



GOVERNMENT OF
WESTERN AUSTRALIA

S48A Referrals

Environmental Protection Authority

Title: City of Albany - Local Planning Scheme 1 – Amendment 27

Location: Lots 84, 85, 86 and portion of Lots 87 and 98 Home, Harding and Frenchman Bay Roads, Robinson

Ref ID: CMS17098

Date Received: 01-05-2017 **Date Sufficient Information Received:** 31-05-2017

Responsible Authority: City of Albany

Contact: Mr Adrian Nicoll

Preliminary Environmental Factors: Flora and Vegetation, Social Surroundings, Inland Waters
Environmental Quality

Potential Significant Effects: Clearing of remnant vegetation to create building envelopes, for bushfire protection and for fencing/firebreaks. Possible emissions impacts from an adjacent small scale market garden. Possible groundwater quality impacts due to effluent treatment.

Management: The potential impacts can be adequately managed to meet the EPA's objectives through the implementation of the City of Albany's scheme provisions, commitments and management plan/s, and regulated through other statutory processes.

Potential impacts from market garden activities directly to the north of the amendment area can be dealt with by the City of Albany's proposed scheme provisions to ensure appropriate setbacks.

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 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.

Chairman's Initials: *AA*

Date: *21 June 2017*