



## Environmental Protection Authority

s.48A Referrals

<b>Title:</b>	City of Gosnells Local Planning Scheme 24 Amendment 6		
<b>Location:</b>	Various lots and reserves within Gosnells, Huntingdale, Beckenham, and Orange Grove		
<b>Description:</b>	<p>The City of Gosnells LPS 24 Amendment 6 represents an 'omnibus' amendment, proposing several changes to various lots and reserves, including:</p> <ul style="list-style-type: none"> <li>• up-coding various lots within Charles Hook Park, Huntingdale from Residential (R25) to R30, and applying the Public Open Space (POS) and Local Road reserve</li> <li>• up-coding various lots along Homestead Road and Fremantle Road, Gosnells from R20 to R30</li> <li>• normalisation of the Yule Brook Precinct 1 Structure Plan, Beckenham to reflect land developed for R20, R25, R40, POS and Local Road</li> <li>• applying a R100 and R160 coding over 31 lots within the Beckenham Activity Centre</li> <li>• include warehouse/storage, transport depot, motor vehicle repair, trade display, and trade supplies additional uses to Scheme Area No. 2 (Kelvin Road, Orange Grove).</li> </ul>		
<b>Ref ID:</b>	APP-0034931 / REC-0001992		
<b>Date Received:</b>	08/04/2026	<b>Date Sufficient Information Received:</b>	20/04/2026
<b>Responsible Authority:</b>	City of Gosnells		
<b>Contact:</b>	Bradley Gleeson		
<b>Preliminary Environmental Factors:</b>	Flora and vegetation, Terrestrial fauna, Inland waters, Terrestrial environmental quality, Social surroundings		
<b>Potential Significant Effects:</b>	Implementation of the amendment may result in the clearing of the mapped occurrence of threatened flora (particularly for the Kelvin Road site) and remnant vegetation, which may provide suitable habitat for threatened fauna; alteration of the local hydrological regime; possible contamination from historic and ongoing industrial land uses; and impacts to Aboriginal heritage.		
<b>Protection:</b>	<p>The Environmental Protection Authority (EPA) considers that potential impacts from implementation of the amendment are unlikely to be significant and can be managed through future planning processes and statutory requirements. The EPA expects future development to consider the retention of native vegetation and advises that the taking of flora listed under the <i>Biodiversity Conservation Act 2016</i> would require an approval to take to be obtained.</p> <p>Future development should be consistent with the <i>Government Sewerage Policy 2019</i>, including preparation of a site and soil evaluation at the future planning stage to inform the provision of onsite effluent disposal (particularly for the Kelvin Road site); appropriate investigation and remediation of potential contamination (Beckenham Activity Centre and Kelvin Road site), consistent with the <i>Contaminated Sites Act 2003</i>; and be consistent with obligations under the <i>Aboriginal Heritage Act 1972</i>.</p>		

**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.

A handwritten signature in black ink, appearing to be 'NWC', written in a cursive style.

Chair's Initials:

Date: 4 May 2026