



GOVERNMENT OF  
WESTERN AUSTRALIA

S48A Referrals

## Environmental Protection Authority

**Title:** MRS Amendment 1396/57 – Rosehill Waters Estate

**Location:** Part Lots 9002, 82, 200, and 1 West Parade, South Guildford (Rosehill Waters Estate)

**Description:** Amendment 1396/57 proposes to rezone portions of Lots 9002, 82, 200 and 1 West Parade, South Guildford from 'Rural' to 'Urban'. The proposal is to facilitate the final stages of residential development for the Rosehill Waters Estate. The proposal also includes a land exchange between the developer and the Western Australian Planning Commission, requiring a rezone of 1.3ha from 'Rural' zone to 'Parks and Recreation' reserve, and 2.3ha from 'Parks and Recreation' reserve to 'Urban' zone.

**Ref ID:** CMS18183

**Date Received:** 04/04/2022      **Date Sufficient Information Received:** 04/04/2022

**Responsible Authority:** Western Australian Planning Commission, 140 William Street, PERTH 6000

**Contact:** Anthony Muscara

**Preliminary Environmental Factors:** Terrestrial Fauna, Inland Waters and Social Surroundings.

**Potential Significant Effects:** Clearing of native vegetation that may provide habitat for threatened species of black cockatoo.

**Management:** Potential impacts to the preliminary environmental factors can be managed through the proposed amendment and future planning controls. EPA advice has been provided recommending additional consultation with relevant responsible authorities for the inland water environmental factor, and retention of potential fauna habitat during future development.

**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.

Chair's Initials:

Date: 20 April 2022