



GOVERNMENT OF
WESTERN AUSTRALIA

s. 48A Referrals

Environmental Protection Authority

Title: Swan Valley Planning Scheme 1 Amendment 4

Location: Lot 210 (No. 3033) West Swan Road, Caversham (City of Swan).

Description: The amendment proposes to insert Additional Use 15 (AU 15) over the 'Priority Agriculture' zoned Lot 210 (No.3003) West Swan Road, with the scheme map amended accordingly. Scheme text is proposed to be inserted to Schedule 2 – Additional Uses and Schedule 5 – Additional site and development requirements. AU15 is proposed to allow for a cafe or produce store and subdivision into two lots.

Ref ID: APP-0000187

Date Received: 15/12/2022 **Date Sufficient Information Received:** 15/12/2022

Responsible Authority: Western Australian Planning Commission

Contact: John O'Hurley

Preliminary Environmental Factors: Inland Waters

Potential Significant Effects: Potential impact to Inland Waters values from proposed on site effluent treatment and disposal.

Protection: Potential impacts can be managed by existing and proposed scheme text and future implementation of planning processes. Future development within the amendment area should comply with the *Government Sewerage Policy 2019*.

Determination: **Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme Amendment Not to be Assessed Under Part IV of 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.

Deputy Chair's Initials: *MJA*

Date: 4 January 2023