



Environmental Protection Authority

s.48A Referrals

Title:	Shire of Capel Local Planning Scheme 8 Amendment 3		
Location:	Whole of Local Planning Scheme 8 area		
Description:	The amendment proposes several text changes to the scheme, including inserting a new 'Residential Building' land use and associated permissibility in 'Table 3 – Zoning Table', deleting several redundant clauses, and amending provisions within 'Special Control Areas' (SCA) and schedules.		
Ref ID:	APP-0026796		
Date Received:	13/12/2024	Date Sufficient Information Received:	13/12/2024
Responsible Authority:	Shire of Capel		
Contact:	Gordon MacMile		
Preliminary Environmental Factors:	Flora and vegetation, Terrestrial fauna, Inland waters, Social surroundings		
Potential Significant Effects:	Implementation of the amendment may result in impacts to the above environmental factors. However, the Environmental Protection Authority (EPA) notes that the proposed new land use is only permissible in existing residential / mixed residential zoned areas, and thus implementation of the amendment is unlikely to have a significant effect on the environment.		
Protection:	Potential impacts can be managed through scheme provisions and planning processes. The EPA expects that due consideration be given to the Shire's Local Planning Policies (LPPs), particularly <i>LPP 6.17 – Development in Rural Residential Zones</i> and <i>LPP 6.4 – Significant Trees</i> , to minimise potential impacts on the environment.		
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 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.

This Determination is not appealable.

Chair's Initials:

Date: 17 December 2024