



RAGLAN ENTRANCE

GARFIELD CRESCENT

GARFIELD CRESCENT 15.8m

21m

- 2.0m min Primary Street Setback
- 2.0m min Secondary Street Setback
- 2.0m min Secondary Street Setback
- 2.0m min Primary Street Setback

- 2.0m min Primary Street Setback
- 2.0m min Secondary Street Setback
- 3.0m min Primary Street Setback
- 2.0m min Secondary Street Setback

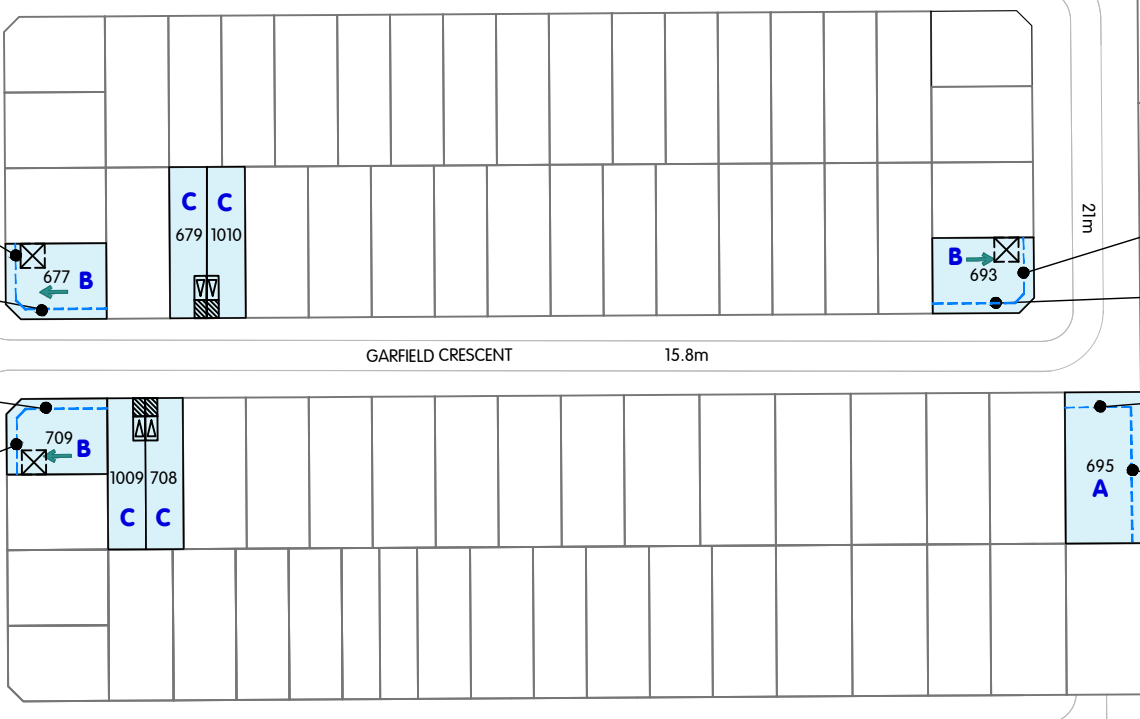


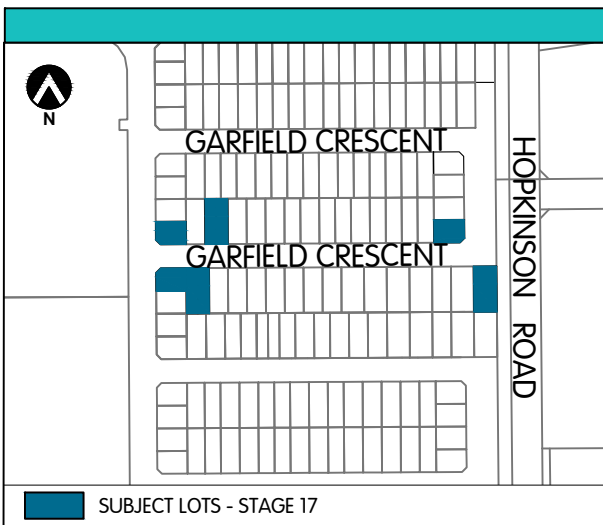
TABLE 1

THE AVENUE STAGE 17 - 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 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"> 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 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. |
| LOT TYPE A STANDARDS | |
| Street Setbacks | <p>a) 3.0m minimum primary street setback.</p> <p>b) 2.0m minimum secondary street setback.</p> |
| LOT TYPE B STANDARDS | |
| Street Setbacks | <p>a) 2.0m minimum primary street setback.</p> <p>b) 2.0m minimum secondary street setback.</p> |
| LOT TYPE C STANDARDS | |
| Boundary Walls | a) Boundary walls may be built for both side boundaries for up to two-thirds the length of the side boundary behind the front setback for wall height 3.5m or less. |



| LEGEND | |
|--------|-----------------------------------|
| | Subject Lots - Suburban (R35) |
| | Proposed Lot Boundary |
| | Primary Street Setbacks |
| | Secondary Street Setbacks |
| | Primary Street Frontage |
| | Designated Garage Location |
| | Lot Type |
| | No Vehicle Access |
| | Single Garage Preferred Location |
| | Tandem Car Bay Preferred Location |
| | 4.5m |



This Local Development Plan has been approved by DevelopmentWA under the powers of the *Metropolitan Redevelopment Act 2011* in accordance with clause 9.8 of the Armadale Redevelopment Scheme 2.

Head of Planning
DevelopmentWA

7 July 2025
Date

MRA-14703
Ref



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

AERIAL PHOTOGRAPHY
 SOURCE: NA
 YYMMDD: NA



| REV | DESCRIPTION | YYMMDD | DRAWN | APPR'D |
|-----|--------------------|--------|-------|--------|
| E | AMENDMENTS | 250522 | RS | OF |
| D | STREET NAME UPDATE | 250428 | RS | OF |
| C | AMENDMENTS | 250422 | RS | OF |
| B | AMENDMENTS | 250328 | RS | OF |
| A | FIRST ISSUE | 250327 | RS | OF |

LOT 9003 LOCAL DEVELOPMENT PLAN
Stage 17 - Oakford
 City of Armadale

REF NO. **PEE OAK** DRAW NO. **RD1 424** REV. **E**