



GOVERNMENT OF  
WESTERN AUSTRALIA

## Environmental Protection Authority

s.48A Referrals

**Title:** City of Cockburn Town Planning Scheme No.3 (TPS3) Amendment No.176

**Location:** Various lots within 'Development Area 16' (South Beach Village/North Coogee)

**Description:** The purpose of this amendment is to:

- rezone various lots within 'Development Area 16' from 'Development' to 'Residential (R40)', 'Residential (R60)', 'Residential (R80)', 'Residential (R100)', and 'Mixed Use (R80)
- reclassify land within 'Development Area 16' from the 'Development' zone to a local reserve for 'Parks and Recreation' or 'Local Road',
- reduce the extent of 'Development Area 16' special control area boundary, and
- amend the Scheme Maps accordingly.

**Ref ID:** APP- 0025421

**Date Received:** 12/06/2024      **Date Sufficient Information Received:** 12/06/2024

**Responsible Authority:** City of Cockburn, PO Box 1215, Bibra Lake DC WA, 6965

**Contact:** Gayle O'Leary

**Preliminary Environmental Factors:** None

**Potential Significant Effects:** None

**Protection:** Not required

**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.

Deputy Chair's Initials: *M/MTA*

4 July 2024