



GOVERNMENT OF
WESTERN AUSTRALIA

Environmental Protection Authority

s.48A Referrals

Title: Shire of Irwin Local Planning Scheme 5 Amendment 22

Location: Lot 9000 Hidden Valley Road and Brennand Road, Dongara

Description: The amendment proposes to rezone Lot 9000 Hidden Valley Road and Brennand Road, Dongara from 'Residential R12.5' to 'Rural Residential'.

Ref ID: APP-0028003/ REC-0001297

Date Received: 14/03/2025 **Date Sufficient Information Received:** 14/03/2025

Responsible Authority: Shire of Irwin 11-13 Waldeck Street, DONGARA, WA 6525

Contact: Murray Connell.

Preliminary Environmental Factors: Flora and vegetation, Terrestrial fauna and Inland waters

Potential Significant Effects: Implementation of the amendment will reduce the intensity of development and may facilitate enhanced protection of environmental values than the existing zone. Clearing will still be required to implement the amendment.

Protection: Potential impacts can be managed through scheme provisions, future planning processes and compliance with the obligations of the *Government Sewerage Policy 2019*. The Environmental Protection Authority (EPA) supports the retention of vegetation and fauna habitat in future stages of the development.

Determination: **Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme Amendment Not to be Assessed under Part IV of the 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:

02 April 2025