



## Environmental Protection Authority

s.48A Referrals

**Title:** City of Bunbury Local Planning Scheme 8 Amendment 20

**Location:** Lot 100 Bunning Boulevard, East Bunbury

**Description:** The amendment proposes several changes applicable to Lot 100, including:

- rezoning a portion of Lot 100 from 'Residential (R60)' to 'Local Centre (R100)'
- remove 'Special Control Area – Development Control Area 14'
- extend 'Additional Use 16' (AU16) over the entire Lot 100
- amend 'Schedule 1 – Additional Uses' for AU16, to delete "Part of" in the "Description of Land" column
- amend 'Schedule 3 – Additional Site and Development Requirements' to remove all requirements for 'No. 5'
- amend 'Schedule 5 – Additional Zone Development Requirements' for the 'Local Centre' zone and 'Other Requirements'.

**Ref ID:** APP-0035494 / REC-0002022

**Date Received:** 06/05/2026      **Date Sufficient Information Received:** 06/05/2026

**Responsible Authority:** City of Bunbury

**Contact:** David Tancheff

**Preliminary Environmental Factors:** None.

**Potential Significant Effects:** The Environmental Protection Authority (EPA) considers that implementation of the amendment is unlikely to have a material impact on the environment.

**Protection:** None.

**Determination:** **Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme Amendment Not to be Assessed under Part IV of the 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.

Chair's Initials:

Date:

20 May 2026