

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

**City of Bayswater Town Planning Scheme 24 Amendment 88**

**Location:** Lot 7 Guildford Road, Maylands and Lots 5 and 8 Third Avenue, East Maylands.

**Determination:** Scheme Not Assessed – Advice Given (no appeals)

**Determination Published:** 17 February 2020

**Summary**

The City of Bayswater proposes to rezone Lot 7 Guildford Road Maylands from ‘Service Station’ to R50 ‘Medium and High Density Residential’. The City also proposes to introduce a Special Control Area and associated development provisions for aged care development at Lot 7 Guildford Rd and Lots 5 and 8 Third Avenue East Maylands. The scheme map and text are to be updated accordingly. The proposed amendment area is fully cleared and partially developed.

The Environmental Protection Authority (EPA) has considered the scheme amendment in accordance with the requirements of the *Environmental Protection Act 1986* (EP Act). The EPA considers 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 scheme amendment documentation provided by the City.

**1. Environmental Factors**

The EPA has identified the following preliminary environmental factors relevant to this scheme amendment:

- a) Terrestrial Environmental Quality; and
- b) Social Surroundings.

**2. Advice and Recommendations regarding Environmental Factors**

**Terrestrial Environmental Quality and Social Surroundings**

Lot 7 Guildford Road was historically used as a service station and workshop (along with some other commercial uses) from 1927-2003. Lot 7 Guildford Road and the adjacent Lot 8 Third Avenue East Maylands is classified under the *Contaminated Sites Act 2003* as *Possibly Contaminated – Investigation Required*.

The EPA understands that further investigation and remediation of contamination may be required prior to any development of the site, in accordance with the *Contaminated Sites Act 2003* as regulated by the Department of Water and Environmental Regulation (DWER).

The EPA considers that the limited spatial extent of the site, and that the impacts and remediation requirements for ex-service stations are well known and unlikely to be significant.

**Conclusion**

The EPA considers that the potential environmental impacts of the implementation of the amendment are not so significant as to warrant formal assessment. In addition, these impacts can be managed through the planning process and requirements under the *Contaminated Sites Act 2003*.