



Environmental Protection Authority

s.48A Referrals

Title: Swan Valley Planning Scheme 1 Amendment 9

Location: Lot 211 (No. 2931) West Swan Road, Caversham

Description: The amendment proposes to amend existing Additional Use 14 – 'Food and Beverage Production (Discretionary (D))' by amending the limit of occupation of 'Food and Beverage Production 'D' to 900m², and inserting 'Reception Centre' as a 'D' land use, limited to 470m².

Ref ID: APP-0029679 / REC-0001511

Date Received: 27/06/2025 **Date Sufficient Information Received:** 27/06/2025

Responsible Authority: Western Australian Planning Commission

Contact: Poppy Heeson

Preliminary Environmental Factors: Inland waters

Potential Significant Effects: The Environmental Protection Authority (EPA) notes that the proposed 'Reception Centre' land use will require onsite effluent disposal with appropriate aerobic treatment units (ATU), which may result in potential impacts to inland water values.

Protection: 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 by existing and proposed scheme text and future implementation of planning processes.

The EPA expects future development to be consistent with the requirements of the *Government Sewerage Policy 2019*, including preparation of a site and soil evaluation at the future planning stage to inform the proposed accommodation of onsite effluent disposal and associated ATUs.

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: 17 July 2025