



GOVERNMENT OF  
WESTERN AUSTRALIA

S48A Referrals

## Environmental Protection Authority

**Title:** City of Cockburn Town Planning Scheme 3 Amendment 146.

**Location:** Portion of Lot 705, and Lot 707 Armadale Road Treeby.

**Description:** Amendment 146 to Town Planning Scheme 3 proposes to rezone a portion of Lot 705 and 706 Armadale Rd Treeby (approximately 47.7 ha) from 'Resource' to 'Development', and amend the Scheme map and text accordingly.

**Ref ID:** CMS17718

**Date Received:** 21/10/2019

**Date Sufficient Information Received:** 21/10/2019

**Responsible Authority:** City of Cockburn

**Contact:** Stephen Cain

**Preliminary Environmental Factors:** Flora and Vegetation, Terrestrial Fauna, Inland Waters

**Potential Significant Effects:** Clearing of vegetation, flora and fauna habitat, and potential impact to these values within adjacent Bush Forever Site 390. Potential for impact to existing drinking water source protection area.

**Management:** Potential impacts of future development proposals on the above environmental factors can be managed through the implementation of the attached EPA advice and structure planning requirements. Further water quality risk mitigation measures will be required at the later stages of the planning process.

**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 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.

Chairman's Initials: *MA*

Date: *12 Nov 2019*