



## Environmental Protection Authority

s.48A Referrals

**Title:** Shire of Murray Local Planning Scheme 4 Amendment 328

**Location:** Various lots, South Yunderup

**Description:** The amendment proposes to insert a new Special Control Area 1 (SCA 1) under Clause 6.14.1.1(c) of the scheme text, applicable to various lots zoned 'Canal Development' in South Yunderup, and to amend the scheme maps accordingly. The purpose of SCA1 is to provide development control that protects the character and amenity of the canals.

**Ref ID:** APP-0028613 / REC-0001376

**Date Received:** 10/04/2025 **Date Sufficient Information Received:** 10/04/2025

**Responsible Authority:** Shire of Murray

**Contact:** Greg Delahunty

**Preliminary Environmental Factors:** Inland waters

**Potential Significant Effects:** The amendment area contains Inland waters values associated with the Murray River. The amendment proposes additional planning controls for future development approval within the existing 'Canal Development' zoned lots, and the amendment is therefore unlikely to result in potential significant effects to Inland waters values.

**Protection:** The amendment provides additional planning controls for development approval. The Environmental Protection Authority (EPA) expects that future development applications have due consideration for the requirements of the Shire's Local Planning Policies which specify the requirement for development approval for any canal frontage development. The EPA also expects due consideration of *Development Control Policy 1.8 – Canal Estates and Artificial Waterway Developments* which includes general development guidelines and environmental protection criteria for the Murray River, to mitigate potential impacts to Inland waters values.

**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.

Deputy Chair's Initials:

Date: 29 April 2025