



GOVERNMENT OF  
WESTERN AUSTRALIA

## Environmental Protection Authority

s.48A Referrals

<b>Title:</b>	Shire of Murray Local Planning Scheme 4 Amendment 307		
<b>Location:</b>	Portion of Lot 1 Napier Road, Oakley		
<b>Description:</b>	The amendment proposes to rezone a portion of Lot 1 Napier Road, Oakley from 'Industrial' to 'Rural' and 'Industrial Development', respectively.		
<b>Ref ID:</b>	APP-0028007 / REC-0001296		
<b>Date Received:</b>	14/03/2025	<b>Date Sufficient Information Received:</b>	14/03/2025
<b>Responsible Authority:</b>	Shire of Murray		
<b>Contact:</b>	Greg Delahunty		
<b>Preliminary Environmental Factors:</b>	Flora and vegetation, Terrestrial fauna, Social surroundings		
<b>Potential Significant Effects:</b>	Implementation of the amendment may result in impacts to sensitive receptors from future 'Industrial Development' land uses, and clearing of vegetation and fauna habitat.		
<b>Protection:</b>	<p>Potential impacts can be managed through future planning processes. The Environmental Protection Authority (EPA) expects due consideration be given to the <i>Separation Distances between Industrial and Sensitive Receptors</i> (EPA, 2005) guideline to minimise potential impacts to nearby sensitive receptors (i.e., terrestrial fauna habitat). The EPA also expects that future industrial development be informed by an approved structure plan, consistent with clause 6.13.3 (<i>Industrial Development Zone</i>). Future planning should also take into consideration the proximity of the amendment area to the Alcoa Pinjarra refinery to the north.</p> <p>Clearing within the 'Rural' zone will be subject to clearing regulations should any clearing be proposed. Consistent with the Shire's Local Biodiversity Strategy, the EPA supports the management of local natural areas on rural zoned land.</p>		
<b>Determination:</b>	<b>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).</b>		

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: 02 April 2025