#### LOCAL DEVELOPMENT PLAN PROVISIONS

#### **GENERA**

- 1. This Local Development Plan (LDP) is prepared pursuant to Schedule 2 Part 6 of the *Planning and Development Regulations 2015.*
- 2. Lots that are not marked as subject of this LDP are shown for illustrative purposes only.
- 3. Unless otherwise varied by this LDP, the provisions of the *City of Armadale Town Planning Scheme No. 4*, the *Residential Design Codes* (the 'R-Codes') and the *Lake Road Precinct C Structure Plan* apply.
- 4. Table 1 of *PLN 3.10 Residential Density Development 'Single House Standards' for Medium Density in the Urban Development Zone (R-MD Codes)* applies to all lots.
- 5. Consultation with adjoining or other landowners to implement the requirements of this LDP is not required.
- 6. Development which meets the deemed-to-comply provisions of the City of Armadale planning and development frameworks including this LDP and the R-Codes does not require a Development Application as per the *Planning and Development (Local Planning Schemes) Regulations 2015.*

#### **BUILT FORM**

- 7. Dwellings located on corner lots are to address both the primary and secondary elevations (as identified on this LDP). The entrance to the dwellings may be provided at either the primary or secondary elevation, provided the dwelling addresses both frontages with articulated building facades and major openings to provide passive surveillance.
- 8. Dwellings on Lots 1, 2, 17 and 18 are required have an outdoor living area or a minimum of one habitable room with a major opening that has a clear view of the adjoining public open space through visually permeable fencing ensuring appropriate visual surveillance.

#### UNIFORM FENCING

- 9. Uniform fencing is to be constructed by the developer along the boundary of Lots 1, 2, 17 and 18, as shown on as shown on this LDP. The uniform fencing is to comply with the visual permeability requirements of Clause 5.2.4 of the R-Codes.
- 10. Where fencing has been installed by the developer, modifications to fences are not permitted.

### **GARAGE & ACCESS**

- 11. Where mandated, garages are to be generally located as shown on this LDP.
- 12. Vehicular access for Lots 2, 9 and 17 is as reflected on this LDP

#### **APPROVAL**

This Local Development Plan has been approved by the City of Armadale, pursuant to Schedule 2 Part 6 Clause 52 of the Deemed Provisions of the Planning and Development Regulations 2015.

Signature\_\_\_\_

Date 10/09/2024

## 104 **LEGEND ■** ■ SUBJECT SITE PUBLIC OPEN SPACE 103 **RESIDENTIAL - RMD25** RESIDENTIAL - RMD40 PRIMARY DWELLING ORIENTATION ➡ SECONDARY DWELLING ORIENTATION **←** VEHICLE ACCESS LOCATION **EMERGENCY ACCESSWAY** •••• VISUALLY PERMEABLE FENCING MANDATORY GARAGE LOCATION 62 67 61 71 70 69 COURT 58 48 43 49 57 19 20 21 22 42 51 23 55 24 39 ARABIAN 25 53 38 26 54 37 27 36 8003 28 35 29 **LOCATION PLAN** 30 SCALE @ A3: 1:7500 34 31 33 15 32 13 COURT EMERGENCY ACCESSWAY EASEMENT CREATED UNDER SECTION 195 OF THE LAND **ADMINISTRATION ACT 1997**

# LOCAL DEVELOPMENT PLAN

LOT 102 ARABIAN COURT CHAMPION LAKES







