

Our Ref: 16. 2024.12.1 – CD/125403/24
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31 October 2024

Harry Norman
CLE Town Planning & Design
PO Box 796
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Dear Sir/Madam,

***MAHALA ESTATE LOCAL DEVELOPMENT PLAN N0.5 –
WAPC REFERENCE [164261] STAGES 7, 9, 11 & 12 –
ANSTEY ROAD, FORRESTDALE***

I refer to your letter dated 5 August 2024 and accompanying Local Development Plan relating to the abovementioned.

Please be advised that the City has determined to approve the proposed Local Development Plan as submitted in accordance with Schedule 2, Part 6, Clause 52 of the *Planning and Development (Local Planning Schemes) Regulations 2016*. Please find enclosed a copy of the approved plan dated 31 October 2024 for your reference.

Should you have any queries regarding the above please contact Kevin Keyes on 08 9394 5140 or via email KKeyes@armadale.wa.gov.au.

Yours sincerely,



GLEN WINDASS
MANAGER STATUTORY PLANNING

Enc: Approved Local Development Plan dated 31 October 2024



LOCAL DEVELOPMENT PLAN 5

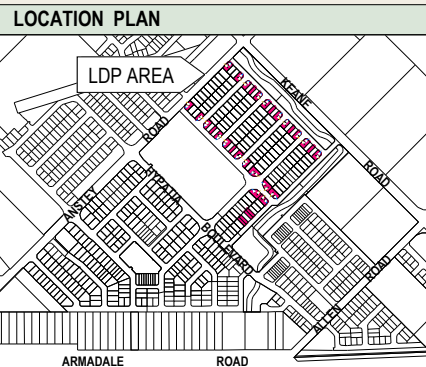
PRELIMINARY

This Local Development Plan has been prepared in accordance with Condition 15 of WAPC subdivision approval 164261 dated 17 June 2024.








Unless provided for below, the provisions of the City of Armadale Town Planning Scheme No. 4, the Anstey-Keane Urban Development Precinct East Structure Plan, PLN3.10 Residential Design Codes Variations & R-MD Codes and the Residential Design Codes Volume 1 (R-Codes) apply. This Local Development Plan (LDP) operates in conjunction with the requirements of the R-Codes by applying additional controls or by varying 'Deemed-to-comply' requirements. Where this LDP varies any requirements of the R-Codes, compliance shall be deemed to constitute 'Deemed-to-comply'.

Garages

- Garage locations may be provided where identified on the LDP, except for Lots 154, 159, 160, 162, 163, 169, 268, 362 and 363 which must provide garage locations in the identified locations.
- For lots 159, 160, 162, 163, 283, 297, 311, 325, 350 and 377, only a single width garage or carport (including tandem) is permitted, however double garages may be permitted for two-storey dwellings where an upper floor or balcony extends for more than half the width of the garage and its supporting structures and the entrance to the dwelling is clearly visible from the primary street.



LEGEND

-  Local Development Plan Area
-  R30
-  R40
-  Public Open Space
-  Primary Dwelling Orientation
-  Secondary Dwelling Orientation
-  Designated Garage Location

This Local Development Plan has been approved by the City of Armadale pursuant to Clause 51 (1)(a) of the Planning and Development (Local Planning Schemes) Regulations 2015.



31/10/2024

Manager Statutory Planning
City of Armadale

Date

