



Environmental Protection Authority

s.48A Referrals

Title: Metropolitan Region Scheme Amendment 1438- Sawley Close Urban Precinct

Location: Lots 24, 25, 26, 28, 161 and 162 Sawley Close Golden Bay

Description: The amendment is to rezone approximately 16.48 ha from 'Rural' zone to the 'Urban' zone and 'Parks and Recreation' reservation in the Metropolitan Region Scheme (MRS)

Ref ID: APP-0028461/REC-0001388

Date Received: 29/04/2025 **Date Sufficient Information Received:** 29/04/2025

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

Contact: Marija Bubanic

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

Potential Significant Effects: Implementation of the scheme amendment may result in clearing of native vegetation and vegetation (Priority Ecological Community (PEC) under the *Biodiversity Conservation Act 2016* and Threatened Ecological Community (TEC) under the *Environment Protection and Biodiversity Conservation Act 1999*); that may provide habitat for threatened species of black cockatoo, impacts to groundwater quantity and quality and modified hydrology and Conservation Category Wetland (CCW) and potential Aboriginal heritage values.

Protection: Areas consisting key environmental values (PEC/TEC, black cockatoo habitat and CCW) are proposed to be Parks and Recreation reservation (Regional Open Space – restricted public access). The Environmental Protection Authority (EPA) advice is provided reflecting scheme text proposed for subsequent Local Planning Scheme and other mitigation and management measures for subsequent planning stages to facilitate retention and management of environmental values.

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