



Environmental Protection Authority

s.48A Referrals

Title: Shire of Gingin Local Planning Scheme 9 Amendment 27

Location: Lot 1 (No. 24) Teal Park Place, Neergabby

Description: The amendment proposes to insert 'Additional Use No. 28 – Warehouse/Storage' in 'Schedule 2 – Additional Uses' of the scheme text, and to amend the scheme map accordingly.

Ref ID: APP-0025659

Date Received: 06/09/2024 **Date Sufficient Information Received:** 06/09/2024

Responsible Authority: Shire of Gingin

Contact: James Bayliss

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

Potential Significant Effects: Implementation of the scheme amendment may facilitate land uses which may impact remnant vegetation and wetlands (Conservation and Resource Enhancement categories), including potential alteration of the local hydrological regime.

Protection: Potential impacts associated with implementation of the scheme amendment may be mitigated through existing scheme mechanisms including proposed Additional Use No. 28 conditions and future statutory processes. An Environmentally Sensitive Area is associated with the Conservation Category wetland and therefore any proposed clearing will likely require a clearing permit under Part V of the *Environmental Protection Act 1986* (native vegetation).

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/Deputy Chair's Initials:

Date: 27 September 2024