



Environmental Protection Authority

s.48A Referrals

Title: City of Busselton Local Planning Scheme 22

Location: Whole of Local Planning Scheme 22 area

Description: The City of Busselton (the City) has prepared draft Local Planning Scheme 22 (LPS 22), which proposes a consolidation and update of the existing LPS 21 in a manner and format consistent with requirements of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the City's Local Planning Strategy, and relevant state planning legislation and policies.

Ref ID: APP-0029508 / REC-0001535

Date Received: 11/06/2025 **Date Sufficient Information Received:** 01/10/2025

Responsible Authority: City of Busselton

Contact: Noah Scott-McDonald

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

Potential Significant Effects: Future development permissible under LPS 22 may have an impact on native vegetation including threatened and priority ecological communities, flora and fauna habitat, wetlands and waterways, coastal values, and Aboriginal cultural heritage values.

Protection: The Environmental Protection Authority (EPA) notes that potential impacts can be managed through proposed scheme text and provisions, as well as through future planning and statutory processes. EPA advice is provided and expected to be implemented. Future proposals within the scheme area that have the potential for significant impact to environmental values may require consideration under Part IV and/or Part V of the *Environmental Protection Act 1986*.

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 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: 28 October 2025