



## Environmental Protection Authority

s.48A Referrals

<b>Title:</b>	Metropolitan Region Scheme (MRS) Amendment 1427 North East Baldivis District Structure Plan – Precinct 1 and MRS Amendment 1428 North East Baldivis District Structure Plan – Precincts 2 – 4		
<b>Location:</b>	North East Baldivis – Land generally bounded by Millar Road (north), Kwinana Freeway (east) and Mundijong Road (south)		
<b>Description:</b>	The amendment proposes to rezone Precinct 1 and Precincts 2 – 4 in Baldivis from the Rural zone to the Urban Deferred zone to facilitate future residential development following the lifting of Urban Deferment.		
<b>Ref ID:</b>	APP-0025433 and APP-0025434		
<b>Date Received:</b>	18/06/2024	<b>Date Sufficient Information Received:</b>	18/06/2024
<b>Responsible Authority:</b>	Western Australian Planning Commission, 140 William Street PERTH WA 6000		
<b>Contact:</b>	Marija Bubanic		
<b>Preliminary Environmental Factors:</b>	Flora and vegetation, Terrestrial fauna, Inland waters and Social surroundings		
<b>Potential Significant Effects:</b>	Implementation of the scheme amendment may result in modified hydrology, changes to flood storage areas, emissions of noise and odour to nearby sensitive land uses, and clearing of potential black cockatoo habitat.		
<b>Protection:</b>	EPA advice is provided recommending actions to manage and mitigate potential environmental impacts. The EPA supports the provisions required to lift Urban Deferment zoning, and future District Structure Planning processes.		
<b>Determination:</b>	<b>Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme Amendment Not to be Assessed under Part IV of the EP Act. Advice Given. (Not Appealable).</b>		

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.

Deputy Chair's Initials:

Date: 10 July 2024