



Environmental Protection Authority

s.48A Referrals

Title: Metropolitan Region Scheme Amendment 1454 (Standard) – Lot 70 Wattleup Road, Wattleup

Location: Lot 70 Wattleup Road, Wattleup

Description: The amendment proposes to rezone 2.8 hectares (ha) of land from 'Rural' to the 'Urban' zone, which will enable future residential development.

Ref ID: APP-0035452 / REC-0002016

Date Received: 05/05/2026 **Date Sufficient Information Received:** 05/05/2026

Responsible Authority: Western Australian Planning Commission

Contact: Lainy Collisson

Preliminary Environmental Factors: Inland waters, Terrestrial environmental quality

Potential Significant Effects: Implementation of the amendment may result in alteration of the local hydrological regime, and there is a potential risk of contamination from historical use of the amendment area as a market garden.

Protection: The Environmental Protection Authority (EPA) considers that potential impacts can be managed through future planning processes and statutory requirements.

The EPA expects at future stages of planning, consideration of appropriate investigation and remediation of potential contamination, consistent with the *Contaminated Sites Act 2003*, and relevant City of Cockburn Local Planning Policies (LPP), notably *Dust Management for Development Sites*, *LPP 1.2 – Residential Design Guidelines*, *LPP 5.18 – Subdivision and Development – Street Trees*, and *LPP 5.22 – Environmental Conservation*.

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: 18 May 2026