



GOVERNMENT OF
WESTERN AUSTRALIA

Environmental Protection Authority

s.48A Referrals

Title: City of Cockburn Town Planning Scheme 3 Amendment 166

Location: Portions of the former Roe Highway 'Primary Regional Road' reservation, within the localities of Hamilton Hill, Coolbellup, North Lake and Bibra Lake

Description: City of Cockburn Town Planning Scheme (TPS) Amendment 166 proposes to zone portions of land within the former Roe 8 and Roe 9 as 'Residential', 'Urban', and 'Mixed Business'. The amendment proposes zoning the future MRS 'Urban' zoned land, between Leda Street and the future MRS 'Parks and Recreation' reserve straddling Blackwood Avenue 'Development' and applying special control area 'Development Area No.46', with associated structure planning provisions. The land associated with the amendment is currently reserved as 'Primary Regional Road' in the Metropolitan Region Scheme (MRS) and is proposed for future 'Urban' or 'Parks and Recreation' zoning.

Ref ID: APP-0025072

Date Received: 22/12/2023 **Date Sufficient Information Received:** 16/01/2024

Responsible Authority: City of Cockburn

Contact: David King

Preliminary Environmental Factors: Flora and vegetation and Terrestrial fauna

Potential Significant Effects: Potential clearing of remnant native vegetation that is also native fauna habitat.

Protection: Future development of the amendment area should retain potential black cockatoo habitat trees. The EPA supports the proposed scheme provision for future structure planning to provide for a green (ecological) link extending through a portion of the amendment area from east to west. Main Roads should be consulted regarding any future development within the Ministerial Statement 1148 area which provides conditions for a Rehabilitation Zone, which intersects with parts of the amendment area.

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: 7 February 2024