



# Environmental Protection Authority

S48A Referrals

**Title:** City of Armadale Town Planning Scheme (TPS) 4 Amendment 118

**Location:** Lots 9501, 9600, 9005, 9001 & 9800 Interdominion View, Lots 603, 15, 14, 13 & 150 Armadale Road, Lots 151, 100, 99 & 88 Warton Road, And Lot 9009 Lockeville Boulevard Piara Waters

**Description:** The City of Armadale proposes to rezone the West Piara Urban Precinct South from 'Rural Living' and 'General Rural' zone to the 'Urban Development' zone.

**Ref ID:** CMS18002

**Date Received:** 06/05/2021                      **Date Sufficient Information Received:** 30/09/2021

**Responsible Authority:** City of Armadale, 7 Orchard Avenue Armadale, WA 6112

**Contact:** Alexander VanderPlas

**Preliminary Environmental Factors:** Flora and Vegetation, Terrestrial Fauna and Inland Waters


**Potential Significant Effects:** Clearing of completely degraded to good condition vegetation with limited habitat value for threatened fauna species (Black cockatoo), potential clearing of significant flora, clearing and development of wetland values.

**Management:** Impacts can be managed through the proposed scheme provisions for significant flora, tree retention and landscape features, water management. EPA advice to be provided regarding incorporation of an appropriate wetland core and buffer and scheme text modifications.

**Determination:** **Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme Amendment Not to be Assessed Under Part IV of EP Act. 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.

Chairman's Initials: 

Date: 20 October 2021