



Environmental Protection Authority

s.48A Referrals

Title: Metropolitan Region Scheme Amendment 1439 - Dayton Urban Precinct

Location: Lots 202, 8014 Montana Crescent, and Lot 104 Grandis Road, Dayton

Description: The amendment proposes to transfer 4.02 ha of land in Dayton from the 'Public Purposes – Special Use' and 'Primary Regional Roads' reserves to the 'Urban' zone.

Ref ID: APP-0028804 / REC-0001396

Date Received: 29/04/2025 **Date Sufficient Information Received:** 29/04/2025

Responsible Authority: Western Australian Planning Commission

Contact: Lainy Collisson

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

Potential Significant Effects: Future development may result in clearing of small pockets of degraded vegetation that provides low-quality foraging habitat for threatened black cockatoos, and potential impacts to surface water drainage line (which is part of the Bennett Brook catchment).

Protection: Potential impacts associated with implementation of the scheme amendment are unlikely to be significant and can be mitigated through future planning processes. The Environmental Protection Authority (EPA) recommends that future planning design considers the retention of mature trees, where possible.

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:

14 May 2025