



Environmental Protection Authority

s.48A Referrals

Title: Shire of Mount Magnet Town Planning Scheme 2 Amendment 4

Location: Lots 160, 161 and Lots 221-223 Hepburn Street, Mount Magnet.

Description: Amendment 4 proposes to rezone Lots 160, 161 and Lots 221-223 Hepburn Street, Mount Magnet, from 'Residential' to 'Special Use', deleting the Residential Design Codes – Volume 1 (R-Codes) designation and amending the Scheme Map accordingly.

Ref ID: APP-0029948/REC-0001549

Date Received: 11/07/2025 **Date Sufficient Information Received:** 11/07/2025

Responsible Authority: Shire of Mount Magnet, PO Box 62, Mount Magnet, WA 6638

Contact: Tralee Cable

Preliminary Environmental Factors: Inland waters, Flora and vegetation.

Potential Significant Effects: Amendment areas are mostly developed with some scattered trees. Implementation of the amendment may result in the clearing of scattered trees/shrubs and impacts to the nearby Barimaia Creek.

Protection: Potential impacts can be managed through future planning requirements with future development giving consideration to appropriate wastewater treatment.

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 Environmental Protection Authority (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: 05 August 2025