



GOVERNMENT OF
WESTERN AUSTRALIA

S48A Referrals

Environmental Protection Authority

Title: Shire of Augusta-Margaret River Local Planning Scheme No. 1 Amendment No. 66

Location: Lot 32 Darch Road, Margaret River

Description: The Shire of Augusta-Margaret River proposes to translate land use controls recommended by the Margaret River Industrial Park Structure Plan into its local planning scheme to give the land use controls statutory force and effect. The proposed scheme provisions specify areas within the site which can be used for 'light', 'general' or 'buffer' industry.

Ref ID: CMS17809

Date Received: 15/4/2020 **Date Sufficient Information Received:** 15/4/2020

Responsible Authority: Shire of Augusta-Margaret River

Contact: Matt Cuthbert

Preliminary Environmental Factors: Social Surroundings

Potential Significant Effects: Potential noise, dust and odour emissions from future industry on nearby residences.

Management: Potential impacts can be managed through scheme controls which include a requirement for due regard to be given to the EPA's Guidance Statement 3 – Separation Distances between Industrial and Sensitive Land Uses. Future development will also be required to comply with the Environmental Protection (Noise) Regulations 1997.

Determination: **Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme Amendment Not to be Assessed Under Part IV of 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. The EPA notes Improvement Scheme No. 1 prohibits the establishment of new permanent residential development and other sensitive land uses.

This Determination is not appealable.

Chairman's Initials:

Date: 6 May 2020