



Environmental Protection Authority

s.48A Referrals

Title: City of Bayswater Local Planning Scheme 25

Location: City of Bayswater local government area

Description: The City of Bayswater has prepared Local Planning Scheme 25 (LPS 25) as an update to the City's existing Town Planning Scheme 24 to ensure consistency with the requirements of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations), the City's Local Planning Strategy, and relevant state planning legislation and policies.

Ref ID: APP-0031193 / REC-0001664

Date Received: 16/09/2025 **Date Sufficient Information Received:** 16/09/2025

Responsible Authority: City of Bayswater

Contact: Lisa Previti

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

Potential Significant Effects: Future development permissible under LPS 25 may result in: the clearing of mature trees that may provide habitat for the threatened black cockatoos; impacts to local hydrology (including to wetlands, waterways and the Swan River), and potential amenity impacts to sensitive receptors from existing land uses.

Protection: Potential environmental impacts associated with the scheme are unlikely to be significant and can be managed through existing local planning scheme provisions and future planning processes, including through subdivision conditions. Future development within the scheme area may require compliance with legislation including *Aboriginal Heritage Act 1972*, *Swan and Canning Rivers Management Act 2006* *Contaminated Sites Act 2003*. Future development should consider the Environmental Protection Authority's (EPA) Guidance Statement No. 3 *Separation Distances between Industrial and Sensitive Land Uses*.

The EPA supports the retention of black cockatoo habitat, where possible, at the future subdivision/development application stage, and notes the proposed scheme provision related to requirements for replacement of street trees. The EPA expects future planning will ensure provision of appropriate buffers to and management of inland waters values to ensure hydrological and ecological functioning is retained.

Determination: **Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme Not to be Assessed under Part IV of the EP Act. No Advice Given. (Not Appealable).**

The Environmental Protection Authority 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: 07 October 2025