

GOVERNMENT OF
WESTERN AUSTRALIA

Environmental Protection Authority

s.48A Referrals

Title: Shire of Pingelly Local Planning Scheme 3 Amendment 8

Location: Lots 243, 244, 855 and 856 Stratford Street, Pingelly

Description: The amendment proposes to rezone Lots 243, 244, 855 and 856 Stratford Street, Pingelly from 'Public Purposes – Medical Services' to 'Residential R12.5/R25', to enable future residential development. The scheme maps are to be amended accordingly.

Ref ID: APP-0033591 / REC-0001862

Date Received: 05/02/2026 **Date Sufficient Information Received:** 05/02/2026

Responsible Authority: Shire of Pingelly

Contact: Sheryl Squiers

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

Potential Significant Effects: Implementation of the amendment may result in the clearing of 0.30 ha of remnant vegetation that may be representative of Eucalypt woodlands of the Western Australian Wheatbelt (Priority 3' ecological community) and which may provide habitat for species of black cockatoo. There may also be impacts to local hydrology.

Protection: The Environmental Protection Authority (EPA) considers that potential impacts can be managed through scheme provisions and future planning processes. The EPA encourages future planning processes to consider the retention of trees, and expects consideration be given to 45 – *Waterway resource management and protection*, to manage and mitigate potential impacts to sensitive receptors.

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:

A handwritten signature in black ink, appearing to be 'NSQ'.

Date: 20 February 2026