



GOVERNMENT OF  
WESTERN AUSTRALIA

S48A Referrals

# Environmental Protection Authority

**Title:** Swan Valley Planning Scheme 1 Amendment 3

**Location:** Lot 501 (No. 130) Hamersley Road, Caversham

**Description:** Amendment 3 proposes to rezone Lot 501 (No. 130) Hamersley Road, Caversham from 'Priority Agriculture' and 'Parks and Recreation' reserve to the 'Special Use' zone. The amendment also proposes to insert Special Use No. 2 at Schedule 4 of the Scheme, to guide future land uses and subdivision within the amendment area. The amendment is to facilitate preparation of the Lot for divestment.

**Ref ID:** CMS18249

**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:** Inland Waters, Social Surroundings, and Flora and Vegetation.


**Potential Significant Effects:** Implementation of the amendment may provide for clearing of native vegetation, potential impacts to a heritage-listed site, and potential impacts to the quality of water discharging to the Swan River.

**Management:** The amendment area is situated approximately 30m from the Swan River and contains mature vegetation and a heritage-listed site. The amendment area is subject to a draft heritage agreement and heritage conservation management plan which recommend retention of existing mature vegetation. Special Uses such as Brewery, Cidery or Distillery may also require licensing under Part V of the EP Act. Potential impacts can be further managed through scheme provisions 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