



Environmental Protection Authority

s.48A Referrals

Title:	Shire of Northam Local Planning Scheme No. 6 Amendment No. 24		
Location:	Lots 721 and 722 Great Eastern Highway, Wundowie		
Description:	<p>The amendment proposes to insert Special Use No. 14 (SU14) into the scheme text and make the following modifications to the scheme map:</p> <ul style="list-style-type: none"> • Rezone Lot 721 from Tourism to SU14 • Rezone portion of Lot 722 from Tourism to SU14 • Rezone portion of Lot 722 from Su10 to SU14 		
Ref ID:	APP-0034632 / REC-0001967		
Date Received:	30/03/2026	Date Sufficient Information Received:	30/03/2026
Responsible Authority:	Shire of Northam		
Contact:	Jacob Smith		
Preliminary Environmental Factors:	Flora and Vegetation, Terrestrial Fauna, Inland Waters and Social Surroundings		
Potential Significant Effects:	<p>The amendment area contains mature trees which may provide habitat for threatened species, including Black Cockatoos. It is in proximity to an abattoir and contaminated sites which may impact future sensitive land uses. Any future development also has the potential to impact water quality discharging into Wooroloo Brook.</p>		
Protection:	<p>The Environmental Protection Authority (EPA) considers potential impacts to Flora and Vegetation and Inland Waters may be managed through conditions outlined in the proposed SU14 and future planning processes. The EPA expects that any significant trees will be identified and retained as part of future development. The EPA notes potential impacts and risks to future development from the nearby abattoir and contaminated sites can be managed through consideration of the EPA's Guidance Statement 3: <i>Separation Distances between Industrial and Sensitive Land Uses</i> and under the <i>Contaminated Sites Act 2023</i>.</p>		
Determination:	<p>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).</p>		

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:

22 April 2026