



GOVERNMENT OF
WESTERN AUSTRALIA

Environmental Protection Authority

s.48A Referrals

Title: Ocean Reef Marina Improvement Scheme No. 1 Amendment 1

Location: Ocean Reef Marina

Description: The amendment proposes various changes to the scheme text and maps in alignment with the ongoing development of the Ocean Reef Marina precinct. This includes modification to buildings height limits, a reduction in public open space provisions and text updates to clarify the development application processes, including development approval requirements for Bush Forever areas.

Ref ID: APP-0034154 / REC-0001945

Date Received: 11/03/2026 **Date Sufficient Information Received:** 11/03/2026

Responsible Authority: Western Australian Planning Commission

Contact: Mitchell Bisby

Preliminary Environmental Factors: Flora and Vegetation, Terrestrial Fauna

Potential Significant Effects: None

Protection: The Environmental Protection Authority (EPA) notes and supports the proposed scheme text that will require approval for future development that impacts Bush Forever areas.

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:

31 March 2026