



Environmental Protection Authority

s.48A Referrals

Title: Shire of Kondinin Local Planning Scheme 1 Amendment 9

Location: Various lots in Hyden, Shire of Kondinin

Description: The amendment proposes the following rezonings and associated modification of the scheme maps: Lot 31 Marshall Street, Hyden from 'Rural' to 'General Industry'; Lots 1, 2, 8, 9, 10, 11 & part Lot 9500 Munday Loop, Hyden from 'Urban Development' to 'General Industry'; Meeking Crescent, Hyden, to be recognised as a Local Road Reserve; and a number of scheme text changes.

Ref ID: APP-0000278

Date Received: 13-03-2023 **Date Sufficient Information Received:** 28-06-2024

Responsible Authority: Shire of Kondinin PO Box 7, Kondinin, WA 6367

Contact: Tory Young

Preliminary Environmental Factors: Flora and vegetation, Terrestrial Fauna, Social surroundings

Potential Significant Effects: Implementation of the scheme amendment may result in clearing of native vegetation that is also potential habitat for threatened fauna, and indirect impacts to nearby sensitive receptors from the development and operation of land uses in the proposed 'General Industry' zone.

Protection: Potential impacts can be managed through scheme provisions, future planning processes and EPA's *Guidance Statement No. 3 Separation Distances between Industrial and Sensitive Land Uses*

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.

Deputy Chair's Initials: *MM/NA*

Date: 18 July 2024