



GOVERNMENT OF
WESTERN AUSTRALIA

S48A Referrals

Environmental Protection Authority

Title: Shire of Gingin Local Planning Scheme 9 Amendment 22

Location: Lot 100 (No.1492) Bennies Road, Cowalla

Description: The Shire of Gingin proposes to amend the scheme map by rezoning Lot 100 (No.1492) Bennies Road, Cowalla from the General Rural zone to the General Rural – Coded zone and allocating General Rural codes of GR20 over the portion of the land north of Bennies Road and GR30 over the portion of the land south of Bennies Road. This is intended to facilitate the subdivision of Lot 100 into three lots. The scheme text will be amended to reflect the rezoning and to include a provision for the retention of remnant vegetation.

Ref ID: CMS17948

Date Received: 11/01/2021 **Date Sufficient Information Received:** 26/02/2021

Responsible Authority: Shire of Gingin

Contact: James Bayliss

Preliminary Environmental Factors: Flora and Vegetation and Terrestrial Fauna

Potential Significant Effects: Clearing of remnant native vegetation (including Banksia Woodland of the Swan Coastal Plain Threatened Ecological Community (TEC)) and habitat for threatened species of black cockatoo.

Management: Impacts can be managed through the proposed scheme text requiring that the subdivision lot layout is to retain remnant vegetation located on the site, and managed by development controls. Fire management can be achieved without clearing of vegetation and habitat.

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 Initials:

Date: 16 March 2021