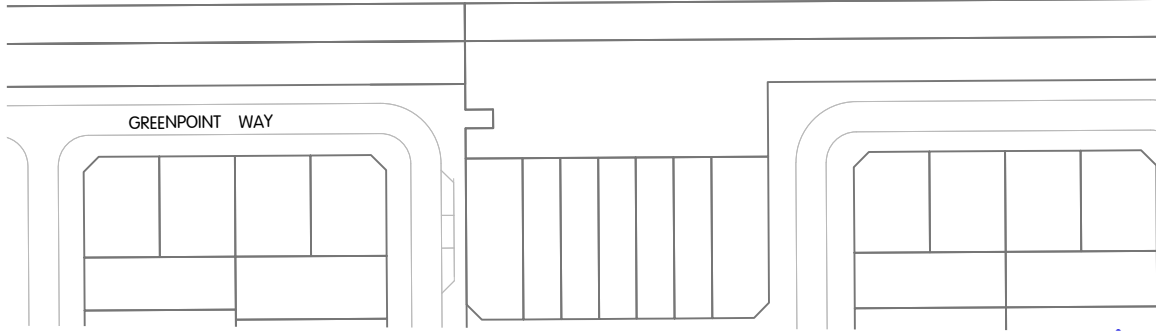




# BIRREGA LIVING STREAM



**TABLE 1**

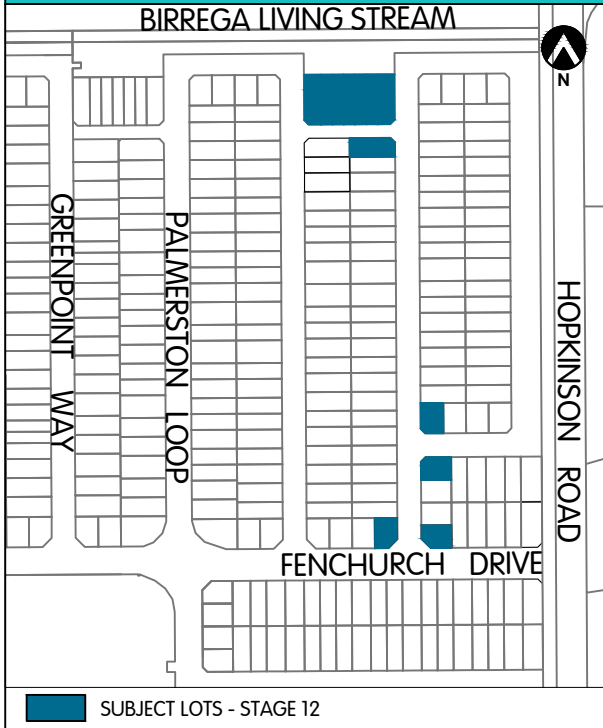
## THE AVENUE STAGE 12 - LOCAL DEVELOPMENT PLAN

- 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

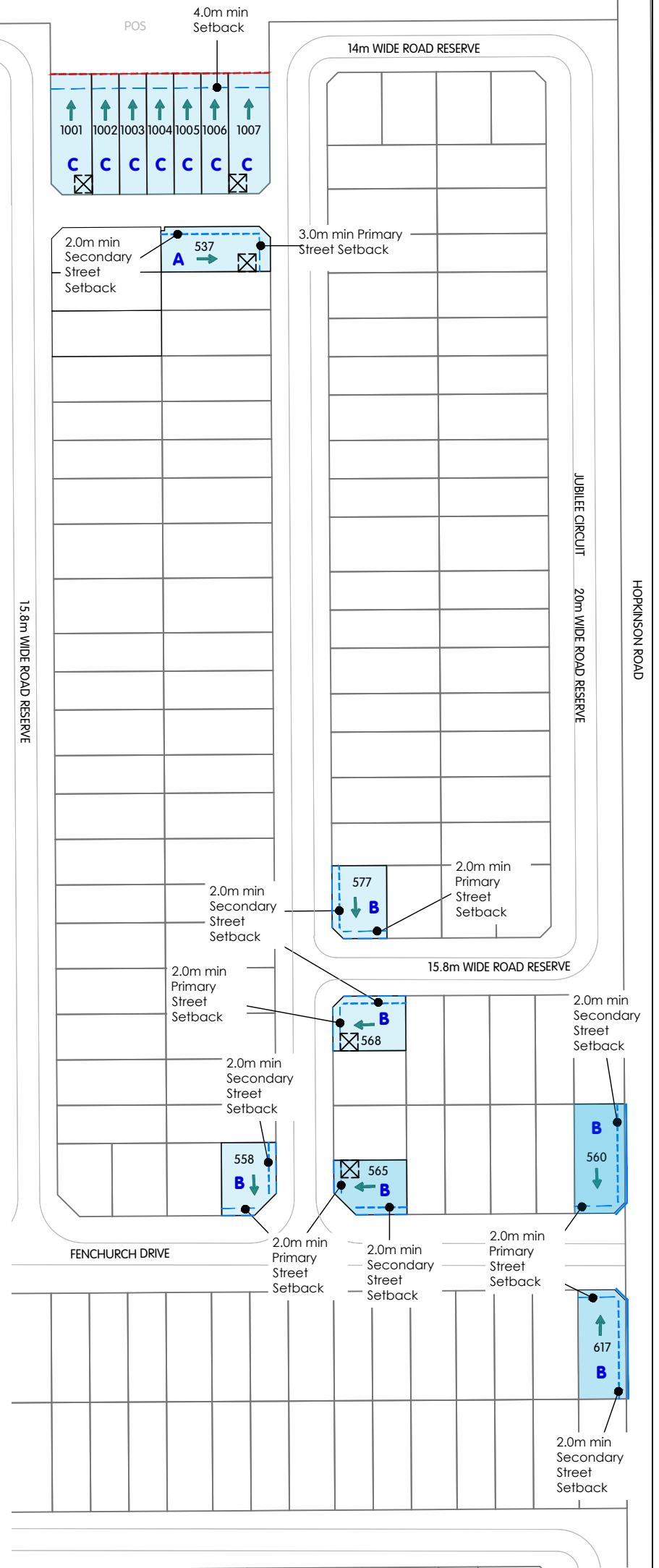
Built Form	<p>a) All dwellings must include at least one of the following to the front of the building, visible from the primary street:</p> <ul style="list-style-type: none"> <li>• Porch;</li> <li>• Front verandah;</li> <li>• Portico;</li> <li>• Feature walls;</li> <li>• Feature windows;</li> <li>• 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>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) Refer City of Armadale Local Planning Policy PLN 3.10.
Bushfire	a) Lots 1001 - 1007 shown on this LDP are subject to an approved Bushfire Management Plan (Emerge, 2018) and dwelling construction must be in accordance with the approved BMP.
<b>LOT TYPE A STANDARDS</b>	
Street Setbacks	<p>a) 3.0m minimum primary street setback.</p> <p>b) 2.0m minimum secondary street setback.</p>
<b>LOT TYPE B STANDARDS</b>	
Street Setbacks	<p>a) 2.0m minimum primary street setback.</p> <p>b) 2.0m minimum secondary street setback.</p>
<b>LOT TYPE C STANDARDS</b>	
Street Setbacks	a) 4m minimum primary frontage setback.
Fencing	a) Visually permeable fencing is to be provided to the public open space.
Garage Setback	a) Garages are permitted to be set back 0.5m from the laneway.
Built Form	<p>a) Wall to boundary: To both side boundaries subject to:</p> <ul style="list-style-type: none"> <li>• No maximum length to one side boundaries;</li> <li>• 2/3 max length to second side boundary.</li> </ul> <p>b) Privacy: No privacy provisions apply</p>

### LOCATION PLAN



### LEGEND

- Subject Lots - Suburban (R35)
- Proposed Lot Boundary
- Visually Permeable Fencing
- Primary Street Setbacks
- Secondary Street Setbacks
- Primary Street Frontage
- Designated Garage Location
- Lot Type
- No Vehicle Access



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



CADASTRAL INFORMATION  
SOURCE: VERIS  
YYMMDD: 180503  
DWG REF: fp12239-053-r9  
PROJECTION: PCG94

AERIAL PHOTOGRAPHY  
SOURCE: NA  
YYMMDD: NA



SIZE A3 1:1500



B LOT ORIENTATION AMENDMENT 260422 FGH TP  
A FIRST ISSUE 240422 FGH TP  
REV DESCRIPTION YYMMDD DRAWN APPR'D

LOT 9011 LOCAL DEVELOPMENT PLAN  
**Stage 12 - Oakford**  
City of Armadale

REF NO. DRAW NO. REV.  
**PEE OAK RD1 421 B**