

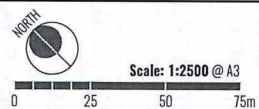


9009

LOCAL DEVELOPMENT PLAN - No. 1

Mason Green, PIARA WATERS Page 1 of 2

A QUBE Property Group Project



PLAN: QUBN-4-0030 REVISION: 0
DATE: 17/06/2019 DRAWN: JP
PROJECTION: MGA 50 PLANNER: CH
DATUM: AHD CHECK: JH



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The provisions addressed below and on the accompanying plan relate to the WAPC approved subdivision development within the *Mason Green Estate*, Piara Waters (WAPC Ref: 150141 and WAPC 157449).

1. The provisions of State Planning Policy 3.1 – Residential Design Codes, as amended (R-Codes), are varied as detailed within this Local Development Plan (LDP). All other requirements of the Town Planning Scheme No.4 (TPS4) and R-Codes shall be satisfied in all other matters.

2. OPEN SPACE and OUTDOOR LIVING AREAS

a) Single Dwellings	
Lot Size/Density	Minimum Open Space
i. R25:	40%
ii. Lots <316m ² / R30 / R40:	35%

b) Outdoor Living Areas	Min. dimension	Min. Area
i. R25 / R30 / R40:	4m	30m ²
ii. All Grouped and Multiple Dwellings:	Pursuant to R-Codes provisions.	

3. SETBACKS

a) Primary Street Setback	Minimum
i. R25 / R30:	3.0m*
ii. R40:	2.0m*

* Average Primary Street Setbacks to not apply within the LDP area.

b) Corner Lot Setback
For corner lots, a nil setback to the corner truncation is permitted, subject to compliance with the minimum Primary Street Setback (<i>Provision 3.a</i>) and the minimum Secondary Street Setback (<i>Provision 3.d.i</i>).

c) Garage Setbacks	Minimum
i. Front Loaded Lots– Single (tandem) garage design:	5.4m
ii. Front Loaded Lots– Double garage design:	4.5m

d) Side Setbacks	Minimum
i. Secondary Street Boundary	1.0m
ii. Boundary Walls (R25 / R30):	<p>10.0m or less frontage lots:</p> <ul style="list-style-type: none"> Boundary walls up to 3.5m in height are permitted to both side boundaries where: <ol style="list-style-type: none"> the maximum length is 2/3 the boundary length for one side boundary; 1/3 maximum boundary length to second side boundary. <p>Where an R25 lot with a frontage of 10.0m or less abuts an R25 lot with a frontage greater than 10.0m, Provision b) is mandated on the common boundary between those lots. Where an R25 lot with a frontage of 10.0m or less abuts R25 lots with frontages greater than 10.0m on both sides, Provision b) is mandated on the eastern/northern side boundary (whichever is applicable).</p>

iii. Boundary Walls (R40).	<p>10.0m or less frontage lots:</p> <ul style="list-style-type: none"> Boundary walls up to 3.5m in height are permitted to both side boundaries where: <ol style="list-style-type: none"> No maximum length to one side boundary; and 2/3 maximum boundary length to second side boundary; <p>Where abutting lots are subject to differing density codes the length of the boundary wall between them will be determined by reference to the lower density code.</p>
<p>Notes:</p> <ul style="list-style-type: none"> Provisions 3.d)ii. and 3.d)iii. do not apply to Secondary Street or laneway side boundaries. R-Codes boundary wall provisions apply for all other lots. 	

4. BUILDING FORM & ORIENTATION

- The design of dwellings shall include an articulated front elevation in the direction of the Primary Street consisting of at least one major opening to a habitable room overlooking the Primary Street.
- The design of dwellings nominated as 'Corner Lot Designs' on the LDP shall include a side return that:
 - is a minimum length of 4m; and
 - provides at least one major opening facing the direction of and visible from the Secondary Street.
- Where practical dwellings are to be designed to take advantage of northern solar orientation.
- All entry gates shall be visually permeable and constructed of materials compatible with the dwelling, i.e. vertical or horizontal slates constructed of powder-coated metal and/or timber.

5. VEHICULAR ACCESS and GARAGES

- Designated garage locations apply to some lots as identified on the LDP; this referencing the side of the lot to which the garage must be located. Designated garage locations do not prescribe boundary walls.
- Front loaded garages and supporting structures are to be located at least 0.5m behind the main part of the dwelling.
- Front loaded garage doors and supporting structures are to be a maximum of 50% of the lot width, but this may be increased for lots 10.0m wide or less, to 60% where setback at least 1.0m behind the front facade of the dwelling.

6. UNIFORM ESTATE BOUNDARY FENCING

- Uniform estate fencing will be provided by the developer as noted on the LDP. Where appropriate this fencing will be visually permeable to provide surveillance over a portion of the side boundary and/or the primary dwelling orientation, whichever is applicable.
- Any estate provided fencing/retaining on private lots shall not be modified without written approval from the City and shall be maintained as visually permeable by landowners where applicable.
- 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 and powder-coated steel panels etc).

7. INCIDENTAL DEVELOPMENT

- Outbuildings are to be screened from public view unless constructed from the same materials as the dwelling.
- Clothes drying and storage areas and ground based hot water storage tanks are to be screened from public view.

8. FIRE MANAGEMENT

- Dwellings constructed on lots identified as being at risk of bushfire attack under any approved Fire Management Plan, shall be constructed to the appropriate BAL rating in accordance with Australian Standard 3959.

9. DRAINAGE REQUIREMENTS

- For lots exceeding 350m² (Standard Lots) all stormwater drainage will be directed to on-site soakwells in accordance with Table 10 of the approved Urban Water Management Plan (JDA, 2015). The soakwell units installed shall not exceed 900mm in depth.
- For all other lots (Cottage Lots and Compact Lots) ≤ 350m² in area all stormwater drainage will be directed to on-site soakwells in accordance with Table 10 and Appendix E of the approved Urban Water Management Plan (JDA, 2015). The soakwells will be inter-connected and the height of the soakwell units installed shall not exceed 900mm. Each lot is provided an overflow connection by the developer and one soakwell unit will be connected to the overflow provided.

LOCAL DEVELOPMENT PLAN - No. 1

Mason Green, PIARA WATERS Page 2 of 2

A QUBE Property Group Project

Not to Scale @ A3

PLAN: QUBNF-4-0030
DATE: 17/06/2019
PROJECTION: MGA 50
DATUM: AHD

REVISION: 0
DRAWN: JP
PLANNER: CH
CHECK: JH



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LOCAL DEVELOPMENT PLAN PROVISIONS

The provisions addressed below and on the accompanying plan relate to the WAPC approved subdivision development within the *Mason Green Estate*, Piara Waters (WAPC Ref: 150141).

1. The provisions of State Planning Policy 3.1 – Residential Design Codes, as amended (R-Codes), are varied as detailed within this Local Development Plan (LDP). All other requirements of the Town Planning Scheme No.4 (TPS4) and R-Codes shall be satisfied in all other matters.

2. OPEN SPACE and OUTDOOR LIVING AREAS

a) Single Dwelling	
Density (R-Coding)	Minimum Open Space
i. R40:	35%

b) Outdoor Living Areas	Min. dimension	Min. Area
i. Single Dwelling:	4m	30m ²

3. SETBACKS

a) Dwelling Orientation	Minimum
i. Primary Street – Donnelly Street (Lots 220 – 225):	2.0m ¹
ii. Laneway – Nanga Lane (Lots 146 – 152):	0.5m ¹
iii. Public Open Space Frontage (All Lots):	2.0m ¹⁺²

NB. ¹ Average Street Setbacks to not apply within the LDP area.

² Subject to compliance with provisions 2b)i and 4a)ii.

b) Garage Setbacks	Minimum
i. Laneway (Lots 146-152):	0.5m
ii. Primary Street (Lots 220-225):	4.5m
c) Side Setbacks	Minimum
i. Secondary Street Boundary	1.0m
ii. Public Open Space (Lot 225 Side Boundary)	1.0m
iii. Boundary Walls:	<p>Boundary walls up to 3.5m in height are permitted to both side boundaries (and behind the prescribed front and rear setback) subject to:</p> <ul style="list-style-type: none"> No maximum length for one side boundary; and 2/3 maximum boundary length to the second side boundary. <p>This provision does not apply to:</p> <ul style="list-style-type: none"> Secondary Street boundaries; Public Open Space boundaries; and/or walls above 3.5m in height.

4. BUILDING FORM & ORIENTATION

- a) The design of dwellings shall include:
 - i. At least one major opening to a habitable room overlooking the Public Open Space.
 - ii. An Outdoor Living Area (i.e. alfresco) provided within the Public Open Space elevation.
 - iii. For Lots 220-225 an articulated elevation consisting of a front entry addressing the Primary Street (Donnelly Street).

- b) The design of dwellings nominated as 'Corner Lot Designs' on the LDP shall include a side return that provides at least one major opening facing the direction of and visible from the Secondary Street or Public Open Space.
- c) All entry gates shall be visually permeable and constructed of materials compatible with the dwelling, i.e. vertical or horizontal slates constructed of powder-coated metal and/or timber.
- d) Where practical dwellings are to be designed to take advantage of northern solar orientation.

5. VEHICULAR ACCESS and GARAGES

- a) Garage locations will be subject to the location of infrastructure services, dedicated on-street parking bays and estate retaining, landscaping and fencing.

6. UNIFORM ESTATE BOUNDARY FENCING

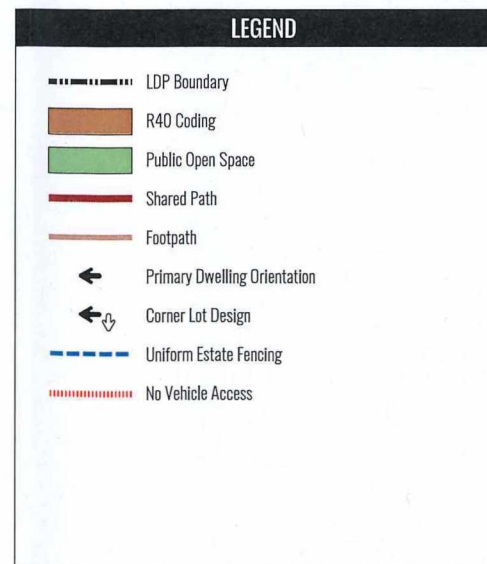
- a) Uniform estate fencing and gates will be provided by the developer as noted on the LDP. Where appropriate this fencing will be visually permeable to provide surveillance over the POS orientation.
- b) Any estate provided fencing/retaining on private lots shall not be modified without written approval from the City 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 and powder-coated steel panels etc).

7. INCIDENTAL DEVELOPMENT

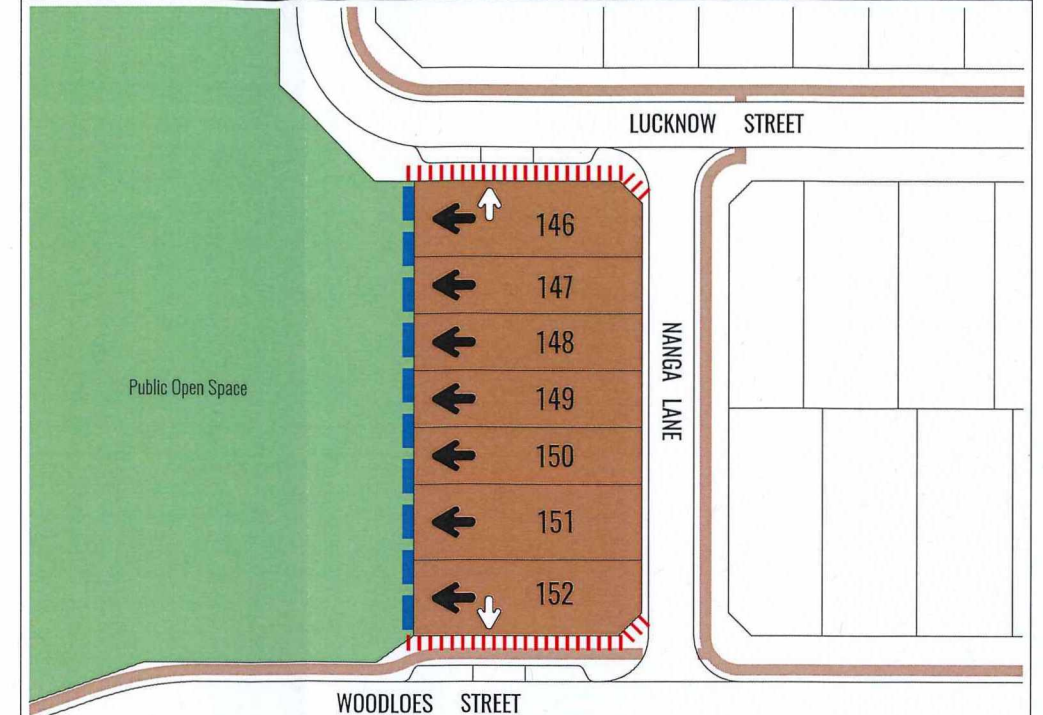
- a) Outbuildings are to be screened from public view unless constructed from the same materials as the dwelling.
- b) All letter boxes and house numbers shall address the Primary Street and laneway (where applicable).
- c) Clothes drying and storage areas and ground based hot water storage tanks are to be screened from public view.

8. DRAINAGE REQUIREMENT

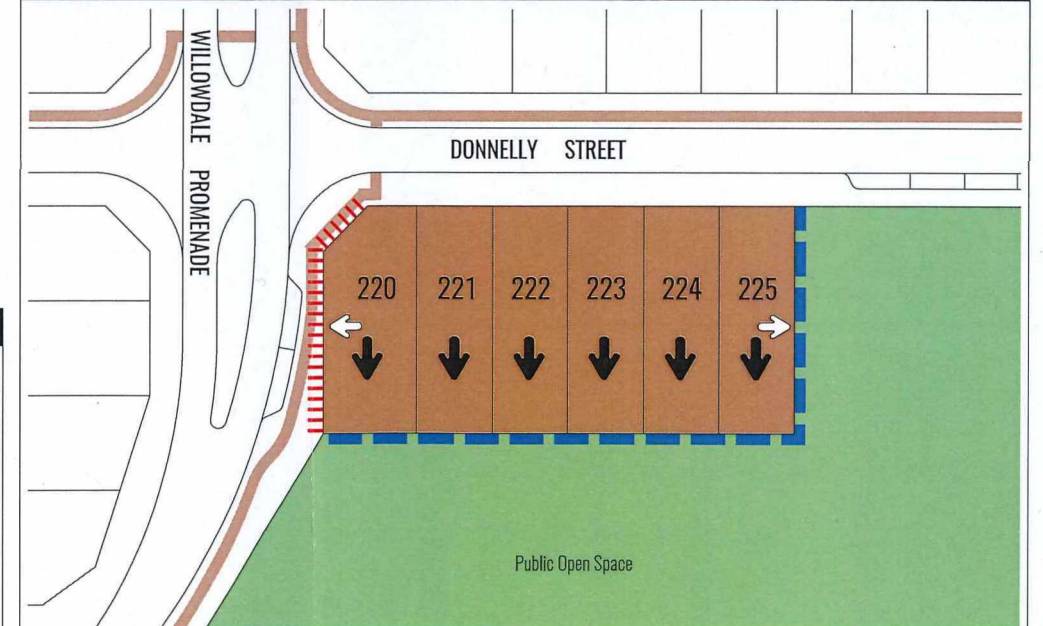
- a) All stormwater drainage will be directed to on-site soakwells in accordance with Table 10 and Appendix E of the approved Urban Water Management Plan (JDA 2015). The soakwells will be inter-connected and the height of the soakwell units installed shall not exceed 900mm. Each lot is provided an overflow connection by the developer and one soakwell unit will be connected to the overflow provided.



INSET 1



INSET 2



This Local Development Plan has been approved by the City under the deemed provisions of the Planning and Development (Local Planning Scheme) Regulations 2015 and TPS No. 4 generally.

Executive Manager Development Service

City of Armadale

Date

28/06/2019

LOCAL DEVELOPMENT PLAN - No. 2

Mason Green, PIARA WATERS

A QUBE Property Group Project

PLAN: QUBNF-4-005G
DATE: 07/06/2019
PROJECTION: PCG 94
DATUM: AHD

Scale: 1:1000 @ A3

REVISION: G
DRAWN: JP
PLANNER: CH
CHECK: JH



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LEGEND

- LDP Boundary
- R25 Coding
- R30 Coding
- R40 Coding
- Public Open Space
- Shared Path
- Footpath
- Corner Lot Design
- Primary Dwelling Orientation
- Designated Garage Location
- Uniform Estate Fencing
- No Vehicle Access
- Retaining Wall
- Lots subject to LDP No. 1
- Lots subject to LDP No. 2

This Local Development Plan has been approved by the City under the deemed provisions of the Planning and Development (Local Planning Schemes) Regulations 2015 and TPS No. 4 generally.

Executive Manager Development Service

City of Armadale

Date 18/12/2019

LOCAL DEVELOPMENT PLAN - No. 3

Mason Green, PIARA WATERS Page 1 of 2

A QUBE Property Group Project

Scale: 1:2000 @ A3

PLAN: QUBNF-4-007A REVISION: A

DATE: 16/10/2019 DRAWN: JP

PROJECTION: MGA 50 PLANNER: MT

DATUM: AHD CHECK: JH



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The provisions addressed below and on the accompanying plan relate to the WAPC approved subdivision development within the *Mason Green Estate*, Piara Waters (WAPC Ref: 157449).

1. The provisions of State Planning Policy 3.1 – Residential Design Codes, as amended (R-Codes), are varied as detailed within this Local Development Plan (LDP). All other requirements of the Town Planning Scheme No.4 (TPS4) and R-Codes shall be satisfied in all other matters.

2. OPEN SPACE and OUTDOOR LIVING AREAS

a) Single Dwellings	
Lot Size/Density	Minimum Open Space
i. R25:	40%
ii. Lots <316m² / R30 / R40:	35%

b) Outdoor Living Areas	Min. dimension	Min. Area
i. All Single Dwellings	4m	30m²
ii. All Grouped + Multiple Dwellings:	Pursuant to R-Codes provisions.	

3. SETBACKS

a) Primary Street Setback	Minimum
i. R25/ R30:	3.0m*
ii. R40:	2.0m*
* Average Primary Street Setbacks do not apply within the LDP area.	
b) Secondary Street Setback	Minimum
i. All Lots:	1.0m

c) Corner Lot Setbacks
i. For all corner lots, a nil setback to the corner truncation is permitted, subject to compliance with minimum Primary and Secondary Street Setbacks prescribed under <i>Provision 3.a)</i> and <i>Provision 3.b)</i> .

d) Garage Setbacks	Minimum
i. Front Loaded Lots – Single (tandem) garage design:	5.4m
ii. Front Loaded Lots – Double garage design:	4.5m
Notes for Provision d)ii: A reduced garage setback of 4.0m may be permitted for double garage designs where: <ul style="list-style-type: none">No footpath is provided or planned to be provided within in the adjacent verge; orIf a footpath is located within the adjacent verge, providing no less than a 4.5m spacing between the footpath and the garage door; andThe garage being setback minimum 0.5m behind the main building line.	

e) Side Setbacks/Boundary Walls	
i. Boundary Walls (R25 / R30):	Lots with frontage 10.5m or less: Boundary walls up to 3.5m in height are permitted to both side boundaries where: <ul style="list-style-type: none">the maximum length is 2/3 the boundary length for one side boundary; and1/3 maximum boundary length to second side boundary. Where an R25 lot with a frontage of 10.5m or less abuts an R25 lot with a frontage greater than 10.5m, a 1/3 <i>maximum length boundary wall</i> length is mandated along the common boundary between those lots. Where an R25 lot with a frontage of 10.5m or less abuts R25 lots with frontages greater than 10.5m on both sides, the 1/3 <i>maximum length boundary wall</i> length is mandated on the eastern/northern side boundary (whichever is applicable).
	Lots with frontage 10.5m or less: Boundary walls up to 3.5m in height are permitted to both side boundaries where: <ul style="list-style-type: none">No maximum length to one side boundary; and2/3 maximum boundary length to second side boundary; Where abutting lots are subject to differing density codes the length of the boundary wall between them will be determined by reference to the lower density code.
ii. Boundary Walls (R40):	
Notes: <ul style="list-style-type: none">Side Setback/Boundary Wall provisions do not apply to Secondary Street or laneway side boundaries.Standard R-Codes boundary wall provisions apply for all other lots.	

4. BUILDING FORM & ORIENTATION

- a) The design of dwellings shall include an articulated front elevation in the direction of the Primary Street and consisting of at least one major opening to a habitable room overlooking the Primary Street.
- b) The design of dwellings nominated as ‘Corner Lot Designs’ on the LDP shall include a side return that:
- i. is a minimum length of 4m; and
 - ii. provides at least one major opening facing the direction of and visible from the Secondary Street.
- c) Where practical dwellings are to be designed to take advantage of northern solar orientation.
- d) All entry gates shall be visually permeable and constructed of materials compatible with the dwelling, i.e. vertical or horizontal slates constructed of powder-coated metal and/or timber.

5. VEHICULAR ACCESS and GARAGES

- a) Designated garage locations apply to some lots as identified on the LDP; this referencing the side of the lot to which the garage must be located. Designated garage locations do not prescribe boundary walls.
- b) Front loaded garages and supporting structures are to be located at least 0.5m behind the main part of the dwelling.
- c) Front loaded garage doors and supporting structures are to be a maximum of 50% of the lot width, but this may be increased for lots 10.5m wide or less, to 60% where setback at least 1.0m behind the front facade of the dwelling.

6. UNIFORM ESTATE BOUNDARY FENCING

- a) Uniform Estate fencing will be provided by the developer as noted on the LDP. Where appropriate this fencing will be visually permeable to provide surveillance over a portion of the side boundary and/or the primary dwelling orientation, whichever is applicable.
- b) Any Estate provided fencing/retaining on private lots shall not be modified without written approval from the City 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 and powder-coated steel panels etc).

7. INCIDENTAL DEVELOPMENT

- a) Outbuildings are to be screened from public view unless constructed from the same materials as the dwelling.
- b) Clothes drying and storage areas and ground based hot water storage tanks are to be screened from public view.

8. FIRE MANAGEMENT

- a) Dwellings constructed on lots identified as being at risk of bushfire attack under any approved Fire Management Plan, shall be constructed to the appropriate BAL rating in accordance with Australian Standard 3959.

9. DRAINAGE REQUIREMENTS

- a) For lots exceeding 350m² (Standard Lots) all stormwater drainage will be directed to on-site soakwells in accordance with Table 10 of the approved *Urban Water Management Plan* (JDA, 2015). The soakwell units installed shall not exceed 900mm in depth.
- b) For all other lots (Cottage Lots and Compact Lots) ≤ 350m² in area, all stormwater drainage will be directed to on-site soakwells in accordance with Table 10 and Appendix E of the approved *Urban Water Management Plan* (JDA, 2015). The soakwells will be inter-connected and the height of the soakwell units installed shall not exceed 900mm. Each lot is provided an overflow connection by the developer and one soakwell unit will be connected to the overflow provided.

LOCAL DEVELOPMENT PLAN - No. 3

Mason Green, PIARA WATERS Page 2 of 2

A QUBE Property Group Project

Not to Scale @ A3

PLAN: QUBNF-4-007A
DATE: 16/10/2019
PROJECTION: MGA 50
DATUM: AHD

REVISION: A
DRAWN: JP
PLANNER: MT
CHECK: JH



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