



Environmental Protection Authority

s.48A Referrals

Title: Shire of Toodyay Local Planning Scheme 5 Amendment 1

Location: Lot 9508 Burt Parkway and Lot 8006 Murray Walkway, Nunile

Description: The amendment proposes to rezone Lot 9508 Burt Parkway from 'Public Open Space' (POS) to 'Residential (R20 and R35)' and 'Local Road', and Lot 8006 Murray Walkway from 'Residential (R10)' to POS, respectively.

Ref ID: APP-0028986 / REC-0001415

Date Received: 30/04/2025 **Date Sufficient Information Received:** 30/04/2025

Responsible Authority: Shire of Toodyay

Contact: Aaron Bowman

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

Potential Significant Effects: Implementation of the amendment may result in the clearing of sparse mature trees and alteration of the local hydrological regime, including potential indirect impacts to the Avon River.

Protection: The Environmental Protection Authority (EPA) notes that potential impacts associated with implementation of the scheme amendment are unlikely to be significant and can be mitigated through future planning processes. The EPA recommends the retention of mature trees, consistent with criteria defined in the Shire's *Draft Local Planning Policy – Subdivisional Development Guidelines*. Future development is to be consistent with a Local Water Management Strategy prepared to the satisfaction of Department of Water and Environmental Regulation and Shire of Toodyay, to ensure potential impacts to the Avon River are appropriately managed and mitigated.

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: 20 May 2025