



Environmental Protection Authority

Chief Executive Officer
Western Australian Planning Commission
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Your Ref:
Our Ref: CMS14338
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Dear Sir/Madam

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

SCHEME: ANSIA Proposed Improvement Scheme
LOCATION: North Ashburton
RESPONSIBLE AUTHORITY: Western Australian Planning Commission
DECISION: Scheme Not Assessed: Advice Given (no appeals)

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


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

Please note the following:

- For the purposes of Part IV of the EP Act, the scheme is defined as an assessed scheme. In relation to the implementation of the scheme, 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 to not assess the scheme.

A copy of this letter and the attached advice and recommendations will be made available to the public via the EPA website.

Yours sincerely



Naomi Arrowsmith
A/Director
Strategic Policy and Planning Division

Delegate of the Chairman of the Environmental Protection Authority
Under Notice of Delegation No. 33 published 17 December 2013

5 October 2015

Encl. Scheme Advice and Recommendations

**ADVICE UNDER SECTION 48A(1)(a)
ENVIRONMENTAL PROTECTION ACT 1986**

Ashburton North Strategic Industrial Area Improvement Scheme

Location: Ashburton North

Determination: Scheme Not Assessed – Advice Given (no appeals)

Determination Published: 5 October 2015

Summary

The Western Australian Planning Commission (WAPC) has resolved to prepare the Ashburton North Strategic Industrial Area (ANSIA) Improvement Scheme which will create a strategic industrial estate comprising major hydrocarbon processing industries and synergistic services and facilities.

The Environmental Protection Authority (EPA) has considered the scheme in accordance with the requirements of the *Environmental Protection Act 1986* (EP Act). In making its decision on whether to assess the scheme, the EPA has applied its 'Significance Framework' which relates to the extent to which the scheme meets the EPA's environmental objectives for the environmental factors.

The EPA considers that the scheme is unlikely to have a significant effect on the environment and does not warrant formal assessment under Part IV of the EP Act. The potential impacts from the scheme can be adequately managed to meet the EPA's objectives through the implementation of the commitments within the Improvement Scheme, and regulated through other statutory processes.

1. Environmental Factors

The EPA has identified the following preliminary environmental factors relevant to this scheme:

- Flora and vegetation;
- Air quality; and
- Amenity.

2. Advice and Recommendations regarding Environmental Factors

The EPA has based its decision on the scheme documentation provided by the WAPC.

The EPA notes that current approvals exist within the ANSIA area, including the Wheatstone and Macedon gas developments (Ministerial Statements 873 and 844 respectively). The EPA expects that the ANSIA Improvement Scheme will be consistent with these approvals and Ministerial Statements.

The EPA provides the following advice regarding potential impacts to the key environmental factors:

Flora and vegetation

The EPA notes that priority flora species were identified within the ANSIA area. The EPA expects that all effort should be made to retain these species.

The EPA also supports the management and monitoring of the mangrove systems on the boundary of, and adjacent to the ANSIA to minimise impacts on mangrove communities.

Air quality and amenity

The EPA supports inclusion of buffers and buffer requirements into the development of the ANSIA Improvement Scheme.

The EPA expects that the proposed internal and external buffers will ensure the appropriate separation and layout of land uses to prevent incompatible or conflicting land uses.

Recommendation

The EPA concludes that the scheme can be managed to meet the EPA's environmental objectives through the implementation of scheme provisions and regulated through other statutory processes.