



GOVERNMENT OF
WESTERN AUSTRALIA

Environmental Protection Authority

s.48A Referrals

Title: Metropolitan Region Scheme Amendment 1419

Location: Lots 26 & 900 Woodvale Drive, Lot 803 Ancestor Retreat, and Wanneroo Road and Ocean Reef Road reserves, Woodvale

Description: The amendment proposes to rezone lands at the above locations from the 'Rural' zone and 'Other Regional Roads' reservation, to the 'Urban' zone and 'Primary Regional Roads' reservation. The amendment is to facilitate future development for urban land uses.

Ref ID: APP-0025050

Date Received: 02/01/2024 **Date Sufficient Information Received:** 16/02/2024

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

Contact: Brett Pye

Preliminary Environmental Factors: Flora and vegetation, Terrestrial fauna, Inland waters and Social surroundings.

Potential Significant Effects: Implementation of the scheme amendment may result in the removal of native vegetation and threatened fauna habitat, impacts to a conservation category wetland, and modification of the local hydrological regime. Implementation of the scheme amendment may also result in impacts to local social amenity values.

Protection: Future development of the amendment area should preference land use types compatible with the retention of black cockatoo habitat and preservation of natural and social amenity values. EPA advice is provided recommending actions to protect and restore environmental values, and manage and mitigate potential environmental impacts.

Determination: **Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme Amendment Not to be Assessed under Part IV of the EP Act. Advice Given. (Not Appealable).**

The Environmental Protection Authority (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:

27 February 2024