



Environmental Protection Authority

s.48A Referrals

Title: City of Busselton Local Planning Scheme 21 Amendment 62

Location: Lots 2 and 3 Mewett Road, Lot 12 Genoli Road and Lots 11, 22 and 726 Commonage Road, Quindalup

Description: The amendment proposes to transfer land in the Dunsborough East precinct from Rural zone to Urban Development zone, remove Additional Use 'A2' from Lot 11 Commonage Road, and introduce Special Provisions for the precinct to Schedule 3 of the scheme.

Ref ID: APP-0030132 / REC-0002024

Date Received: 22/07/2025 **Date Sufficient Information Received:** 04/05/2026

Responsible Authority: City of Busselton

Contact: Anthony Nottle

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

Potential Significant Effects: Implementation of the amendment may result in the clearing of native vegetation and threatened fauna habitat, and modification of the local hydrological regime.

Protection: The Environmental Protection Authority (EPA) notes the proposed Special Provisions set out requirements for future detailed planning that will ensure that key environmental values will be appropriately retained, protected, managed and improved as part of future urban development. The EPA has provided advice to guide future implementation of the scheme.

Determination: **Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme Amendment Not to be Assessed under Part IV of the EP Act. Advice Given (Not Appealable).**

The EPA has carried out some investigations and enquiries before deciding not to assess this scheme amendment. In deciding not to formally assess the scheme amendment, the EPA has determined that no further assessment is required by the EPA.

This Determination is not appealable.

Chair's Initials:

Date: 27 May 2026