



Environmental Protection Authority

s.48A Referrals

Title: City of Busselton Local Planning Scheme 21 Amendment 59

Location: Lot 200 (No. 1676) Caves Road, Dunsborough

Description: The amendment proposes to introduce provisions to provide for an unrestricted length of stay for a chalet on strata lots 6-13 and 48-51.

Ref ID: APP-0000305

Date Received: 29/03/2023 **Date Sufficient Information Received:** 29/03/2023

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

Contact: Justin Biggar

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

Potential Significant Effects: The EPA advises that the site contains values associated with the above environmental factors, but notes implementation of the scheme text amendment will not impact values. The EPA also notes that subdivision and development approval with conditions has been granted.

Protection: Future development of the site should aim to protect habitat trees, particularly large peppermint trees, hollow-bearing trees and retain canopy connectivity to enable movement of Western Ringtail Possums.

Determination: **Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme Amendment Not to be Assessed under Part IV of the 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: 19 April 2023