



Environmental Protection Authority

s.48A Referrals

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

Location: Albany Highway Precinct Structure Plan

Description: The scheme amendment is proposed to facilitate the implementation of the Albany Highway Precinct Structure Plan (AHPSP). The amendment includes changes in zoning, reservation and R-codes of various lots within the AHPSP, and administrative text changes.

Ref ID: APP-0029646 / REC-0001508

Date Received: 25/06/2025 **Date Sufficient Information Received:** 25/06/2025

Responsible Authority: Town of Victoria Park

Contact: Jack Hobbs

Preliminary Environmental Factors: Flora and vegetation and Terrestrial fauna

Potential Significant Effects: The AHPSP area contains planted 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 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 AHPSP.

The EPA expects due consideration be given to Local Planning Policy No. 39 – *Tree Planting and Retention*, and the Town's *Draft Environment Plan 2023-2028*, *Urban Forest Strategy 2018* and associated *Implementation Action Plan 2019-2024*, and *Public Open Space Strategy 2019*, to further manage and mitigate 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: 17 July 2025