

Legend			
	Local Development Plan Boundary		Preferred Garage Location
	RMD 30 Coded Lots		Designated Garage Location
	RMD 40 Coded Lots		Uniform Estate Fencing
	Public Open Space & Drainage		Stairwell Location
	Public Open Space Interface		No Vehicle Access Permitted
	Primary Dwelling Orientation		Lots within 100m of "Classified Vegetation" and subject to a Bushfire Attack Level Assessment (Refer LDP Provision 4)

Local Development Plan Standards

- The provisions of the City of Armadale Town Planning Scheme No.4 (TPS4) and State Planning Policy 3.1 – Residential Design Codes (R-Codes – as adjusted by the Local Structure Plan's adoption of Planning Bulletin 112/2016), are varied as detailed within this Local Development Plan.
- All other requirements of the TPS4 and R-Codes shall be satisfied in all other matters.
- The erection or extension of a single house on a lot contained within this LDP which satisfies the requirements of this LDP, TPS4 and the approved Local Structure Plan, is exempt from requiring development approval.

BUSHFIRE MANAGEMENT

- All lots within 100m of "Classified Vegetation" as identified on the LDP must comply with the requirements of an approved Fire Management Plan and any subsequent Bushfire Attack Level Assessment.

LANEWAYS LOTS

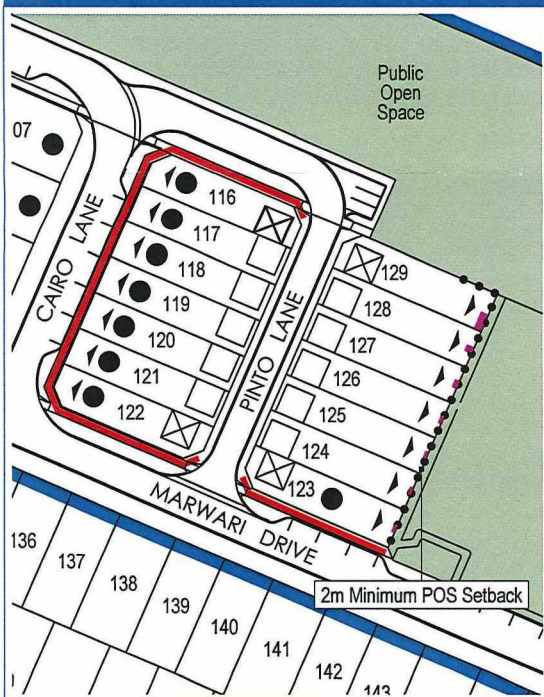
- All dwellings on laneways lots shall be orientated as identified on the face of this LDP.
- Designated garage locations apply to all laneway lots as identified on the face of this LDP.

PUBLIC OPEN SPACE INTERFACE LOTS

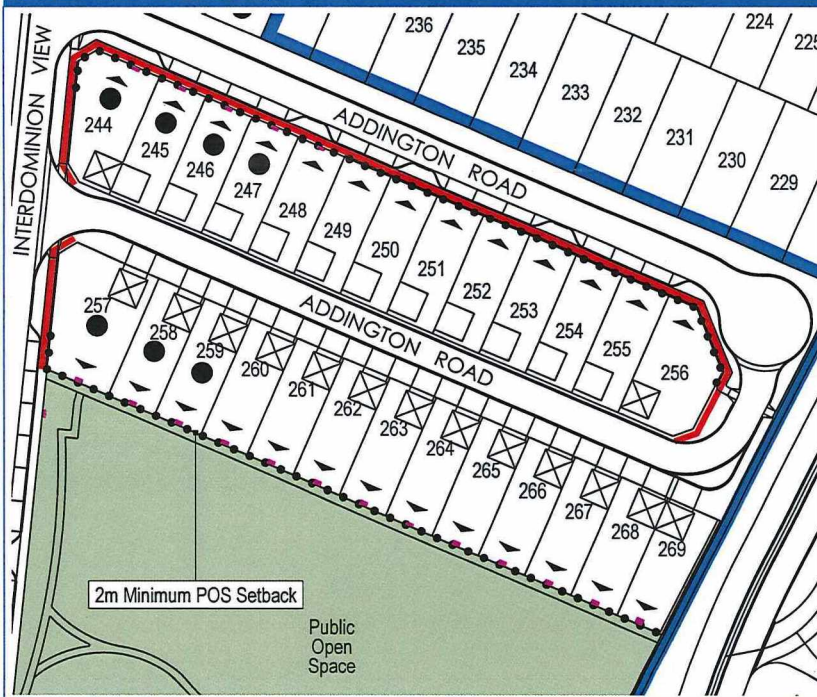
- A minimum dwelling setback of 2m applies to Lots 123-129 and 257-269 from the adjacent Public Open Space (POS) reservation.
- Where lots abut and take direct pedestrian access from a POS reservation, dwellings shall include an articulated elevation incorporating a front entrance and at least one major opening to a habitable room overlooking the POS reserve.
- Uniform estate fencing and pedestrian gates will be provided by the developer where depicted on the face of this LDP. Where appropriate this fencing shall be visually permeable to provide surveillance over the adjacent POS reserve.
- Estate fencing, retaining, stairwells and gates on private lots shall not be modified without the prior written approval of the City.
- Other than landscaping treatments (e.g. hedges or shrubs), screening of permeable style sections of the uniform estate fencing is not permitted.
- Outbuildings are not permitted unless they are constructed from the same materials as the dwelling and/or are completely screened from public view.



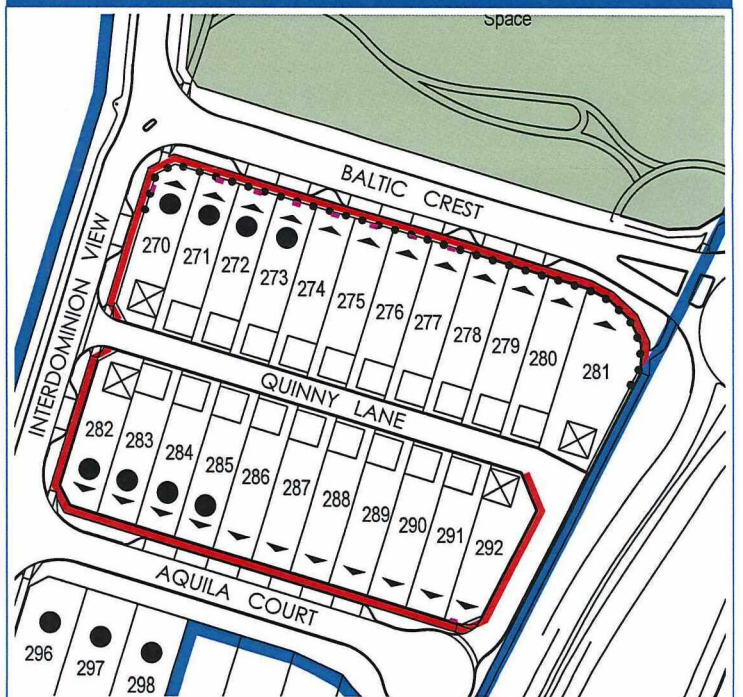
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Inset 2 (1:1500@A3)



Inset 3 (1:1500@A3)



LOCAL DEVELOPMENT PLAN

Peregrine Estate, Para Waters

A Handle Property Project

ENDORSEMENT TABLE
 This Local Development Plan has been approved by the City under Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015

Executive Manager, Development Services
 City of Armadale
 Date 7/12/2016 CoA Ref: 16.2016.12.1

Scale: 1:2500@A3
 Date: 14/03/2016
 Drawn: DR
 Checked: DR
 Approved: MH
 PGC 94

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