



Environmental Protection Authority

s.48A Referrals

Title:	Shire of Murray Local Planning Scheme 4 Amendment 322		
Location:	Various lots within the Pinjarra Secondary Centre		
Description:	Shire of Murray Local Planning Scheme 4 (LPS 4) Amendment 322 proposes to rezone land within the Pinjarra Secondary Centre from various zones and reserves to Pinjarra Centre Zone and Environmental Conservation Zone, to also reflect the draft Pinjarra Precinct Structure Plan. The amendment also introduces new land uses definitions, a Pinjarra Centre Zoning Table and proposes several modifications to the LPS 4 text to be more consistent with the requirements of the Model Provisions at Schedule 1 of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> .		
Ref ID:	APP-0026955/REC-0001162		
Date Received:	23/12/2024	Date Sufficient Information Received:	23/12/2024
Responsible Authority:	Shire of Murray		
Contact:	Gregory Delahunty		
Preliminary Environmental Factors:	Inland waters, Flora and vegetation, Social surroundings (noise).		
Potential Significant Effects:	Ongoing development and access may have indirect impacts to flora and vegetation particularly for land containing regionally significant vegetation and within the Murray River Floodway. Social surroundings (noise) – the amendment introduces the land use definition of 'Nightclub'. Implementation of this land use may have noise impacts on sensitive receptors.		
Protection:	Inland waters, Flora and vegetation - Implementation of the 'Environmental Conservation' zone may facilitate enhanced protection of environmental values. Social surroundings (noise) – scheme provisions can manage potential impacts. The land use of 'Nightclub' is listed as an 'A' use in the proposed 'Core' zone of the Pinjarra Centre Sub Zones and an 'X' use in other sub zones. Future implementation of this land use category should have regard to <i>Environmental Protection (Noise) Regulations 1997</i> .		
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: 14 January 2025