



Environmental Protection Authority

s.48A Referrals

Title: Metropolitan Region Scheme Amendment 1437 – Lot 709 Armadale Road, Banjup

Location: Lot 709 Armadale Road, Banjup

Description: The amendment proposes to rezone Lot 709 Armadale Road, Banjup from the 'Rural – Water Source Protection' zone to the 'Urban Deferred' zone, to enable future urban land uses (including residential development).

Ref ID: APP-0027650 / REC-0001413

Date Received: 26/02/2025 **Date Sufficient Information Received:** 01/05/2025

Responsible Authority: Western Australian Planning Commission

Contact: Marija Bubanic

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

Potential Significant Effects: Implementation of the amendment may result in the clearing of sparse vegetation and avifauna habitat; alteration of the local hydrological regime (including groundwater and surface water quality and quantity) that may result in downstream impacts to the Gibbs Road Swamp System and Forrestdale Lake; and potential impacts to an Aboriginal Cultural Heritage Historic Place.

Protection: The Environmental Protection Authority (EPA) notes that potential impacts to flora and vegetation and terrestrial fauna values associated with implementation of the scheme amendment are unlikely to be significant. Impacts to each of the preliminary environmental factors can be managed through the implementation of future planning process, including future local scheme planning controls and structure planning, as well as through statutory processes. Impacts to Aboriginal Cultural Heritage can be managed by the *Aboriginal Heritage Act 1972*. Environmental Protection Authority (EPA) advice on Inland waters is provided and expected to be implemented to further manage potential 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 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:

21 May 2025