



Environmental Protection Authority

s.48A Referrals

Title: City of Cockburn Town Planning Scheme 3 Amendment 179

Location: Lots 807, 808, 809, 810 and 811 Jandakot Road, Jandakot.

Description: The amendment proposes to amend the City of Cockburn Town Planning Scheme 3 by modifying Additional Use 1 (AU1) to update the land description, insert discretionary additional uses within the lots and modify conditions.

Ref ID: APP-0028344

Date Received: 28/03/2025 **Date Sufficient Information Received:** 28/03/2025

Responsible Authority: City of Cockburn, PO Box 1215, Bibra Lake DC WA 6965

Contact: Murray Connell

Preliminary Environmental Factors: Social surroundings.

Potential Significant Effects: Implementation of the scheme amendment may result in potential impacts to nearby sensitive receptors from future light industrial and service industry land uses.

Protection: Potential impacts can be managed through scheme controls which include a requirement for due regard to be given to the Environmental Protection Authority (EPA) Guidance Statement 3 – *Separation Distances between Industrial and Sensitive Land Uses*.

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 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:

16 April 2025