

For Public Notice via Internet

REASONS FOR DECISION UNDER *ENVIRONMENT EFFECTS ACT 1978*

Title of Proposal: Magazine Point Harbour and Residential Development

Proponent: Magazine Point Development Group (MPDG) Pty Ltd

Description of Project:

The proposed Magazine Point development site is located at Port Albert. The site is currently undeveloped and functions as a tidal wetland. The project would involve the dredging of a harbour and tidally-flushed canal with an entrance into Shallow Inlet through the Nooramunga Marine and Coastal Park, and would include 72 residential lots, 4 medium density dwelling sites, 2 mixed-use buildings and 65 wet berths.

Decision:

The Minister for Planning has:

- (i) Advised the proponent, in accordance with the *Ministerial Guidelines for Assessing Environmental Effects under the Environment Effects Act 1978*, that the development proposal as submitted in the referral is unlikely to be environmentally acceptable, in light of likely environmental effects and applicable policy; and
- (ii) Determined that an Environment Effects Statement is required if the proposal is to be further considered.

Reasons for Decision:

- The project is likely to give rise to a range of significant effects on marine and terrestrial environmental assets, including on native vegetation, natural coastal processes and ecosystems, migratory bird species protected under international agreements, and the values of the Nooramunga Marine and Coastal Park and the Corner Inlet Ramsar site; and
- The project poses significant hazards and involves potential inconsistencies with statutory policy with respect to the management of acid sulphate soils and coastal vulnerability in the context of expected sea level changes.

Date of Decision: 7 January 2008