



## Environmental Protection Authority

Ms Sam Fagan  
The Secretary  
Western Australian Planning Commission  
Locked Bag 2506  
**PERTH WA 6001**

Our Ref: CMS17591  
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Dear Ms Fagan

**DECISION UNDER SECTION 48A(1)(a)  
*Environmental Protection Act 1986***

**SCHEME:** Metropolitan Region Scheme Amendment 1360/57  
**LOCATION:** Champion Lakes, Kelmscott Station and surrounds, Champion Drive, Forrestdale Business Park and City Centre Armadale  
**RESPONSIBLE AUTHORITY:** Western Australian Planning Commission  
**DECISION:** Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme Amendment Not to be Assessed Under Part IV of EP Act. Advice Given. (Not Appealable)

Thank you for referring the above proposed scheme to the Environmental Protection Authority (EPA).

After consideration of the information provided by you, the EPA considers that the proposed scheme should not be assessed under Part IV Division 3 of the *Environmental Protection Act 1986* (EP Act) but nevertheless provides the attached advice and recommendations. I have also attached a copy of the Chairman's determination of the scheme.

Please note the following:

- For the purposes of Part IV of the EP Act, the scheme is defined as an assessed scheme. In relation to the implementation of the scheme, please note the requirements of Part IV Division 4 of the EP Act.
- There is no appeal right in respect of the EPA's decision to not assess the scheme.

A copy of the Chairman's determination, this letter and the attached advice and recommendations will be made available to the public via the EPA website.

Yours sincerely



**Anthony Sutton**  
**Delegate of the Environmental Protection Authority**  
Executive Director  
EPA Services

25 October 2019

Encl. Scheme Advice and Recommendations  
Chairman's Determination

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

**Metropolitan Region Scheme Amendment 1360/57**

**Location:** Champion Lakes, Kelmscott Station and surrounds, Champion Drive, Forrestdale Business Park and City Centre Armadale

**Determination: Scheme Not Assessed – Advice Given (not appealable)**

**Determination Published: 28 October 2019**

**Summary**

The Western Australian Planning Commission (WAPC) proposes to zone and reserve five areas of land currently under the planning control of the Armadale Redevelopment Scheme 2 (ARS2) administered by Development WA (formerly Metropolitan Redevelopment Authority). The five areas were previously removed from the Metropolitan Region Scheme (MRS) and are known as:

- Champion Lakes;
- Kelmscott (Station and surrounds);
- Champion Drive;
- Forrestdale (Business Park); and
- City Centre (Armadale).

Land subject to Ministerial Statement 762 - Wungong Urban Water Redevelopment Scheme is not included in MRS amendment 1360/57.

The Environmental Protection Authority (EPA) has considered the scheme in accordance with the requirements of the *Environmental Protection Act 1986* (EP Act). The EPA considers that the scheme amendment as set out 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 scheme amendment documentation and additional information provided by the WAPC as detailed below:

- Lot 4853 in Forrestdale Business Park being reserved as Parks and Recreation; and
- The WAPC requiring a separate local planning scheme amendment to zone and reserve land in the Champion Drive Precinct.

The EPA's assessment focused on the proposed:

- Industrial zone over lots containing a Conservation Category Wetland in the Forrestdale Business Park; and
- zone of Urban over the entirety of the Champion Drive Precinct.

The proposed zoning and reservation of land at Champion Lakes, Kelmscott and City Centre is supported.

## **Environmental Factors**

Having regard to the EPA's Statement of Environmental principles, Factors and Objectives the EPA has identified Inland Waters and Terrestrial Fauna as preliminary environmental factors relevant to this scheme.

### **Advice and Recommendations regarding Environmental Factors**

#### **Inland Waters**

The eastern part of Forrestdale Business Park is proposed to be zoned mostly Industrial with areas reserved for Parks and Recreation, regional roads and for Water Authority uses. The zoning and reservations are generally consistent with the Armadale Redevelopment Scheme 2 (ARS 2) reflecting the existing and future land uses associated with Forrestdale Business Park.

A Conservation Category Wetland located on Lot 2 to the east of Tonkin Highway extends over the entirety of Lot 4853 and partially over Lot 9500. The WAPC has provided additional information confirming that the whole of Lot 4853 is to be reserved Parks and Recreation in the MRS.

The WAPC has advised the EPA that it intends to zone Lot 9500 Industrial due to environmental studies not yet being completed. The EPA supports the WAPC's intention to require environmental studies and structure planning in consultation with the Department of Water and Environmental Regulation and the Department of Biodiversity, Conservation and Attractions prior to any development of Lot 9500. The WAPC has advised the symbol EC (Environmental Conditions) will be applied to the local planning scheme map over Lot 9500 to ensure these studies occur.

#### **Terrestrial Fauna**

The WAPC proposes to zone the whole of the Champion Drive Precinct Urban. This is inconsistent with the ARS 2 which shows part of the land reserved as Public Purposes – Technical School. Native vegetation suitable as black cockatoo habitat has been identified on the Precinct across the undeveloped lots on the eastern side of Westfield Road, including within the area currently reserved for the technical school.

The EPA does not support a concurrent amendment of the City of Armadale local planning scheme for the Champion Drive Precinct when the MRS amendment is finalised. The EPA recommends a separate local planning scheme amendment with text provisions to protect Fauna habitat is referred to the EPA. In April 2019 the City of Armadale referred local planning scheme amendment 105 to zone the Champion Drive Precinct to Urban Development.

#### **Recommendation**

The EPA concludes the scheme can be managed to meet the EPA's environmental objectives for the above factors through separate local planning scheme amendments containing scheme provisions to further identify significant fauna habitat and inland waters, and manage and protect the above environmental values and factors.