



GOVERNMENT OF  
WESTERN AUSTRALIA

S48A Referrals

# Environmental Protection Authority

**Title:** Shire of Yalgoo Local Planning Scheme 2 Amendment 3

**Location:** Shire of Yalgoo

**Description:** Amendment 3 proposes to modify the land use permissibility of 'Caravan Park' and 'Residential – Grouped Dwelling' within the 'Rural/Mining' zone to discretionary ('D') uses. The amendment also proposes to insert additional uses for 'Hosted Accommodation', 'Holiday Apartment', 'Holiday House', 'Holiday Unit', 'Serviced Apartment', 'Short-term Accommodation' and 'Tourist Development' to the permissibility table. The proposed amendment is to provide for increased flexibility in the types of tourism accommodation available within the Shire.

**Ref ID:** CMS18230

**Date Received:** 11/07/2022

**Date Sufficient Information Received:** 11/07/2022

**Responsible Authority:** Shire of Yalgoo PO Box 40, YALGOO WA 6635

**Contact:** Ian Holland

**Preliminary Environmental Factors:** Flora and Vegetation, Terrestrial Fauna, Inland Waters, Social Surroundings.

**Potential Significant Effects:** Future development from implementing the amendment may impact environmental factors through clearing of native vegetation, changing wetland hydrology, and disturbance of heritage values.

**Management:** Future development applications should be consistent with draft Local Planning Policies 1 and 2, which provide parameters to the development of tourism accommodation and consideration of potential impacts to environmental values. EPA advice is also provided regarding further mitigation of environmental impacts.

**Determination:** **Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme Amendment Not to be Assessed Under Part IV of EP Act. Advice Given. (Not Appealable)**

The Environmental Protection Authority (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. Advice is provided.

This Determination is not appealable.

Chair's Initials:

Date: 27 July 2022