



GOVERNMENT OF
WESTERN AUSTRALIA

Environmental Protection Authority

S48A Referrals

Title: Metropolitan Region Scheme (MRS) Amendment 1400/41

Location: Various Lots, Port Beach Road and Walter Place, North Fremantle (North Fremantle Urban Precinct). City of Fremantle.

Description: The proposed amendment seeks to rezone the North Fremantle Urban Precinct from Industrial zone to Urban Deferred zone and Parks and Recreation reservation. The intent of the amendment is to facilitate redevelopment of the land for primarily mixed-use commercial and residential uses, with areas of public open space (POS) following the Lifting of Urban Deferment, Local Planning Scheme (LPS) amendment and detailed local structure planning.

Ref ID: APP-0000123

Date Received: 11/11/2022 **Date Sufficient Information Received:** 11/11/2022

Responsible Authority: Western Australian Planning Commission, Locked Bag 2506 Perth WA 6001

Contact: Marija Bubanic

Preliminary Environmental Factors: Terrestrial environmental quality, Coastal processes and Social surroundings.

Potential Significant Effects: Groundwater contamination, coastal hazards and inundation, noise emissions, vibration and air quality from road and rail, industrial interface and buffers.

Management: Potential impacts can be managed by future planning processes/controls and other statutory processes such as the *Contaminated Sites Act 2003*.

Determination: **Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme Amendment Not to be Assessed Under Part IV of 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 amendment. In deciding not to formally assess scheme amendments, the EPA has determined that no further assessment is required by the EPA.

This Determination is not appealable.

Chair's Initials:

Date: 29 November 2022