



LOCAL DEVELOPMENT PLAN PROVISIONS

1. GENERAL REQUIREMENTS

The following matters apply, where required, in the design and construction of a residence or outbuildings on the Standard and Terrace Lots included within Stage 7B – 7C of the Champion Lakes Estate:

- a) The **Armadale Redevelopment Scheme 2** (ARS 2), Residential Design Codes (R-Codes) and associated Champion Lakes Residential Design Guidelines (Guidelines) for the Champion Lakes Precinct are varied as shown on this Local Development Plan (LDP) for Single Houses.

The requirements of the ARS 2, R-Codes and Guidelines shall be satisfied in all other matters.

- b) Where variations are sought, the proponent must provide adequate information for DevelopmentWA acting on behalf of the Metropolitan Redevelopment Authority (The Authority) to assess the appropriateness of the variation against the matters listed in this LDP.

2. DENSITY PROVISIONS

	Density	Open Space Provision
a) Single House	i. Residential R40 ii. Residential R60	No minimum open space requirements apply – refer Outdoor Living Area and Building Setback requirements.

Note: Notwithstanding the size of a lot, unless it is identified as a Development Site (D) on the approved LDP, only one dwelling is permitted to be constructed on each allotment.

3. BUILDING ORIENTATION AND DESIGN

Lot Type	Provisions
a) Standard & Terrace Lots (R40)	Dwellings must be designed to address the Primary Street and shall provide the main entry, suitable articulation and materials, and at least one major opening to a habitable room overlooking the Primary Street.
b) All Corner Lots (including Lot 424)	Dwelling designs for all corner lots shall include an 'Articulation Zone' which has at least one major opening facing the direction of the Secondary Street or Public Open Space (as applicable). The side return shall be articulated so as to present as an extension of the front elevation, with a minimum return of 4.8m, and shall not be obstructed by visually impermeable fencing. NB. This provision applies to ground and upper floors.
c) POS Frontage Lots (Lots 400 – 403 & 425 – 427)	Dwelling designs fronting the POS shall include: i. an articulated elevation including the main entry; and ii. an outdoor living area (i.e. alfresco, veranda and/or balcony) directly accessed from a primary living space.
d) Dual Frontage Lots (Lots 415 – 424)	In addition to Provision 3 (a) above, dwelling designs to the Lake Frontage shall include: i. an articulated elevation with at least one major opening to a primary living space; and ii. an outdoor living area (i.e. alfresco, veranda and/or balcony).

4. BUILDING SETBACKS

Setbacks for the construction of improvements upon the land will not be other than in accordance with the following:

	Minimum	Maximum (No average applies)
a) Primary Street Frontage i. Main: ii. Porch/Veranda: iii. Porch/Veranda Depth: iv. Porch/Veranda Length (to front loaded lots with a 12m frontage or greater): v. Porch/Veranda Length (to front loaded lots below 12m frontage):	2.0m 1.5m 2.4m 4.0m or 50% of the frontage (whichever is the greater) 4.0m or 40% of the frontage (whichever is the greater)	4.0m - - - -
b) Secondary Streets	1.0m	-
c) Boundary Walls (Parapets) NB. Not applicable to Secondary Street boundaries.	Terrace (R60): Lots 400 – 403 & 425 – 427. Permitted to both side boundaries subject to: <ul style="list-style-type: none">No maximum length to one side boundary, for wall height of 3.5m or less.2/3 maximum length to second side boundary, for wall height of 3.5m or less.No boundary walls permitted to second storey (R-Codes setbacks to apply). All Standard and Terrace (R40) Lots: Permitted to both side boundaries subject to: <ul style="list-style-type: none">2/3 maximum length to one side boundary, for wall height of 3.5m or less.1/3 maximum length to second side boundary, for wall height of 3.5m or less. Second Storey (All Lots): R-Codes setbacks to apply <u>unless</u> directly abutting lots are constructed simultaneously by one developer in which case: <ul style="list-style-type: none">No maximum length to side boundaries between lots constructed simultaneously by one developer and behind the prescribed front setback line.	
d) Garage Setbacks i. Front Loaded: ii. Rear Loaded:	<ul style="list-style-type: none">As per provision 5.2.1 of the R-Codes.All structures, including fencing and garages, shall be setback minimum 0.5m from the laneway boundary.A minimum 1.0m garage setback shall apply to any lot where designated bin pads are positioned in front of a garage.	
e) Dual Frontage Lots (Lots 415 – 424)	<ul style="list-style-type: none">Minimum 1.5m setback from Lake Frontage boundary.	

5. OUTDOOR LIVING AREAS

All Outdoor Living Areas must be directly accessible from living or dining areas and to be located with a northerly aspect where available; and provide a minimum area of 20m² with a minimum dimension of 4m.

6. VEHICLE ACCESS & GARAGE LOCATION

- a) Mandatory garage locations are illustrated on the LDP; the locations subject to infrastructure services, dedicated on-street parking bays and Estate retaining, landscaping and fencing.
- b) Double garages permitted to a maximum width of 60% of the lot frontage on front loaded lots below 12m frontage.

7. DESIGNATED BIN PADS (TERRACE LOTS & DEVELOPMENT SITES)

- a) Each landowner is to provide a paved bin area (1.5m wide x 1m deep) in the locations specified on the LDP. Bin pad areas are to be designated as per the MRA requirements and are not to be obstructed by fencing.
- b) Development applications for Lots 303 & 304 shall nominate bin pad locations.

8. ESTATE FENCING

- a) Uniform estate fencing provided by the Developer shall not be removed or modified without written consent from 'The Authority'.

9. CHAMPION LAKES RESIDENTIAL DESIGN GUIDELINES

The following Design Elements shall refer to the Champion Lakes Residential Design Guidelines for specific requirements:

- Driveways
- Fencing
- Landscaping
- Ancillary Structures
- Outbuildings
- Materials and Colours

10. DEVELOPMENT SITES

R-Codes design provisions apply unless otherwise stated above, notably provisions relating to Designated Bin Pads, Estate Fencing and Champion Lakes Residential Design Guidelines.