



## Environmental Protection Authority

s.48A Referrals

**Title:** City of Albany Local Planning Scheme 2 Amendment 2

**Location:** Lots 124, 125 and 7864 South Coast Highway Marbelup and Lots 33, 200, 201, Lot 9001, and portion of Lot 44 Old Elleker Road, Cuthbert

**Description:** The amendment proposes to rezone various lots and reserves within the Marbelup and Cuthbert localities from 'Rural' and 'Infrastructure Services' to 'Rural Residential', 'Rural Smallholdings', and 'Drainage and Waterway'. The scheme maps are to be amended accordingly.

**Ref ID:** APP-0029119 / REC-0001453

**Date Received:** 16/05/2025      **Date Sufficient Information Received:** 16/05/2025

**Responsible Authority:** City of Albany

**Contact:** Dylan Ashboth

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

**Potential Significant Effects:** The amendment area contains native vegetation that may provide suitable habitat for black cockatoos that may be impacted by clearing associated with future development. Potential impact to local hydrology (surface water and groundwater quantity and quality) including to the Five Mile Creek.

**Protection:** The Environmental Protection Authority (EPA) notes that potential impacts to Flora and vegetation, Terrestrial fauna and Inland waters values associated with implementation of the scheme amendment are unlikely to be significant.

Impacts to each of the preliminary environmental factors can be managed by existing scheme provisions, including for the avoidance of vegetation/fauna habitat clearing and setbacks to Five Mile Creek. Future planning processes can further mitigate and manage potential impacts. The Environmental Protection Authority (EPA) expects its advice to be implemented to protect and manage values.

**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: 03 June 2025