

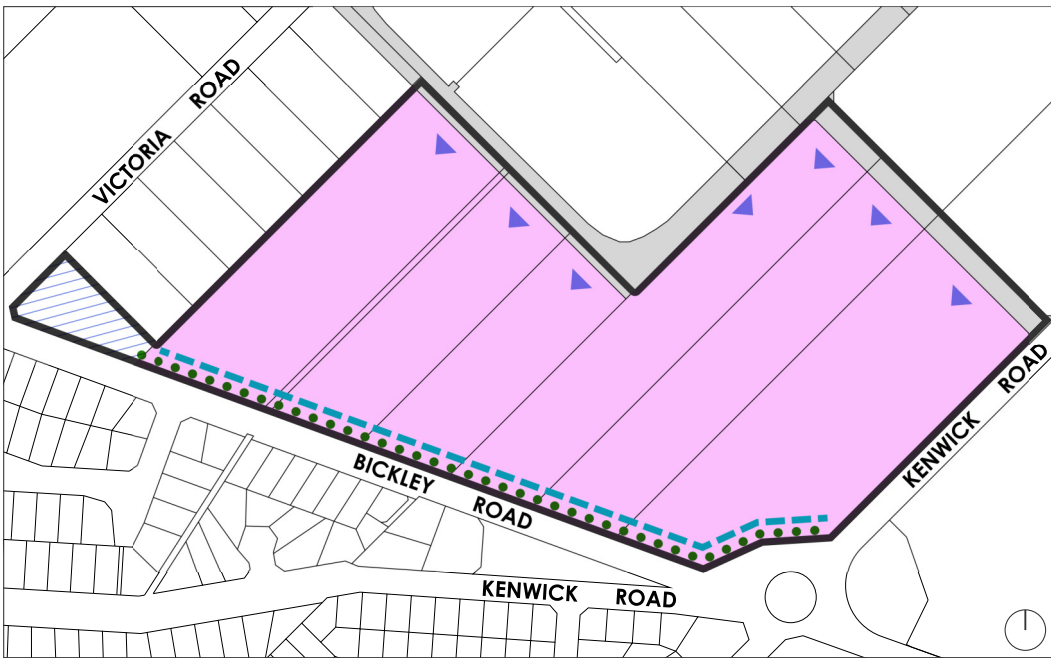


FIGURE 2: INTERFACE ONTO BICKLEY ROAD

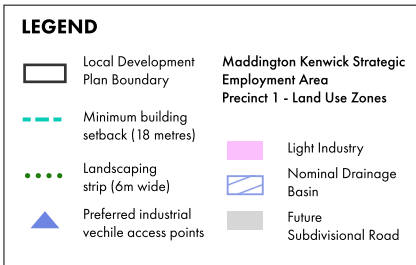
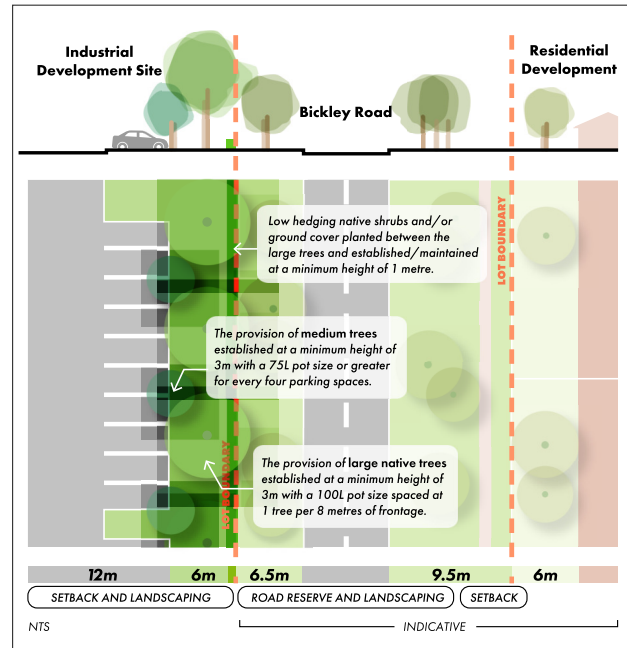
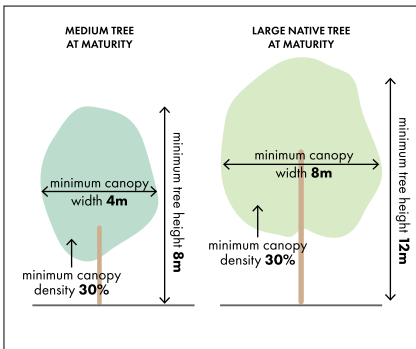


FIGURE 1: TREE CRITERIA



LOCAL DEVELOPMENT PLAN PROVISIONS

The development standards contained in the Local Development plan (LDP) apply in addition to those development requirements of Town Planning Scheme No. 6 (TPS 6) and any relevant local planning policy.

Where a development standard is specifically stipulated within this LDP, that standard prevails over the requirement of TPS 6 and any relevant local planning policy. The requirement of TPS 6 shall be satisfied in all other matters.

LDP Objectives

- To achieve a high quality standard of landscaping/screening at the interface between the Light Industry zone and Residential zone along Bickley Road.
- To retain as much existing mature vegetation as practicable. Where this is not practicable, provide appropriate replacement options for trees removed as part of development or subdivision works.
- To provide suitable landscaping in the form of low hedging shrubs, ground cover and native tree species to mitigate the visual impact on the adjacent residential area along Bickley Road.
- To achieve a high-quality built standard which is both appealing and has a strong emphasis on attractive functional designed buildings with high quality landscaping.

Use of Setback Area

- Primary street setback areas shall be a minimum of 18m ; and used exclusively for vehicle parking, landscaping and drainage consistent the layout and dimensions shown in **Figure 2**.
- Secondary street setback areas shall be a minimum of 4.5 metres and used exclusively for vehicle parking, landscaping and drainage.

Built Form

- The facades of buildings visible from the primary and secondary streets are to incorporate:
 - Materials exclusively constructed of brick, stone, glass or painted or rendered concrete to the City's satisfaction.
 - Horizontal vertical articulation to assist in breaking up the building mass through the use of recesses, columns, blades and other architectural features.
 - Variation in colours and materials with a minimum of two different colours and two different materials to be used.

- Glazing to the street frontage, where practical, to promote surveillance of the street.
- Building form shall use architectural features to establish distinct pedestrian access points. This includes the provision of legible pedestrian points from car parking areas to the building and distinctive entry doors and canopies to the street elevations.
- All services, external fixtures and equipment such as roof ventilation, exhaust towers, air conditioning units and plumbing pipes and wires must be effectively screened from view from the street and public realm.
- Operational areas (including service, storage and bin areas) must be located behind the front building line and screened from the street.
- Loading bays, bin stores, outdoor storage, mechanical plant, wash-down bays, and other operational requirements must be located behind the front building line and shall not be visible from any street elevation.

Landscaping

- A 6-metre landscaping strip shall be included along the lot boundary adjacent to Bickley Road. Trees and shrubs shall be established/maintained in accordance with the specifications provided in **Figures 1 and 2**.
- The use of deciduous varieties is not allowed unless explicit design justification for solar access is accepted by the City.
- Development approvals will be conditioned to require all landscaping areas to be fully reticulated and maintained to a high quality in perpetuity to the satisfaction of the City in accordance with an approved landscape plan.

External Lighting

- Beacons, search lights, blinking lights, or lights with flashing or changing intensity shall not be permitted.
- Any proposed lighting shall comply with AS/NZS 4282:2023 Control of the obtrusive effects of outdoor lighting.

Approval

Pursuant to Clause 52(1)(a) of the Planning and Development (Local Planning Schemes) Regulations - 2015 Schedule 2 - Deemed Provisions this Local Development Plan is hereby approved:

Authorised Officer

Date

BICKLEY ROAD, MADDINGTON

LOCAL DEVELOPMENT PLAN

DRAWING NUMBER

006

SCALE

1:4,150

SIZE

A3

DATE

06/08/2026

PROJECT REFERENCE

PF26/0002



CITY OF GOSNELLS