

LEGEND

Local Development Plan

R25

R30

No Vehicle Access

Acoustic Wall

Bin Pads

Package A Quiet House Design
(Lloyd George Acoustic Report SP)
Single Storey Dwelling
Refer Report for 2nd Storey Req

1.0 GENERAL

1.1

The provisions of the Armadale Redevelopment Scheme No. 2 (ARS2), State Planning Policy 7.3 Residential Design Codes (R-Codes) and the Harrisdale North Local Structure Plan (LSP) are varied as detailed within this LDP.

1.2

All other requirements of ARS2, the R-Codes and the LSP shall be satisfied in all other matters.

1.3

Consultation with neighbouring and/or nearby landowners to achieve a variation to the R-Codes in accordance with the provisions of this LDP is not required.

1.4

The erection or extension of a single house on a lot contained within this LDP which satisfies the requirements of this LDP is exempt from the requirement to obtain planning approval.

2.0 RESIDENTIAL DESIGN CODE

2.1

The R-Code applicable to these lots is R25 and R30 as designated on this LDP.

3.0 STREET SETBACK AND FRONT FENCING REQUIREMENTS

Lots Applicable

Requirement

All Lots

Primary Street

- 2m minimum, 4m maximum, no average

- 1.5m to porch / verandah no maximum length

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

Secondary Street

- 1m minimum to secondary street

4.0 LOT BOUNDARY SETBACK REQUIREMENTS

Lots Applicable

Requirement

All Lots

Boundary Setbacks
Boundary walls

- 1.2m for wall height to 3.5m or less with major openings

- 1m for wall height to 3.5m or less without major openings

- To both side boundaries subject to:

- 2/3 length to one side boundary, behind the front setback
- 1/3 max length to second side boundary for wall height 3.5m or less

5.0 OPEN SPACE REQUIREMENTS

Lots Applicable

Requirement

All Lots

Outdoor Living Area (OLA)

- An outdoor living area (OLA) with an area of 10% of the lot size or 20m², whichever is greater, directly accessible from a habitable room of the dwelling and located behind the street setback area.

- At least 70% of the OLA must be uncovered. The areas under eaves which adjoin the uncovered area of the OLA are included in the required 70% uncovered area.

- The OLA has a minimum 3m dimension

Open Space

- The open space requirements of the R-Codes do not apply

6.0 GARAGE SETBACK AND WIDTH AND VEHICULAR ACCESS

Lots Applicable

Requirement

All Lots

Garages

- 4.5m garage setback from the primary street and 1.5m from a secondary street

7.0 PARKING

Lots Applicable

Requirement

All Lots

Parking

- Two on-site bays.

8.0 OVERSHADOWING

Lots Applicable

Requirement

All Lots

Overshadowing

- No maximum overshadowing for wall height 3.5m or less

- No maximum overshadowing for wall height greater than 3.5m where overshadowing is confined to the front half of the lot. If overshadowing intrudes into rear half of the lot, shadow cast from both ground and upper floors does not exceed 35% of the whole lot.

9.0 PRIVACY

Lots Applicable

Requirement

All Lots

Privacy

- R-Codes clause 5.4.1 C1.1 applies; however, the setback distances are 3m to bedrooms and studies, 4.5m to major openings to habitable rooms other than bedrooms and studies and 6m to unenclosed outdoor active habitable spaces.

This Local Development Plan has been approved by Council under Clause 52(1)(a) of the deemed provisions of Town Planning Scheme No.4

Executive Manager Development Services
City of Armadale

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