



GOVERNMENT OF  
WESTERN AUSTRALIA

## Environmental Protection Authority

s.48A Referrals

**Title:** Shire of Capel Local Planning Scheme 8 Amendment 4

**Location:** Lot 49 (158) Capel Drive, Capel

**Description:** The amendment proposes to amend Lot 49 Capel Drive, Capel R-Codes from 'R2.5' to 'R5' and remove the 'Additional Use No. 5' designation from Schedule 1 of the Scheme

**Ref ID:** APP-0033261 / REC-0001844

**Date Received:** 15/01/2026      **Date Sufficient Information Received:** 15/01/2026

**Responsible Authority:** Shire of Capel

**Contact:** Erica Elms

**Preliminary Environmental Factors:** Flora and Vegetation, Terrestrial Fauna, Terrestrial environmental quality, Inland waters and Social Surroundings

**Potential Significant Effects:** Implementation of the amendment may result in clearing of scattered matured trees that are also threatened fauna habitat and impacts to sensitive receptors (residential development) from nearby industrial land uses.

**Protection:** Potential impacts can be managed through scheme provisions, future planning processes, and statutory mechanisms. EPA advice is also provided regarding management of environmental impacts.

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

This Determination is not appealable.

Chair's Initials:

Date:

9 February 2026