



# Environmental Protection Authority

S48A Referrals

**Title:** Shire of Wandering Town Planning Scheme 3 Amendment 6

**Location:** Lot 9001 on Deposited Plan 75227, Wandering

**Description:** Amendment 6 proposes to rezone Lot 9001 from Rural to Industrial, amend the Scheme Map accordingly and amend the Scheme Text to consider effluent disposal prior to any further subdivision of Industrial zoned land.

**Ref ID:** CMS17811

**Date Received:** 20/04/2020

**Date Sufficient Information Received:** 20/04/2020

**Responsible Authority:** Shire of Wandering

**Contact:** Belinda Knight

**Preliminary Environmental Factors:** Social Surroundings

**Potential Significant Effects:** Industrial development may impact surrounding existing residential development due to potential noise, dust and odour emissions.

**Management:** Impacts can be managed through scheme provisions and development controls. The EPA's Guidance Statement No. 3 *Separation Distances between Industrial and Sensitive Land Uses* should be considered to manage potential impacts to surrounding land uses.

**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.

This Determination is not appealable.

Chairman's Initials:

Date: 29 April 2020