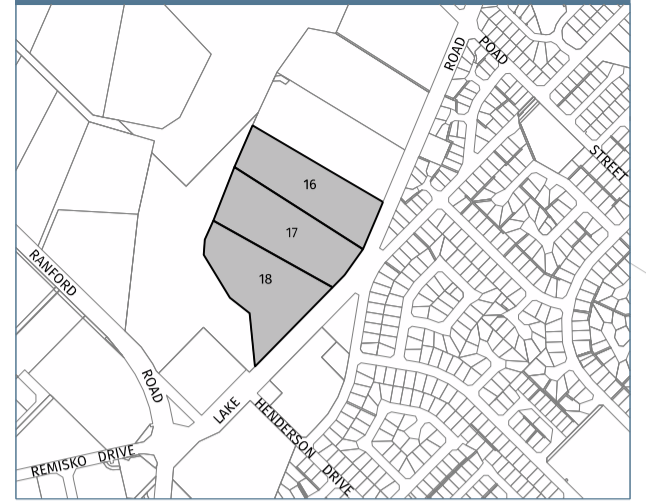




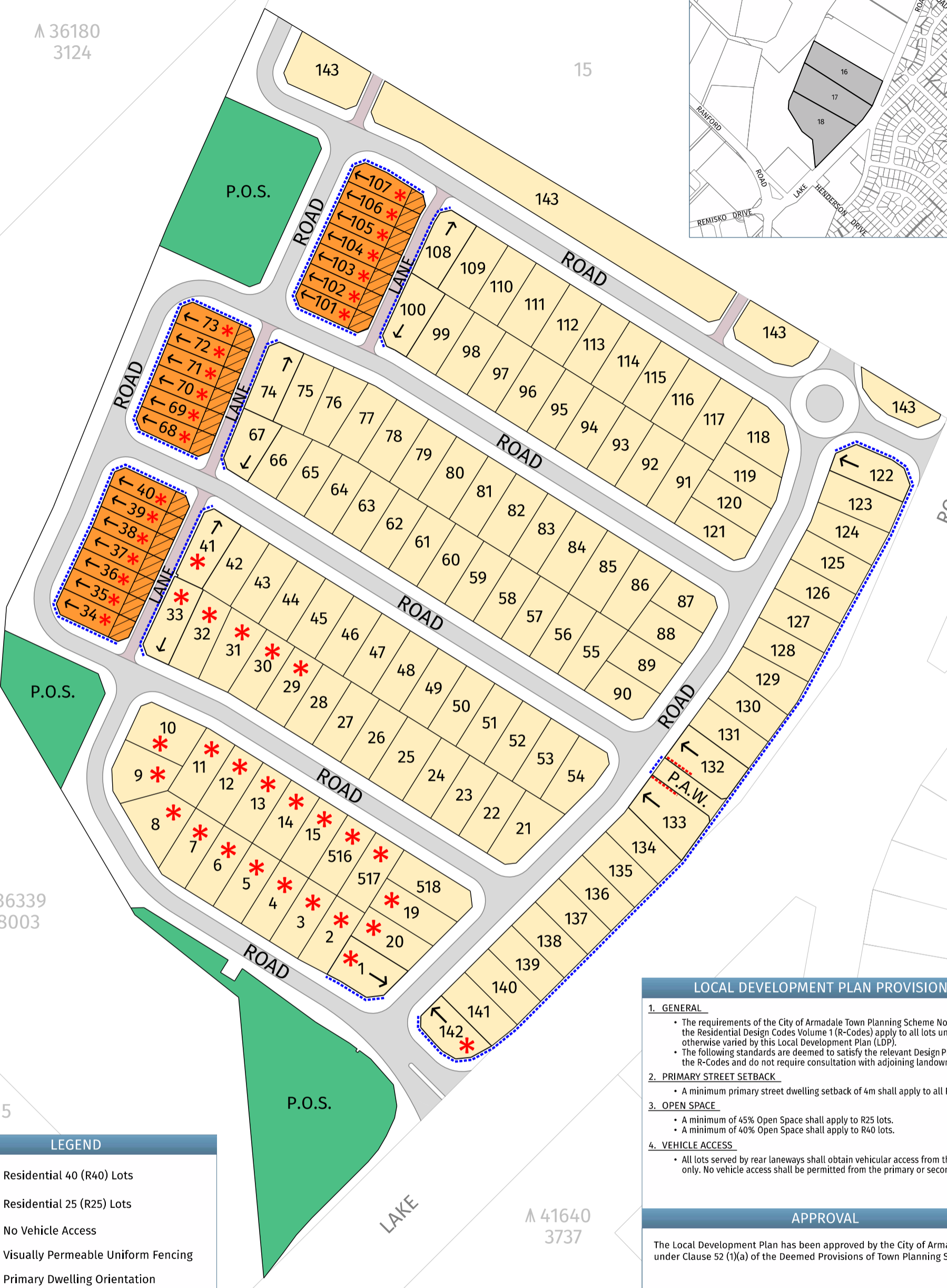
**ATTACHMENT 6 TO
ANNEXURE "A" CONDITIONS
LOCAL DEVELOPMENT PLAN**

LOCATION MAP



▲ 36180
3124

15



▲ 36339
8003

805

▲ 41640
3737

LEGEND

- Residential 40 (R40) Lots
- Residential 25 (R25) Lots
- No Vehicle Access
- Visually Permeable Uniform Fencing
- Primary Dwelling Orientation
- Dwelling to be Constructed in Accordance with AS 3959
- Indicative Garage Location

LOCAL DEVELOPMENT PLAN PROVISIONS

- 1. GENERAL**
 - The requirements of the City of Armadale Town Planning Scheme No.4 (TPS4) and the Residential Design Codes Volume 1 (R-Codes) apply to all lots unless otherwise varied by this Local Development Plan (LDP).
 - The following standards are deemed to satisfy the relevant Design Principles of the R-Codes and do not require consultation with adjoining landowners.
- 2. PRIMARY STREET SETBACK**
 - A minimum primary street dwelling setback of 4m shall apply to all R25 lots.
- 3. OPEN SPACE**
 - A minimum of 45% Open Space shall apply to R25 lots.
 - A minimum of 40% Open Space shall apply to R40 lots.
- 4. VEHICLE ACCESS**
 - All lots served by rear laneways shall obtain vehicular access from the laneways only. No vehicle access shall be permitted from the primary or secondary street.

APPROVAL

The Local Development Plan has been approved by the City of Armadale under Clause 52 (1)(a) of the Deemed Provisions of Town Planning Scheme No. 4.

Signature _____ Date _____



LOCAL DEVELOPMENT PLAN

Lots 16, 17 & 18 Lake Road, CHAMPION LAKES

Plan No. | 20280-07
 Date | 01/10/19
 Drawn | JW
 Checked | DM
 Revision | B

PERTH & FORRESTDALE:
 Lvl 1, 252 Fitzgerald St
 PERTH WA 6000
 15/2 Hensbrook Loop,
 FORRESTDALE WA 6112
 T: 08 9495 1947
 E: metro@harleydykstra.com.au

ALBANY | BUNBURY | BUSSELTON | FORRESTDALE | PERTH

Scale | 1:1500@A3

0 20m 40m

NOTE: This plan has been prepared for planning purposes. Areas, Contours and Dimensions shown are subject to survey

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