TABLE 1

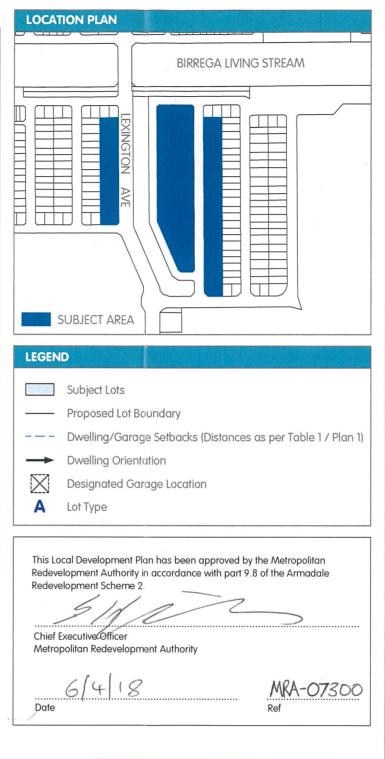
THE AVENUE STAGE 6 - LOCAL DEVELOPMENT PLAN

a) Primary Street: 2.0m minimum

a) Primary Street: 3.0m minimum.

This Local Development Plan (LDP) is made pursuant to Part 9.8 of the Metropolitan Redevelopment Authority (MRA) Armadale Redevelopment Scheme 2 (Scheme 2) and provides variations to the acceptable development provisions of Scheme 2, Wungong Urban Water

| | n Guidelines (the Guidelines) and associated Policies as shown on the plan and detailed below. The requirements Scheme 2 shall be satisfied in all other matters. |
|--|--|
| GENERAL VARIATIONS - All Lots | |
| Zoning | All lots subject of this LDP are zoned 'Suburban' (R35). |
| Built Form | a) All dwellings must include at least one of the following to the front of the building, visible from the primary street: Porch; Front verandah; Portico; Feature walls; Feature windows; Awnings; or Two different colours and/or materials. Dwellings must have one major opening to a habitable room overlooking Public Open Space (where applicable). Dwellings must have one major opening to a habitable room facing the primary street. Dwellings on corners must address both the Primary Street and Secondary Streets. The design of dwellings shall include a side return which has at least one major opening located within the side return facing the direction of the Secondary Street. The side return shall be articulated so to present as an extension of the front elevation for a minimum of 3m behind the dwelling alignment along the secondary street and shall not be obstructed by visually impermeable fencing. |
| Street Setbacks | a) Porch/verandah: 1.5m minimum, no maximum length of porch/verandah. b) Secondary Street: 1.0m minimum. |
| Garage setback for all front loaded lots | a) All front loaded lots are to have garages setback 1.0m behind the main building alignment (frontage) facing the street. b) Garages shall be setback a minimum 4.5m to the primary street. c) Garages shall be setback a minimum 1.5 from the secondary street. |
| Boundary Walls | Walls not higher than 3.5m are permitted to both side boundaries subject to: a) 2/3 maximum length to one side boundary, behind the front setback. b) 1/3 maximum length to second side boundary, behind the front setback. c) Boundary walls are not permitted to a secondary street or where abutting public open space. |
| Outdoor Living Area | a) 10% of the lot area 20m² Outdoor Living Area, whichever is greater, with a minimum dimension of 4.0m. b) Outdoor Living Areas are to be: • Directly accessible from a habitable room; • Located behind the street setback area; and • At least 70% must be uncovered. |
| Open Space | a) Open Space requirements do not apply. |



BIRREGA LIVING STREAM 2.0m min Primary Garage Setback **A** 314 A Garage Setback 315 316 410 B **B** 318 313 B 286 B 409 B 356 B 322 287 B **B** 323 408 B 355 B 288 B 407 B 354 B **B** 324 B 325 289 B 353 B 406 B B 326 405 B 352 B 290 B POS 404 B 351 B B 327 291 B B 328 350 B 403 B 292 B • 349 B B 329 402 B Street Setback 401 B **B** 330 348 B 293 B **B** 331 400 B 347 B 294 B B 332 346 B 399 B 295 B B 333 345 B 398 B B 334 344 B 297 397 B B 335 343 B 396 B B 336 395 B 342 **A** 337 394 B A 341 393 B A 340 392 B **B** 338 391 B Street Setback 339 390 B 1.5m min Garage Setback 389 B 388 B 3.0m min Primary -Street Setback 387 386 A X A 2.0m min Primary PLAN 1



LOT TYPE A STANDARDS

LOT TYPE B STANDARDS

Street Setbacks

Street Setbacks



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SIZE A3 1:2000 metres 8 CADASTRAL INFORMATION DWG REF: PROJECTION: PCG 94

METROPOLITAN REDEVELOPMENT

AUTHORITY

04 APR 2018

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TEST UPDATES TEXT UPDATES VARIOUS UPDATES 180403 180306 180221

STAGE 6 THE AVENUE - LOCAL DEVELOPMENT PLAN Lots 286-297, 313 - 318, 322-356, 386-410 & 461 Oakford City of Armadale

> REF NO. DRAW NO. REV. PEE OAK RD1 411

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