

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"> <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 addressing the potential impacts of stormwater flows on wetland UFIs 7176, 13342 and 15532 (as amended);</li> <li>(b) Bushfire Management Plan;</li> <li>(c) Traffic Impact Assessment, including (but not limited to) analysis of the Warton Road/Mason Road intersection;</li> <li>(d) Acoustic Assessment to address traffic and shooting range noise;</li> <li>(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;</li> <li>(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.</li> </ul> <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"> <li>(a) design of road intersections to Warton Road;</li> <li>(b) widening and upgrading of Mason Road including its intersection with Warton Road;</li> <li>(c) design of the intersection of Mason Road, Southampton Drive and Lockeville Boulevard;</li> <li>(d) high pressure gas mains;</li> <li>(e) visual impact of noise attenuation measures;</li> <li>(f) mosquito management;</li> <li>(g) location of a Department of Education operated primary school;</li> <li>(h) location of a senior multiple purpose sporting oval; and protection of significant flora, vegetation and environmental features.</li> </ul>

- (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—

- a. Rezone Lot 9101 on DP 65831 Warton Road, Part Lot 9012 on DP 422253, Part Lot 1102 on DP 422253 Warton Road, Part Lot 9107 on DP 422140, Part Lots on DP 408100, 75425, 63674, 66788, 71428 and Lots on DP 66319, 65130 and 58901 from General Rural to Urban Development;
- b. Rezone Part Lot 9107 on DP 422140 from General Rural to Residential and apply a density code of R25;
- c. Rezone portion of Lot 1000 on DP 417970 (No. 7) Jayes Road from General Rural to Residential and apply a density code R15/40 and include within the extent of Additional Use No. 35;
- d. 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) Reservations, Southampton Drive and Jayes Road—

No.	Description of Land	Additional provisions applicable to subdivision and development
71.	West Piara Urban Precinct North	<p>71.1 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.</p> <p>71.2 The following plans are to be prepared by the applicant and approved by the local government and used to inform the Structure Plan—</p> <ol style="list-style-type: none"> <li>a. 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;</li> <li>b. A Bushfire Management Plan;</li> <li>c. An acoustic assessment, to address traffic and kennel noise;</li> <li>d. An Environmental Management Plan in consultation with the Department of Biodiversity, Conservation and Attractions. The Environmental Management Plan shall address as a minimum, actions to prevent and manage impacts of urban development on vegetation identified for retention, and be informed by a botanical survey to assess the potential presence of conservation significant flora.</li> </ol> <p>71.3 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. Road intersections to Warton Road and Southampton Drive/Pipeline Boulevard for safe and efficient traffic distribution and congestion management, on the advice of the local government;</li> <li>b. High pressure gas mains;</li> <li>c. Visual impact of noise attenuation measures; and</li> <li>d. Mosquito management.</li> </ol>
e.		<p>Include Lot 9101 on DP 65831 Warton Road, Lot 9012 on DP 422253, Part Lot 9107 on DP 422140, Part Lot 1102 on DP 422253 Warton Road, Part Lots on DP 408100, 75425, 63674, 66788, 71428 and Lots on DP 66319, 65130 and 58901 within Special Control Area Map 3 with the appropriate 'Development Area (Structure Plan) Schedule 8' and 'No 71' designations;</p>
f.		<p>Insert a new designation 'Public Drinking Water Resource Protection Areas—Priority 3 and 3* Source Protection Area' on Special Control Area Map 2 and transfer land generally bound by Warton Road, Mason Road, Southampton Drive and Jayes 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;</p>
g.		<p>Modify Clause 5.3.2 to state—</p> <p>'All development (including use of land, the removal of vegetation and earthworks) within a Public Drinking Water Resource Protection Area shall be subject to a requirement for development approval and shall be subject to the discretion of the local government, notwithstanding that the use may be designated a 'P' use under the Scheme. Where land is identified within a Priority 3* Drinking Water Source Protection Area, the following residential land uses (including any incidental or ancillary development) are excluded from the requirements of this clause—</p> <ol style="list-style-type: none"> <li>a. Ancillary Accommodation;</li> <li>b. Grouped Dwelling;</li> <li>c. Home Business (by definition are carried out in a dwelling or on land around a dwelling, to be no greater than 50sqm, and not to affect amenity of the neighbourhood);</li> <li>d. Home Occupation (by definition are carried out in a dwelling or on land around a dwelling, to be no greater than 20sqm, and not to affect amenity of the neighbourhood);</li> <li>e. Home Office;</li> <li>f. Home Store (shop with net lettable area less than 100sqm and attached to a dwelling);</li> <li>g. Multiple Dwelling;</li> <li>h. Residential Building;</li> </ol>

- i. Single House;
  - j. Single Bedroom Dwelling; and
  - k. Bed and Breakfast.’
- h. Modify Clause 5.3.3(a) to state ‘or superseding guidance’ after ‘Areas’; and
- i. Amend the Scheme Maps accordingly.

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

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**PL405**

**PLANNING AND DEVELOPMENT ACT 2005**  
**IMPROVEMENT PLAN 45 REDCLIFFE STATION PRECINCT**

File: RLS/0123

It is hereby notified for public information that the Western Australian Planning Commission, acting pursuant to Part 8 of the *Planning and Development Act 2005*, has certified and recommended that Redcliffe Station Precinct should be made the subject of Improvement Plan 45: Redcliffe Station Precinct.

Improvement Plan 45: Redcliffe Station Precinct comprises approximately 49 hectares of land generally bound by Tonkin Highway, Great Eastern Highway, Coolgardie Avenue and Perth Airport as depicted on Western Australian Planning Commission plan numbered 3.2798.

The purpose of this improvement plan is to advance a state-led coordinated approach to the planning and development of the Precinct to encourage transit-oriented and mixed-use development outcomes that includes diverse housing, public open space, accessible services and amenities, and employment opportunities.

The recommendation has been accepted by the Minister for Planning and the Governor. Improvement Plan 45: Redcliffe Station Precinct is effective on and from the 2 December 2022.

A copy of Improvement Plan 45 can be viewed at—

1. Western Australian Planning Commission, 140 William Street, Perth
2. City of Belmont
3. J S Battye Library, Alexander Library building, Francis Street, Northbridge.

Documents can also be viewed online at the Department of Planning, Lands and Heritage website at <https://www.wa.gov.au/government/document-collections/improvement-plans-and-schemes>.

Ms SAM FAGAN, Secretary, Western Australian Planning Commission.

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**PL406**

**PLANNING AND DEVELOPMENT ACT 2005**  
**GREATER BUNBURY REGION SCHEME MINOR AMENDMENT 0069/57**  
Trendale East Urban Expansion Area

**Call for Public Submissions**

The Western Australian Planning Commission (WAPC) is seeking public comment on a proposal to amend the Greater Bunbury Region Scheme (GBRS) for land in the local government of Harvey.

The amendment proposes to amend the GBRS by rezoning Part Lot 151, Lot 152 and Lot 50 Raymond Road, Roelands from the Rural Zone to the Urban Deferred Zone in order to facilitate future urban development within the Trendale East Urban Expansion Area.

The WAPC certifies that, in its opinion, the proposed amendment does not constitute a substantial alteration to the MRS.

**Display locations**

The plans showing the proposed change and the WAPC amendment report which explains the proposal, will be available for public inspection from Friday 2 December 2022 to Friday 17 February 2023 at the—

- WAPC, Bunbury Office, 61 Victoria Street, Bunbury
- WAPC, Perth Office, 140 William Street, Perth
- Shire of Harvey
- J S Battye Library, Level 3 Alexander Library Building, Perth Cultural Centre

Documents can also be viewed online at the Department of Planning, Lands and Heritage website <https://www.wa.gov.au/government/document-collections/greater-bunbury-region-scheme>.