



Environmental Protection Authority

s.48A Referrals

Title:	Metropolitan Region Scheme Amendment 1434 – Part Lot 3 Midland Road, Hazelmere		
Location:	Part Lot 3 Midland Road, Hazelmere		
Description:	The amendment proposes to transfer approximately 3.22 hectares (ha) of land within Lot 3 Midland Road, Hazelmere and an adjacent road reserve from the 'Rural' to the 'Urban' zone to facilitate future light industrial development.		
Ref ID:	APP-0026532/REC-0001109		
Date Received:	27/11/2024	Date Sufficient Information Received:	27/11/2024
Responsible Authority:	Western Australian Planning Commission		
Contact:	Zoë Chalwell-James		
Preliminary Environmental Factors:	Flora and vegetation, Terrestrial fauna, Terrestrial environmental quality		
Potential Significant Effects:	The Environmental Protection Authority (EPA) notes that the amendment area is identified as 'Possibly Contaminated – Investigation Required', due to the land being utilised historically as a landfill. The amendment area abuts Bush Forever Site (BFS) No. 481 (Stirling Crescent Bushland, Hazelmere) and BFS No. 213 (Bushmead Bushland, Swan) to the north, east and west. Future development may result in indirect impacts to the two BFS, and potential risk to human health from contamination.		
Protection:	The EPA notes that assessment and remediation of contaminated sites can be adequately addressed through the application of the <i>Contaminated Sites Act 2003</i> . A contamination condition may be recommended at the future subdivision or development application stage, noting that the land has been subject to a potentially contaminating activity (landfill), when a change in land use is proposed.		
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: 11 December 2024