

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 must have one major opening to a habitable room facing the primary street.</p> <p>d) 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	a) Open Space requirements do not apply.
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>

## LOT TYPE A STANDARDS

Street Setbacks	a) Primary Street: 2.0m minimum
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## LOT TYPE B STANDARDS

Street Setbacks	a) Primary Street: 3.0m minimum.
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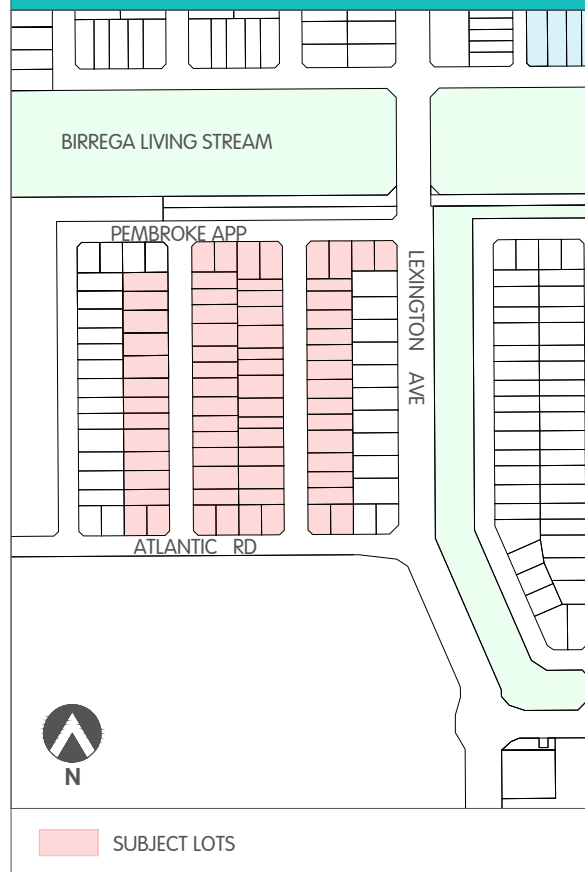
Lots with 10.5m frontage	a) Front loaded lots with street frontage of 10.5m are permitted to have a double garage for a maximum width of 6.0m.
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## LOT TYPE C STANDARDS









Street Setbacks	a) Primary Street: 3.0m minimum.
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Parking	a) Lots are required to provide single garage setback 4.5m, with tandem car bay forward of the garage.
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## LOCATION PLAN



## LEGEND

-  Subject Lots
-  Proposed Lot Boundary
-  Dwelling/Garage Setbacks (Distances as per Table 1 / Plan 1)
-  Designated Garage Location
-  Lot Type
-  Dwelling Orientation
-  Single Garage Preferred Location
-  Tandem Car Bay Preferred Location

Quiet House Design - Noise Packages Apply

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



## 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.

Executive Director Planning  
Metropolitan Redevelopment Authority

Date \_\_\_\_\_ Ref \_\_\_\_\_

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

F	UPDATE LDP CAD BASE	210114	SB	EVDL
E	REVISE QUIET HOUSE TEXT	201210	SB	EVDL
D	QUIET HOUSE TEXT ADDED	201207	SB	EVDL
C	TEXT REVISION MODS	200925	SB	EVDL
B	LOT285 GARAGE LOCATION	180723	HH	EV
A	BASE PLAN RD1 411K	180504	HH	EV
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. REV.  
**RD1 413 F**

REV  
F

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