



Environmental Protection Authority

s.48A Referrals

Title: Metropolitan Region Scheme Amendment 1447 – Morley Station Precinct

Location: Morley Station Precinct.

Description: Amendment 1447 proposes to rezone from 'Industrial' zone to 'Urban' zone in the Metropolitan Region Scheme.

Ref ID: APP-0030964 / REC-0001641

Date Received: 2/09/2025 **Date Sufficient Information Received:** 2/09/2025

Responsible Authority: Western Australian Planning Commission

Contact: Marija Bubanic

Preliminary Environmental Factors: Flora and vegetation, Terrestrial fauna, Terrestrial environmental quality and Social surroundings.

Potential Significant Effects: The amendment area is developed and contains a small number of mature trees. Implementation of the amendment may result in the clearing and impacts to sensitive receptors from existing land uses.

Protection: The EPA notes that potential impacts can be mitigated through existing local planning scheme provisions, future planning processes and compliance with the EPA's Guidance Statement No. 3 *Separation Distances between Industrial and Sensitive Land Uses*. A condition may be recommended at the future subdivision/development application stage to address contamination, noting that the land has been subject to potentially contaminating activities, when a change in land use is proposed. The EPA supports the indicative concept plan which provides for retention of potential black cockatoo roosting site within the designated POS reserve.

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: 22 September 2025