



28 March 2021

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**RE: Social Impact Assessment – Proposed Scheme Amendment – Lot 558 Beadon Creek Road, Onslow**

We refer to your email on Monday 22<sup>nd</sup> March 2021 seeking submission of a Social Impact Statement (SIS) for the above-mentioned proposed Scheme Amendment. We provide the following information in response to LPP20 – Social Impact Statement (LPP20).

The amendment relates to the rezoning of a single lot in a manner consistent with the Shire’s adopted Local Planning Strategy. We therefore consider the level of investigation, detail and consultation for the SIS only needs to be minor in nature given that other broader strategic planning processes have considered the suitability and potential impacts of supporting an industrial zone for the premises, consistent with the principles set out in section 6 of LPP20.

The tables below responds to the relevant considerations of the SIS within LPP20.

## 1. Economic Considerations

Factor	Response
<b>Employment of opportunities, estimation of job opportunities</b>	Industrial land is employment generating land, capable of supporting new local business growth. The rezoning will enable new industrial activity, supporting expanded operations at OMSB, therefore create new employment opportunities.
<b>Income generation (short and long term)</b>	Industrial land offers more stable, long-term employment prospects compared to tourism zoned land, which is seasonal and highly volatile in the Pilbara region.
<b>Impact on local economy</b>	New industrial land being created enables expansion of the economy.
<b>Provision of capital infrastructure</b>	No capital infrastructure is associated with the project.
<b>Provision of telecommunication</b>	The site will connect to available communications network.

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and advanced technology	
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## 2. Social Considerations

Factor	Response
Impact on existing community facilities	Potential increased employment may result in greater use of community facilities which will enhance their viability within such a small community that has extensive community infrastructure.
Provision of affordable housing	No housing is associated with the project.
Impact on quality of life	Creating opportunities to grow Onslow's population will enhance the viability of new businesses and community groups, enhancing opportunities for better quality of life.
Provision of use able open space	No open space is proposed.
Identify stakeholders (outline of consultation)	The amendment will be advertised if initiated provided all potentially affected stakeholders to have input.
Long term costs and benefits to the community	There are long term benefits for the community by enabling new employment generating businesses on the premises.
Requirements for additional facilities	No additional facilities will be required.
Access to resources	The site has access to relevant utilities to support the development of the land.
Impact on community	There will be a positive impact on the community, by creating new opportunities for economic growth.
Safety, security and social amenity	There will be no impact on the safety, security and amenity of the area.
Noise and acoustic impacts	Noise and acoustic impacts can be properly considered during a development application process.
Visual impact assessment	Compliance with Council's other local planning policies will ensure visual amenity is protected and enhanced at the development application stage.

## 3. Transport Considerations

Factor	Response
Impact on local transport network	The Site is integrated into Main Roads RAV Network and is ideally located to make use of transport infrastructure. Details traffic impact assessments can manage any specific impacts of a proposed use at the development application stage.
Availability and use of public transport, walking, cycling trips	Development of the site will not compromise public transport networks.
Impact on pedestrian/ Cycle network	There will be no impact or modification to the pedestrian/ cycle network.
Heavy vehicle movements and potential conflicts	Potential uses which may cause heavy vehicle movements can be considered at the development application stage.

## 4. Ecological Considerations

<b>Factor</b>	<b>Response</b>
<b>Potential for pollution / contamination</b>	Potential risks of pollution/ contamination can be considered and managed at the development application stage and via other legislative requirements.
<b>Impact on greenhouse gas emissions – carbon footprint</b>	The scale of the land subject of the amendment means carbon impacts will be very small.
<b>Impact on biodiversity and ecological values, including hydrology</b>	The land is already cleared. There will be no impact to biodiversity in the Shire.
<b>Impact on vegetation clearing</b>	The land is already cleared.
<b>Fauna habit impact</b>	The land is already cleared.
<b>Buffers internal and external</b>	Future impacts associated with specific development applications will enable consideration of the need/ ability to meet any specific buffer requirements.
<b>Service corridors</b>	No service corridors are required.
<b>Dust and air born particulates, including odours</b>	Air quality can be considered and managed at the development application stage.
<b>Impact on potable water use</b>	The site is already serviced. Any upgrade will require consent of the service provider.
<b>Impact on energy use</b>	The site is already serviced. Any upgrade will require consent of the service provider.

## 5. Cultural Considerations

<b>Factor</b>	<b>Response</b>
<b>Impact on local character, amenity and 'sense of place'.</b>	The site has historically be used informally for industrial purposes. It is located in a predominantly industrial area. The use of the land for this purpose will therefore be consistent with its historical use and as such there will be no impact on the local character of the area.
<b>Impact on historic and cultural landscapes</b>	The land is cleared and preiovously heavily used. There is no registered heritage site on the land. Therefore there will be no impact to historic heritage and cultural impacts.
<b>Form partnerships with the community</b>	This is not relevant to the proposal.
<b>Impact on attractions of the area</b>	This will have no impact on attractions in Onslow.
<b>Impact on places of heritage significance, both indigenous and post European settlement</b>	The land is cleared and preiovously heavily used. There is no registered heritage site on the land. Therefore there will be no impact to historic heritage and cultural impacts.

We trust this SIS is adequate and inline with the level of detail required for such a minor amendment. Should you have any further queries please contact Owen Hightower on 0407 685 337 or [owen@rffaustalia.com](mailto:owen@rffaustalia.com).

Cheers

A handwritten signature in black ink, appearing to read 'Owen Hightower', with a long horizontal flourish extending to the right.

Owen Hightower  
**RFF**