



GOVERNMENT OF  
WESTERN AUSTRALIA

S48A Referrals

## Environmental Protection Authority

**Title:** City of Swan Local Planning Scheme 17 Amendment 181.

**Location:** Lot 1 and Lot 2 Great Northern Highway, Bullsbrook; Lot 1 Vale Road, Hazelmere; and Lot 100 Weir Road, Malaga.

**Description:** Amendment 181 proposes to rezone a portion of Lot 1 and a portion of Lot 2 Great Northern, Highway Bullsbrook from 'General Rural' to 'Residential Development'; rezone a portion of Lot 1 Vale Road, Hazelmere from 'Rural Residential' to 'Light Industrial' with 'Restricted Use'; and rezone a portion of Lot 100 Weir Road, Malaga from Regional Reserve 'Public Purposes' to 'Industrial Development'.

**Ref ID:** CMS17701

**Date Received:** 23-09-2019 **Date Sufficient Information Received:** 23-09-2019

**Responsible Authority:** City of Swan

**Contact:** Mr Mike Foley

**Preliminary Environmental Factors:** Flora and Vegetation; Terrestrial Fauna; Social Surroundings; Inland Waters; Terrestrial Environmental Quality.

**Potential Significant Effects:** Future industrial development of Lot 100 Weir Road Malaga has the potential to impact native vegetation and potential black cockatoo habitat; and may result in noise, dust and odour impacts on sensitive land uses. Lot 1 Great Northern Highway Bullsbrook is 'Remediated for restricted use' and development may result in potential soil and groundwater issues.

**Management:** The amendment can be managed to meet the EPA's environmental objectives through EPA advice and subsequent planning processes.

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

Chairman's Initials: *AB*

Date: *16 Oct 2019*