



## Environmental Protection Authority

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Chief Executive Officer  
Shire of Northam  
PO Box 613  
**NORTHAM WA 6401**

Your Ref  
Our Ref: CMS15105  
Enquiries: Stephen Pavey, 6145 0800  
Email: Stephen.Pavey@epa.wa.gov.au

Dear Sir/Madam

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

**SCHEME:** Shire of Northam - Local Planning Scheme 6 -  
Amendment 3  
**LOCATION:** Lot 56, 57 & 68 Lunt Street, Northam  
**RESPONSIBLE AUTHORITY:** Shire of Northam  
**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

A handwritten signature in black ink, appearing to read 'D. Foster', with a stylized flourish at the end.

Darren Foster  
Director  
Strategic Policy and Planning Division

For the Chairman of the Environmental Protection Authority  
Under Notice of Delegation No. 33 dated 6 December 2013

15 June 2015

Encl. Scheme Advice and Recommendations

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

**SHIRE OF NORTHAM LOCAL PLANNING SCHEME 6 AMENDMENT 3**

**Location:** Lots 56, 57 & 58 Lunt Street, Northam

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

**Determination Published:** 15 June 2015

**Summary**

The Shire of Northam proposes to rezone Lots 56, 57 & 58 Lunt Street, Northam from "Rural Residential" to "Special Zone - Airpark". The rezoning would facilitate the development of a residence and small aircraft hangar with direct access to the runway on each lot. The rezoning would also facilitate future development of an airpark consisting of privately owned lots each with a residence and hangar to house small aircraft.

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

The EPA considers that the scheme amendment 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 amendment can be adequately managed to meet the EPA's objectives through the implementation of the Shire of Northam's scheme provisions, and regulated through other statutory processes.

**1. Environmental Factors**

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

- a) Amenity - Noise

**2. Advice and Recommendations regarding Environmental Factors**

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

The EPA notes that there is Rural Residential zoned land immediately adjacent to the amendment area, and that there is the potential for dwellings located on the Rural Residential zoned land to be impacted by noise from an airpark.

The EPA recommends that development proposals within the amendment area are subject to site specific noise studies and any necessary mitigation measures to minimise noise impacts on nearby residences.

The EPA supports scheme provisions to require a detailed structure plan, informed by site specific noise studies, for any further subdivision and development of an airpark. The EPA expects that this advice will be implemented as part of the local planning scheme and subsequent subdivision and development applications.