



Environmental Protection Authority

s.48A Referrals

Title: City of Busselton Local Planning Scheme 21 Amendment 54

Location: Lot 2883 Puzey Road, Wilyabrup

Description: The amendment proposes to insert Special Provision No. 76 (SP76) over Lot 2883 Puzey Road, Wilyabrup and to introduce associated provisions at Schedule 3 of the Scheme. The proposed amendment is to provide for the development of one chalet per lot with an unrestricted length of stay, at Strata lots 20, 21, 31, 37, 46 and 47.

Ref ID: APP-0000244

Date Received: 06-02-2023 **Date Sufficient Information Received:** 06-02-2023

Responsible Authority: City of Busselton, Locked Bag 1, BUSSELTON WA 6280

Contact: David Sands

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

Potential Significant Effects: Implementation of the amendment may result in vegetation clearing and reduced water quality from future development, and potential impacts to future sensitive land uses from nearby rural activities (e.g. viticulture).

Protection: Future development of the amendment area should be consistent with the *Government Sewerage Policy 2019*, and should consider recommended separation distances for sensitive receptors from rural land uses. EPA advice has been provided to recommend further management and mitigation measures.

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 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:

28 February 2023