



Environmental Protection Authority

Ms Joanne Abbiss
Chief Executive Officer
City of Armadale
7 Orchard Avenue
ARMADALE WA 6979

Our Ref: CMS17754
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Dear Ms Abbiss

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

SCHEME: City of Armadale Town Planning Scheme 4
Amendment 89

LOCATION: Suburbs of Kelmscott and Armadale in the
vicinity east of Challis and Sherwood train
stations

RESPONSIBLE AUTHORITY: City of Armadale

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

16 January 2020

Encl. Scheme Advice and Recommendations
Chairman's Determination

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

City of Armadale Town Planning Scheme 4 Amendment 89

Location: Suburbs of Kelmscott and Armadale in the vicinity east of Challis and Sherwood train stations. This advice concerns only the rezoning of Lot 10 Albany Highway, Armadale from 'Residential' (with Additional Uses) to 'Local Centre' zone, reflecting the existing land use of 'service station'.

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

Determination Published: 20 January 2020

Summary

The City of Armadale has initiated Amendment 89 which proposes Residential Density Code changes from R15/40 and R25/40 to R15/60 in the suburbs of Kelmscott and Armadale in the vicinity east of Challis and Sherwood train stations; deletion of a special use zone over a fully developed area; and rezoning of various lots to reflect existing land use.

The Environmental Protection Authority (EPA) has considered the scheme amendment in accordance with the requirements of the *Environmental Protection Act 1986* (EP Act). In making its decision on whether to assess the scheme amendment, the EPA has applied its 'Significance Framework' which relates to the extent to which the scheme amendment meets the EPA's environmental objectives for the environmental factors.

The EPA 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 potential impacts from the scheme amendment can be adequately managed to meet the EPA's objectives through future planning processes and regard to relevant EPA guidance documentation. The EPA has based its decision on the scheme amendment documentation provided by the City.

1. Environmental Factors

The EPA has identified the following preliminary environmental factor relevant to this scheme amendment, which applies only to Lot 10 Albany Highway, Armadale:

- Social Surroundings

2. Advice and Recommendations for Social Surroundings

Future planning for Lot 10 Albany Highway Armadale should have regard to compatibility of any future proposed sensitive land uses permitted under the 'Local Centre' zoning with the existing site land use of service station. This includes child care centres, single bedroom dwelling and single house.

The EPA's Guidance Statement No.3 *Separation Distances between Industrial and Sensitive Land Uses* (2005) should be referred to in order to mitigate and minimise potential future

impacts on sensitive land uses. Site specific studies should be undertaken prior to future development to further guide appropriate separation distances.

Recommendation

The EPA concludes that the potential impacts related to the environmental factor of Social Surroundings be managed to meet the EPA's environmental objectives, through future planning processes having regard to EPA Guidance Statement No. 3 *Separation Distances between Industrial and Sensitive Land Uses* (2005).