



Environmental Protection Authority

Chief Executive Officer
Shire of Roebourne
PO Box 219
KARRATHA WA 6714

Our Ref 14-528153
Enquiries Gerard O'Brien
Phone 6145 0814

ATTENTION: Kobus Nieuwoudt

Dear Sir/Madam

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

SCHEME AMENDMENT TITLE: Shire of Roebourne Town Planning
Scheme 8 Amendment 33 - Rezoning from
Rural to Industrial
LOCATION: North Location 4, Roebourne
RESPONSIBLE AUTHORITY: Shire of Roebourne
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

- Amenity

2. Advice and recommendations regarding Environmental Issues

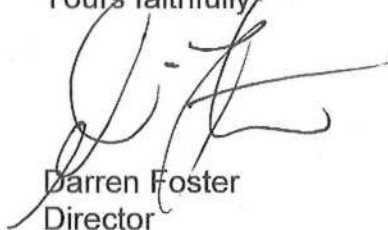
The EPA notes the close proximity of the amendment area to the Roebourne Waste Water Treatment Plant (WWTP). The EPA supports the advice of the Water Corporation that odour sensitive land uses should not be permitted within the industrial zoned land within the WWTP buffer area.

The EPA also supports the proposal to place notification on titles noting that the industrial lots are in proximity to a future residential area and that any land use requiring a buffer as identified in EPA Guidance Statement No. 3 *Separation distances between Industrial and Sensitive Land Uses* should not intrude into the future residential area.

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

A handwritten signature in black ink, appearing to read 'D. Foster', written over the typed name.

Darren Foster
Director

Strategic Policy and Planning Division

10 February 2014