



Environmental Protection Authority

s.48A Referrals

Title: Amendment No. 10 to Shire of Serpentine-Jarrahdale Local Planning Scheme No. 3

Location: Lot 2 (No. 640) South Western Highway, Byford

Description: The scheme amendment proposes to transfer Lot 2 South Western Highway, Byford from the Urban Development zone to Residential R20

Ref ID: APP-0033679

Date Received: 10/02/2026 **Date Sufficient Information Received:** 10/02/2026

Responsible Authority: Shire of Serpentine-Jarrahdale, 6 Paterson Street, Mundijong WA 6123

Contact: Lauren Dujmovic

Preliminary Environmental Factors: Terrestrial Environmental Quality

Potential Significant Effects: Future development has potential to impact terrestrial environmental quality. The subject land is classified as 'contaminated – remediation required' from contamination associated with historical land uses.

Protection: The Environmental Protection Authority (EPA) advises the contamination may present an unacceptable risk for sensitive land uses. The EPA notes potential impacts and risks can be managed through the *Contaminated Sites Act 2023* and statutory planning processes.

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 Environmental Protection Authority (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: 4 March 2026