



Environmental Protection Authority

s.48A Referrals

Title: City of Cockburn Town Planning Scheme 3 Amendment 168

Location: Lands generally within 'Development Area' Special Control Areas No. 14 and 36.

Description: The amendment proposes to rationalise zonings and to remove provisions from Table 9 of the Scheme, to reflect existing development that has been undertaken at the areas identified above, in accordance with the Twin Bartram Local Structure Plan (No. 36), Wentworth Heights, Success Local Structure Plan (No. 14) and Lot 3 Sciano Avenue, Success Structure Plan (No. 14A). The proposed amendment also seeks to reduce the spatial extent of 'Development Area' Special Control Area No. 14 (DA 14) in the scheme map.

Ref ID: APP-0025012

Date Received: 23/11/2023 **Date Sufficient Information Received:** 23/11/2023

Responsible Authority: City of Cockburn, 9 Coleville Crescent SPEARWOOD WA 6163

Contact: Kylie Bacon

Preliminary Environmental Factors: Flora and Vegetation, Terrestrial Fauna, and Inland Waters.


Potential Significant Effects: The proposed amendment area includes undeveloped land which contains environmental values including native vegetation including a potential occurrence of priority ecological community and habitat for threatened species of black cockatoo. Implementation of development, consistent with DA14, has the potential to impact terrestrial environmental values.

Protection: Within the amendment area, Lot 2 Sciano Avenue, Success has not yet been subject to detailed structure planning.

Future structure planning should be informed by investigation of environmental values and prioritise retention of vegetation and threatened fauna habitat, and management of impacts to these values. Addition to the adjoining native parkland area will assist in the long-term survival of the remanent native vegetation. Potential impacts to threatened species and communities from subsequent development proposals that may be significant may require referral under Part IV of the *Environmental Protection Act 1986*, and/or under the *Environment Protection and Biodiversity Conservation Act 1999*.

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 Environmental Protection Authority (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: 

6 December 2023