



GOVERNMENT OF
WESTERN AUSTRALIA

Environmental Protection Authority

s.48A Referrals

Title: Swan Valley Planning Scheme 1 Amendment 10

Location: Part Lot 104 (No. 29) Dale Road, Middle Swan

Description: The amendment proposes to extend 'Additional Use 13' (A13 – 'Educational Establishment') over part Lot 104 Dale Road, Middle Swan, and to amend the A13 scheme text under 'Schedule 2 – Additional Uses', accordingly.

Ref ID: APP-0031117 / REC-0001636

Date Received: 10/09/2025 **Date Sufficient Information Received:** 10/09/2025

Responsible Authority: Western Australian Planning Commission

Contact: Zoë Chalwell-James

Preliminary Environmental Factors: Inland waters

Potential Significant Effects: The Environmental Protection Authority (EPA) notes that the proposed extension of A13 over part Lot 104 will require onsite effluent disposal, which may result in potential impacts to inland waters values in proximity to the amendment area.

Protection: The EPA notes that potential impacts to the above environmental values associated with implementation of the amendment are unlikely to be significant. Potential impacts can be managed and mitigated by existing scheme text, and future planning processes.

The EPA expects future development to be consistent with the *Government Sewerage Policy 2019*, including the preparation of a site and soil evaluation to inform the proposed accommodation of onsite effluent disposal, and application of appropriate separation distances to nearby sensitive receptors.

Determination: **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).**

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: 22 September 2025