

Our Ref: 16. 2025.10.1 – CD/112161/25
Enquiries: Kevin Keyes

7 Orchard Avenue Armadale
Western Australia 6112
Locked Bag 2 Armadale
Western Australia 6992

T: (08) 9394 5000
F: (08) 9394 5184

info@armadale.wa.gov.au
www.armadale.wa.gov.au

ABN: 798 6326 9538

28 November 2025

Harry Norman
CLE Town Planning & Design
PO Box 796
SUBIACO WA 6904

Dear Sir/Madam,

***AMENDED MAHALA ESTATE LOCAL DEVELOPMENT PLAN NO.5 –
WAPC REFERENCE 164261 STAGES 7, 9, 11 & 12 –
ANSTEY ROAD, FORRESTDAL***

I refer to your letter dated 6 October 2025 and amended Local Development Plan received on 26 November 2025 relating to the abovementioned.

Please be advised that the City has determined to approve the amended 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 28 November 2025 for your reference.

Should you have any queries regarding the above please contact Kevin Keyes on 08 9394 5468 or via email KKeyes@armadale.wa.gov.au.

Yours sincerely,



A/ MANAGER STATUTORY PLANNING

Enc: Approved Amended Local Development Plan dated 28 November 2025



LOCAL DEVELOPMENT PLAN 5

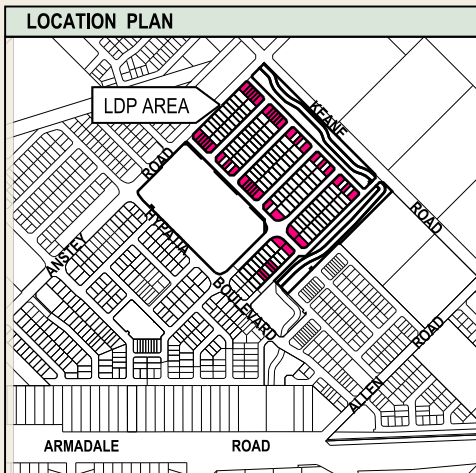
PRELIMINARY

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

- For corner lots, vehicular access to onsite car parking spaces is permitted from the primary street frontage and garage locations may be provided where identified on the LDP, except for Lots 154, 268, 362, 363 and 751 where vehicle access must be provided in the locations on the LDP.
- For lots with a frontage less than 10.5m in width, garage locations must be provided in the locations identified on the LDP. Only a single garage width 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
	Lots less than 10.5m Frontage

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.

[Signature] 28/11/2025
Date

A/Manager Statutory Planning
City of Armadale