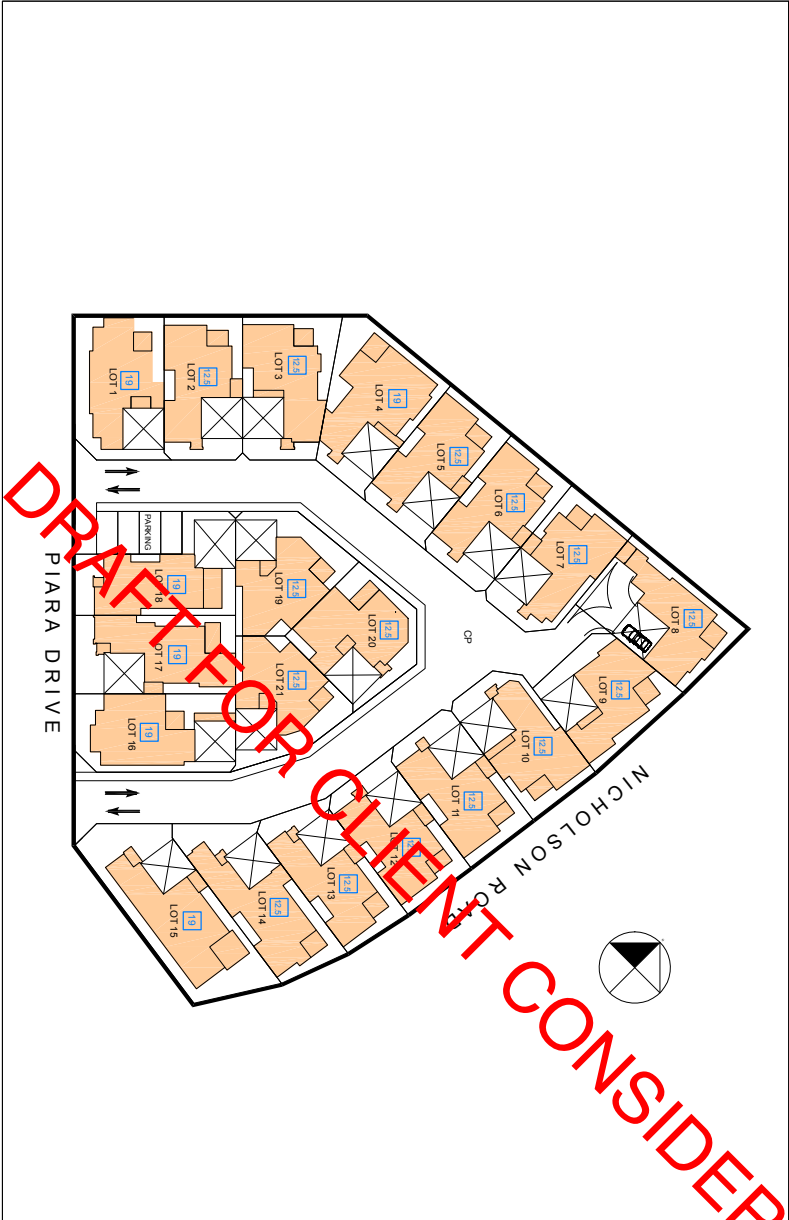




LOCATION PLAN

LEGEND

- Local Development Plan Boundary
- Designated Garage Location
- Designated Building Envelope
- BAL Classification



LOCAL DEVELOPMENT PLAN FOR LOT 121 PIARA DRIVE, PIARA WATERS

LOCAL DEVELOPMENT PLAN PROVISIONS:

This Local Development Plan has been prepared pursuant to Clause 6A.5 of the City of Armadale Town Planning Scheme No. 4 (TPS No. 4) and the Residential Design Codes (R-Codes)

The following variations to ~~TPS No. 4~~ **PLAN 3.1 Residential Density Development** requirements and R-Codes constitute Acceptable Development for all lots included within the Local Development Plan. Any development which complies with the R-Codes and the requirements of any Local Development Plan and associated variation table does not require a separate planning approval or consultation with neighbours or other landowners.

General Provisions	
Town Planning Scheme No. 4 Zoning	Urban Development
Code	Residential R40

The requirements of the R-Codes, TPS No. 4 and City of Armadale Local Planning Policies must be satisfied in all matters, except where this Local Development Plan provides for the following variations as per Local Planning Policy 3.1 - Residential Density Development, as summarised below:

Provision Variations	Applicable Lots (remaining lots either comply or are inapplicable)
Primary Street Setback	2m Lots 1, 16, 17, 18
Communal Street Setback	Nil Setback Permitted Lots 7 and 8
Garage Setback	1.2m Minimum Lots 18, 19 and 20
Garage Width	5.7m (57%) (7% variation) Lots 2-6, 11-15 and 17
Bushfire Management Level	Level 19 and 12.5 All Lots

2.0 This Local Development Plan area is subject to a Fire Management Plan. The Bushfire Attack Level (BAL) rankings are illustrated in the LDP site plan.

Approval

This Local Development Plan has been endorsed by:

Manager, Planning Implementation
City of Armadale

Date

SCALE: 1:700 @ A3
DATE: 31st JUNE 2016
FILE: 645_08.06.2016.dwg
DRAWN: SB
CHECKED: -

DYNAMIC PLANNING
AND DEVELOPMENTS
UNIT 20, 915 BEAUFORT STREET
MIDLAND WA 6052
PH: 08 9433 1144
F: 08 9261 1744
M: 04 93 114 698

© 2005 DYNAMIC PLANNING AND DEVELOPMENTS. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Dynamic Planning and Developments. All other content is the property of its respective owners.



LOCAL DEVELOPMENT PLAN
LOT 121 PIARA DRIVE
PIARA WATERS
City of Armadale