



# Environmental Protection Authority

s.48A Referrals

**Title:** Town of Victoria Park Local Planning Scheme 2 Amendment 3

**Location:** Bentley Technology Park (East)

**Description:** The amendment proposes to insert '(3)' under 'Clause 35 – Restrictive Covenants', in relation to land described under 'Special Use 1 (SU1) – Technology Park, Bentley', in 'Schedule D – Special Use Zones'. The purpose of the amendment is to extinguish 29 restrictive covenants currently applicable to various lots within the amendment area, which will enable the preparation of a future precinct structure plan.

**Ref ID:** APP-0032562 / REC-0001761

**Date Received:** 21/11/2025      **Date Sufficient Information Received:** 21/11/2025

**Responsible Authority:** Town of Victoria Park

**Contact:** Martin Gallagher

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

**Potential Significant Effects:** Implementation of the amendment may result in the clearing of remnant vegetation that is also habitat for species of black cockatoos.

**Protection:** The Environmental Protection Authority (EPA) notes that implementation of the amendment is unlikely to result in a significant impact to flora and vegetation and terrestrial fauna values. Potential impacts can be managed through existing scheme provisions, and Town of Victoria Park local planning policies and strategies.

**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: 08 December 2025