

Proposal 7

- O. Amend Clause 3.4.2 (a) (i) (2) of Schedule 9B by inserting the word ‘where the base cost contribution per lot rate applies’ following the words ‘C = Common Infrastructure work costs; and then dividing the Common Infrastructure work costs by the subdivision potential of the balance of the Area of the Development Contribution Area remaining unsubdivided’, and deleting the word ‘14.6’ following the words ‘excluding those land uses in Clause 3.3 of Development Contribution Plan No. 3 and Clause 5A4.4, and multiplying that area by’, and inserting the following words ‘the density rate prescribed in the Infrastructure Cost Schedule.’
- P. Amend Clause 3.4.2 (a) (ii) (2) of Schedule 9B by deleting the words ‘14.6 lots per hectare’ following the words ‘D = the number of lots to be produced to achieve’ and replacing this with the following words ‘the density rate prescribed in the Infrastructure Cost Schedule.’ and inserting the words ‘where the base cost contribution per lot rate applies,’ to follow the words ‘for the area equivalent of the unsubdivided balance area of the Development Contribution Area’.

Proposal 8

- Q. Amend Clause 5A.3.3 of TPS No. 4 by adding the words ‘and/or development’ after the word ‘subdivision’ where this word occurs; and
- R. Amend Clause 5A.3.4 of TPS No. 4 by adding the words ‘and/or development’ after the word ‘subdivision’ where this word occurs.

Proposal 9

- S. Amend Clause 3.6.2 (b) of Schedule 9B by replacing words ‘Conservation Category Wetlands’ following words ‘community facilities and’ with the word ‘wetlands’.

R. BUTTERFIELD, Mayor.
J. ABBISS, Chief Executive Officer.

PL403

PLANNING AND DEVELOPMENT ACT 2005
APPROVED TOWN PLANNING SCHEME AMENDMENT
City of Armadale
Town Planning Scheme No. 4—Amendment No. 118

Ref: TPS/2726

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 Town Planning Scheme amendment on 14 November 2022 for the purpose of—

- (a) Rezone Lots 9501, 9600, 9005, 9001 and 9800 Interdominion View, Lots 603, 15, 14, 13 and 150 Armadale Road, Lots 151, 100, 99 and 88 Warton Road, and Lot 9009 Lockeville Boulevard, Piara Waters from the ‘Rural Living’ and ‘General Rural’ zones to the ‘Urban Development’ zone;
- (b) Remove the ‘General Rural’ zones from the Warton Road and Mason Road reserves;
- (c) Insert the following text in Schedule 8 Development (Structure Planning) Areas for the land generally bound by Warton Road, the MRS Public Purpose (High School) Reservation, Lockeville Boulevard, Interdominion View and Armadale Road—

No.	Description of Land	Additional provisions applicable to subdivision and development
70.	West Piara Urban Precinct South	<p>70.1 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>70.2 Prior to the preparation and lodgement of a Structure Plan, the applicant shall prepare an Environmental Assessment Report in consultation with the Department of Biodiversity, Conservation and Attractions and the Department of Water and Environmental Regulation (EPA Services Branch), to the satisfaction of the City of Armadale. The Environmental Assessment Report shall address as a minimum—</p> <p>(a) botanical survey confirming vegetation type and condition, and assessing potential presence of conservation significant flora;</p> <p>(b) assessment of wetland values;</p> <p>(c) assessment of the potential presence of threatened fauna, including habitat and feeding trees/sources; and</p> <p>(d) the identification and protection of Wetland UFI’s 7176 and 13342 (as amended from DBCA wetland reclassification assessment Ref No. 2021/001070-01 and proposed in Concept Plan CLE Ref 3278-43A-3/DWER Ref DWERDT509144) including buffers and other areas of high quality vegetation.</p>

No.	Description of Land	Additional provisions applicable to subdivision and development
		<p>70.3 The following plans are to be prepared by the applicant and approved by the local government and used to inform the Structure Plan—</p> <ul 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 addressing the potential impacts of stormwater flows on wetland UFIs 7176, 13342 and 15532 (as amended); (b) Bushfire Management Plan; (c) Traffic Impact Assessment, including (but not limited to) analysis of the Warton Road/Mason Road intersection; (d) Acoustic Assessment to address traffic and shooting range noise; (e) Environmental Management Plan, addressing actions to prevent and manage impacts of urban development on threatened flora, vegetation identified for retention, for implementation at subdivision and development stage; (f) Wetland and Buffer Management Plan, addressing mitigation, management and rehabilitation measures to ensure the long-term viability of the wetland and buffer area, prepared in consultation with the Department of Biodiversity, Conservation and Attractions. <p>70.4 The structure plan shall provide design and management responses for implementation through subdivision and development addressing—</p> <ul style="list-style-type: none"> (a) design of road intersections to Warton Road; (b) widening and upgrading of Mason Road including its intersection with Warton Road; (c) design of the intersection of Mason Road, Southampton Drive and Lockeville Boulevard; (d) high pressure gas mains; (e) visual impact of noise attenuation measures; (f) mosquito management; (g) location of a Department of Education operated primary school; (h) location of a senior multiple purpose sporting oval; and protection of significant flora, vegetation and environmental features.

- (d) Include the land generally bound by Warton Road, the MRS Public Purpose (High School) Reservation, Lockeville Boulevard, Interdominion View and Armadale Road within Special Control Area Map 3 with the appropriate 'Development Area (Structure Plan) Schedule 8' and 'No. 70' designations.
- (e) Modify Special Control Area Map 2 to transfer the land generally bound by Warton Road, the MRS Public Purpose (High School) Reservation, Lockeville Boulevard, Interdominion View and Armadale Road from the Public Drinking Water Resource Protection Areas—Priority 2 Source Protection Area to the Public Drinking Water Resource Protection Areas—Priority 3 and 3* Source Protection Area;
- (f) Modify Special Control Area Map 1 to remove the Poultry Farm Buffer from Lot 709 Armadale Road, Banjup and modify intersecting Poultry Farm Buffers accordingly; and
- (g) Amend the Scheme Maps accordingly.

R. BUTTERFIELD, Mayor.
J. ABBISS, Chief Executive Officer.

PL404

PLANNING AND DEVELOPMENT ACT 2005
APPROVED TOWN PLANNING SCHEME AMENDMENT
City of Armadale
Town Planning Scheme No. 4—Amendment No. 119

Ref: TPS/2727

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 Town Planning Scheme amendment on 14 November 2022 for the purpose of—