

LOCAL DEVELOPMENT PLAN - STAGE 1

GENERAL

1. This Local Development Plan ('LDP') applies to all lots shown on the plan, as identified by the 'lots subject to this LDP' boundary.
2. This LDP has been prepared in accordance with the requirements of the Armadale Redevelopment Scheme 2, the Wungong Urban Water Project Area Design Guidelines, the City of Armadale Local Planning Policy PLN 3.10 'Residential Design Codes variations and R-MD Codes', the *Precinct 21 Structure Plan*, the *Southern River / Forrestdale / Brookdale / Wungong District Structure Plan* and Subdivision Approval Reference 164264.
3. Unless otherwise varied by this LDP, the provisions of the *City of Armadale Town Planning Scheme No.4*, The *City of Armadale Local Planning Policy PLN 3.10 'Residential Design Codes Variations and R-MD Codes'*, the Residential design Codes (the 'R-Codes') and the *Precinct 21 - Structure Plan* and the *Southern River / Forrestdale / Brookdale / Wungong District Structure Plan* apply.
4. The applicable density code is R35 for the suburban place code as per the Wungong Urban Water Project Area Design Guidelines.
5. Variations to the requirements of this LDP may be approved by Development WA and the City of Armadale, at its discretion.

SETBACKS

6. Developments on Lots 895, 896, 925 and 926 are to be setback a minimum of 1 metre from the public open space.
7. Boundary walls are not permitted where adjoining a public open space.

UNIFORM FENCING

8. Other than landscaping treatments, uniform fencing is to be provided and maintained as visually permeable where identified on this LDP. Fencing along the side boundaries of Lots that abuts Public open Space is to be no higher than 1.80m above the finished lot level and the solid portion of the fence will not exceed 0.6m high, with the upper portion of the fence being visually permeable.
9. Uniform fencing constructed by the Developer is to be maintained by the landowners along the boundary as identified by this LDP.
10. Where walls and fencing have been installed by the Developer, modifications to fences are not permitted without prior approval from the City of Armadale and Development WA.

GARAGE AND ACCESS

11. Designated garage locations, as identified on this LDP, are provided to prioritise tree retention and utilise openings within retaining walls. Alternative garage locations will not be permitted.
12. Garages and vehicle crossovers are designated and located to minimise conflict with existing trees.
13. Preferred garage locations may only be varied where it can be demonstrated there is no conflict with street trees or other infrastructure.

PUBLIC OPEN SPACE INTERFACE

14. Dwellings on Lots 895, 896 and 926 are to address the adjoining public open space through the provisions of at least one major opening to a habitable room and architectural articulation on the public open space interface.
15. Dwellings on Lots 832 and 928 are to address the primary street as identified on this LDP.

APPROVAL

This Local Development Plan has been approved by Development WA in accordance with clause 9.8 of the Armadale Redevelopment Scheme 2.

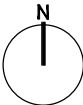
Signature _____ Date _____



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LOT 9002 HILBERT ROAD

HILBERT



0 25 m
SCALE @ A3: 1:1000
9663-LDP-01-E

DRAWN: JS
DATE CREATED: 2025.05.26
PROJECTION: MGA90 GD94
CADASTRE: LANDGATE
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