



GOVERNMENT OF
WESTERN AUSTRALIA

Environmental Protection Authority

s.48A Referrals

Title:	City of Belmont Local Planning Scheme 15 Amendment 24		
Location:	Land bound by the Swan River, Ascot Waters Estate, Grandstand Road, Resolution Drive, the Residential and Stables zone, Hardey Road, Carbine Street and Matheson Road in Ascot		
Description:	The amendment covers 61.3 hectares and proposes to rezone land from 'Place of Public Assembly' and 'Residential and Stables' zones to 'Residential' and 'Mixed Use' and rezone 'Mixed Use' and areas with no zoning to 'Commercial'. In addition, the amendment proposes to establish density codes and land use permissibility provisions in and around the Ascot Racecourse to guide the future use and development of the land.		
Ref ID:	APP-0032809 / REC-0001799		
Date Received:	8/12/2025	Date Sufficient Information Received:	30/01/2026
Responsible Authority:	City of Belmont		
Contact:	Benjamin Houweling		
Preliminary Environmental Factors:	Flora and vegetation, Terrestrial fauna, Inland waters, Terrestrial environmental quality and Social surroundings		
Potential Significant Effects:	Future development permissible under the amendment may result in: the clearing of scattered mature trees that offer potential habitat for black cockatoos; potential impacts to the Swan River, which is classified as a Conservation Category Wetland, and the Subtropical and Temperate Coastal Saltmarsh priority ecological community along the foreshore, from hydrological changes; potential impacts to terrestrial environmental quality from potential contamination within Lot 9002 associated with historical land uses; and disturbance to a registered aboriginal cultural heritage site (ACH-00003753) within Lot 452.		
Protection:	The Environmental Protection Authority (EPA) notes that potential impacts can be managed through future planning and statutory processes (<i>Planning and Development Act 2005</i> , <i>Swan Canning Rivers Management Act 2006</i> , <i>Contaminated Sites Act 2003</i> and <i>Aboriginal Heritage Act 1972</i>). The EPA encourages future planning processes to consider opportunities to retain existing trees that may provide habitat for species of black cockatoo.		
Determination:	Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme/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:

A handwritten signature in black ink, appearing to be the initials 'NWC' with a stylized flourish.

Date:

20 February 2025