



Environmental Protection Authority

s.48A Referrals

Title: City of Nedlands Local Planning Scheme 3 Amendment 20

Location: Lots 325-329 Bedford Street, Nedlands

Description: The amendment proposes to increase the residential density coding (R-code) of Lots 325-329 Bedford Street, Nedlands from 'R10' to 'R40', to enable medium density residential development.

Ref ID: APP-0033323 / REC-0001847

Date Received: 16/01/2026 **Date Sufficient Information Received:** 16/01/2026

Responsible Authority: City of Nedlands

Contact: Luke Smith

Preliminary Environmental Factors: Flora and vegetation, Terrestrial fauna

Potential Significant Effects: The amendment area contains several mature jarrah and banksia trees, which may provide suitable foraging habitat for threatened black cockatoos. Implementation of the amendment may result in the clearing of mature trees.

Protection: The Environmental Protection Authority (EPA) notes that potential impacts to environmental values are unlikely to be significant and can be appropriately managed through future planning processes. The EPA expects due consideration be given to Local Planning Policy (LPP) 3.1 – *Trees and Landscaping*, 3.4 – *Tree Retention R25-R80*, and *Street Trees Policy and Approved Street Tree Species*, to protect and enhance 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 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: 9 February 2026