



## Environmental Protection Authority

S48A Referrals

**Title:** City of Bayswater Town Planning Scheme 24 Amendment 89

**Location:** Lot 11 Grand Promenade, Bedford

**Description:** Amendment 89 proposes to change the zoning classification for the above lot from 'Business' and 'Public Purposes Reserve - Car Parking' to 'Mixed Use' zone, modify the use class permissibility of the 'Mixed Use' zone, and inserting a new Special Control Area overlay over the subject site. This will allow an improved commercial and residential redevelopment of the area.

**Ref ID:** CMS17886

**Date Received:** 28/08/2020 **Date Sufficient Information Received:** 28/08/2020

**Responsible Authority:** City of Bayswater

**Contact:** Tim Wright

**Preliminary Environmental Factors:** None.

**Potential Significant Effects:** None.

**Management:** Not required.

**Determination:** **Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme Amendment Not to be Assessed Under Part IV of EP Act. No 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:

Date: 9 September 2020