



GOVERNMENT OF
WESTERN AUSTRALIA

S48A Referrals

Environmental Protection Authority

Title: City of Swan Town Planning Scheme 17 Amendment 198

Location: The amendment area involves 14 properties in Hazelmere located west of Roe Highway, south of Great Eastern Highway Bypass and Bush Forever site, east of Abernethy Road and north of Talbot Road.

Description: The City of Swan proposes to zone the land to 'General Industrial' with a 'Restricted Use' and 'Local Road'. The scheme map and scheme text are proposed to be updated accordingly.

Ref ID: CMS17981

Date Received: 7/4/2021 **Date Sufficient Information Received:** 7/4/2021

Responsible Authority: City of Swan

Contact: John Elliot

Preliminary Environmental Factors: Flora and Vegetation; Terrestrial Fauna; and Social Surroundings.


Potential Significant Effects: Potential impact to Bush Forever Site 481 (adjacent to amendment area) including potential Threatened Ecological Communities of the Swan Coastal Plain and potential black cockatoo habitat. Potential noise, dust and odour impacts on sensitive land uses.

Management: The amendment can be managed to meet the EPA's environmental objectives through existing and proposed scheme provisions. Other planning processes will provide additional management.

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.

Chair Initials: 

Date: 3 May 2021