

TABLE 1

THE AVENUE STAGE 6 - LOCAL DEVELOPMENT PLAN

This Local Development Plan (LDP) is made pursuant to Part 9.8 of the Metropolitan Redevelopment Authority (MRA) Armadale Redevelopment Scheme 2 (Scheme 2) and provides variations to the acceptable development provisions of Scheme 2, Wungong Urban Water Project Area Design Guidelines (the Guidelines) and associated Policies as shown on the plan and detailed below. The requirements Scheme 2 and the Guidelines shall be satisfied in all other matters.

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 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>
Street Setbacks	<p>a) Porch/verandah: 1.5m minimum, no maximum length of porch/verandah.</p> <p>b) Secondary Street: 1.0m minimum.</p>
Garage setback for all front loaded lots	<p>a) All front loaded lots are to have garages setback 1.0m behind the main building alignment (frontage) facing the street.</p> <p>b) Garages shall be setback a minimum 4.5m to the primary street.</p> <p>c) Garages shall be setback a minimum 1.5 from the secondary street.</p>
Boundary Walls	<p>Walls not higher than 3.5m are permitted to both side boundaries subject to:</p> <p>a) 2/3 maximum length to one side boundary, behind the front setback.</p> <p>b) 1/3 maximum length to second side boundary, behind the front setback.</p> <p>c) Boundary walls are not permitted to a secondary street or where abutting public open space.</p>
Outdoor Living Area	<p>a) 10% of the lot area 20m* Outdoor Living Area, whichever is greater, with a minimum dimension of 4.0m.</p> <p>b) Outdoor Living Areas are to be:</p> <ul style="list-style-type: none"> • Directly accessible from a habitable room; • Located behind the street setback area; and • At least 70% must be uncovered.
Open Space	a) Open Space requirements do not apply.

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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LOCATION PLAN



LEGEND

- Subject Lots
- Proposed Lot Boundary
- Dwelling/Garage Setbacks (Distances as per Table 1 / Plan 1)
- Dwelling Orientation
- Designated Garage Location
- A** Lot Type

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

[Signature]
 Chief Executive Officer
 Metropolitan Redevelopment Authority

6/4/18
 Date

MRA-07300
 Ref



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CADASTRAL INFORMATION
 SOURCE: WHELANS
 YYMMDD:
 DWG REF:
 PROJECTION: PCG 94

K TEST UPDATES
 J TEXT UPDATES
 I VARIOUS UPDATES
 REV DESCRIPTION

180403 II EV
 180306 HH EV
 180221 HH EV
 YYMMDD DRAWN APP'D

STAGE 6 THE AVENUE - LOCAL DEVELOPMENT PLAN
 Lots 286-297, 313 - 318, 322-356, 386-410 & 461 Oakford
 City of Armadale

REF NO. DRAW NO. REV.
PEE OAK RD1 411 K