



## Environmental Protection Authority

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Chief Executive Officer  
Shire of Gingin  
7 Brockman St  
**GINGIN WA 6503**

Your Ref:  
Our Ref: CMS15237  
Enquiries: Liesl Rohl, 6145 0800  
Email: Liesl.Rohl@epa.wa.gov.au

Dear Sir/Madam

**DECISION UNDER SECTION 48A(1)(a)**  
***Environmental Protection Act 1986***

**SCHEME:** Shire of Gingin - Local Planning Scheme 9 -  
Amendment 12  
**LOCATION:** Lot 801 Orange Springs Road Cowalla  
**RESPONSIBLE AUTHORITY:** Shire of Gingin  
**DECISION:** Scheme Not Assessed: Advice Given (no appeals)

Thank you for referring the above proposed scheme to the Environmental Protection Authority (EPA).

After consideration of the information provided by you, the EPA considers that the proposed scheme should not be assessed under Part IV Division 3 of the *Environmental Protection Act 1986* (EP Act) but nevertheless provides the attached advice and recommendations.

Please note the following:

- For the purposes of Part IV of the EP Act, the scheme is defined as an assessed scheme. In relation to the implementation of the scheme, please note the requirements of Part IV Division 4 of the EP Act.
- There is no appeal right in respect of the EPA's decision to not assess the scheme.

A copy of this letter and the attached advice and recommendations will be made available to the public via the EPA website.

Yours sincerely



Naomi Arrowsmith  
A/Director  
Strategic Policy and Planning Division

Delegate of the Chairman of the Environmental Protection Authority  
Under Notice of Delegation No. 33 published 17 December 2013

5 October 2015

Encl. Scheme Advice and Recommendations

**ADVICE UNDER SECTION 48A(1)(a)  
ENVIRONMENTAL PROTECTION ACT 1986**

**Shire of Gingin – Local Planning Scheme 9 – Amendment 12**

**Location: COWALLA**

**Determination: Scheme Not Assessed – Advice Given (no appeals)**

**Determination Published: 5 October 2015**

**Summary**

The Shire of Gingin proposes to rezone Lot 801 Orange Springs Road, Cowalla from General Rural to General Rural – Coded and General Rural Area (GR30) to facilitate the subdivision of the land into minimum of 30 hectare lots.

The Environmental Protection Authority (EPA) has considered the scheme amendment in accordance with the requirements of the *Environmental Protection Act 1986* (EP Act). In making its decision on whether to assess the scheme amendment, the EPA has applied its 'Significance Framework' which relates to the extent to which the scheme amendment meets the EPA's environmental objectives for the environmental factors.

The EPA considers that the scheme amendment is unlikely to have a significant effect on the environment and does not warrant formal assessment under Part IV of the EP Act. The potential impacts from the scheme amendment can be adequately managed to meet the EPA's objectives through the implementation of the responsible authority's scheme provisions, Detailed Area Plan and regulated through other statutory processes.

**1. Environmental Factors**

The EPA has identified the following preliminary environmental factors relevant to this scheme/ scheme amendment:

- a) Flora and Vegetation/Terrestrial Fauna; and
- b) Inland Water Environmental Quality

**2. Advice and Recommendations regarding Environmental Factors**

The EPA has based its decision on the scheme amendment documentation provided by the Shire of Gingin.

Lot 801 is bounded by the Moore River National Park to the north. It is recommended that the Department of Parks and Wildlife is consulted regarding potential impacts to

the National Park and requirements for management of the interface between the it and future development.

Two conservation category wetlands are located on Lot 801 with another two being partially within this lot. These wetlands and associated buffers should be protected in accordance with EPA's guidance No.33 *Environmental Guidance for Planning and Development*.

The majority of the site is cleared of native vegetation, the remaining native vegetation should be avoided where possible.

The EPA expects that the Detailed Area Plan and scheme provisions will address these environmental factors.