



GOVERNMENT OF
WESTERN AUSTRALIA

S48A Referrals

Environmental Protection Authority

Title: Shire of Irwin Local Planning Scheme No. 5 Amendment No. 19 - Special Use Zone 30

Location: Lot 16 Brand Highway, Dongara

Description: The Shire of Irwin proposes to amend Local Planning Scheme No. 5 to transfer approximately 3.37 hectares of land from the Special Residential and Light Industry zones to the Special Use zone. The scheme amendment is to facilitate development of a roadhouse with supplementary uses and services.

Ref ID: CMS18144

Date Received: 19/01/2022 **Date Sufficient Information Received:** 19/01/2022

Responsible Authority: Shire of Irwin

Contact: Brendan Jeans, PMB 21 DONGARA WA 6525

Preliminary Environmental Factors: Flora and Vegetation, Social Surroundings

Potential Significant Effects: Implementation of the scheme may result in clearing of vegetation.

Management: The EPA advises that consideration should be given at future stages of planning to: (i) retaining existing vegetation in future development; and (ii) adequate separation of industrial land uses from existing dwellings and other sensitive land uses, consistent with EPA Guidance Statement No. 3.

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.

Chair Initials:

Date: 9 February 2022