

Proposed further modifications to Scheme Text, Schedule 8 Development (Structure Planning) Areas, (**red text** indicates further modifications proposed during EPA assessment to assist addressing potential environmental impacts - **red text** to be considered by Council together with any public submissions received prior to final adoption of Amendment 121):

No.	Description of Land	Additional Provisions applicable to subdivision and development
72.	Skeet-Balannup Precinct East	<p>72.1 Subdivision and development of land is to generally be in accordance with a structure plan prepared and approved pursuant to Part 4 of the Deemed Provisions of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> (as amended).</p> <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"> 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 Department for Biodiversity Conservations and Attractions 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 be disposed of in a manner that minimizes the impacts on the nearby on the nearby significant wetlands or groundwater dependant ecosystems either within or surrounding the amendment area. including potential surface water contamination; b. An Acoustic assessment shall be prepared to address noise from traffic along Ranford Road, future commercial development and kennel noise; c. An Environmental Management Plan shall be prepared, in consultation with the Department of Biodiversity, Conservation and Attractions to the satisfaction of the City of Armadale. The Environmental Management 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

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		<p>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> <ul style="list-style-type: none"> a. Acid sulphate soils; b. Site contamination; c. Identification and protection of significant landscape trees and features as per <i>Local Planning Policy PLN 2.4 Landscape Feature and Tree Preservation</i>, where possible; d. Suitable wetland buffer distances that do not impact existing dwelling and outbuilding on Lot 606 Balannup Road, in accordance with the Environmental Management Plan; e. Maximised retention of banksia woodland species within POS areas and within the area identified as excellent condition on Lot 200 Skeet Road in Figure 5 in the Environmental Management Plan, 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. f. Visual impact of noise attenuation measures. g. Create an appropriate link between significant wetland and POS areas within the Structure Plan area. <p>72.4 At the subdivision stage, applications are to be prepared with, but not limited to the following plans:</p> <ul style="list-style-type: none"> 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

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		<p>satisfaction of the City of Armadale. The Detailed Wetland and Buffer Management Plan shall address as a minimum:</p> <ul style="list-style-type: none"> i. Buffers for sites subject of, and/or adjacent to, a Wetland and/or a Threatened Ecological Community; and, ii How potential impacts to the wetlands from adjacent urban development will be managed. <p>b. A Midge and Mosquito Management Plan demonstrating how larvae will be kept to a minimum (non-nuisance levels) during and after development to the satisfaction of the City.</p> <p>c. Prior to undertaking any earthworks or development of the land, the landowners shall demonstrate to the satisfaction of the City and the WAPC that primary production or filling has not occurred on the subject land, or, undertake a Soil Contamination Assessment of the land, at the landowner's cost to determine the presence or absence of soil contamination to the satisfaction of DWER.</p> <p>d. Should any soil contamination be identified in the soil contamination assessment, a Site Remediation and Validation Report for the subject land shall be prepared at the landowner's cost by the developer/subdivider and remediation works shall be undertaken at the landowner's cost for all identified contamination and should be validated as being free of contamination above acceptance guidelines to the satisfaction of the DWER, prior to undertaking any earthworks or development of the land.</p> <p>e. An Urban Water Management Plan, consistent with the approved Local Water Management Strategy and prepared in consultation with the Department of Water and Environmental Regulation and the Department for Biodiversity, Conservation and Attractions to the satisfaction of the City of Armadale, will specify site drainage and fill details to prevent adverse impacts on significant wetlands or groundwater</p>

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		<p data-bbox="751 271 1390 340">dependent ecosystems, either within or surrounding the amendment area.</p> <p data-bbox="703 360 1390 577">f. A fauna management plan, prepared in consultation with the Department of Biodiversity Conservations and Attractions to the satisfaction of the City of Armadale, which specifies measures to avoid impacts to significant fauna including:</p> <p data-bbox="759 598 1390 701">i. traffic calming and/or signage measures where fauna may conflict with vehicle movements</p> <p data-bbox="635 721 1390 831">72.5 Subdivision or development may be permitted within the SCA Map 3 Poultry farm buffer subject to the following:</p> <p data-bbox="703 851 1390 884">a. The amalgamation of lots or part lots;</p> <p data-bbox="703 904 1390 1043">b. For the efficient provision of utilities and infrastructure that would not prejudice future residential development outcomes outside of the buffer area;</p> <p data-bbox="703 1064 1390 1391">c. In accordance with <i>SPP 2.5 – Rural Planning</i>, the WAPC may support subdivision within the buffer subject to demonstration that land use will not result in unacceptable impacts to sensitive land uses, such as odour, dust, noise and vibrations associated with the Poultry Sheds on Lot 202 Skeet Road, Harrisdale to the satisfaction of the WAPC on advice from the City / DWER.</p> <p data-bbox="703 1411 1390 1626">d. The WAPC may defer final endorsement of diagram of surveys until satisfactory arrangements are made that confirms usage of the Poultry Sheds on Lot 202 Skeet Road, Harrisdale has ceased on the advice of the City / DWER.</p> <p data-bbox="635 1646 1390 1827">72.6 Subdivision or development that intensifies residential development on Lot 606 Balannup Road within the 50m Balannup Road CCW wetland buffer, will not be permitted unless it is development to:</p> <p data-bbox="703 1848 1390 1917">a. replace a like for like existing structure, or portion of existing dwelling; or</p> <p data-bbox="703 1937 1390 2007">b. enable work related to maintenance of any existing structures or dwelling.</p>