



Environmental Protection Authority

s.48A Referrals

Title:	City of Cockburn Town Planning Scheme 3 Amendment 170		
Location:	Structure plan areas (26A - 26O, and 27C) within Development Area 26 and 27		
Description:	The amendment proposes to rationalise various structure plans within Development Area (DA) 26 and DA 27, rezone various lots from 'Development' to 'Residential', 'Parks and Recreation', 'Lakes and Drainage' and 'Local Road', insert 'Special Use 31' into Table 8 – Special Use Zones of the scheme text, and reduce the extent of DA 26 and DA 27 Special Control area boundaries.		
Ref ID:	APP-0025358		
Date Received:	20/05/2024	Date Sufficient Information Received:	20/05/2024
Responsible Authority:	City of Cockburn		
Contact:	Gayle O'Leary		
Preliminary Environmental Factors:	Flora and vegetation, Terrestrial fauna		
Potential Significant Effects:	Ongoing residential development may have indirect impacts to flora and vegetation and terrestrial fauna habitat.		
Protection:	The amendment proposes appropriate reservations for vegetated areas consistent with structure planning, enhancing protection of these values. Vegetated areas within the broader area are not part of the amendment, and are still subject to future structure planning processes.		
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: *MMA*

13 June 2024