



Environmental Protection Authority

s.48A Referrals

Title: Shire of Gnowangerup Local Planning Scheme 2 Amendment 17

Location: Lot 32 (No.6) Eldridge Street, Ongerup

Description: The amendment proposes to rezone Lot 32 (No.6) Eldridge Street, Ongerup from 'Special Use' to 'Residential' (R15) and remove Special Use 7 from the Schedule 4 – Special Use Zone table.

Ref ID: APP-0035893

Date Received: 29/05/2026 **Date Sufficient Information Received:** 29/05/2026

Responsible Authority: Shire of Gnowangerup

Contact: Adrian Nicoll

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

Potential Significant Effects: The amendment area contains mature trees which may provide habitat for threatened and priority fauna species. It is also in close proximity to a significant freight/traffic route (Gnowangerup-Jerramungup Road) which has the potential to impact future noise-sensitive land uses.

Protection: The Environmental Protection Authority (EPA) expects that any significant trees will be identified and retained as part of future development. Potential impacts to noise-sensitive land uses from Gnowangerup-Jerramungup Road may be managed through *State Planning policy 5.4 – Road and Rail Noise*.

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.

Chair's Initials:

Date: 26 June 2026