

1. R-CODE VARIATIONS

- The provisions of the Local Development Plan (LDP) both constitute Residential Design Codes (R-Codes) 'Acceptable Development' provisions and development standards under City of Armadale Town Planning Scheme. Where there is a conflict between the R-Codes and the LDP provisions, the LDP provisions shall prevail.
- The Acceptable Development provisions are 'as of right' subject to compliance with the Town Planning Scheme to the satisfaction of the City of Armadale.
- All other Acceptable Development provisions of the R-Codes and provisions of the Town Planning Scheme apply.
- Compliance with the LDP 'Acceptable Development' provisions will not require consultation with adjoining and /or other nearby landowners.
- The density coding of the subject lots is set by the Development Area No.35 North Forrestdale (Stage Three / South) Structure Plan and reflected in the Provisions below.
- The LDP provisions apply to all shaded lots in Diagram 1.

2. GENERAL PROVISIONS

Street Setback

- 3m minimum, no average.
- 1.5m minimum to a porch/ veranda, no maximum length.
- 1.5m minimum to a secondary street.

Front Fencing

- Front fences within the primary street setback area being a maximum of 900mm above natural ground level, measured from the primary street side of the fence.

Lot boundary setback

- Boundary walls are permitted to both side boundaries subject to:
 - 2/3 length to one side boundary;
 - 1/3 maximum length to the second side boundary; and
 - Wall height of 3.5m or less.

Open space

- A minimum of 35% open space shall be provided where lots are 315m² or less.
- A minimum of 40% open space shall be provided where lots are 316m² or greater.

Garage Setback, Garage Width and Vehicular Access

- Garages shall be setback 4.5m garage setback from the primary street and 1.5m from the secondary street.
- The garage setback from the primary street may be reduced to 3.5m for a double garage where:
 - No footpath is provided or planned to be provided on the adjacent verge;
 - If a footpath is provided within the adjacent verge, there shall be no less than 4.5m spacing between the footpath and the garage door; and
 - The garage being setback 0.5m behind the main building line.

Overshadowing

- No maximum overshadowing for a wall height of 3.5m or less.
- No maximum overshadowing for a wall height greater than 3.5m where overshadowing is confined to the front half of the lot. If overshadowing intrudes into the rear half of the lot, shadow cast shall not exceed 25%.

This Local Development Plan has been approved by the City under Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015

FM A/Executive Manager Development Services Date 31/10/2018

LEGEND





-  Subject Area (LDP)
-  Residential R25
-  No vehicular access
-  Primary Dwelling Orientation



DIAGRAM 1