to Moderate Acid Sulphate Soil Risk.

**Management:** The amendment is within *the Environmental Protection (Peel Inlet - Harvey Estuary) Policy 1992* (EPP) area. The EPP outlines environmental water quality objectives for the Estuary which are to be achieved and maintained. The Environmental Protection Authority (EPA) recommends that mature trees are retained where possible. Potential impacts can be managed by existing scheme text and future planning processes.

**Determination:** **Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme Amendment Not to be Assessed Under Part IV of 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: 18 October 2022