



## Environmental Protection Authority

s.48A Referrals

**Title:** Shire of Lake Grace Local Planning Scheme 4 Amendment 6

**Location:** Lot 500 Wattle Drive, Lake Grace

**Description:** The amendment proposes to rezone Lot 500 from 'Special Use' to 'Residential' with a density coding of R30 and amend the scheme text and map accordingly.

**Ref ID:** APP-0025057

**Date Received:** 20/12/2023 **Date Sufficient Information Received:** 20/12/2023

**Responsible Authority:** Shire of Lake Grace, PO Box 50, LAKE GRACE WA 6353

**Contact:** Alan George

**Preliminary Environmental Factors:** Inland waters, Social surroundings


**Potential Significant Effects:** Future residential development may be subject to flooding; and noise and lighting impacts from adjacent development.

**Protection:** Potential impacts can be managed through the Shire's Floodplain Management Strategy and advice from Department of Water and Environment Regulation, and having due regard to the EPA's Guidance Statement 3 – *Separation Distances between Industrial and Sensitive Land Uses*.

**Determination:** **Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme/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 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: 

Date: 10 January 2024