

Chief Executive Officer
Shire of Ashburton
PO Box 567
TOM PRICE WA 6751

Your Ref PS.TP.21
Our Ref 13-269954
Enquiries Stephen Pavey
Phone 6145 0837

ATTENTION: Rob Paull

Dear Sir/Madam

DECISION UNDER SECTION 48A(1)(a)
Environmental Protection Act 1986

SCHEME AMENDMENT TITLE: Shire of Ashburton Town Planning Scheme 7
Amendment 21 - Rezoning various lots to
Urban Development to facilitate adoption of
Draft Onslow Expansion Development Plan

RESPONSIBLE AUTHORITY: Shire of Ashburton

DECISION: Scheme Amendment Not Assessed – Advice
Given (no appeals)

Thank you for referring the above scheme amendment to the Environmental Protection Authority (EPA).

After consideration of the information provided by you, the Environmental Protection Authority (EPA) considers that the proposed scheme amendment should not be assessed under Part IV Division 3 of the *Environmental Protection Act 1986* (EP Act) but nevertheless provides the following advice and recommendations.

ADVICE AND RECOMMENDATIONS

1. Environmental Issues

- Noise from the nearby Onslow Solar Salt operation

2. Advice and recommendations regarding Environmental Issues

The Draft Onslow Town Site Expansion Development Plan notes the EPA's advice provided for scheme amendment 19 regarding noise. The same advice applies to

Scheme Amendment 21, which also proposes land uses that may be impacted by noise emissions from the nearby Onslow Solar Salt operation. *EPA Guidance Statement No. 3: Separation Distances between Industrial and Sensitive Land Uses* recommends a one kilometre buffer between sensitive land uses and salt manufacturing operations. If the proposed amendment is implemented and sensitive land uses are located closer than one kilometre to the Onslow Solar Salt operation, the EPA recommends the following measures to avoid future possible land use conflict due to noise:

- notification to be placed on the certificate of title of each new subdivided lot wholly or partly within 500 metres of the Onslow Solar Salt operation to alert prospective purchasers to the potential noise impacts; and
- the facades of buildings fronting or perpendicular to the Onslow Solar Salt operation incorporate architectural treatments to minimise noise impacts.

3. General Advice

- For the purposes of Part IV of the EP Act, the scheme amendment is defined as an assessed scheme amendment. In relation to the implementation of the scheme amendment, please note the requirements of Part IV Division 4 of the EP Act.
- There is no appeal right in respect of the EPA's decision on the level of assessment of scheme amendments.
- A copy of this advice will be sent to relevant authorities and made available to the public on request.

Yours faithfully



Anthony Sutton
Director
Assessment and Compliance Division

26 August 2013