



## Environmental Protection Authority

s.48A Referrals

**Title:** Town of Victoria Park Local Planning Scheme 2 Amendment 1

**Location:** Oats Street Station Precinct Structure Plan

**Description:** The scheme will give effect to the Oats Street Station Precinct Structure Plan (OSSPSP), which includes the rezoning of various lots and reserves and administrative changes. The amendment area is fully developed.

**Ref ID:** APP-0029484 / REC-0001483

**Date Received:** 11/06/2025 **Date Sufficient Information Received:** 11/06/2025

**Responsible Authority:** Town of Victoria Park

**Contact:** Jack Hobbs

**Preliminary Environmental Factors:** Flora and vegetation and Terrestrial fauna

**Potential Significant Effects:** The amendment area contains primarily street trees and pockets of remnant vegetation within Public Open Space (POS) and Parks and Recreation (P&R) reserves. Implementation of the amendment may result in the clearing of street trees.

**Protection:** The Environmental Protection Authority (EPA) notes that potential impacts to flora and vegetation and terrestrial fauna values associated with implementation of the amendment are unlikely to be significant. The EPA is supportive of proposed enhancement of existing POS and P&R reserves, including the retention of trees, and integration of ecologically sustainable urban design within the OSSPSP. The EPA expects due consideration be given to Local Planning Policy (LPP) No. 39 – *Tree Planting and Retention*, and the Town's *Draft Environment Plan 2023-2028*, *Urban Forest Strategy 2018 and Implementation Action Plan 2019-2024*, and *Public Open Space Strategy 2019*, to further mitigate and manage potential impacts to 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: 30 June 2025