



GOVERNMENT OF  
WESTERN AUSTRALIA

S48A Referrals

## Environmental Protection Authority

**Title:** Shire of Chittering Local Planning Scheme 6 Amendment 67.

**Location:** Lots 800-804, 192, 194 and 35 Great Northern Highway Muchea.

**Description:** The amendment proposes to rezone Lots 800-804, 192, 194 and 35 Great Northern Highway, Muchea within the Muchea Employment Node Structure Plan from 'Agricultural Resource' zone to 'Light Industrial' zone. It is proposed to amend the Zoning Table for the land uses 'Concrete Batching Plant', 'Workforce Accommodation' and 'Fast Food Outlet' in the Light Industrial and General Industrial zones; and add provisions for Precinct 3 of the Muchea Industrial Park to Schedule 11 – Muchea Employment Node Special Control Area.

**Ref ID:** CMS17796

**Date Received:** 24/03/2020      **Date Sufficient Information Received:** 6/04/2020

**Responsible Authority:** Shire of Chittering

**Contact:** Peter Stuart

**Preliminary Environmental Factors:** Inland Waters, Flora and Vegetation, Terrestrial Fauna, Social Surroundings

**Potential Significant Effects:** Potential impacts to groundwater quality and surface water quality of Ellen Brook, clearing of vegetation and fauna habitat, and potential noise, dust and odour impacts on sensitive land uses.

**Management:** Impacts can be managed through scheme provisions and development controls, and through site environmental and water management strategies required for structure planning. EPA advice is also provided regarding management of environmental impacts.

**Determination:** **Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme Amendment Not to be Assessed Under Part IV of EP Act. 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.

Chairman's Initials:

Date: 29 April 2020