



Environmental Protection Authority

S48A Referrals

Title: Shire of Augusta Margaret River Local Planning Scheme 1 Amendment 79

Location: Lot 201 Burnside Road, Burnside

Description: The amendment proposes to amend Local Planning Scheme 1 Schedule 7 *Special provisions relating to development on land zoned 'Rural Residential Zone'* to include Lot 201 Burnside Road, Burnside with specific conditions and requirements for the purpose of enabling subdivision of the amendment area. The scheme map will be amended accordingly to reflect the inclusion of Lot 201 as R-R 44 in Schedule 7.

Ref ID: APP-0000210

Date Received: 13/01/2023 **Date Sufficient Information Received:** 13/01/2023

Responsible Authority: Shire of Augusta Margaret River

Contact: Sophie Moscardini

Preliminary Environmental Factors: Inland waters, Flora and vegetation and Terrestrial fauna


Potential Significant Effects: Potential impact to Inland Waters values from proposed on site effluent disposal, nutrient runoff and changes to hydrology. Potential impact to potential Western Ringtail Possum habitat through future development.

Protection: Potential impacts can be managed by existing and proposed scheme text. Future development within the amendment area should comply with the *Government Sewerage Policy 2019*. The EPA expects a landscape protection area is applied as shown on the proposed subdivision concept plan included in the amendment document, and consistent with scheme provisions. In addition, future planning processes can further manage impacts.

Determination: **Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme Amendment Not to be Assessed Under Part IV of EP Act. No Advice Given. (Not Appealable)**

The Environmental Protection Authority (EPA) has carried out some investigations and inquiries before deciding not to assess this scheme. In deciding not to formally assess schemes, the EPA has determined that no further assessment is required by the EPA.

This Determination is not appealable.

Chair's Initials: 

Date: 31 January 2022