



GOVERNMENT OF
WESTERN AUSTRALIA

Environmental Protection Authority

s.48A Referrals

Title: City of Joondalup Local Planning Scheme No. 3 (LPS 3) Amendment No. 22

Location: Various lots within the *Hillarys Structure Plan*.

Description: The amendment proposes to normalise the *Hillarys Structure Plan* into LPS 3 by rezoning various lots from 'Urban Development' to 'Mixed Use' and 'Residential' zone or 'Local Road', 'Other Regional Road' and 'Public Open Space' (POS) reserve. Residential density codes (R-codes) will also be applied in accordance with the *Hillarys Structure Plan* with the exception of several lots which will have the 'R80' R-code applied.

Ref ID: APP-0035530 / REC-0002035

Date Received: 8/05/2026 **Date Sufficient Information Received:** 8/05/2026

Responsible Authority: City of Joondalup

Contact: Robert Woods

Preliminary Environmental Factors: Flora and vegetation, terrestrial fauna

Potential Significant Effects: The amendment area is primarily developed and areas with mature trees remaining are proposed to be reserved as POS.

Protection: Implementation of the amendment will enable the transfer of areas with vegetation that may provide habitat for threatened species to POS reserves and may facilitate enhanced protection of environmental values.

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: 25 May 2026