



TOWN PLANNING SCHEME NO. 4

*NORMALISATION OF KELMSCOTT PRECINCT*

AMENDMENT  
No. 112

## CONTENTS

- A. Form 2A (Regulation 35 (1))
- B. Scheme Report
- C. Final adoption and signatures

*Planning and Development Act 2005***RESOLUTION TO PREPARE AMENDMENT TO  
LOCAL PLANNING SCHEME****CITY OF ARMADALE TOWN PLANNING SCHEME NO. 4****AMENDMENT NO. 112**

RESOLVED that the local government pursuant to section 75 of the Planning and Development Act 2005, amend the above Local Planning Scheme by:

- a. Include the Kelmscott District Centre Precinct as designated on the Scheme Amendment Map into the Scheme boundary;
- b. Rezone Lot 8, Lot 10 (No.2883), Lot 11 (No. 2861), Lot 50 (No.2853), Lot 96 (No.2831), portion of Lot 1091 (No.2793), Lot 1092 (No.2821), Lot 1288 (No.2291) and Lot 1751 Albany Highway and Lot 1091 Streich Avenue, Kelmscott as depicted on the Scheme Amendment Map from unzoned to 'District Centre';
- c. Rezone Lot 56 (No.2) Slee Avenue, Lot 71 (No.57) Railway Avenue, portions of Lot 55 (No.14) Third Avenue, Lot 72 (No.8) Third Avenue, Lot 73 (No.10) Third Avenue, Lot 74 (No.12) Third Avenue, Lot 68 (No.63) Railway Avenue, Lot 69 (No.61) Railway Avenue and Lot 70 (No.59) Railway Avenue, Kelmscott as depicted on the Scheme Amendment Map from unzoned to 'Residential' and assign a density code of 'R15/60';
- d. Amend Special Control Area Maps 1 and 2 to remove 'Metropolitan Redevelopment Scheme' from the Kelmscott District Centre Precinct;
- e. Amend Special Control Area Map 3 to remove 'Metropolitan Redevelopment Scheme' from the Kelmscott District Centre Precinct and to designate Development Area No.67 as depicted on the Special Control Area Map 3;
- f. Amend Schedule 8 – Development (Structure Planning) Areas to include the following new provision relating to Development Area No.67:

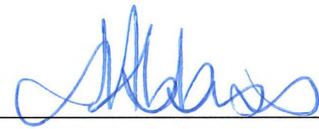
No.	Description of Land	Additional provisions applicable to subdivision and development
67	Kelmscott – District Centre bound by Albany Highway, Davis Road and the Armadale Railway Line Reservation including Lot 8, Lot 10 (No.2883), Lot 11 (No. 2861), Lot 50	<p>67.1 Prior to any subdivision or development occurring, comprehensive planning for the area shall be undertaken by preparation of a Precinct Structure Plan to guide future subdivision and development.</p> <p>67.2 In determining any planning application for subdivision and development approval, the Local Government shall have regard to any Approved Precinct Structure Plan.</p> <p>67.3 Notwithstanding clause 67.1, the City may consider a development application, a change of use application or make a recommendation on a subdivision before a Precinct Structure Plan has been adopted, where the</p>

	(No.2853), Lot 96 (No.2831), portion of Lot 1091 (No.2793), Lot 1092 (No.2821), Lot 1288 (No.2291) and Lot 1751 Albany Highway and Lot 1091 Streich Avenue, Kelmscott.	<p>City determines the proposal:</p> <ul style="list-style-type: none"> <li>i. Is consistent with the strategic direction of the District Centre; or</li> <li>ii. Is an addition, alteration, extension or change of use to an existing development on the site; or</li> <li>iii. Is of a minor nature that will not prejudice the future planning of the centre.</li> </ul>
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- g. Amend the Scheme Map accordingly.

The Amendment is standard in accordance with Part 5 Clause 34 – standard amendment subsections (b), (c) and (e) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Dated this 19<sup>th</sup> day of April 2021



CHIEF EXECUTIVE OFFICER  
D17/4/21

**CITY OF ARMADALE  
TOWN PLANNING SCHEME NO. 4**

**AMENDMENT NO. 112**

**SCHEME REPORT**

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**DETAILS OF PROPOSAL**

Amendment No.112 proposes to include DevelopmentWA’s Kelmscott Precinct into the TPS No.4 boundary in order for the City to reassume planning control over the Precinct, currently under the control of DevelopmentWA. It would also establish TPS No.4 zonings for the normalised area which are consistent with the zonings proposed by Metropolitan Region Scheme (MRS) amendment 1360/57. In accordance with s.58 of the *Metropolitan Redevelopment Authority Act 2011 (MRA Act)*, the Amendment will come into effect upon normalisation. When the Kelmscott District Centre Precinct Structure Plan is approved there may be a subsequent TPS Amendment.

Amendment No.112 is considered a ‘standard amendment’ under Part 5, Clause 34 - standard amendment, subsections (b), (c) and (e) of the *Planning and Development Regulations 2015 (Regulations)*.

### **SUBJECT LAND**

The Kelmscott District Centre is located approximately 3.9 kilometres north of the Armadale Strategic Metropolitan Centre. The subject of this Amendment, the Kelmscott Redevelopment Precinct is primarily located within the ‘core’ of the Kelmscott District Centre, incorporating both commercial and residential land uses and adjoining sections of Albany Highway and the railway station/reserve.

The area has not yet undergone significant redevelopment. It is expected that the removal of the Denny Avenue level crossing and associated infrastructure upgrades will be a catalyst for redevelopment.

### **APPLICANT**

The City of Armadale has proposed this amendment in accordance with a recommended action contained in the City’s current Local Planning Strategy.

### **CURRENT SCHEME**

Armadale Redevelopment Scheme 2 (ARS 2)

### **PROPOSED SCHEME**

City of Armadale TPS No.4

### **CURRENT ZONING**

ARS2:	The area is identified as the Kelmscott Town Centre Precinct. ARS2 identifies a variety of retail, commercial and civic/cultural land uses as ‘Preferred’ or ‘Contemplated’. ARS2 does not specify land uses that are not permitted.
MRS:	Urban, Primary Regional Roads and Railways Reservations. MRS does not take effect until normalisation.
TPS No.4:	No Zone. Not currently within TPS No.4 boundary.

### **PROPOSED ZONING**

Amendment No.112 proposes the following zones:

- ‘District Centre’ zone; and
- ‘Residential’ zone with a density code of ‘R15/60’;

### **BACKGROUND**

Prior to State Government involvement, the area was subject to the Metropolitan Region Scheme (MRS) and the City’s Town Planning Scheme No. 2. Comprehensive planning for the area was undertaken by the City in the form of the Kelmscott Station Precinct Plan (Aug 1999), Planning Study (Sep 1999) and an Enquiry By Design Workshop (Oct 2002).

The Armadale Redevelopment Authority (ARA) assumed planning control over a number of precincts within the City during the early 2000's, on a staged basis. The Kelmscott District Centre Precinct was incorporated into the Armadale Redevelopment Area in 2005.

Following its inclusion in the redevelopment area, the ARA finalised a Concept Plan over the area in May 2006 which was largely informed by the City's planning of the area in the late 1990s and early 2000s. The ARA concept plan was based on the creation of a Town Centre with a commercial and retail focus in the area. The Kelmscott Town Centre Precinct Design Guidelines were adopted in March 2007 and have remained in place since.

Implementation of the concept plan commenced with construction of a signalised intersection and pedestrian improvements at the Page Road / Albany Highway intersection and an upgrade to the Kelmscott rail station. Various site and landscape works commenced in 2007 including demolition of the old library and child health clinic to provide for redevelopment in the station precinct. In general terms the Kelmscott centre was to be redeveloped to offer the range of facilities associated with a district centre, and to address a range of safety, amenity and access considerations.

The *Armadale Redevelopment Authority Act* was repealed on 1 January 2012, under the *Metropolitan Redevelopment Authority Act 2011* and the *Metropolitan Redevelopment Authority Regulations 2011*. At this time, the Kelmscott District Centre precinct was retained as a redevelopment area.

Despite gazettal of the new *Armadale Redevelopment Scheme 2* on 11 July 2017, the Design Guidelines that were originally prepared under the Armadale Redevelopment Scheme 2004 have remained in place and continue to guide development in the area.

In 2018 the State Government committed to removal of the Denny Avenue Level Crossing which is located in this precinct, as part of the METRONET Level Crossing Removal program. The grade separated underpass at Davis Road which will replace the level crossing is generally consistent with the 2006 Design Guidelines. Works on the underpass includes the realignment of Third Avenue, resulting in changes to road configurations on the western side of the railway line. The scope of the project also includes refurbishment of the Station Master's House, establishing a public space plaza, and establishing a mixed-use development site on the eastern side of the railway line. The Denny Avenue Level Crossing removal works are currently progressing.

### **Existing DevelopmentWA Planning Framework**

The following is a summary of the current planning framework for the Kelmscott District Centre Precinct:

- DevelopmentWA's Armadale Redevelopment Scheme 2 (ARS2) – covers all of the DevelopmentWA's Armadale precincts including the Kelmscott precinct. In order to promote flexibility the Land use table, which is the equivalent of a Local Authority's Use Class table, identifies uses as either Preferred or Contemplated. In some situations a proposed use is neither preferred nor contemplated, in which case it may be considered on its merits rather than being an 'X' use (use that is not permitted) or following a Use Not Listed process.
- Design Guidelines –The DevelopmentWA has a set of Design Guidelines which were originally adopted in 2007 and apply to development proposals within the Kelmscott District Centre precinct. These Design Guidelines provide guidance on development

standards including, but not limited to, building design, building height, setbacks and site coverage.

- Policies – The DevelopmentWA has 12 Development Policies which address the Movement Network, Public Open Space, Green Building, Heritage Places, Sound and Vibration Attenuation, Providing Public Art, Additional Structure, Signage, Home Based Business, Hosting Public Events, Affordable and Diverse Housing, and Adaptable Housing. These are roughly the equivalent of a Local Planning Policy, but have been prepared without a requirement to be consistent with the WAPC's or Local Government frameworks.

### **Normalisation**

At its meeting on 19 April 2021, Council resolved to support the normalisation of Kelmscott subject to several conditions, including:

“Finalisation, prior to normalisation, of an amendment to the City's Town Planning Scheme No.4 which reintroduces the Kelmscott District Centre precinct.”

Normalisation will take effect when Schedule 1 in the *Metropolitan Redevelopment Authority Regulations 2011* is amended by subtracting the Kelmscott District Centre Precinct (from the plan), using s.31 of the *Metropolitan Redevelopment Authority Act 2011*. In due course the Minister for Lands will formally approve commencement of this process.

DWA have nominated a target date for normalisation of Kelmscott as 6 months after completion of the Denny Avenue Level Crossing Removal project, with completion of that project expected late in 2021. Similar to the other areas being normalised, this scheme amendment will need to have been granted final approval by the Minister and gazetted, prior to normalisation occurring.

### **State Solicitors Office Advice**

In early June 2020 DevelopmentWA advised the City about advice it had received from the State Solicitors Office (SSO) that s.57 of the *MRA Act* cannot be used to normalise its planning framework in Armadale, due to the *Armadale Redevelopment Act 2001* having repealed rather than 'suppressed' the local planning scheme. Because s.57 was the planned method of normalising the precinct, the City is now being requested to determine an alternative approach.

One option remains, to normalise the subject lots utilising s.58 of the *MRA Act*, which enables the City to prepare an Amendment to TPS No.4 whilst the land is still included within a Redevelopment Area. S.58 of the *MRA Act* provides that the Amendment does not take effect until the land is removed from Schedule 1 of the *Metropolitan Redevelopment Authority Regulations 2011 (MRA Regs)*. This is the method used for the recently finalised Amendments 105, 107 and 108 to the City's TPS No.4.



## **Metropolitan Region Scheme Amendment 1360/57**

MRS amendment 1360/57 (gazetted in July 2020) included the following zonings/reservations in Kelmscott:

- Primary regional road reservation for Albany Highway;
- Railways reservation for the Armadale Train Line and Kelmscott Station; and
- The balance of land zoned Urban.

Council supported this MRS Amendment at its meeting on 28 January 2020. While Amendment 1360/57 has been gazetted, s.58 of the MRA Act provides that the MRS Amendment does not take effect until the precinct is normalised. Amendment No.112 is consistent with the zonings/reservations of MRS Amendment 1360/57.

### **Kelmscott District Centre Precinct Structure Plan**

Kelmscott is designated as a District Centre in *State Planning Policy 4.2 – Activity Centres for Perth and Peel* (SPP 4.2) and the preparation of a Precinct Structure Plan is required to guide future planning and development of the area. Recommendation ARC6 of the City's Local Planning Strategy (2016) includes an action for the City to prepare a Precinct Structure Plan for the Kelmscott District Centre, including the area proposed to be normalised by DevelopmentWA, the subject of this Amendment.

The City has commenced the preparation of a Precinct Structure Plan for the centre. The Precinct Structure Plan will encompass an area much larger than the Kelmscott Redevelopment Area and includes the entire District Centre (land currently within the Redevelopment Area & land zoned by TPS No.4) and surrounding residential areas. At the time of writing, the Precinct Structure Plan is in contract finalisation phase for the appointment of a lead planning consultant. A future Scheme Amendment will be prepared, in conjunction with the Precinct Structure Plan, to introduce/revise Scheme provisions relevant to the District Centre.

The timing of the approval of the Precinct Structure Plan and associated Scheme Amendment are currently unknown, which may lead to a temporary 'gap' in the planning framework between the approval of these documents and the date of normalisation. This is discussed in further detail below.

### **DETAILS OF PROPOSAL**

Amendment No.112 proposes to include the Kelmscott Precinct into the TPS No.4 boundary in order to reassume planning control over the precinct, currently under the control of DevelopmentWA. The Amendment applies appropriate zones/reservations and development standards for the District Centre and will come into effect upon normalisation. When the Kelmscott District Centre Precinct Structure Plan is approved there may be a subsequent TPS Amendment to implement the Precinct Structure Plan.

### **Scheme Amendment - Mapping**

The following amendments are proposed to the TPS4 Maps:

- District Centre zone proposed for land east of Streich Avenue in the District Centre core;

- Residential zone with a R15/60 density coding to the lots on the corner of Railway Avenue and Third Avenue. An area of 'no zone' remains in this area to facilitate the realignment of Third Avenue, part of the Denny Avenue Level Crossing Removal Project.
- The identification of a Development Area on Special Control Area Map 3 to enable the preparation of a Precinct Structure Plan over the District Centre core; and
- The Amendment proposes to delete reference to the Armadale Redevelopment Scheme 2 from the Special Control Area Maps 1 - 3.

### **Scheme Amendment - Text**

It is proposed to insert a new Development Area into Schedule 8 for the District Centre zoned portion of the Scheme Amendment, establishing the requirement that a Precinct Structure Plan be approved prior to any major subdivision or development occurring. Provisions are also proposed to enable any minor additions/alterations to existing development to occur prior to the approval of the Precinct Structure Plan.

## **ANALYSIS**

### **Scheme Map**

#### District Centre zone

The 'District Centre' zone of TPS No.4 proposed for the Kelmscott District Centre core is consistent with:

- The District Centre status of the centre under SPP4.2;
- Existing commercial land uses within the core;
- The zoning under TPS No.4 of surrounding commercial land in Kelmscott; and
- The closest aligned TPS No.4 zone to the current classification of the precinct under the current DevelopmentWA planning framework.

The District Centre zone provides for a variety of retail, commercial and residential land uses appropriate to the District Centre core.

#### Development Area

Amendment No.112 proposes the inclusion of land within the District Centre core into a Development Area, which enables the inclusion of provisions into Schedule 8 - Development (Structure Planning) Areas of the Scheme. A Development Area allows the City to identify the area as requiring the preparation of a structure plan, prior to any major development occurring and to restrict development that could prejudice the future structure planning until a Structure Plan is approved. This approach provides the City adequate control over development until more specific development standards can be adopted through the Precinct Structure Plan. This is discussed in further detail in the 'Scheme Text' section of this report.

#### Residential R15/60 zone

Land west of the railway, on the corner of Railway and Third Avenues is proposed to be zoned Residential and a density of R15/60 applied. This land use is consistent with the previous use of the lots and the surrounding residential uses. The proposed zoning permits a variety of residential and commercial uses that are compatible with the primarily residential uses surrounding the site and is consistent with the land uses identified in DWA's Design

Guidelines. The Denny Avenue Level Crossing Removal Project Development Approval included conditions requiring noise and vibration certification and appropriate mitigation measures be implemented to protect surrounding sensitive land uses. The proposed density code is consistent with the adjoining residential densities recently gazetted by Amendment No.100.

## **Scheme Text**

### District Centre zone

Part 4C of TPS No.4 contains development standards for the District Centre zone which are generic in nature, and it is acknowledged that more location-specific standards will ultimately be developed and implemented for the entire District Centre via a future Scheme Amendment prepared in conjunction with the Precinct Structure Plan.

### Development Standards prior to approval of Precinct Structure Plan

In the interim, between normalisation and the approval of a Precinct Structure Plan, the City's officers consider Part 4C of TPS No.4 provides sufficient development control to achieve the development vision for land on the periphery of the District Centre, but not for the District Centre core. As DWA's Concept Plan and Design Guidelines cannot be transferred to the City at normalisation and the Part 4C provisions of TPS No.4 are not location-specific to the amendment area, the City is required to determine an alternative temporary approach to control development until such time as the Precinct Structure Plan addressing contemporary planning practice is approved.

The City has considered a number of methods to provide a suitable planning framework prior to the approval of a Precinct Structure Plan including:

- The adoption of a Local Planning Policy (LPP) based on DWA's Design Guidelines to provide suitable development standards;
- The development of a new Local Planning Policy to provide development standards for the precinct; and
- The inclusion of provisions in TPS No.4 which allow minor developments to be carried out, but limit substantial developments until a Precinct Structure Plan is approved.

The City does not support the adoption of a LPP (either based on DWA's Design Guidelines or developing new development standards) for the following reasons:

- The Precinct Structure Plan is the appropriate planning instrument to develop a vision for the District Centre and associated development standards. The preparation of new development standards for the precinct would prejudice future structure planning;
- The transfer of the existing development standards in DWA's Design Guidelines is not supported as these provisions are out of date in some areas and do not provide sufficient development control; and
- LPPs are only afforded 'due regard' status under the *Planning and Development (Local Planning Schemes) Regulations 2015* (PD Regs) – provisions in a LPP would not have the force and effect of the Scheme.

Instead, it is recommended that provisions be included in TPS No.4 to restrict major development that could prejudice future structure planning until a Precinct Structure Plan is approved, while enabling minor development to continue. The details of the proposed text is discussed in the section below.

### Proposed Schedule 8 – Development (Structure Planning) Areas Provisions

The TPS No.4 text is proposed to be amended to include the following provisions into Schedule 8 – Development (Structure Planning) Areas under a new Development Area:

- A requirement for the preparation of a Precinct Structure Plan prior to any subdivision or development, for land proposed to be zoned District Centre by Amendment No.112; and
- A provision enabling the City to approve applications, where a Precinct Structure Plan has not been approved, provided those proposals are consistent with the strategic direction of the centre, do not prejudice future structure planning and/or are minor additions/alterations to existing developments.

The inclusion of these provisions provides the City development control for any temporary period between normalisation and the approval of a Precinct Structure Plan. The provisions would enable the City to control developments that may prejudice future planning undertaken as part of a Precinct Structure Plan, whilst ensuring that minor developments such as alterations/extensions to existing shops or changes of use of existing tenancies (unlikely to prejudice future planning of the District Centre) are not impacted. Minor development proposals can be suitably controlled by the development standards of Part 4C of TPS No.4.

Although the date of normalisation is not known and the Precinct Structure Plan is progressing, it is anticipated that Amendment No.112 is suitable as a temporary solution should there be a 'gap' between normalisation and the approval of the Precinct Structure Plan. The above provisions will ultimately be superseded by the Precinct Structure Plan and associated Scheme Amendment and can be removed by a future Scheme Amendment.

### **Standard Amendment**

Amendment No.112 is proposed as a standard amendment as it meets the following standard amendment criteria (r.34) identified in the *Planning and Development (Local Planning Schemes) Regulations 2015* (PD Regs):

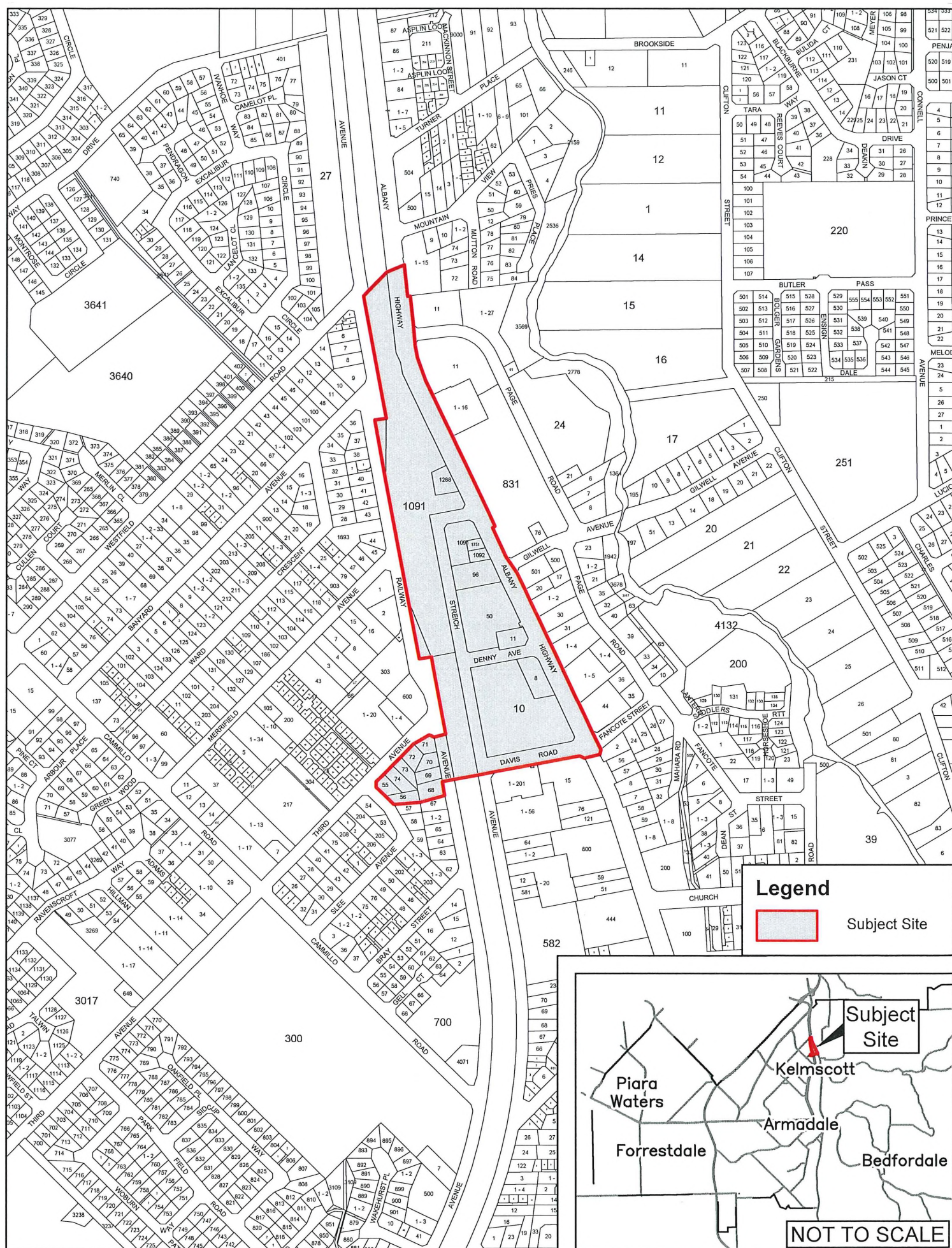
- (b) an amendment that is consistent with a local planning strategy for the scheme that has been endorsed by the Commission;
- (c) an amendment to the scheme so that it is consistent with a region planning scheme that applies to the scheme area, other than an amendment that is a basic amendment; and
- (e) an amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment.

The Amendment will facilitate the normalisation of the precinct and is consistent with the normalisation aims of the City's Local Planning Strategy. The Amendment is consistent with the approved MRS Amendment 1360/57 over the precinct.

## **CONCLUSION**

DWA have advised that advice from the State Solicitor's Office indicates that redevelopment areas within Armadale are only able to be normalised via s. 58 of *MRA Act*, via the preparation of a Scheme Amendment. Amendment No.112 will facilitate the normalisation of the Kelmscott precinct into TPS No.4, appropriately zoning the area and enabling a Precinct Structure Plan to be prepared for the Precinct.





## LOCATION PLAN

Normalisation of Kelmscott Town Centre

DATE 5 January 2021 - REVISION 2101

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Based on information provided by and with the permission of the  
Western Australian Land Information Authority trading as Landgate (2012).  
Aerial photograph supplied by Landgate. Photomaps by Nearmap.



## EXISTING ZONING



## ZONES

- RESIDENTIAL Including Residential Planning Density Codes
- URBAN DEVELOPMENT ZONE
- RURAL LIVING - 1,2,4,10,20,X
- GENERAL RURAL
- SPECIAL RURAL
- SPECIAL RESIDENTIAL
- MIXED BUSINESS / RESIDENTIAL
- LOCAL CENTRE
- DISTRICT CENTRE
- STRATEGIC REGIONAL CENTRE
- GENERAL INDUSTRY
- INDUSTRIAL BUSINESS
- INDUSTRIAL DEVELOPMENT
- SPECIAL USE
- ADDITIONAL USE
- RESTRICTED USE
- DENSITY CODE BOUNDARY
- SCHEME BOUNDARY

## RESERVATIONS

- MRS PARKS & RECREATION (Region)
- PARKS & RECREATION (Local)
- RAILWAYS
- STATE FOREST
- WATERWAYS
- WATER CATCHMENTS
- PRIMARY REGIONAL ROADS
- OTHER REGIONAL ROADS
- PUBLIC PURPOSE (Local)
- (MRS) PUBLIC PURPOSE (Region)
- PUBLIC PURPOSE**  
Miscellaneous Sub Categories
- CG Commonwealth Government
- TS Technical School
- HS High School
- PS Primary School
- H Hospital
- WSD Water Authority of WA
- SU Special Use
- SEC State Energy Commission
- T Telstra

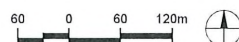
NOTE: The reservations are shown diagrammatically and do not purport to represent the road reservations shown in the Metropolitan Region Scheme and information in respect to road widening requirements for these roads should be obtained from the Department of Planning

## PROPOSED ZONING



## AMENDMENT No. 112 - Modified Zoning Plan

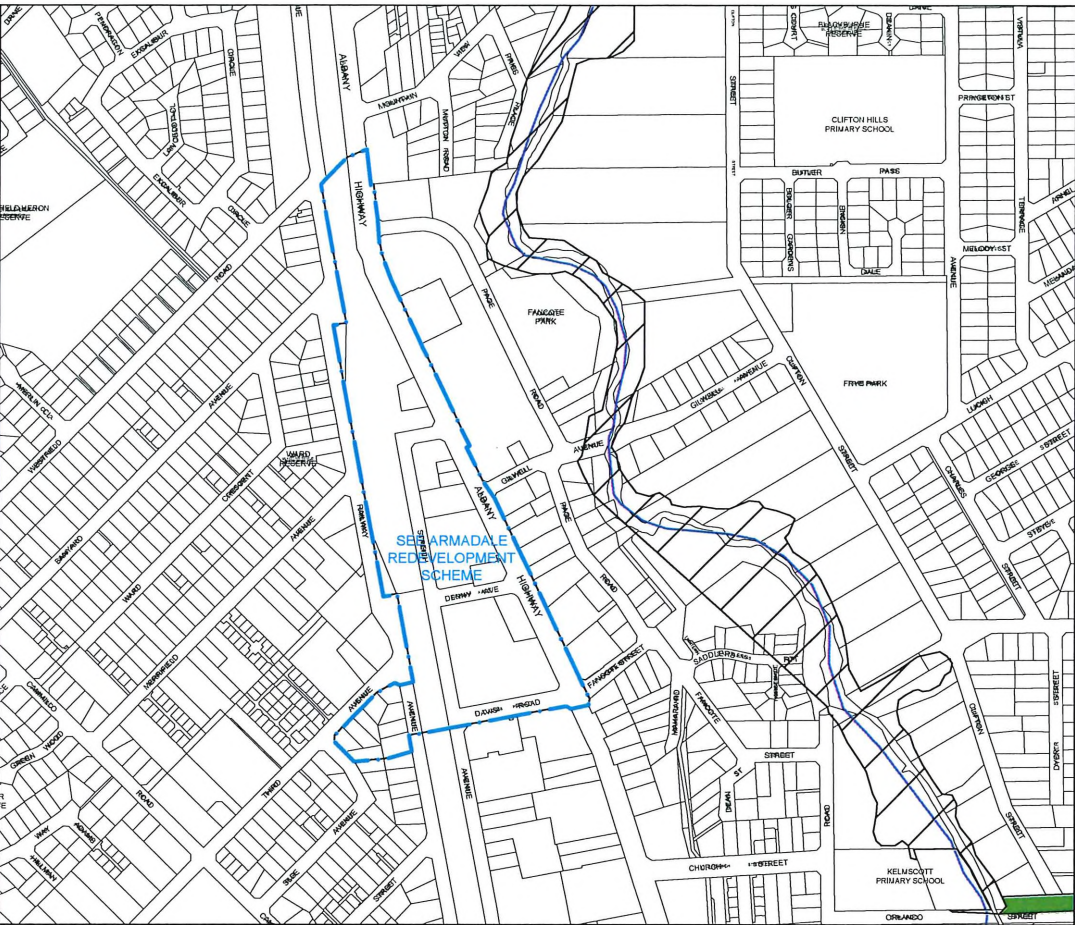
City of Armadale Town Planning Scheme No. 4



SCALE 1 : 6000



EXISTING ZONING - SPECIAL CONTROL AREA MAP 1



LEGEND

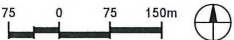
- Prime Agricultural Land Protection Area
- Development Envelope Areas
- Bush Forever Sites - Outside of Parks and Recreation Reservations
- Prime Landscape Quality
- Green Links With Remnant Vegetation - Outside of Parks and Recreation Reservations
- Water Courses With Remnant Vegetation - Outside of Parks and Recreation Reservations
- Bushfire Protection Areas
- Sewerage Septage Treatment Plant Buffer
- Poultry Farm Buffer
- Armadale Landfill and Recycling Centre Buffer
- Natural Gas Pipeline Buffer
- Brick Works Buffer
- Kennels Buffer
- Armadale Redevelopment Area Boundary
- Local Government Boundary

PROPOSED ZONING - SPECIAL CONTROL AREA MAP 1



**AMENDMENT No. 112**  
City of Armadale Town Planning Scheme No. 4  
Special Control Area Map 1

DATE 8 March 2021 - REVISION 2101  
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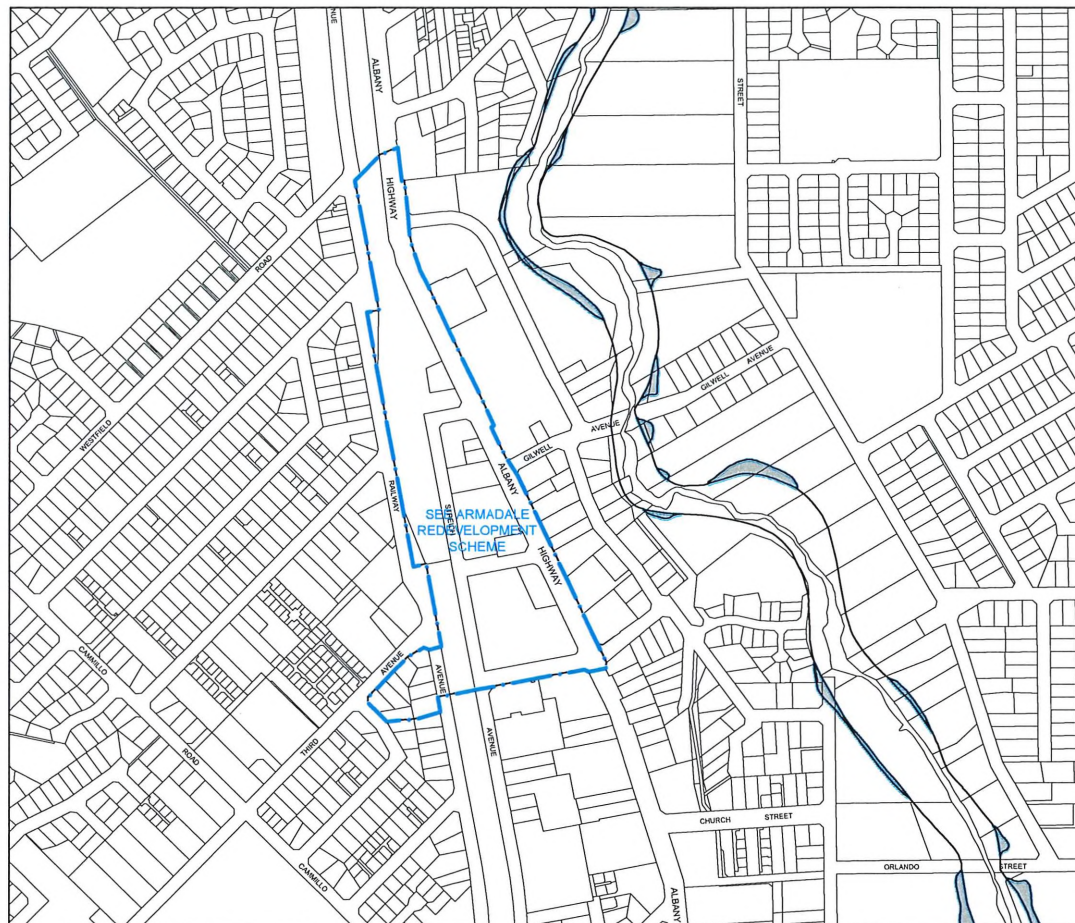
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Western Australian Land Information Authority trading as Landgate (2012).  
Aerial photograph sourced by Landgate. Photographs by Neil Hall.





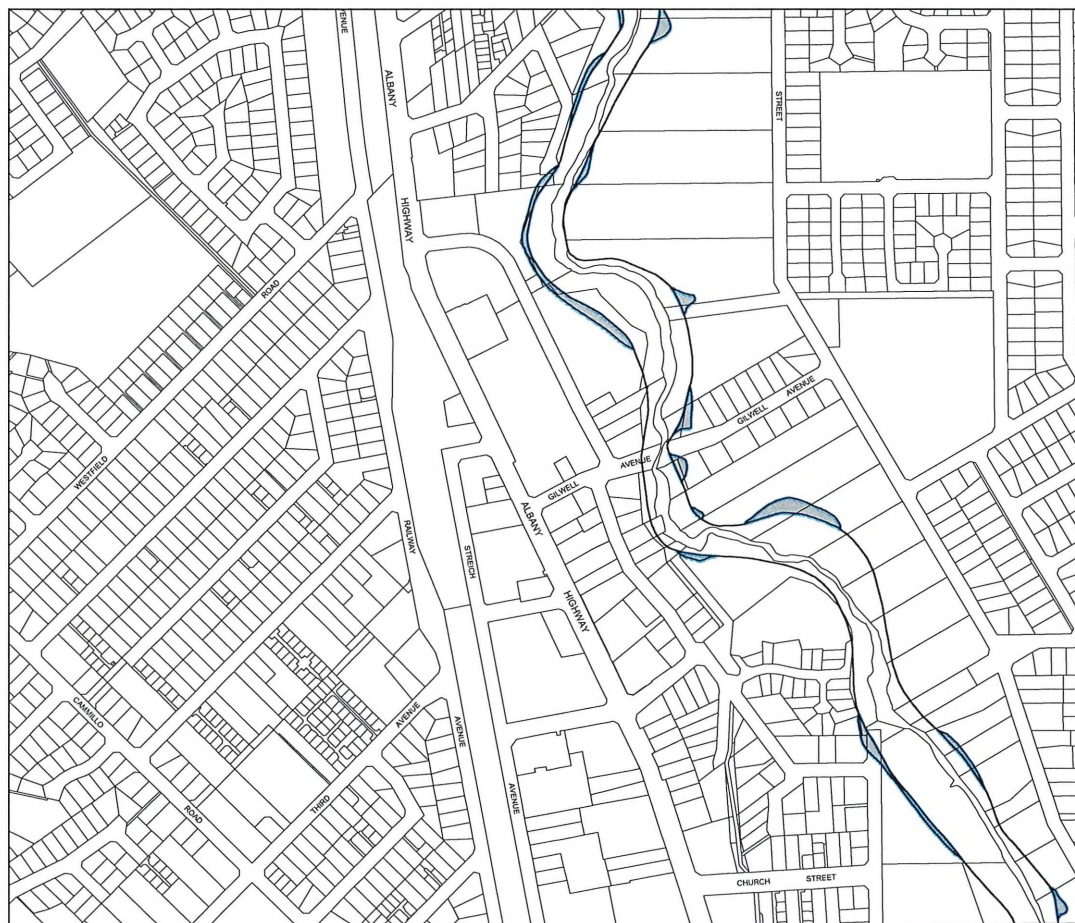
## EXISTING ZONING - SPECIAL CONTROL AREA MAP 2



### LEGEND

-  Flood Prone Areas - Floodways
-  Flood Prone Areas - Flood Fringe
-  Public Drinking Water Resource Protection Areas - Priority 1 Source Protection Area
-  Public Drinking Water Resource Protection Areas - Priority 2 Source Protection Area
-  Wetland Protection Areas - Environmental Protection Policy Swan Coastal Plain Lakes Areas
-  Wetland Protection Areas - Conservation Category Wetlands
-  Wetland Protection Areas - Groundwater Environmental Management Areas
-  Catchment Protection Area - Peel Harvey Coastal Plain Catchment
-  Armadale Redevelopment Area Boundary

## PROPOSED ZONING - SPECIAL CONTROL AREA MAP 2

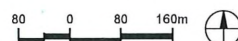


### AMENDMENT No. 112

City of Armadale Town Planning Scheme No. 4  
Special Control Area Map 2

DATE 8 March 2021 - REVISION 2101

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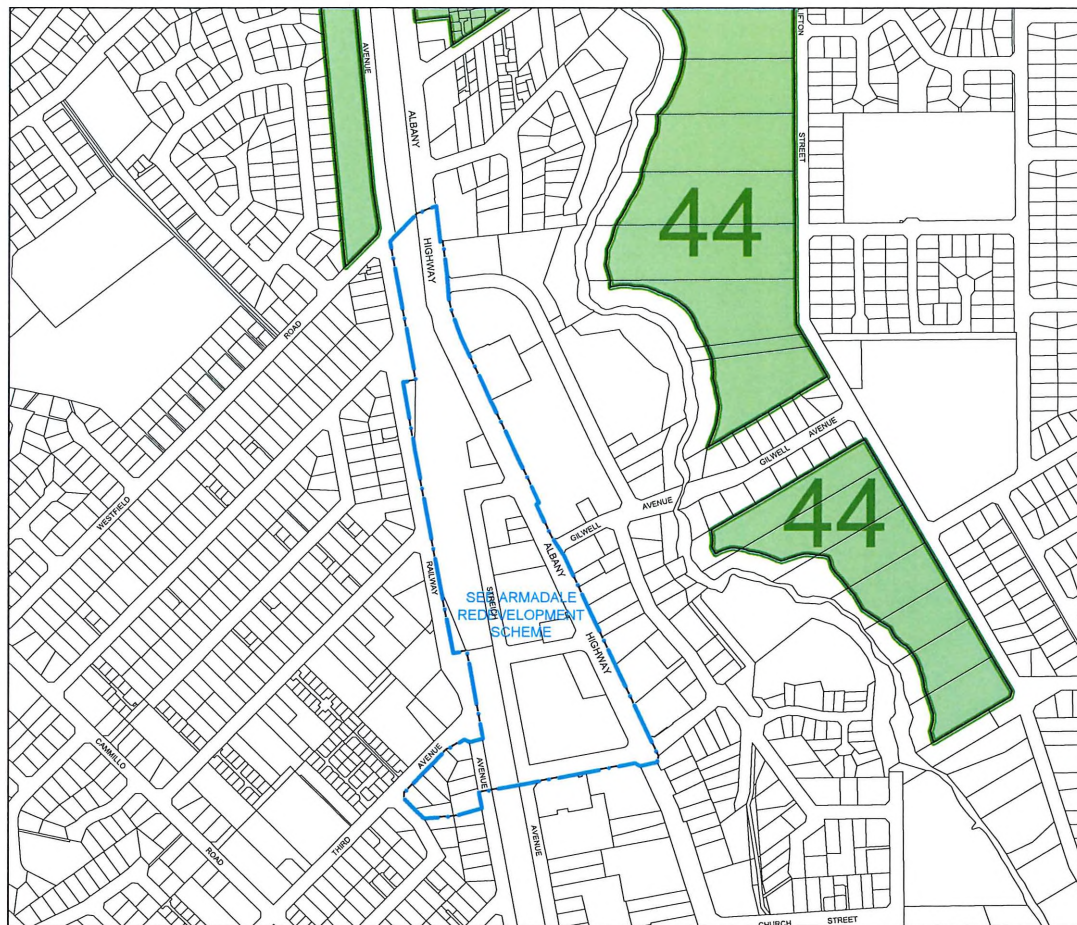


SCALE 1 : 8000

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Western Australian Land Information Authority (Landscape) (2012).  
Aerial photograph supplied by Landsat, Photosat by the author.



## EXISTING ZONING - SPECIAL CONTROL AREA MAP 3



## LEGEND

- 7 Development Area (Structure Plan) (Schedule 8)
- No. 12 Development Contribution Area (Schedule 9A & 9B)
- 66 Environmental Conditions (Schedule 6)
- Armadale Redevelopment Area Boundary

## PROPOSED ZONING - SPECIAL CONTROL AREA MAP 3



## AMENDMENT No. 112

City of Armadale Town Planning Scheme No. 4  
Special Control Area Map 3

DATE 8 March 2021 - REVISION 2101

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SCALE 1 : 7500

Based on information provided by and with the permission of the  
Western Australian Land Information Authority as at 1st July 2012.  
Aerial photograph supplied by Landgate, Photosat by TerraMap.

*Planning and Development Act 2005*

**CITY OF ARMADALE TOWN PLANNING SCHEME NO. 4**

**AMENDMENT NO. 112**

The Armadale City Council under and by virtue of the powers conferred upon it in that behalf by the *Planning and Development Act 2005*, hereby amends the above Local Planning Scheme by:

- a. Include the Kelmscott District Centre Precinct as designated on the Scheme Amendment Map into the Scheme boundary;
- b. Rezone Lot 8, Lot 10 (No.2883), Lot 11 (No. 2861), Lot 50 (No.2853), Lot 96 (No.2831), portion of Lot 1091 (No.2793), Lot 1092 (No.2821), Lot 1288 (No.2291) and Lot 1751 Albany Highway and Lot 1091 Streich Avenue, Kelmscott as depicted on the Scheme Amendment Map from unzoned to 'District Centre';
- c. Rezone Lot 56 (No.2) Slee Avenue, Lot 71 (No.57) Railway Avenue, portions of Lot 55 (No.14) Third Avenue, Lot 72 (No.8) Third Avenue, Lot 73 (No.10) Third Avenue, Lot 74 (No.12) Third Avenue, Lot 68 (No.63) Railway Avenue, Lot 69 (No.61) Railway Avenue and Lot 70 (No.59) Railway Avenue, Kelmscott as depicted on the Scheme Amendment Map from unzoned to 'Residential' and assign a density code of 'R15/60';
- d. Amend Special Control Area Maps 1 and 2 to remove 'Metropolitan Redevelopment Scheme' from the Kelmscott District Centre Precinct;
- e. Amend Special Control Area Map 3 to remove 'Metropolitan Redevelopment Scheme' from the Kelmscott District Centre Precinct and to designate Development Area No.67 as depicted on the Special Control Area Map 3;
- f. Amend Schedule 8 – Development (Structure Planning) Areas to include the following new provision relating to Development Area No.67:

No.	Description of Land	Additional provisions applicable to subdivision and development
67	Kelmscott – District Centre bound by Albany Highway, Davis Road and the Armadale Railway Line Reservation including Lot 8, Lot 10 (No.2883), Lot 11 (No. 2861),	<p>67.1 Prior to any subdivision or development occurring, comprehensive planning for the area shall be undertaken by preparation of a Precinct Structure Plan to guide future subdivision and development.</p> <p>67.2 In determining any planning application for subdivision and development approval, the Local Government shall have regard to any Approved Precinct Structure Plan.</p> <p>67.3 Notwithstanding clause 67.1, the City may consider a development application, a change of use application or make a recommendation on a subdivision before a Precinct Structure Plan has been adopted, where the</p>

<p>Lot 50 (No.2853), Lot 96 (No.2831), portion of Lot 1091 (No.2793), Lot 1092 (No.2821), Lot 1288 (No.2291) and Lot 1751 Albany Highway and Lot 1091 Streich Avenue, Kelmscott.</p>	<p>City determines the proposal:</p> <ul style="list-style-type: none"> <li>i. Is consistent with the strategic direction of the District Centre; or</li> <li>ii. Is an addition, alteration, extension or change of use to an existing development on the site; or</li> <li>iii. Is of a minor nature that will not prejudice the future planning of the centre.</li> </ul>
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- g. Amend the Scheme Map accordingly.



## COUNCIL ADOPTION

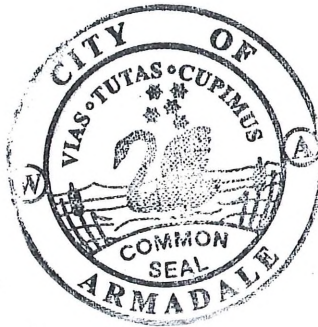
This Standard Amendment was adopted by Resolution D17/4/21 of the Council of the City of Armadale at the Ordinary Meeting of the Council held on the 19<sup>th</sup> day of April 2021.

  
MAYOR

  
CHIEF EXECUTIVE OFFICER

## COUNCIL RECOMMENDATION

This Amendment is recommended for support by Resolution D43/11/21 of the City of Armadale at the Ordinary Meeting of the Council held on the 22<sup>nd</sup> day of November 2021 and the Common Seal of the City of Armadale was hereunto affixed by the authority of a resolution of the Council in the presence of:



  
MAYOR

  
CHIEF EXECUTIVE OFFICER

## WAPC RECOMMENDATION FOR APPROVAL

DELEGATED UNDER S.16 OF  
THE PD ACT 2005

Date:- \_\_\_\_\_

## APPROVAL GRANTED

MINISTER FOR PLANNING

Date:- \_\_\_\_\_