



## Environmental Protection Authority

s.48A Referrals

<b>Title:</b>	City of Swan Local Planning Scheme 17 Amendment 214		
<b>Location:</b>	Lot 812 (No. 55) Vale Road, Hazelmere		
<b>Description:</b>	The amendment proposes to extend 'Additional Use 13 (Schedule 2)' and modify 'Restricted Use 15 (Schedule 3)', to enable 'Transport Depot (A)' as a future land use over Lot 812 Vale Road, Hazelmere.		
<b>Ref ID:</b>	APP-0029239 / REC-0001461		
<b>Date Received:</b>	27/05/2025	<b>Date Sufficient Information Received:</b>	27/05/2025
<b>Responsible Authority:</b>	City of Swan		
<b>Contact:</b>	John Elliot		
<b>Preliminary Environmental Factors:</b>	Flora and vegetation, Terrestrial fauna, Inland waters, Social surroundings		
<b>Potential Significant Effects:</b>	Implementation of the amendment may result in the clearing of planted trees, impacts to the local hydrological regime (including Hazelmere Lake South) and general amenity from proposed 'Transport Depot' land uses. The Environmental Protection Authority (EPA) notes that <i>Planning Control Area 152 (PCA 152) – Midland Freight Rail Realignment</i> , is mapped within a portion of the amendment area.		
<b>Protection:</b>	The EPA notes that potential impacts to above environmental values associated with implementation of the amendment are unlikely to be significant. Potential impacts can be managed and mitigated by way of existing and proposed scheme text, particularly in 'Schedule 2 – Additional Uses' and 'Schedule 3 – Restricted Uses'. The EPA also expects due consideration be given to the EPA (2005) <i>Separation Distances between Industrial and Sensitive Land Uses</i> guideline, to manage and mitigate potential impacts. Given that the amendment area is subject to PCA 152 and is designated under the MRS as a 'Railways' reserve, the 'Transport Depot' land use will require cessation should the land be acquired for the future Midland Freight Rail realignment.		
<b>Determination:</b>	<b>Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme Amendment Not to be Assessed under Part IV of the EP Act. No Advice Given. (Not Appealable).</b>		

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: 17 June 2025