



GOVERNMENT OF
WESTERN AUSTRALIA


Environmental Protection Authority

s.48A Referrals

Title:	City of Bunbury Local Planning Scheme 8 Amendment 19		
Location:	Various lots within Tinacre Court, Jeffrey Road, Jubilee Road, Olive Court and Dodson Road in Glen Iris, Lambert Loop and Scholtzia Way in College Grove and Boyanup-Picton Road in Picton.		
Description:	Amendment 19 is an omnibus amendment that proposes to remove various lots from the Special Control Area – Development Area boundary, rezone lots from Urban Development to Residential (R20, R30 and R40 densities) and/or Public Open Space Reserve or Local Road Reserve and from Residential to Local Road Reserve. Provision 10 is also proposed to be inserted into Schedule 3, Table 6 – Site and Development requirements of LPS 8 to specify land use requirements regarding wastewater management for land in Picton.		
Ref ID:	APP-0033209 / REC-0001900		
Date Received:	13/01/2026	Date Sufficient Information Received:	19/02/2026
Responsible Authority:	City of Bunbury		
Contact:	Justin Biggar		
Preliminary Environmental Factors:	Flora and vegetation, Terrestrial fauna, Inland waters and Social surroundings		
Potential Significant Effects:	Future development permissible under amendment will result in clearing of native vegetation containing potential habitat for threatened fauna species, including the Western Ringtail Possum (Critically Endangered) and Carnaby's and Baudin's black cockatoos (Endangered). Future development may modify the hydrological regime of the Ferguson and Preston Rivers and associated floodplain areas and disturb lodged and registered aboriginal cultural heritage sites.		
Protection:	The Environmental Protection Authority (EPA) notes that potential impacts can be managed through future planning and statutory processes (<i>Planning and Development Act 2005, Aboriginal Heritage Act 1972, State Planning Policy 2.9: Water and Operational Policy 4.3: Identifying and establishing waterways foreshore areas</i>). The EPA expects future planning processes to consider opportunities to retain existing trees as part of development design including in public open space areas and road reserves given the vegetation provides potential habitat for the threatened Western Ringtail Possum (WRP) and black cockatoos. Pre-clearing surveys for WRP should be undertaken where potential habitat exists in proximity to areas of known WRP habitat.		
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 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: 16 March 2026