



## Environmental Protection Authority

s.48A Referrals

<b>Title:</b>	Shire of Boyup Brook Draft Local Planning Scheme 3		
<b>Location:</b>	Shire of Boyup Brook local government area		
<b>Description:</b>	The Shire of Boyup Brook has prepared draft Local Planning Scheme 3 (LPS 3) as an update to the Shire's existing LPS 2 to ensure consistency with the requirements of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> , the Shire's Local Planning Strategy, and relevant state planning legislation and policies.		
<b>Ref ID:</b>	APP-0031473 / REC-0001734		
<b>Date Received:</b>	22/09/2025	<b>Date Sufficient Information Received:</b>	4/11/2025
<b>Responsible Authority:</b>	Shire of Boyup Brook		
<b>Contact:</b>	Adrian Nicoll		
<b>Preliminary Environmental Factors:</b>	Flora and vegetation, Terrestrial fauna, Inland waters and Social surroundings		
<b>Potential Significant Effects:</b>	Future development associated with land uses and zoning changes introduced under LPS 3 may result in clearing of native vegetation and potential habitat for black cockatoo species; impacts to local hydrology including Blackwood River; potential amenity impacts to sensitive receptors from existing land uses and impacts to Aboriginal heritage sites.		
<b>Protection:</b>	<p>Potential environmental impacts associated with LPS 3 can be managed through existing and proposed scheme provisions and future planning processes. Future development should be consistent with relevant legislation and policy including the <i>Government Sewerage Policy 2019 (GSP)</i>, <i>Aboriginal Heritage Act 1972</i>, <i>Contaminated Sites Act 2003</i>, <i>Water Quality Protection Note No. 25 – Land Use Compatibility Tables for Public Drinking Water Source Areas</i> and the Environmental Protection Authority's (EPA) <i>Guidance Statement No. 3 Separation Distances between Industrial and Sensitive Land Uses</i></p> <p>The EPA expects the retention of native vegetation and fauna habitat, where possible, and where appropriate informed by investigations/survey, at future planning stages, and supports the proposed scheme provisions and special control area which seek to protect Inland waters values to ensure hydrological and ecological functioning is retained. The EPA expects future planning will ensure provision of appropriate buffers from impacting activities to sensitive receptors and waterways. The EPA notes wastewater disposal management in areas without reticulated sewerage will be considered at future development stages, and expects that consistent with the GSP future planning considers the implementation of site and soil evaluations, water management strategies/plans including nutrient modelling and mitigation, and the use of secondary treatment systems.</p> <p>Detailed information relating to the range of environmental impacts associated with future development permissible under land uses proposed to be inserted into Table 2 of LPS 3 is not available to the EPA in considering the scheme. Future significant proposals may require referral under Part IV or V of the <i>Environmental Protection Act 1986</i> and/or <i>Environment Protection and Biodiversity Conservation Act 1999</i>.</p>		
<b>Determination:</b>	<b>Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme Not to be Assessed under Part IV of the EP Act. No Advice Given. (Not Appealable).</b>		

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:

A handwritten signature in black ink, appearing to be 'N. M. O.', written in a cursive style.

Date:

30 November 2025