



## Environmental Protection Authority

s.48A Referrals

<b>Title:</b>	City of Cockburn Town Planning Scheme 3 Amendment 175		
<b>Location:</b>	Local structure plan areas (31A, 31B, 31G, 31K) within Development Area 31		
<b>Description:</b>	The amendment proposes to rationalise various structure plans within Development Area (DA) 31, and to rezone various lots from 'Development' to Residential (R)20, R25, R30, R35, R40, R60, 'Parks and Recreation' and 'Local Road'. The overall extent of DA 31 will be reduced to reflect the rationalisation.		
<b>Ref ID:</b>	APP-0025428		
<b>Date Received:</b>	14/06/2024	<b>Date Sufficient Information Received:</b>	14/06/2024
<b>Responsible Authority:</b>	City of Cockburn		
<b>Contact:</b>	Kylie Bacon		
<b>Preliminary Environmental Factors:</b>	Flora and vegetation, Terrestrial fauna		
<b>Potential Significant Effects:</b>	Ongoing residential development may have indirect impacts to flora and vegetation, including terrestrial fauna habitat.		
<b>Protection:</b>	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.		
<b>Determination:</b>	<b>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).</b>		

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*

4 July 2024