



Environmental Protection Authority

s.48A Referrals

Title: City of Busselton Local Planning Scheme 21 Amendment 60

Location: Lots 9001, 9010, S19 and S20 Bussell Hwy, Abbey (Vasse North)

Description: The amendment proposes to rezone approximately 53.68 hectares from 'Rural' and 'Conservation' to 'Urban Development' and 'Conservation'. The amendment also proposes to modify the extent of the 'Landscape Value Area – Special Control Area' to align with the southern boundary of the 'Conservation' zone and amend scheme maps accordingly. It is proposed to insert Special Provisions at Schedule 3, Special Provision No. 78 (SP78) and include Vasse North at Schedule 10, Development Contribution Area.

Ref ID: APP-0031253 / REC-0001782

Date Received: 17/10/2025 **Date Sufficient Information Received:** 25/11/2025

Responsible Authority: City of Busselton

Contact: Noah Scott-McDonald

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

Potential Significant Effects: Future development permissible under the amendment may result in the clearing of native vegetation and impacts to flora/fauna habitat and wetlands/waterways.

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/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: 20 December 2025