



GOVERNMENT OF
WESTERN AUSTRALIA

Environmental Protection Authority

s.48A Referrals

Title: City of Swan - Local Planning Scheme 17 - Amendment 238

Location: Various lots along Somerset Street, Harford Avenue and Eveline Road, Viveash

Description: The amendment proposes to transfer various lots in Viveash from 'General Industrial' zone and 'Local Road' reserve to 'Residential Development' zone. 'Restricted Use' conditions are to be inserted in Schedule 3 of the planning scheme, applicable to the amendment area.

Ref ID: APP-0034875 / REC-0001979

Date Received: 02/04/2026 **Date Sufficient Information Received:** 02/04/2026

Responsible Authority: City of Swan

Contact: Iman Webber

Preliminary Environmental Factors: Social surroundings, Air quality, Flora and vegetation, Terrestrial fauna, Inland waters, Terrestrial environmental quality

Potential Significant Effects: Implementation of the amendment may result in potential impacts to future sensitive land uses from existing and nearby industrial land uses, from noise, dust and odour emissions and reduced air quality; clearing of vegetation; local hydrology from future surface water run-off; and Aboriginal heritage.

Protection: The Environmental Protection Authority (EPA) advises the proposed 'Restricted Use' conditions reflect the EPA's advice on MRS Amendment 1395-57 and considers potential impacts can be managed through existing and future statutory processes. EPA advice is also provided recommending further measures to manage and mitigate potential impacts to environmental values.

Determination: **Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme Amendment Not to be Assessed under Part IV of the 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's Initials:

Date: 24 April 2026