

GENERAL

1. This Local Development Plan (LDP) is prepared pursuant to Schedule 2 Part 6 of the *Planning and Development Regulations 2015*. This LDP sets out specific and detailed guidance for the development of single houses on lots approved for subdivision by the Western Australian Planning Commission (WAPC) on Lot 9101 Warton Road, Piara Waters under WAPC reference 163224.
2. Any variations to lot numbers and lot dimensions in the approved survey plan for the subdivision only affect the requirements of the LDP to the extents to which they are materially relevant.
3. Unless otherwise specified/varied in this LDP, all single houses shall be in accordance with relevant City of Armadale planning and development frameworks including (but not limited to): *City of Armadale Town Planning Scheme No.4 (TPS4)*, *City of Armadale Local Planning Policy 3.10 Residential Design Codes Variations & RMD Codes* (unless revoked) and, *State Planning Policy 7.3 Residential Design Codes* (the 'R-Codes')
4. Development for a single house which meets the deemed-to-comply provisions of the City of Armadale planning and development frameworks including this LDP does not require a Development Application/Approval as per the *Planning and Development (Local Planning Schemes) Regulations 2015*.
5. The Residential Design Code densities applicable to the lots are R25, R30 and R40 as shown on the LDP.

PRIMARY STREET SETBACKS

6. For lots coded R25 and R30, dwellings are to be setback a minimum of 3 metres from the primary street.
7. For lots coded R40, dwellings are to be setback a minimum of 2 metres from the primary street.

LOTS ADJOINING PUBLIC OPEN SPACE

8. Where lots directly adjoin public open space, the outdoor living area, directly accessible from a habitable room, is required to be situated along the boundary to the public open space as shown on this LDP.

FENCING

9. Fencing along the boundaries of Lots 40, 41 and 146 to 148 adjacent to the public open space is to comply with clause 5.2.4 *Street wall and fences* of the R Codes.
10. Where walls and fencing have been installed by the developer, modifications are not permitted without prior approval from the City of Armadale.

GARAGE AND ACCESS

11. Where mandated, garages are to be located as designated on this LDP.
12. No vehicle access/egress is permitted to Warton Road and Newlands Road.
13. Garages / carports for lots coded R25 and R30 are to be setback a minimum of 4.5 metres from the primary street.
14. Garages / carports for Lots 155-163 are to be setback a minimum of 0.5 metres from the secondary street.

NOISE MANAGEMENT

15. Single Houses on lots shown on the LDP as Package 1 Treatment, Package 2 Treatment and Package 3 Treatment are to be constructed in accordance with the relevant treatment packages outlined in the report titles Noise Impact Assessment Lot 9101 Warton Road, Piara Waters ref: 21026102 dated 26th June 2023 (or an amended noise impact assessment as may be required).

Note: The Noise Impact Assessment is available to prospective purchasers from the landowner / developer and a copy is also available from the City of Armadale.

APPROVAL

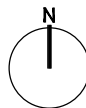
This Local Development Plan has been approved by the City of Armadale, pursuant to Schedule 2 Part 6 Clause 52 of the Deemed Provisions of the *Planning and Development Regulations 2015*.

Signature  Date 15/02/2024



LOCAL DEVELOPMENT PLAN

LOT 9101 WARTON ROAD
PIARA WATERS



0 50 m
SCALE @ A3: 1:2000
9672-LDP-02-1

DRAWN: JS
DATE CREATED: 2024.02.12
PROJECTION: MGA50 GD94
CADASTRE: LANDGATE
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