



GOVERNMENT OF  
WESTERN AUSTRALIA

S48A Referrals

# Environmental Protection Authority

**Title:** City of Swan Local Planning Scheme 17 Amendment 178

**Location:** Lot 811 (6) Tipper Court, Hazelmere

**Description:** The City of Swan proposes to rezone Lot 811 (No.6) Tipper Court, Hazelmere from 'General Industrial' to 'Special Use'. The rezoning will facilitate development of a commercial hub based around a service station. The scheme amendment will insert conditions of development specific to Lot 811 into Schedule 4 of the scheme text. Conditions relate to permitted land uses and requirements for sewage disposal.

**Ref ID:** CMS17961

**Date Received:** 8/3/2021 **Date Sufficient Information Received:** 8/3/2021

**Responsible Authority:** City of Swan

**Contact:** John Elliot

**Preliminary Environmental Factors:** Inland Waters

**Potential Significant Effects:** Implementation of the scheme amendment may impact inland water values through service station operation.

**Management:** Potential impacts to inland waters can be managed by the proposed scheme provisions which require land use and development to be restricted to 'Dry Industry' activities unless the site is connected to reticulated sewerage, and a stormwater management plan.

**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 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 Initials:

Date: 31 March 2021