

**ADVICE UNDER SECTION 48A(1)(a)
ENVIRONMENTAL PROTECTION ACT 1986**

City of Armadale Town Planning Scheme 4 Amendment 127

Location: Forrestdale Townsite East Urban Precinct

Determination: Not Assessed – Advice Given (not appealable)

Determination Published: 14 July 2025

Summary

The amendment proposes the following changes within the Forrestdale Townsite East Urban Precinct, including:

- Rezoning various lots bound by Broome Street, Leake Street, Armadale Road, Hanlin Road, and Forrest Road from 'Rural Living 2' to the 'Urban Development' zone.
- Amend 'Schedule 8 – Development (Structure Planning) Areas' by inserting 'Development Area No. 73' (DA 73) and its associated provisions.
- Amend 'Special Control Area Map 1' by deleting 'Sewerage Treatment Plant' and its associated 500-metre buffer around Lots 510 and 5060 Waterworks Road, Haynes (outside of the amendment area).
- Amend 'Special Control Area Map 3' by inserting a new 'Development Area' with the number 'DA 73'.

The Environmental Protection Authority (EPA) notes the proposed scheme mapping submitted with the amendment shows that a portion of Lot 501 Forrest Road, currently reserved for 'Public Purposes – Drainage' is proposed to be transferred to the 'Urban Development' zone. The EPA understands that this was omitted in error from the text of the resolution for the initiation of the amendment, and the City of Armadale (the City) will amend the text of the amendment at final adoption to reflect the proposed map changes. The EPA has considered this scheme map change as part of Amendment 127 and advises that it would not alter the EPA's view on the significance of the amendment.

The EPA has considered the scheme amendment in accordance with the requirements of the *Environmental Protection Act 1986* (EP Act) and considers that the scheme amendment is unlikely to have a significant effect on the environment and does not warrant formal assessment under Part IV of the EP Act. The EPA has based its decision on the original referral documentation provided by the City. The EPA has also considered the Development Concept Plan (Figure 1) provided with the referral documentation. Having considered this matter, the following advice is provided.

Environmental Factors

Having regard to the EPA's (2021) *Statement of Environmental Principles, Factors, Objectives and Aims of Environmental Impact Assessment*, the EPA has identified the following preliminary environmental factors relevant to this scheme amendment:

- Flora and vegetation

- Terrestrial fauna
- Inland waters
- Social surroundings

Advice and Recommendations regarding the Environmental Factors

Flora and vegetation, Terrestrial fauna and Inland waters

The amendment area has been historically utilised for rural land uses and low-density housing development. As a result, portions of the amendment area are cleared and or contain planted scattered *Eucalyptus camaldulensis* (river red gum) trees. The amendment area is located approximately 250 metres (m) northeast of the Forrestdale Lake, a Conservation Category Wetland (CCW) (UFI: 7479) and Ramsar-listed wetland. There is also another CCW (UFI:13140) adjacent to the northwest portion of the amendment area which is within a Parks and Recreation reserve (under the Metropolitan Region Scheme Amendment 1408/57).

A portion of the Forrestdale Main Drain (FMD) abuts the south-eastern edge of the amendment area. Surface water from the amendment area flows to Forrestdale Main Drain (FMD) and Baileys Branch Drain.

Based on the information provided to the EPA, the amendment area supports the following environmental values:

- Banksia woodland of the Swan Coastal Plain ecological community (listed by the Department of Biodiversity Conservation and Attractions (DBCA) as 'Priority 3'; 'Threatened' under the *Environment Protection and Biodiversity Conservation Act 1999*). This Banksia woodland patch is connected to a larger Banksia woodland south of the amendment associated with Bush Forever 345.
- Occurrence of a DBCA Priority 3 flora species (*Jacksonia gracillima*).
- Foraging habitat and potential roosting habitat for species of black cockatoo (*Biodiversity Conservation Act 2015* and EPBC-listed threatened black cockatoos)
- Suitable black cockatoo nesting trees (suitable nesting hollows present no evidence of black cockatoo use).

Other Matters: Unsurveyed Areas

The EPA notes that approximately 41% of the amendment area was not surveyed for black cockatoo values due to no site access, however significant portions of these lots are cleared or completely degraded. The EPA determined it that could proceed with its consideration of the amendment based on the referral information. The EPA expects that a targeted black cockatoo habitat tree survey is undertaken for any unsurveyed areas as part of future stages of planning to inform further tree retention particularly known nesting trees and/or suitable nesting trees¹ for black cockatoos.

Application of the Mitigation hierarchy

The EPA has considered the following:

1. Proposed Scheme Text

To avoid and mitigate potential impacts from the amendment, the City has proposed the insertion of DA73 in Schedule 8, which provides for the protection and management of environmental values within the amendment area through including (but not limited to):

- Retention of banksia woodland vegetation and of trees containing potentially suitable nesting hollows for threatened species of black cockatoo, or trees with

¹ For definitions refer to DAWE 2022, Referral guideline for 3 WA threatened black cockatoo species: Carnaby's Cockatoo, Baudin's Cockatoo and the Forest Red-tailed Black- cockatoo, Department of Agriculture, Water and the Environment, Canberra, February.

structural characteristics that may indicate presence of suitable hollows, within public open space (POS).

- Preparation of a preliminary *Arboricultural Report* to assist with the identification of trees worthy of retention.
- Retention of trees wherever possible to mitigate urban heat island effect and promote urban greening and tree canopy.
- Preparation of a Wildlife Protection and Relocation Plan, Construction Environmental Management Plan (CEMP), and Environmental Management Plan.
- Preparation of a wetland buffer assessment, Local Water Management Strategy (LWMS), CEMP, and Wetland Management Plan (WMP).

2. Concept Development Plan (Figure 1)

The plan depicts the potential design of future development and POS layouts within and outside the amendment area. The EPA has had regard for the plan and notes that while the plan is subject to refinement as part of local structure planning (consistent with the proposed scheme provisions), it depicts the potential retention of environmental values (including banksia woodland) within POS.

The EPA has considered and supports that the plan proposes the following:

- 50 m wetland buffer to the mapped CCW (UFI:13140²),
 - rehabilitation and dieback management within the 50 m wetland buffer; and
- expects this wetland buffer at minimum to be implemented and to be further refined through the site specific wetland buffer study as required in the proposed scheme text provisions.

3. Water Management

There is a current open drain within the amendment area (portion of Lot 501 Forrest Road) and the EPA recommends that this area is rehabilitated within the proposed POS as a living stream to improve water quality outcomes.

The EPA expects that future stages of planning/future development within the amendment area is consistent with the scheme text provisions in TPS 4 Part 4 – General Development Requirements that apply to land in the scheme area, including for management of construction sites, and drainage and water sensitive design.

The EPA notes that a District Water Management Strategy (DWMS) for the amendment area has been endorsed by the Department of Water and Environmental Regulation. The DWMS includes management measures to be considered at future planning stages (through the subsequent LWMS and Urban Water Management Plan) that can manage impacts to inland waters values, including:

- surface and groundwater flow paths to be maintained and managed away from Forrestdale Lake, and
- biofiltration basins to capture the first 15 mm of road runoff within POS areas, outside of the CCW wetland catchment.

The EPA expects that future structure planning, subdivision and development gives due consideration to the above, as well as relevant considerations contained within the *Southern River / Forrestdale / Brookdale / Wungong District Structure Plan* (and its associated Urban Water Management Strategy) (JDA, 2002), *Southern River Integrated Land and Water Management Plan* (DoW, 2009), *Forrestdale Main Drain Arterial Drainage Scheme* (Water Corporation, 2010), and *Forrestdale Main Drain Arterial Drainage Strategy* (DoW, 2009).

² CCW UFI:13140 is located outside the amendment area.

The EPA notes that consideration of the City's Local Planning Policies can provide additional mitigation and management of environmental values, including through 2.4 Landscape Feature and Tree Retention, 2.7 – Environmental Management, 2.8 – Subdivision, 2.9 – Landscaping, and 2.10 – Environmentally Sustainable Design.

Given the above, the EPA considers that the City's proposed Scheme text is the most appropriate mechanism for avoiding and mitigating impacts to environmental values at the current local scheme amendment stage of the planning process. The EPA considers that the Concept Development Plan can guide development and POS placement to provide appropriate confidence to the retention and conservation of significant environmental values (Flora and vegetation and Terrestrial fauna).

The EPA also notes that some of the environmental values within the amendment area are considered Matters of National Environmental Significance (MNES) and that significant impact on MNES should be referred to the Commonwealth for consideration under the EPBC Act.

Social Surroundings (odour)

At its nearest point, the proposed amendment area is located approximately 200 metres (m) west of a Water Corporation facility at 66 Waterworks Road, Haynes. The EPA notes that Special Control Area 1 (SCA 1) requires a 500 m 'Sewerage Septage Treatment Plant Buffer' around the Water Corporation site and that the buffer requirement is a legacy provision associated with the operation of historic land uses at the Water Corporation site that have since been decommissioned. The EPA understands that the Water Corporation is investigating new water treatment, recovery facility and recycling options for their site.

The amendment proposes to delete the 'Sewerage Treatment Plan' designation and its associated 500 m buffer from SCA 1, however the EPA notes that the amendment documentation has considered:

- the proposed ability for the recovery facility to be located in a manner which would seek to avoid or minimise potential buffer impacts on the surrounding locality,
- the ability of future planning processes to adequately consider separation distances to sensitive receptors (e.g. residential development within the amendment area) from any future recovery facility.

Accordingly, EPA considers that the amendment is not considered likely to have a significant impact on social surroundings and expects that future planning processes will adequately consider land use compatibility and management of amenity impacts on sensitive receptors.

Conclusion

The EPA concludes the scheme amendment is likely to meet the EPA's environmental objective for flora and vegetation, terrestrial fauna, inland waters and social surroundings. Key environmental issues can be managed through existing and proposed scheme text mechanisms, and through future planning and statutory processes. The EPA expects its advice is implemented to further manage and mitigate potential impacts to the above environmental factors.

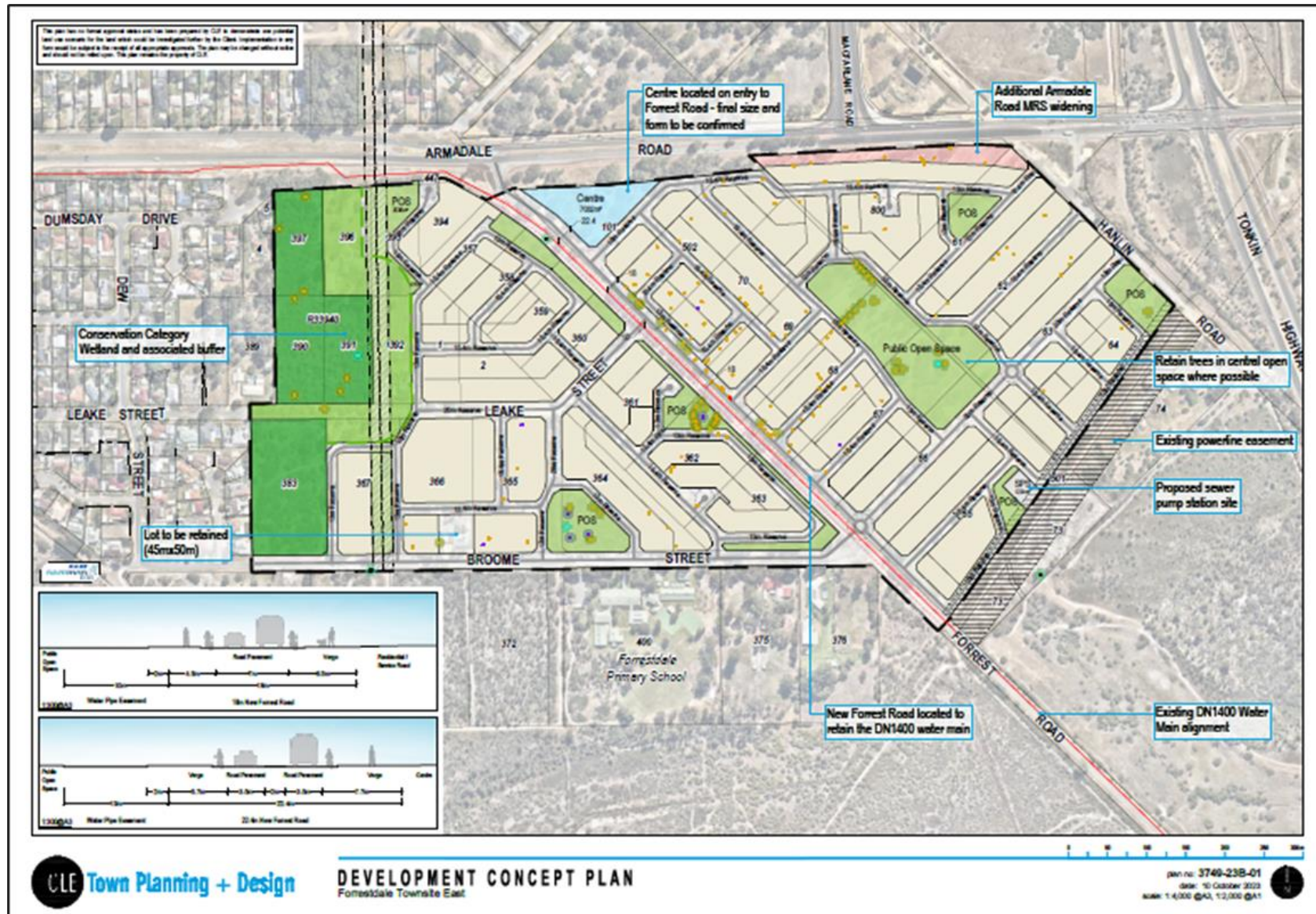


Figure 1. Development Concept Plan (CLE Town Planning and Design, 2023)