



Environmental Protection Authority

s.48A Referrals

Title: City of Joondalup Local Planning Scheme 3 Amendment 12

Location: Lot 847 (No. 5) Tuart Road, Greenwood

Description: The amendment proposes an Additional Use (A18) to enable the development of grouped dwellings and amending 'Table 2 – Specified additional uses for zoned land in Scheme area' to include grouped dwellings as Additional Use Area No.18 and amending the scheme map accordingly.

Ref ID: APP-0000205

Date Received: 23-12-2022 **Date Sufficient Information Received:** 06-02-2023

Responsible Authority: City of Joondalup, PO Box 21, JOONDALUP, 6919

Contact: Emma Craddock

Preliminary Environmental Factors: Flora and vegetation, Terrestrial fauna, Social surroundings

Potential Significant Effects: Implementation of future development for the scheme amendment may result in clearing of native vegetation and habitat of threatened fauna species; and noise impacts on sensitive land uses due to close proximity to major roads.

Protection: Future development of the amendment area should retain potential black cockatoo habitat trees. Proposed actions likely to impact on Matters of National Environmental Significance may require referral to the Commonwealth for consideration under the *Environment Protection and Biodiversity Conservation Act 1999*. Future development should meet the requirements of State Planning Policy 5.4 – Road and Rail Noise, which may include the requirement for acoustic treatments.

Determination: **Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme/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:

Date: 28 February 2023