

**PLANNING AND DEVELOPMENT ACOKTONT 2005**

APPROVED LOCAL PLANNING SCHEME AMENDMENT

CITY OF ARMADALE

LOCAL PLANNING SCHEME No. 4 - AMENDMENT No. 121

Ref: TPS/2797

It is hereby notified for public information, in accordance with section 87 of the *Planning and Development Act 2005* that the Minister for Planning approved the City of Armadale Local Planning Scheme amendment on 26 September 2023 for the purpose of:

- a. Rezone Lots 603 Balannup Road, Lots 200 - 201 Skeet Road, portions of Lot 601, 602 Balannup Road and Lot 202 Skeet Road from the 'General Rural' zone to the 'Urban Development' zone;
- b. Rezone portions of Skeet Road and Reilly Road reserves to 'Urban Development' zone;
- c. Insert the following text in Schedule 8 Development (Structure Planning) Areas for Lots 601, 602 and 603 Balannup Road, and Lots 200, 201 and 202 Skeet Road:

No.	Description of Land	Additional provisions applicable to subdivision and development
72.	Skeet-Balannup Precinct East	<p>72.2 In addition to standard requirements, the following plans are to be prepared by the applicant and approved by the City of Armadale as part of the Structure Plan:</p> <ol style="list-style-type: none"> <li>a. Local Water Management Strategy, prepared in accordance with any relevant District Water Management Strategy, in consultation with the Department of Water and Environmental Regulation and shall demonstrate to the satisfaction of the City that surface water drainage and groundwater conditions within the subject land will be managed in a manner that does not adversely impact significant wetlands or groundwater dependent ecosystems either within or surrounding the amendment area.</li> <li>b. An Acoustic assessment shall be prepared to address noise from traffic along Ranford Road, future commercial development and kennel noise;</li> <li>c. An Environmental Management Plan shall be prepared to the satisfaction of the City of Armadale. The Environmental Management</li> </ol>

		<p>Plan shall address as a minimum, actions to prevent and manage impacts of urban development on vegetation identified for retention within the site and adjacent Bush Forever Sites, and be informed by a botanical survey undertaken during optimal flowering period to assess the potential presence of conservation significant flora.</p> <p>72.3 The Structure Plan shall provide design and management responses for implementation through subdivision and development, addressing:</p> <ol style="list-style-type: none"> <li>a. Acid Sulphate soils;</li> <li>b. Site contamination;</li> <li>c. Identification and protection of significant landscape trees and features as per Local Planning Policy PLN2.4 Landscape Feature and Tree Preservation, where possible:</li> <li>d. Maximized retention of banksia woodland species within POS areas and within the area identified as excellent condition on Lot 200 Skeet Road where possible any bushland POS area identified as being below excellent condition must be improved by the landowner to an excellent condition at the time the POS is vested to the City in addition the Environmental Management Plan must specify how the condition of the banksia woodland will be improved and managed at an excellent condition category to the satisfaction of the City.</li> <li>e. Visual impact of noise attenuation measures.</li> <li>f. Create an appropriate link between significant wetland and POS areas within the Structure Plan area.</li> </ol> <p>72.4 At the subdivision stage, applications are to be prepared with, but not limited to the following plans:</p> <ol style="list-style-type: none"> <li>a. Detailed Wetland and Buffer Management Plan (where applicable), consistent with provision 72.2(c) and prepared in consultation with the Department of Biodiversity, Conservation and Attractions and the Environmental Protection Authority to the satisfaction of the City of Armadale. The Detailed Wetland and Buffer Management Plan shall address as a minimum:             <ol style="list-style-type: none"> <li>i. Buffers for sites subject of, and/or adjacent to, a Wetland and/or a Threatened Ecological Community; and,</li> </ol> </li> </ol>
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		<p>the City of Armadale, will specify site drainage and fill details to prevent adverse impacts on significant wetlands or groundwater dependent ecosystems, either within or surrounding the amendment area.</p> <p>g. A fauna management plan, prepared to the satisfaction of the City of Armadale, which specifies measures to avoid impacts to significant fauna including:</p> <p>i. traffic calming and/or signage measures where fauna may conflict with vehicle movements</p>
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- d. Include Lots 601, 602 and 603 Balannup Road, and Lots 200, 201 and 202 Skeet Road within Special Control Area Map 3 with the appropriate 'Development Area (Structure Plan) Schedule 8' and 'No.72' designations;
- e. Modify Special Control Area Map 1 to remove the entire Poultry Farm Buffer over all properties; and
- f. Amend the Scheme Maps accordingly.

R BUTTERFIELD  
MAYOR

J ABBISS  
CHIEF EXECUTIVE OFFICER