

Chief Executive Officer  
Shire of Narrogin  
43 Federal Street  
NARROGIN WA 6312

Your Ref:  
Our Ref: CMS16002  
Enquiries: Angela Coletti, 6145 0800  
Email: Angela.Coletti@epa.wa.gov.au

Dear Sir/Madam

**DECISION UNDER SECTION 48A(1)(a)  
*Environmental Protection Act 1986***

**SCHEME:** Shire of Narrogin - Town Planning Scheme 2 -  
Amendment 5  
**LOCATION:** Lot 22 Great Southern Highway Dumberning  
**RESPONSIBLE AUTHORITY:** Shire of Narrogin  
**DECISION:** Scheme Not Assessed: Advice Given (no appeals)

Thank you for referring the above proposed scheme to the Environmental Protection Authority (EPA).

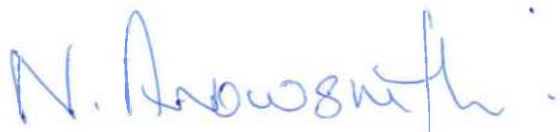
After consideration of the information provided by you, the EPA considers that the proposed scheme should not be assessed under Part IV Division 3 of the *Environmental Protection Act 1986* (EP Act) but nevertheless provides the attached advice and recommendations.

Please note the following:

- For the purposes of Part IV of the EP Act, the scheme is defined as an assessed scheme. In relation to the implementation of the scheme, please note the requirements of Part IV Division 4 of the EP Act.
- There is no appeal right in respect of the EPA's decision to not assess the scheme.

A copy of this letter and the attached advice and recommendations will be made available to the public via the EPA website.

Yours sincerely



Naomi Arrowsmith  
A/Director  
Strategic Policy and Planning Division

Delegate of the Chairman of the Environmental Protection Authority  
Under Notice of Delegation No. 33 published 17 December 2013

25 January 2016

Encl. Scheme Advice and Recommendations

**ADVICE UNDER SECTION 48A(1)(a)  
ENVIRONMENTAL PROTECTION ACT 1986**

**Shire of Narrogin**

**Town Planning Scheme No 2 – Amendment 5**

**Location: Lot 22 Great Southern Highway, Dumberning**

**Determination: Scheme Not Assessed – Advice Given (no appeals)**

**Determination Published: 25 January 2016**

**Summary**

The Shire of Narrogin proposes to rezone Lot 22 Gt Southern Highway Dumberning from 'Farming' to 'Special Use – Special Rural, Enterprise Living and Transport Precinct'.

The Environmental Protection Authority (EPA) has considered the scheme amendment in accordance with the requirements of the *Environmental Protection Act 1986* (EP Act) having regard to its relevant published policies.

Having regard to the EPA's significance framework referred to in EAG 9 - *Application of a significance framework in the environmental impact assessment process*, the EPA considers that the environmental impacts of the scheme amendment are not so significant as to warrant formal assessment under Part IV of the EP Act, providing the following advice is implemented.

**1. Environmental Factors and relevant policy**

The EPA has identified the following preliminary environmental factors relevant to this scheme amendment:

Amenity

**2. Advice and Recommendations regarding Environmental Factors**

The EPA has based its decision on the scheme amendment documentation provided by the Shire of Narrogin. The EPA notes that the Proposed Scheme Amendment Report acknowledges that there is potential for conflict between living and working environments and that this will require careful management. Relevantly development of future residences within the amendment area may not provide for an adequate separation distance between the development within the proposed Transport Precinct and residential development within the Enterprise Living Precinct.

**Recommendation**

The EPA notes that the building envelopes, in the Enterprise Living Precinct, as indicated on the Structure Plan dated 14/10/2015 by Harley Dykstra, are not in accordance with EPA Guidance No.3 *Separation Distances between Industrial and Sensitive Land Uses*. EPA Guidance 3 recommends a 200m buffer distance from transport vehicles depot to sensitive land uses unless a site specific study and planning measures determines a reduced acceptable separation distance may be applied. This may include an established vegetated buffer to mitigate the impacts resulting from an activity, including noise, dust and odour. The EPA

recommends that in the preparation of the Local Development Plan, consideration be given to appropriate separation distances between residential building envelopes in the Enterprise Living Precinct and development in the Transport Precinct.

The EPA supports the provisions in Schedule 3 - Special Use zones in the Scheme Area to address environmental issues such as revegetation, drainage, noise, dust, odour and traffic.

Further information concerning appropriate buffers to lots in the farming zone, to address noise and dust can be obtained from the Department of Health *Guidelines for Separation of Agricultural and Residential Land Uses*, August 2012, available on the Department of Health website.