



GOVERNMENT OF
WESTERN AUSTRALIA

S48A Referrals

Environmental Protection Authority

Title: Swan Valley Planning Scheme 1 Amendment 2

Location: Entire area defined by the *Swan Valley Planning Act 2020*

Description: Amendment 2 proposes scheme text modifications applicable to the consideration and approval of subdivisions under the Swan Valley Planning Scheme. The amendment includes the insertion of Clause 39A to provide for discretionary decisions by the Western Australian Planning Commission to approve subdivisions that are not fully compliant with an additional site and development requirements. The amendment also proposes modifications to Schedule 5, regarding subdivision succession provisions and application of minimum lot size requirements.

Ref ID: CMS18248

Date Received: 05/08/2022

Date Sufficient Information Received: 05/08/2022

Responsible Authority: Western Australian Planning Commission, 140 William Street, PERTH 6000

Contact: Scott Vincent

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


Potential Significant Effects: Clearing of native vegetation and fauna habitat, potential impact on inland waters (waterways, wetlands and foreshores) and registered heritage places/sites as part of future succession subdivisions.

Management: Potential impacts can be managed through scheme provisions such as the facilitation of protection and conservation of significant environmental values; heritage building/place(s) or site(s) and future planning processes.

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.

Chair's Initials: 

Date: 24 August 2022