



Environmental Protection Authority

s.48A Referrals

Title: City of Mandurah Local Planning Scheme 12 Amendment 9

Location: Lot 3000 Meadow Springs Road, Meadow Springs and Lots 400 and 401 Country Club Drive, Dawesville

Description: The amendment proposes to modify 'Table 4 – Specified Additional Use for Zoned Land in Scheme Area' by inserting 'Additional Use (AU) 2', Lot 3000 Meadow Springs Drive, Meadow Springs, and AU 3, Lots 400 and 401 Country Club Drive, Dawesville. Lots 3000, 400 and 401 are currently zoned 'Private Community Uses' and AU 2 and AU 3 are proposed to enable Tourist and Visitor Accommodation as a 'P' use over the lots.

Ref ID: APP-0032065 / REC-0001706

Date Received: 28/10/2025 **Date Sufficient Information Received:** 28/10/2025

Responsible Authority: City of Mandurah

Contact: Ben Dreckow

Preliminary Environmental Factors: Flora and vegetation and Terrestrial fauna

Potential Significant Effects: Lot 3000 contains remnant vegetation that may provide suitable habitat for threatened species of black cockatoo. The Environmental Protection Authority (EPA) notes that the proposed A2 zoning is intended to facilitate development of the north west portion of Lot 3000 and does not reflect an intent to implement future tourist and visitor accommodation over the balance of Lot 3000.

Protection: The EPA notes that potential impacts can be managed through existing scheme text and provisions. The EPA expects at minimum, the retention of significant trees and black cockatoo foraging habitat. Future proposals that have the potential for significant impact to environmental values may require consideration under Part IV and/or Part V of the *Environmental Protection Act 1986*.

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 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: 24 November 2025