



Environmental Protection Authority

s.48A Referrals

Title: City of Bayswater Town Planning Scheme 24 Amendment 100

Location: Morley (Train) Station Precinct (MSP) Area

Description: The purpose of the scheme amendment is to establish a planning framework for the MSP to enable redevelopment of the area under the provisions of the Morley Station Precinct Structure Plan.

It is proposed to amend the City of Bayswater's TPS 24 to:

- Introduce a new clause 9.4 'Urban Development' zone;
- Rezone various lots in the MSP area to 'Urban Development';
- Modify Table 1- Zoning Table and Appendix 2 schedule of additional uses and
- Amend the Scheme Map accordingly.

The amendment area is already fully developed with urban, commercial and recreational land uses.

Ref ID: APP-0027168

Date Received: 20/01/2025 **Date Sufficient Information Received:** 20/01/2025

Responsible Authority: City of Baywater

Contact: Lisa Previti

Preliminary Environmental Factors: None.

Potential Significant Effects: None.

Protection: Not required.

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:

Date: 11 February 2025