



## Environmental Protection Authority

s.48A Referrals

**Title:** City of Bunbury Local Planning Scheme 8 Amendment 12

**Location:** Lot 81 South Western Highway Davenport

**Description:** Amendment 12 proposes to rezone Lot 81 South Western Highway, Davenport from 'Industrial Development' to 'General Industry' zone; modify the scheme map accordingly and insert text into Schedule 3 – additional site and Development Requirements Table 6

**Ref ID:** APP-0025019

**Date Received:** 28/11/2023      **Date Sufficient Information Received:** 05/12/2023

**Responsible Authority:** City of Bunbury, 4 Stephen Street, Bunbury WA 6230

**Contact:** Gareth Webber

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


**Potential Significant Effects:** Potential impacts from future development may cause impacts to the above environmental factors. The Amendment area is within a Sewage Sensitive Area and contains scattered trees that may provide habitat to threatened species. The adjacent Lot 80 also contains significant environmental values including habitat for threatened species, and conservation and resource enhancement wetlands.

**Protection:** Potential impacts can be managed through the proposed scheme provisions, future planning processes and development requirements. The EPA expects retention of trees within the Amendment area where possible. As recommended in the EPA's Section 16(e) Advice on areas of conservation significance in the Preston Industrial Park, the adjacent Lot 80 should be reserved in the Greater Bunbury Region Scheme as Regional Open Space, to ensure it ongoing protection and management for conservation.

**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 Environmental Protection Authority (EPA) has carried out 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 December 2023