



## Environmental Protection Authority

s.48A Referrals

**Title:** Metropolitan Region Scheme Amendment 1441 (Standard) – Lakefarm Retreat Urban Precinct

**Location:** Various lots Lakefarm Retreat, Ballajura

**Description:** The amendment proposes to transfer approximately 53.6 ha of land from the 'Rural – Water Protection' zone to the 'Urban' zone, and 3.8 ha of from Rural to 'Regional Open Space' and 'Water Catchments' reserve.

**Ref ID:** APP-0029344 / REC-0001469

**Date Received:** 03/06/2025 **Date Sufficient Information Received:** 08/07/2025

**Responsible Authority:** Western Australian Planning Commission

**Contact:** Zoë Chalwell-James

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

**Potential Significant Effects:** Implementation of the amendment may result in the clearing of native vegetation, including Banksia woodland of the Swan Coastal Plain ('Priority 3' ecological community), which may also provide habitat for threatened species of black cockatoo; impacts to local hydrology (including of groundwater quality and levels and nearby wetlands); and potential impacts to Aboriginal cultural heritage values.

**Protection:** Environmental Protection Authority (EPA) advice is provided, which includes actions to be implemented to mitigate potential environmental impacts and facilitate the retention and management of environmental values. The EPA has considered that future stages of planning, including local planning scheme/structure planning, can provide for management and mitigation of potential impacts. The EPA supports as a minimum, the proposed retention of areas of environmental value in the draft concept structure plan (as depicted in the EPA advice).

**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: 01 August 2025