



GOVERNMENT OF
WESTERN AUSTRALIA

S48A Referrals

Environmental Protection Authority

Title: City of Busselton Town Planning Scheme 21 Amendment 55

Location: Lots 4 & 12 Caves Road and Lots 14, 15 & 402 Bussell Highway, Abbey

Description: The amendment proposes to rezone the subject site from 'Conservation' and 'Rural' to 'Urban Development' to provide for the future subdivision and development of the Abbey South precinct. The amendment also proposes to insert 'Special Provision Area No. 76' at Schedule 3 of the Scheme, and to amend the Scheme map to remove the 'Landscape Value Area – Special Control Area' from the subject site.

Ref ID: APP-0000158

Date Received: 29/11/2022

Date Sufficient Information Received: 29/11/2022

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

Contact: Noah Scott-McDonald

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


Potential Significant Effects: Implementation of the scheme amendment may result in clearing of remnant native vegetation, indirect impacts to threatened fauna species, modified hydrological regime, reduced water quality and disturbance of heritage values.

Management: EPA advice is provided recommending actions to manage and mitigate potential environmental impacts.

Determination: **Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme Amendment Not to be Assessed Under Part IV of 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: 13 December 2022