



GOVERNMENT OF
WESTERN AUSTRALIA

S48A Referrals

Environmental Protection Authority

Title: Metropolitan Region Scheme Amendment 1369/57 - West Piara Urban Precinct

Location: West Piara

Description: The Western Australian Planning Commission proposes to rezone approximately 110 ha of land in Piara Waters from the 'Rural-Water Protection' zone to the 'Urban' and 'Urban Deferred' zones, and 'Primary Regional Roads' reservation. The rezoning will facilitate urban development.

Ref ID: CMS17541

Date Received: 5/3/2020 **Date Sufficient Information Received:** 5/3/2020

Responsible Authority: Western Australian Planning Commission

Contact: Brett Pye

Preliminary Environmental Factors: Flora and Vegetation, Terrestrial Fauna, Inland Waters and Social Surroundings

Potential Significant Effects: Clearing of threatened flora, low represented vegetation and fauna habitat. Impacts to resource enhancement and multiple use wetlands, the Jandakot Underground Water Pollution Control Area, and drinking water production bores. Noise and dust impacts from nearby sand extraction and existing dog kennels to future residents.

Management: Potential impacts to the above environmental factors can be managed through implementation of the EPA's advice and through future planning processes, including a local planning scheme amendment to be referred to the EPA.

Determination: **Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme Amendment Not to be Assessed Under Part IV of EP Act. 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.

Chairman's Initials:

Handwritten initials of the Chairman, appearing to be 'BP'.

Date: 25 March 2020