



## Environmental Protection Authority

s.48A Referrals

**Title:** City of Bunbury - Local Planning Scheme 8 Amendment 16

**Location:** Lots 1, 2, 66, 76 and 497 Ocean Drive Bunbury.

**Description:** Amendment 8 proposes to rezone lots from 'Tourism - RAC0' to 'Residential R60', 'Residential R80' and 'Mixed-Use Commercial R80', and to adjust the restricted use provisions and development requirements of the lots.

**Ref ID:** APP-0030579 / REC-0001598

**Date Received:** 13/08/2025      **Date Sufficient Information Received:** 13/08/2025

**Responsible Authority:** City of Bunbury, PO Box 21, BUNBURY, WA 6231

**Contact:** Gareth Webber

**Preliminary Environmental Factors:** Flora and vegetation, Terrestrial fauna, Inland waters and Coastal processes.

**Potential Significant Effects:** The amendment area contains small areas of remnant vegetation which have been historically cleared and subject to weed invasion. Implementation of the amendment may result in the clearing of remnant vegetation which may provide habitat for priority fauna species, impacts to groundwater and impacts to future development infrastructure from coastal processes.

**Protection:** The Environmental Protection Authority (EPA) notes that potential impacts to the above environmental factors can be managed through scheme provisions and future planning processes including the requirement for Local Development Plans (LDP) prior to subdivision development. The EPA supports the relocation of priority fauna species prior to development and recommends landscaping with locally endemic species; the LDP process/future planning should also consider retention of existing remnant vegetation.

**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: 03 September 2025