



GOVERNMENT OF  
WESTERN AUSTRALIA

## Environmental Protection Authority

s.48A Referrals

**Title:** Shire of Serpentine-Jarrahdale Local Planning Scheme 3 Amendment 11

**Location:** Lot 500 and Lot 501 Briggs Road, Byford

**Description:** The amendment proposes to normalise the zoning of Lot 500 on Deposited Plan 427946 as Residential R30 and Lot 501 on Deposited Plan 427946 as Public Open Space, within the Byford Local Structure Plan, and amend the scheme maps accordingly.

**Ref ID:** APP-00033481 / REC-0001878

**Date Received:** 29/01/2026      **Date Sufficient Information Received:** 29/01/2026

**Responsible Authority:** Shire of Serpentine-Jarrahdale

**Contact:** Lauren Dujmovic

**Preliminary Environmental Factors:** Flora and Vegetation, Terrestrial Fauna and Inland Waters.

**Potential Significant Effects:** The amendment area contains remnant vegetation that may provide habitat for threatened species, including black cockatoos. Future development also has the potential to introduce exotic plants and weeds to the abutting offset site and impact water quality discharging to the Oaklands Drain.

**Protection:** The Environmental Protection Authority (EPA) considers potential impacts to water quality may be managed through provisions outlined in the Shire's Local Planning Scheme under section 4.9 – Waterway Protection. The EPA also notes a suitable interface to the Oaklands Drain will support the ecological / drainage integrity of the waterway and facilitate community appreciation of the natural environment. The EPA recommends future development of the Oaklands Drain interface incorporates endemic vegetation, natural drainage systems and gradual slopes.

**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: 20 February 2026