



GOVERNMENT OF
WESTERN AUSTRALIA

Environmental Protection Authority

s.48A Referrals

Title: Metropolitan Region Scheme Amendment 1448 – Hepburn East Urban Precinct

Location: Lot 810 Hepburn Avenue and Reserve 53277, Cullacabardee

Description: The amendment proposes to transfer approximately 111 hectares (ha) of land from the 'Regional Open Space' (ROS) reservation and 'Rural – Water Protection' zone to the 'Urban' zone and 0.06 ha from the 'Rural – Water Protection' zone to the ROS and 'Water Catchments' reservations in the Metropolitan Region Scheme.

Ref ID: APP-0031190 / REC-0001653

Date Received: 16/09/2025 **Date Sufficient Information Received:** 16/09/2025

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, 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: The Environmental Protection Authority (EPA) notes that potential impacts to the above environmental factors can be mitigated through future planning processes including local planning scheme/structure planning. EPA advice is provided and expected to be implemented which includes actions to be implemented to mitigate potential environmental impacts and facilitate the 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:

Darren Walsh

Date: 08 October 2025