



GOVERNMENT OF  
WESTERN AUSTRALIA

# Environmental Protection Authority

S48A Referrals

**Title:** City of Armadale Town Planning Scheme 4 Amendment 121

**Location:** Lots 603 – 606 Balannup Road, Lots 200 – 201 Skeet Road, portions of Lots 601, 602 Balannup Road and Lot 202 Skeet Road.

**Description:** The City of Armadale proposes to rezone the above lots from General Rural to the Urban Development zone and insert text provisions into Schedule 8 Development (Structure Planning) areas to address later structure planning, subdivision and development.

**Ref ID:** CMS18082

**Date Received:** 6/10/2021 **Date Sufficient Information Received:** 4/02/2022

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

**Contact:** Attilio Romano

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

**Potential Significant Effects:** Clearing of native vegetation including Banksia Woodland of the Swan Coastal Plain, clearing of habitat for conservation significant fauna including threatened species of black cockatoo, impact to hydrology of Conservation Category and Resource Enhancement Wetlands. Future conflicting land use considerations with future residential land uses from noise from nearby dog kennel zone and odour, noise and dust from poultry farm within the amendment area.

**Management:** Impacts can be managed through the proposed scheme provisions. In addition, proposed modifications to the scheme provisions as referred and future planning processes will provide further management of potential impacts. EPA advice is also provided.

**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.

Chair's Initials:

Date: 23 February 2022