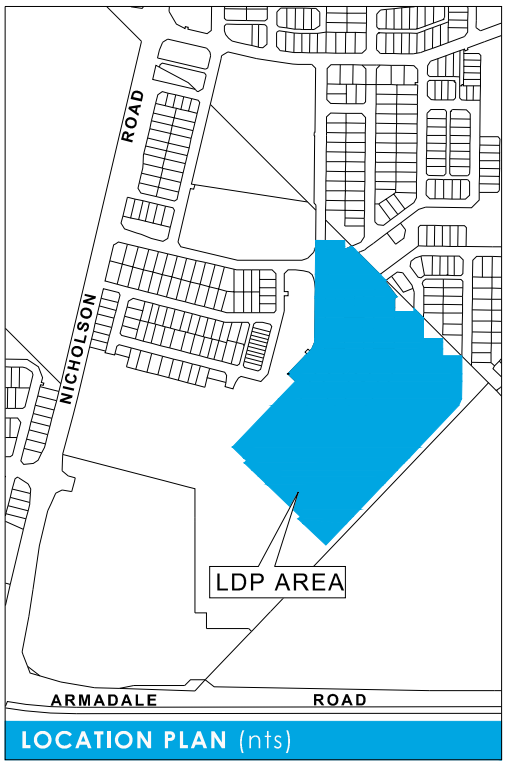

LOCATION PLAN (nts)

LEGEND

Local Development Plan Area

RCODE

R25

R40

R60

POS (Public Open Space)

Mandatory Garage Location

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

DRAFT

Executive Manager Development Service
City of Armadale

Date

LOCAL DEVELOPMENT PLAN PROVISIONS

a) The following standards are deemed to meet the relevant Design Principles of the R-Codes and do not require consultation with the adjoining landowners.

b) Unless provided for below, the provisions of the City of Armadale Town Planning Scheme No. 4 (TPS 4) and the R-Codes apply.

	STREET / POS SETBACK AND FRONT FENCES	LOT BOUNDARY SETBACK	OPEN SPACE	GARAGE SETBACK AND WIDTH AND VEHICULAR ACCESS	PARKING	OVERSHADOWING	PRIVACY
R60 **R40**	2m minimum, no average. 1.5m minimum to porch/veranda, no maximum length. 1m minimum to secondary street. 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.	**Boundary setbacks** 1.2m minimum for wall height 3.5m or less with major openings. 1m minimum for wall height 3.5m or less without major openings. **Boundary walls** Permitted to both side boundaries subject to: • No maximum length to one side boundary; • 2/3 maximum length to second side boundary; and • wall height of 3.5m or less.	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 and includes areas under eaves which adjoin uncovered areas. The OLA has a minimum 3m length or width dimension. No other R-Codes site cover standards apply.	**Front Load** 4.5m garage setback from the primary street and 1.5m from a secondary street. The garage setback from the primary street may be reduced to 4m where an existing or planned footpath or shared path is located more than 0.5m from the street boundary. For front loaded lots with street frontages between 10.5m and 12m, a double garage is permitted to a maximum width of 6m as viewed from the street subject to : • garage setback a minimum of 0.5m behind the building alignment ; • a major opening to a habitable room directly facing the primary street ; and • an entry feature consisting of a porch or veranda with a minimum depth of 1.2m. Lots with a frontage less than 10.5m or not compliant with the above require tandem garaging / parking.	As per R-Codes.	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 does not exceed 35%	R-Codes clause 5.4.1 C1.1 applies, however the setback distance is: • 3m minimum to bedrooms and studies. • 4.5m minimum to major openings to habitable rooms other than bedrooms and studies. • 6m minimum to unenclosed outdoor active habitable spaces.
R25	3m minimum, no average. 1.5m minimum to porch/veranda, no maximum length. 1.5m minimum to secondary street. 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.	As per R-Codes.	Minimum of 40% subject to: • provision of an outdoor living area (OLA) of a minimum 30m² with a minimum dimension of 4m; and • a minimum of 2/3 (or 20m²) of the minimum OLA being unroofed.	As per R40 above.	As per R-Codes.	As per R40 above, however if overshadowing intrudes into rear half of the lot, shadow cast does not exceed 25%.	As per R-Codes.

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0 20 40 60 80 100m

LOCAL DEVELOPMENT PLAN No.3

Stages 3 & 4 - Madox Estate, Piara Waters

plan no: **3067-101H-01**
date: 14 August 2020
scale: 1:2,000 @ A3