




## Environmental Protection Authority

s.48A Referrals

<b>Title:</b>	City of Armadale Town Planning Scheme 4 Amendment 127		
<b>Location:</b>	Forrestdale Townsite East Urban Precinct		
<b>Description:</b>	<p>The amendment proposes several changes, including to rezone various lots within Forrestdale Townsite East Urban Precinct (the precinct) from 'Rural Living 2' to 'Urban Development', amend 'Schedule 8' to give effect to 'Development Area No. 73' (DA 73), amend 'Special Control Area Map 1' by deleting 'Sewerage Treatment Plant' on Lots 510 and 5060 Waterworks Road, Haynes, and amend 'Special Control Area Map 3' by inserting 'DA 73'.</p> <p>The EPA acknowledges that an area of 'Public Purposes – Drainage' reservation within the precinct is proposed to be transferred to the 'Urban Development' zone as part of the final adoption of the amendment.</p>		
<b>Ref ID:</b>	APP-0029376 / REC-0001479		
<b>Date Received:</b>	29/05/2025	<b>Date Sufficient Information Received:</b>	30/06/2025
<b>Responsible Authority:</b>	City of Armadale		
<b>Contact:</b>	Meredith Kenny		
<b>Preliminary Environmental Factors:</b>	Flora and vegetation, Terrestrial fauna, Inland waters and Social surroundings		
<b>Potential Significant Effects:</b>	Implementation of the scheme amendment may result in the clearing of remnant vegetation (Banksia woodland) and habitat for threatened species of black cockatoo; potential impacts to conservation category wetlands and a modified hydrological regime; and potential exposure of future sensitive land uses to odours from potential future use/operation of a Water Corporation facility outside the amendment area.		
<b>Protection:</b>	Potential impacts from the scheme amendment can be managed through existing and proposed (DA 73) scheme text. The Environmental Protection Authority (EPA) advice is provided for environmental values including mitigation and management of potential environmental impacts. Future planning processes can further manage potential impacts to environmental values.		
<b>Determination:</b>	<b>Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme Amendment Not to be Assessed under Part IV of the EP Act. Advice Given (Not Appealable).</b>		

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: 08 July 2025