



Western
Australian
Planning
Commission

Planning and Development Act 2005

Section 171P(1)

Approval of Form 11B-1 Significant Development Application

WAPC Ref: SD-048-25

Property Location: 436 Lake Road and 15 and 27 Bay Court,
Champion Lakes

Application Details: Residential Development

Determination Date: 10 June 2026

Determination Notice Issue Date: 3 July 2026

Under delegation of the Western Australian Planning Commission, the Statutory Planning Committee resolved to:

- A. to note this application is capable of being determined under the applicable planning instrument, being the City of Armadale Town Planning Scheme No. 4, and it has been considered and determined accordingly; and
- B. Under Section 171P(1) of the *Planning and Development Act 2005*, **APPROVE** the above application and accompanying plans 18 May 2026, subject to the following:

Conditions

Approval Timeframe

1. This decision constitutes development approval only and is valid for a period of 4 years from the date of approval. If the development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.

Conformity with Plans

2. The development is to be undertaken in accordance with the approved plans (date-stamped 18 May 2026) attached to this approval, subject to modifications required by any condition of this approval, final details of which are to be submitted at working drawings stage (conditions clearance stage), to the satisfaction of the Western Australian Planning Commission, on advice from the City of Armadale.
3. A copy of the final working drawings (prepared for submission of relevant building permit application(s)) and all associated plans, reports and information that addresses the

conditions of approval are to be submitted to, and cleared by, the Western Australian Planning Commission (WAPC). The final working drawings and associated documents are to comply with all conditions of development approval, as confirmed by the WAPC, and any variations from the approved development plans are required to be clearly identified.

4. Prior to submission of the relevant building permit application, revised plans are to be submitted to the satisfaction of the Western Australian Planning Commission, which includes the following modifications:
 - (i) Specifications of fencing to be constructed along the open space reserve integrated with the Wungong Regional Park at the north-western boundary of the development, ensuing fencing is visually permeable.
5. The proposed dwellings are to maintain a minimum finished floor level of 23.4 metres AHD.

Land Use

6. The dwellings shall be limited in occupancy to an “aged person” and their spouse, or the surviving spouse of such a person, as defined under the Residential Design Codes, to the satisfaction of the Western Australian Planning Commission.
7. Prior to submission of the relevant building permit application, the applicant is to demonstrate that ‘Type G’ dwelling typologies as depicted on the approved development plans, satisfy the Livable Housing Design Standard, with final details submitted to, and approved by, the Western Australian Planning Commission.

Certificate of Title

8. Prior to occupation of the development, the landowner is to register on the certificate(s) of title a notification, pursuant to section 70A of the Transfer of Land Act 1893 advising the owners and prospective purchasers of the land of the restriction relating to the occupation of the dwelling. The notification is to be included on the diagram or plan of survey (deposited plan) and registered at the landowner’s expense, to the satisfaction of the Western Australian Planning Commission.
9. Prior to occupation of the development, the landowner is to register on the certificate(s) of title a notification, pursuant to section 70A of the Transfer of Land Act 1893. The notification is to be included on the diagram or plan of survey (deposited plan) and registered at the landowner’s expense, to the satisfaction of the Western Australian Planning Commission. The notification is to state as follows:

“This land is within a bushfire prone area and is subject to a Bushfire Management Plan. The management measures contained with the Bushfire Management Plan must be implemented at all times.”
10. Prior to occupation of the development, the landowner is to register on the certificate(s) of title a right of carriageway easement, pursuant to the Land Administration Act 1997. The right of carriageway easement is to be to the benefit of the City of Armadale for waste vehicle access and is to include management arrangement, and registered at the landowner’s expense, to the satisfaction of the Western Australian Planning Commission, on advice of the City of Armadale.

Materials and Finishes

11. The development is to be constructed with high quality and durable external materials and finishes, consistent with the approved development plans, including elevations and perspectives (other than as amended by conditions of approval), to the satisfaction of the Western Australian Planning Commission.
12. Prior to submission of the relevant building permit application, the applicant is to submit final details of the materials, colours and finishes of the exterior of the building(s), to the satisfaction of the Western Australian Planning Commission.

Construction

13.
 - (a) Prior to submission of the relevant building permit application(s), a Construction Management Plan is to be submitted to and approved by the Western Australian Planning Commission, on advice from the Department of Biodiversity, Conservation and Attractions and the City of Armadale. The Plan is to address the following, but not limited to:
 - i. hours of construction;
 - ii. temporary fencing, hoardings, gantries, and signage;
 - iii. site access and egress;
 - iv. construction traffic management;
 - v. pedestrian and cyclist management and any footpath obstructions;
 - vi. parking arrangements for staff and contractors;
 - vii. deliveries and storage of construction materials and machinery;
 - viii. management of machinery, including refuelling;
 - ix. management of vibration, dust, stormwater, sediment and erosion;
 - x. management of any site dewatering and discharge;
 - xi. management of construction noise and other site generated noise;
 - xii. supply of uncontaminated fill, free from rubble, weeds and disease;
 - xiii. demolition and construction waste management, recycling, and removal;
 - xiv. protection of street trees and public realm infrastructure; and
 - xv. public communication and complaint handling procedures.
 - (b) The approved Construction Management Plan is to be implemented and adhered to, to the satisfaction of the Western Australian Planning Commission.
14.
 - (a) Prior to submission of the relevant building permit application, the applicant is to submit a geotechnical engineering report certifying that the land is physically capable of accommodating the development.
 - (b) In the event that remediation works are required, a post-works geotechnical report certifying that all works have been carried out in accordance with the pre-works geotechnical report is to be submitted, to the satisfaction of the Western Australian Planning Commission, on advice from the City of Armadale.

Bushfire Management

15.

- (a) Prior to submission of the relevant building permit application(s), the Bushfire Management Plan date-stamped 18 May 2026 is to be updated to detail suitable arrangements and timing of implementation measures to secure the ongoing management of vegetation, to the satisfaction of the Western Australian Planning Commission, on advice from the Department of Fire and Emergency Services and the City of Armadale.
- (b) Prior to occupation of the development, certification by a Bushfire Consultant is to be provided to demonstrate that the measures included in the Bushfire Management Plan (updated in accordance with part (a) of this condition) have been implemented to the satisfaction of the Western Australian Planning Commission, on advice from the City of Armadale.
- (c) The approved development is to be operated and all relevant landscaping and vegetation is to be thereafter managed in accordance with the Bushfire Management Plan (updated in accordance with part (a) of this condition), to the satisfaction of the Western Australian Planning Commission, except where otherwise approved in writing by the Western Australian Planning Commission, on advice from the City of Armadale.

Transport, Access and Parking

16.

- (a) Prior to occupation of the development, certification is to be provided by a suitably qualified professional confirming that all points of ingress and egress, vehicle accessways, loading bays, car parking spaces, universal access, and bicycle parking are consistent with the approved plans and have been constructed, drained, sealed and marked in accordance with the Australian Standard, to the satisfaction of the Western Australian Planning Commission, on advice from the City of Armadale.
- (b) All parking bays, driveways and access points shall be maintained by the owners and/or managers of the development to the satisfaction of the Western Australian Planning Commission.
- (c) Prior to occupation of the development, the visitor car parking spaces are to be marked and clearly signposted as dedicated for visitor use only to the satisfaction of the Western Australian Planning Commission.

Water Management Plan

17.

- (a) Prior to submission of the relevant building permit application(s), an updated Water Management Report is to be submitted to and approved by the Western Australia Planning Commission, on advice from the Department of Biodiversity, Conservation and Attractions and the City of Armadale, demonstrating the adequate on-site retention and disposal of all storm water.
- (b) The approved Water Management Report is to be implemented to the satisfaction of the Western Australian Planning Commission.

Landscaping

- 18.
- (a) Prior to the submission of the relevant building permit application, updated detailed landscaping plans and specifications are to be submitted to and approved by the Western Australian Planning Commission, on advice from the Department of Biodiversity, Conservation and Attractions and the City of Armadale.
 - (b) Prior to occupation of the development, certification that the landscape areas and reticulation has been completed in accordance with the final approved Landscape Plan is to be submitted to the satisfaction of the Western Australian Planning Commission, on advice from the City of Armadale.
 - (c) The approved Landscape Plan/s is to be implemented and adhered to, to the satisfaction of the Western Australian Planning Commission.

Environmental and Servicing

- 19.
- (a) Prior to submission of the relevant building permit application(s), the Waste Management Plan (date-stamped 23 July 2025) is to be updated to reflect the detailed design and be submitted to and approved by the Western Australian Planning Commission, on advice from the City of Armadale.
 - (b) The approved Waste Management Plan is to be implemented and adhered to by the owners and/or managers of the development, to the satisfaction of the Western Australian Planning Commission.
- 20.
- (a) Prior to occupation of the development, a Mosquito Management Plan is to be submitted to and approved by the Western Australian Planning Commission, on advice from the City of Armadale.
 - (b) The approved Mosquito Management Plan is to be implemented and adhered to, to the satisfaction of the Western Australian Planning Commission.
21. Prior to submission of the relevant building permit application, details of any proposed air-conditioning condensers, external building plant, piping, ducting, or transformers being integrated into the design of the buildings and located or screened to minimise any visual and noise impact on the nearby residents and the public realm, being submitted to, and approved by, the Western Australian Planning Commission, on advice from the City of Armadale.
- 22.
- (a) Prior to submission of the relevant building permit application, a Lighting Strategy detailing external illumination of the development in accordance with AS4282, AS1158.3.1 is to be submitted to and approved by the Western Australian Planning Commission, on advice from the City of Armadale.
 - (b) Prior to occupation of the relevant stage of development, the applicant is to provide certification from a suitably qualified person demonstrating the lighting has been installed in accordance with the approved strategy, to the satisfaction of the Western Australian Planning Commission.

Public Art

23. Prior to the occupation of the development, the landowner must contribute a sum of 1% of the total development construction value toward Public Art in accordance with the City of Armadale Local Planning Policy Precent for Public Art (LPP3.12), by either:
- (a) Payment of a cash-in-lieu amount equal to the sum of the 1% contribution of the estimated total development cost but no more than \$500,000 to the satisfaction of the Western Australian Planning Commission on advice from the City of Armadale; OR
 - (b)
 - (i) The provision of Public Art on site, with a public art concept for the subject development to the value of 1.0% of the estimated total development cost but no more than \$500,000 must be submitted to, and approved by, the Western Australian Planning Commission on advice from the City of Armadale; and
 - (ii) the approved public art is to be installed by the developer and maintained thereafter by the landowner and/or managers of the development, to the satisfaction of the Western Australian Planning Commission.

Other

24. Prior to commencement of development, suitable arrangements being made in relation to facilitating alternative access to the approved subdivision on Lot 9000 to the satisfaction of the Western Australian Planning Commission, on advice from the City of Armadale.

Advice Notes

- (a) This is a development approval only. The landowner/applicant is advised that it is their responsibility to ensure that the proposed development complies with all other applicable legislation, local laws and/or license/permit requirements that may relate to the development. Contact the City of Armadale for further advice on building, health, engineering and road reserve requirements.
- (b) With regard to Condition 1, the term 'substantially commenced' has the meaning as set out in the Planning and Development (Local Planning Schemes) Regulations 2015 as amended from time to time. The substantial commencement date is calculated from the date the applicant receives the determination notice.
- (c) With regard to Condition 3, the final working drawings are to comply with all of the relevant conditions of development approval, as confirmed by the Western Australian Planning Commission (WAPC), and any variations from the approved plans are required to be clearly identified. Once the WAPC is satisfied that the working drawings are consistent with the approved development plans and any reports and information submitted have adequately addressed the conditions of approval, the WAPC will provide a clearance letter and copies of the working drawings to the applicant to assist with the issuing of a building permit.

Where works and/or building permits are proposed to be staged, the WAPC may agree to a staged clearance of working drawings and associated conditions of approval. In such cases a Conditions Staging Matrix will need to be completed and submitted for the WAPC approval. Interim documentation may be acceptable for the clearance of some conditions for the initial stages of the development, in accordance with an approved Conditions Staging Matrix. In an instance where interim documents or plans are

accepted by the WAPC, the documentation is required to identify the time or stage for the delivery of the final documents and/or plans.

The final plans and documents submitted to the Western Australian Planning Commission to satisfy the conditions of this approval will be verified by the Department of Planning, Lands and Heritage officers and any other local of State Government agency, where applicable. Approval for any substantive changes to the approved plans and/or documents will need to be obtained in writing from the Commission, via an Amendment Application process (Form 11B-2).

- (d) With regard to Condition 18, the City of Armadale advises this development approval does not authorise the removal of vegetation other than any marked for removal on the approved plan(s). The vegetation identified on the plans for retention must be protected in accordance with AS 4970-2009 prior to works commencing on site and maintained to the satisfaction of the City of Armadale for the duration of works.
- (e) With regard to Condition 14, sediment and erosion management details should describe how site works and construction will be implemented and managed to minimise the risk of drainage, erosion and sedimentation on nearby water bodies and/or reserves and should include control measures such as:
 - i. Daily recovery of sediment (including imported building sand) from outside the works area (e.g. end-of-day sweeping).
 - ii. Perimeter controls, such as:
 - Sediment control fences.
 - Sediment traps at stormwater drain inlets.
 - Vehicle washdown, vibration grids or rock pads at entry/exits.
 - Containment of stockpiles.
 - iii. For further guidance on best management practices for sediment and erosion control, refer to the Erosion and Sediment Control Information sheets found at: <https://www.secul.org.au/sediment-resources/>.
- (f) With regard to Condition 17, crossover(s) are to be designed and constructed to the specification and satisfaction of the City of Armadale.
- (g) With regard to Condition 18, the following elements should be considered for inclusion in the Water Management Plan:
 - iv. A detailed description of the size, location and design of drainage basins, as well as commit to the implementation of any management or infiltration measures for stormwater within individual lots and within the road reserves. This will reduce the size of the drainage basins required in the proposed Communal Open Space.
 - v. Pre-development and post-development flow rates to and from the site, to inform the required size and location of drainage infrastructure.
 - vi. Details of proposed vegetation and soil types in basin areas should be provided. Soils should have adequate phosphorus retention capabilities and contain appropriate native species capable of nutrient uptake.
 - vii. Consider the existing development on Lots 4, 5 and 6 Bay Court, and if there is an opportunity to incorporate the current proposal into the existing drainage infrastructure, to minimise the cumulative size of drainage infrastructure in the proposed Communal Open Space.

- (h) With regard to Condition 19, the following elements should be considered for inclusion in the Landscape Plans:
 - i. Details on the interface between the development and the public open space, including the height, style, colours and materials of structures/fencing visible from the reserve which complement the riverine environment.
 - ii. Details of any pedestrian access directly to the foreshore area from the development.
 - iii. All landscaping to include locally native plant species only, suited to the soil type of the area, to sustain local biodiversity and reduce fertiliser requirements.
- (i) This development approval does not authorise the removal of vegetation other than any marked for removal on the approved plan(s). The vegetation identified on the plans for retention must be protected in accordance with AS 4970-2009 prior to works commencing on site and maintained to the satisfaction of the City of Armadale for the duration of works.
- (j) Any proposed landscape works outside the development lot boundaries will require consent from the City of Armadale prior to the commencement of any works.
- (k) With regard to Condition 21, the following elements should be considered for inclusion in the Mosquito Management Plan:
 - i. Identification of major sources (breeding sites) of mosquitoes in the vicinity of the development.
 - ii. Methods and feasibility of control (chemical, physical, biological and/or cultural) of larval and adult mosquitoes in man-made and natural breeding sites in proximity to residences.
 - iii. Monitoring of larval and adult mosquitoes in and around the proposed development to inform the location and timing of control measures.
 - iv. Environmental impacts and acceptability of proposed control options, ensuring mosquito management strategies comply with all Federal and State legislative requirements.
 - v. Identification of ongoing resource requirements of and responsibility for the implementation of mosquito management programs relevant to the proposed development.
 - vi. Appropriate location, design and maintenance of project infrastructure to prevent mosquito breeding (e.g. wastewater, stormwater infrastructure).
- (l) The Department of Water and Environmental Regulation advises that clearing of native vegetation is prohibited, unless authorised by a clearing permit, or is clearing that is exempt in accordance with Schedule 6 of the Environmental Protection Act 1986 or the Environmental Protection (Clearing of Native Vegetation) Regulations 2004.
- (m) Access to buildings are to be provided for people with disabilities in accordance with the National Construction Code Building Code of Australia, AS1428.1 and Disability (Access to Premises – Buildings) Standards 2010.
- (n) If the applicant/landowner is aggrieved by this determination, there is a right of review by the State Administrative Tribunal in accordance with Part 11B of the Planning and Development Act 2005.

Reasons for Decision

Extract from the Minutes of the Statutory Planning Committee meeting of 10 June 2026:

Members discussed their reasons for supporting the proposal and outlined the following:

- The access, not the uses, require discretion against the local structure plan.*
- That several options may have potential to facilitate access to the subject and adjacent lots without reducing yield.*
- Inclusion of an additional condition regarding access arrangements being agreed between the affected landowners is broad enough to facilitate an outcome without being prescriptive on the design resolution.*

Members agreed to endorse the recommendation of the Department of Planning, Lands and Heritage for the reasons discussed and outlined in the Department's report.