

LOCAL DEVELOPMENT PLAN 3

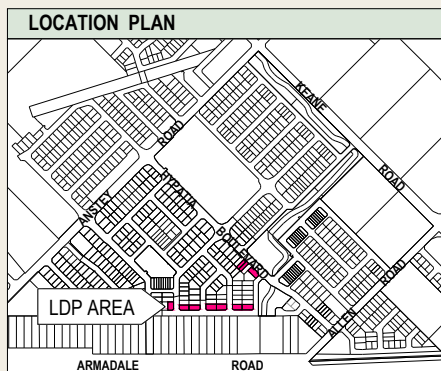
PRELIMINARY

This Local Development Plan has been prepared in accordance with Condition 19 of WAPC subdivision approval 164122 dated 15 May 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 (Lots 84, 172, 194, 195, 205, 206, 223, 224, 226 and 233)

1. 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.
2. For lots 223 and 224, only a single width garage 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
-  R25
-  R30
-  R40
-  Public Open Space
-  Designated Garage Location

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.

Manager Statutory Planning
City of Armadale

Date

