

TABLE 1

## THE AVENUE STAGE 8 - LOCAL DEVELOPMENT PLAN

- This Local Development Plan (LDP) is made pursuant to Part 9.8 of the Armadale Redevelopment Scheme 2 (Scheme 2) and provides variations to the acceptable development provisions of Scheme 2, *Wungong Urban Water Design Guidelines* (the Design Guidelines) and associated Policies as shown on the plan and detailed below.
- Unless varied by the provisions of this Local Development Plan, all other requirements of the Design Guidelines, including the City of Armadale *Local Planning Policy PLN 3.10 'Residential Design Codes Variations and R-MD Codes'* and *State Planning Policy 7.3 - Residential Design Codes Volume 1* apply.
- In the case of any inconsistency between the Design Guidelines and this LDP, the provisions of this LDP prevail.
- Once the area is normalised with planning control returned to the City of Armadale the requirements of Town Planning Scheme No.4 and Residential Design Codes Volume 1 will apply to all lots unless otherwise varied by this LDP.

## GENERAL VARIATIONS - All Lots

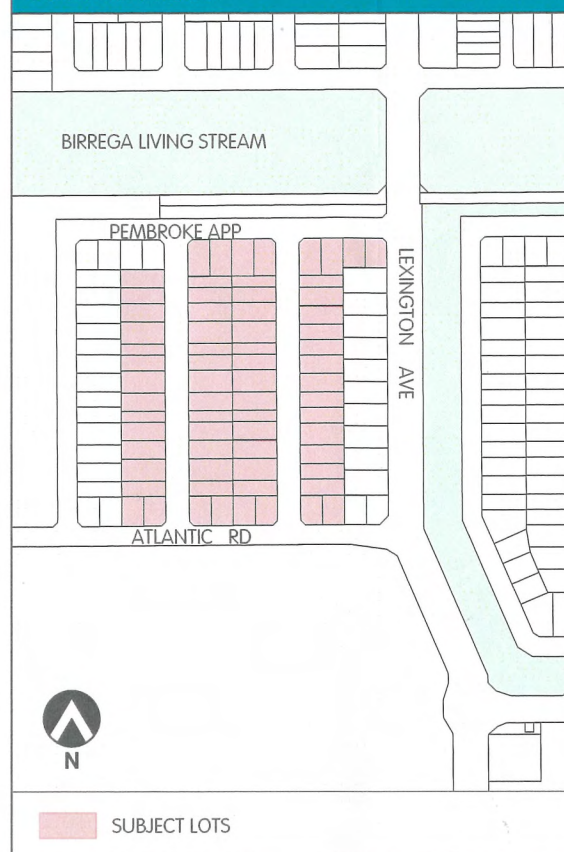
Zoning	All lots subject of this LDP are zoned 'Suburban' (R35).
Built Form	<p>a) All dwellings must include at least one of the following to the front of the building, visible from the primary street:</p> <ul style="list-style-type: none"> <li>Porch;</li> <li>Front verandah;</li> <li>Portico;</li> <li>Feature walls;</li> <li>Feature windows;</li> <li>Awnings; or</li> <li>Two different colours and/or materials.</li> </ul> <p>b) Dwellings must have one major opening to a habitable room overlooking Public Open Space (where applicable).</p> <p>c) 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.</p>
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.
Open Space	Refer City of Armadale <i>Local Planning Policy PLN 3.10</i>
Quiet House Design	<p>Housing construction is to be in accordance the Transport Noise Assessment prepared by Lloyd George (December 2020), which identifies:</p> <ul style="list-style-type: none"> <li>Lots 216-226 and Lot 228 require Noise "Package A" Treatment to ground floor and Noise "Package B" to first floor.</li> <li>Lots 227, 248, 268-269 and 278-281 require Noise "Package A" Treatment to ground floor and Noise "Package A" to first floor.</li> <li>Lots 270-277, 249-251 and 282 require Noise "Package A" to first floor only, standard construction to the ground floor.</li> </ul> <p>Noise packages to be in accordance with Table 3 of the WAPC Road and Rail Noise Guidelines (2019).</p>

## Important note to Home-Builders

Refer to *Local Planning Policy PLN 3.10 'Residential Design Codes Variations and R-MD Codes'* for development controls relating to street setbacks, lot boundary setback, walls to boundary, open space, garage setback and width, overshadowing, and privacy.

Refer to the provisions within the R-MD 30 (R30 & R35) column of Table 1.

## LOCATION PLAN



## LEGEND

- Subject Lots
- Proposed Lot Boundary
- Designated Garage Location
- Dwelling Orientation
- Single Garage Preferred Location
- Tandem Car Bay Preferred Location

Quiet House Design - Noise Packages Apply

- (AB) Ground Floor - Noise Package A
- (AB) First Floor - Noise Package B
- (AA) Ground Floor - Noise Package A
- (AA) First Floor - Noise Package A
- (SA) Ground Floor - Standard Construction
- (SA) First Floor - Noise Package A

METROPOLITAN REDEVELOPMENT  
AUTHORITY

3 MAY 2021

RECEIVED

CADASTRAL INFORMATION  
SOURCE: VERIS  
YYMMDD: 180503  
DWG REF: fp12239-053-r2  
PROJECTION: PCG94

AERIAL PHOTOGRAPHY  
SOURCE: NA  
YYMMDD: NA

HATCH | RobertsDay

0 metres 15 30 45 60 75  
SIZE A3 1:1500

H REMOVE DUPLICATION PROV. 210503 ED DW  
G UPDATE LDP CAD BASE 210125 SB ED  
F UPDATE LDP CAD BASE 210114 SB EVDL  
E REVISE QUIET HOUSE TEXT 201210 SB EVDL  
REV DESCRIPTION YYMMDD DRAWN APPR'D

STAGE 8 THE AVENUE - LOCAL DEVELOPMENT PLAN  
Lots 357-384, & 436-457 Oakford  
City of Armadale

REF NO. PEE OAK  
DRAW NO. RD1 413  
REV. H

DISCLAIMER: ISSUED FOR DESIGN INTENT ONLY. ALL AREAS AND DIMENSIONS ARE SUBJECT TO DETAIL DESIGN AND SURVEY

PLAN 1

