

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.

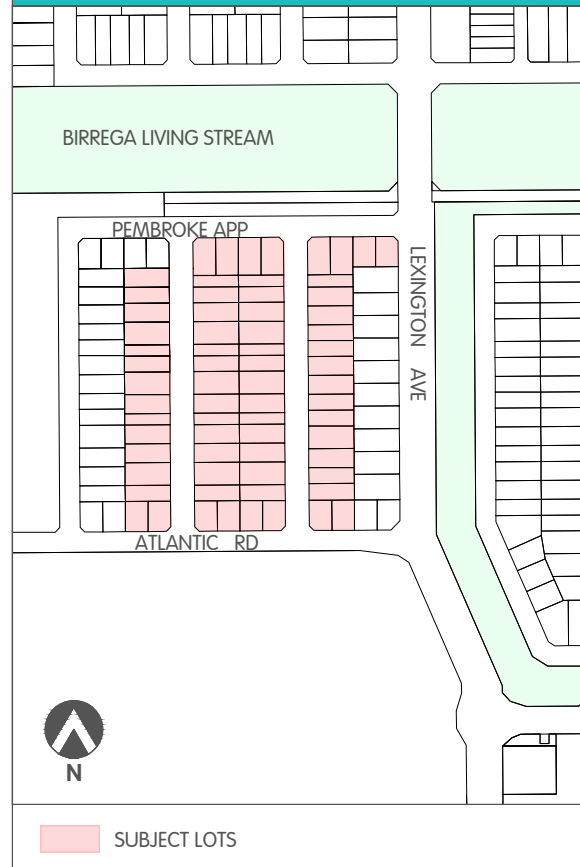
GENERAL VARIATIONS - All Lots

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"> • Porch; • Front verandah; • Portico; • Feature walls; • Feature windows; • Awnings; or • Two different colours and/or materials. <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</i> PLN 3.10
Quiet House Design	<p>Housing construction is to be in accordance the Transport Noise Assessment prepared by Lloyd George (November 2021), which identifies:</p> <ul style="list-style-type: none"> • Lot 248 and Lot 268 requires Noise "Package A" Treatment to the Ground Floor only, and standard construction to the first floor. • Noise packages to be in accordance with Table 3 of the WAPC Road and Rail Noise Guidelines (2019).







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

AS Ground Floor - Noise Package A
First Floor - Standard Construction

PLAN 1



This Local Development Plan has been approved by the Metropolitan Redevelopment Authority in accordance with clause 9.8 of the Armadale Redevelopment Scheme 2.

Head of Statutory Planning and Approvals
Metropolitan Redevelopment Authority

Date	Ref
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DRAFT ONLY

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

AERIAL PHOTOGRAPHY
SOURCE: NA
YYMMDD: NA



SIZE A3 1:1500

I	QUIET HOUSING	211104	NR	DW
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	APPRD

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

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

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