



GOVERNMENT OF
WESTERN AUSTRALIA

Environmental Protection Authority

s.48A Referrals

Title: Shire of Chittering Local Planning Scheme 6 Amendment 75

Location: Lots 1, 99 and 720 Santa Gertrudis Drive, Lower Chittering

Description: The amendment proposes to rezone Lots 1, 99 and 720 Santa Gertrudis Drive, Lower Chittering to 'Special Use 6' (SU6) by amending 'Schedule 5 – Special Use', and to insert a new land use definition for 'Student Accommodation' in 'Schedule No. 1 – Land Use Definitions'. The amendment will consolidate the area into one education establishment zone to facilitate future expansion of education uses.

Ref ID: APP-0027572 / REC-0001253

Date Received: 14/02/2025 **Date Sufficient Information Received:** 14/02/2025

Responsible Authority: Shire of Chittering

Contact: Isaac Parfrey

Preliminary Environmental Factors: Flora and vegetation, Terrestrial fauna, Inland waters

Potential Significant Effects: Implementation of the amendment may result in the clearing of scattered mature trees, and potential alteration of the local hydrological regime from onsite effluent disposal.

Protection: The Environmental Protection Authority (EPA) notes that potential impacts can be managed through future planning processes. The EPA supports the retention of remnant vegetation, consistent with the intent of the *Maryville Estate Structure Plan* (Stage 12). Future development should also consider the requirements of 4.8 – *General Development Requirements (Rural Residential Zone)*, specifically clauses 4.8.1 (*Requirement for a Structure Plan*), 4.8.7 (*Protection of Vegetation and Tree Cover*) to protect remnant vegetation, and the *Government Sewerage Policy 2019* and clause 4.8.9 (*Effluent Disposal*) for appropriate onsite effluent disposal.

Determination: **Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme Amendment Not to be Assessed under Part IV of the 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's Initials:

Date: 4 March 2025