

**Provisions**

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 future development of lots approved for subdivision by the Western Australian Planning Commission (WAPC) on Lot 9012 Genomics Rise, Piara Waters under WAPC reference 163039.

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 extent to which they are materially relevant.

Unless otherwise specified/varied in this LDP, all residential development shall be in accordance with the City of Armadale planning and development frameworks including (but not limited to) *City of Armadale Town Planning Scheme No. 4 (TPS 4)*, the *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'). Consultation with adjoining or other landowners to implement the requirements of this LDP is not required.

Development which meets the deemed-to-comply provisions of the City of Armadale planning and development frameworks including this LDP and R-Codes does not require a Development Application as per the *Planning and Development (Local Planning Schemes) Regulations 2015*.

**General**

1. The Residential Design Codes applicable to the lots are R25 and R40 as shown on this LDP.

**Street Setbacks**

2. For lots coded R25, dwellings are to be setback a minimum of 3 metres from the primary-street and garages are to be setback 4.5m from the primary street.
3. For lots coded R40, dwellings are to be setback a minimum of 2 metres from the primary and garages are to be setback 4.5m from the primary street.

**Visual Surveillance of Public Open Space**

4. Dwellings on Lots 2 and 41 are required have an outdoor living area and or a minimum of one habitable room with a major opening that has a clear view of the adjoining public open space through visually permeable fencing ensuring appropriate visual surveillance.

**Uniform Fencing**

5. Uniform fencing is to be constructed by the developer along the side boundary of Lots 2 and 41 adjacent to the POS as shown on this LDP. The uniform fencing is to comply with the visual permeability requirements of Clause 5.2.4 of the R-Codes for 33 percent of the length of the side boundary adjoining the POS.
6. Where fencing has been installed by the developer, modifications to fences are not permitted.

**Garage and Access**

7. Where mandated, garages are to be located as shown on this LDP.

**Noise Management**

8. Dwellings on lots shown on the LDP as Package 1 Acoustic Treatment, Package A Acoustic Treatment and Package B Acoustic Treatment are to be constructed in accordance with the relevant treatment packages outlined in the report titled *Noise Impact Assessment Lot 9012 Jayes Road, Piara Waters Proposed Residential Development Reference 21127003-01B dated 25th January 2023* (or an amended noise impact assessment as may be required). Specialist acoustic advice is required for a dwellings' 2nd storey if proposed.

**Note:** *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 24 - 5 -2024

