

LEGEND

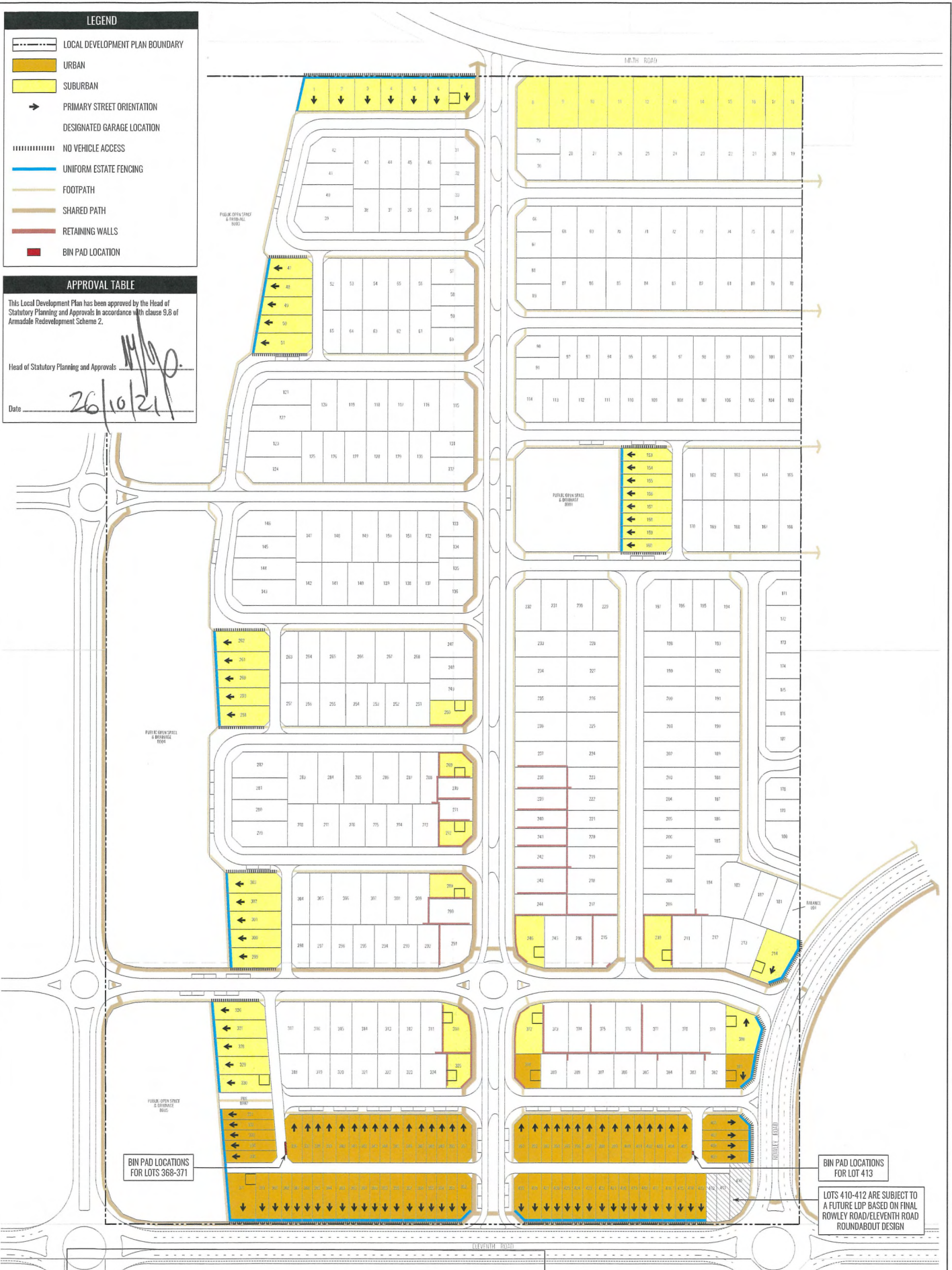
- LOCAL DEVELOPMENT PLAN BOUNDARY
- URBAN
- SUBURBAN
- PRIMARY STREET ORIENTATION
- DESIGNATED GARAGE LOCATION
- NO VEHICLE ACCESS
- UNIFORM ESTATE FENCING
- FOOTPATH
- SHARED PATH
- RETAINING WALLS
- BIN PAD LOCATION

APPROVAL TABLE

This Local Development Plan has been approved by the Head of Statutory Planning and Approvals in accordance with clause 9.8 of Armadale Redevelopment Scheme 2.

Head of Statutory Planning and Approvals

Date 26/10/21



1. WUNGONG URBAN WATER PROJECT AREA DESIGN GUIDELINES (URBAN & SUBURBAN ZONE) DESIGN VARIATION

- a) Unless varied by the provisions of this Local Development Plan, all other requirements of the Wungong Urban Water Design Guidelines, including the City of Armadale Local Planning Policy PLN 3.10 'Residential Design Codes Variations and R-MD Codes' and State Planning Policy 7.3 – Residential Design Codes Volume 1 apply.
- b) In the case of any inconsistency between the Design Guidelines and this Local Development Plan (LDP), the provisions of this LDP prevail.

2. SETBACKS

a) Front Setback	Minimum
i. Public Open Space	<ul style="list-style-type: none">• 2.0m (no average)• 1.0m to porch / veranda (no max length)

3. BUILDING FORM & ORIENTATION

- a) The design of dwellings shall include at least one major opening to a habitable room overlooking Public Open Space or reserves where applicable. The major opening shall not be obstructed by visually impermeable fencing.

4. VEHICULAR ACCESS and GARAGES

- a) Designated garage locations apply to some lots as identified on the LDP, referencing the side of the lot to which the garage must be located. Designated garage locations do not prescribe boundary walls. All other garage locations will be subject to the requirements of State Planning Policy 7.3 – Residential Design Codes Volume 1, the location of infrastructure services, dedicated on-street parking bays and Estate retaining, landscaping and fencing.

5. UNIFORM ESTATE FENCING

- a) Uniform Estate fencing will be provided by the developer abutting specific lots as identified on this LDP.
- b) Any Estate provided fencing/retaining on private lots shall not be modified without written approval from the determining authority and shall be maintained as visually permeable by landowners where applicable.
- c) Other than landscaping treatments (e.g. hedges or shrubs), screening of the permeable style sections of the Uniform Estate Fencing is not permitted (e.g. bamboo, shade-cloth etc).

LOCAL DEVELOPMENT PLAN

Lots 1 & 2 Ninth Road and Lot 3 Eleventh Road, HILBERT Page 2 of 2

A Parcel Property Project

Not to Scale @ A3

PLAN: PARH-4-001 REVISION: A
DATE: 23/09/2021 DRAWN: JP
PROJECTION: PDG 94 PLANNER: KG
DATUM: AHD CHECK: CH



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