



## Environmental Protection Authority

s.48A Referrals

**Title:** City of Kalamunda Local Planning Scheme 3 Amendment 115

**Location:** Lot 35 (No. 777) Welshpool Road East, Wattle Grove

**Description:** The amendment proposes to insert 'Community Purpose' in 'Schedule 2 – Additional Uses' over Lot 35 Welshpool Road East, Wattle Grove.

**Ref ID:** APP-0029896 / REC-0001529

**Date Received:** 11/07/2025 **Date Sufficient Information Received:** 11/07/2025

**Responsible Authority:** City of Kalamunda

**Contact:** Tracey Walshe

**Preliminary Environmental Factors:** Inland waters and Flora and vegetation

**Potential Significant Effects:** The Environmental Protection Authority (EPA) notes that the proposed 'Community Purpose' may require the expansion of existing onsite effluent disposal systems, which may result in potential local hydrological impacts to surface water and groundwater. Future development may also result in the clearing of native trees.

**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 by existing and proposed scheme text and future 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 potential expansion of existing onsite effluent disposal, and
- consider the retention of native trees.

**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: 30 July 2025