

**TABLE 1**

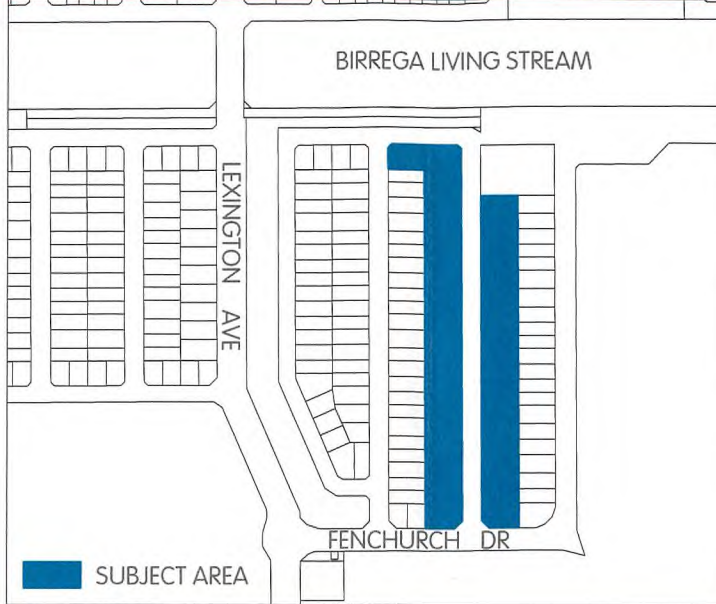
**THE AVENUE STAGE 7 - LOCAL DEVELOPMENT PLAN**

- This Local Development Plan (LDP) is made pursuant to Clause 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.
<b>LOT TYPE A STANDARDS</b>	
Street Setbacks	a) Primary Street: 2.0m minimum
<b>LOT TYPE B STANDARDS</b>	
Street Setbacks	a) Primary Street: 3.0m minimum.
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.
<b>LOT TYPE C STANDARDS</b>	
Street Setbacks	a) Primary Street: 3.0m minimum.
Parking	a) Lots are required to provide single garage setback 4.5m, with tandem car bay forward of the garage.

**LOCATION PLAN**



**LEGEND**

- Subject Lots
- Proposed Lot Boundary
- Street Setbacks
- Primary Street Frontage
- Designated Garage Location
- Lot Type
- Single Garage Preferred Location
- Tandem Car Bay Preferred Location

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: 24/11/20 Ref: MRA-10000



**CADASTRAL INFORMATION**  
SOURCE: VERIS  
YYMMDD: 200827  
DWG REF: fp12239-053-r4.dwg  
PROJECTION: PCG94

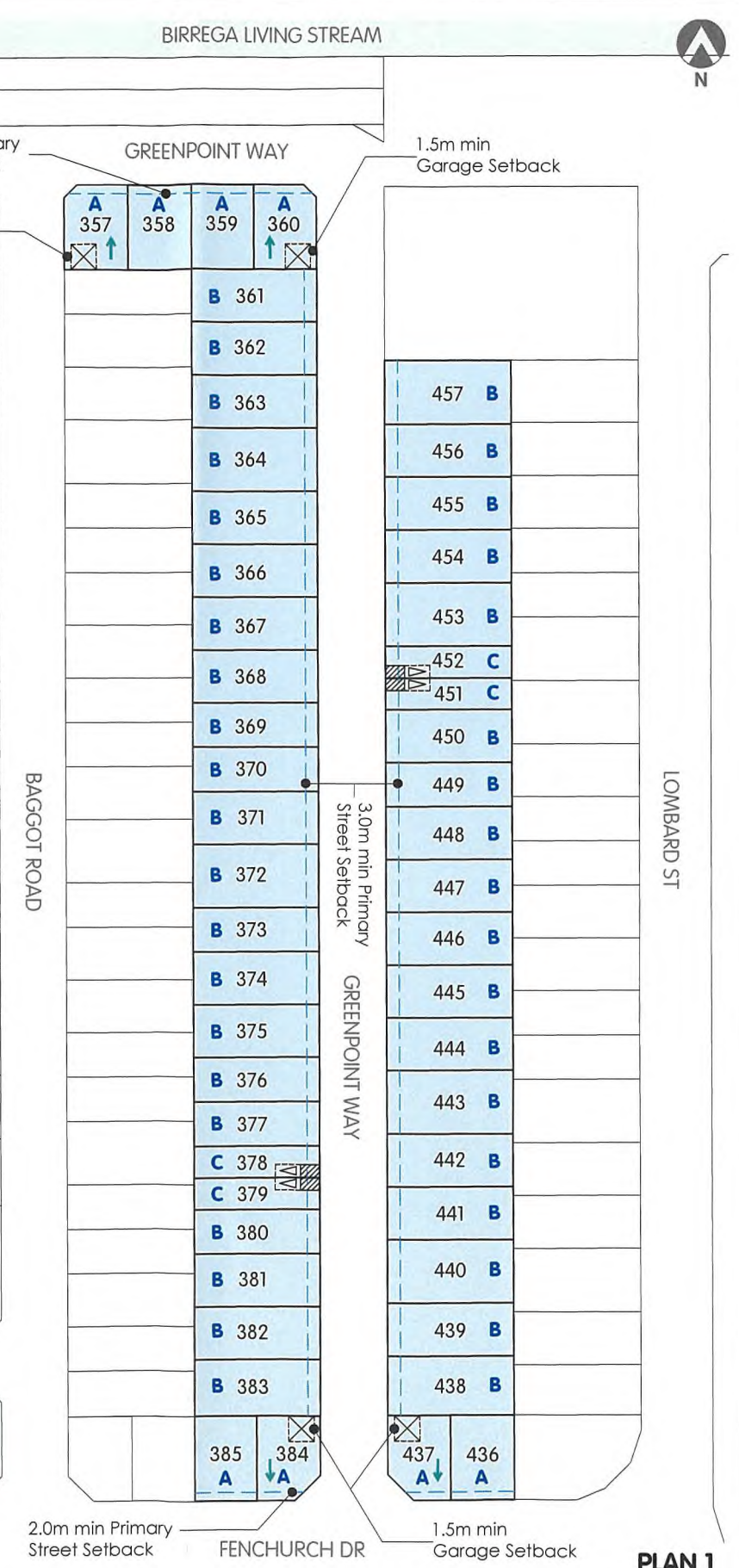
**AERIAL PHOTOGRAPHY**  
SOURCE: NA  
YYMMDD: NA



E	ADD IN SINGLE GARAGES	201116	SB	EVDL
D	REMOVE SINGLE GARAGE	200929	SB	EVDL
C	TEXT REVISIONS	200925	SB	EVDL
B	PRECAL UPDATE	190402	HH	EVDL
A	PROVISION UPDATE	180928	HH	EVDL
REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D

**STAGE 7 THE AVENUE - LOCAL DEVELOPMENT PLAN**  
Lots 357-384, & 436-457 Oakford  
City of Armadale

REF NO. **PEE OAK** DRAW NO. **RD1 412** REV. **F**



**PLAN 1**

