

Our Ref: 16. 2017.7.1  
Enquiries: C M Valentine  
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11 December 2017

CLE Town Planning & Design  
PO Box 796  
SUBIACO WA 6904

Dear Sir,

**MADOX ESTATE  
LOCAL DEVELOPMENT PLAN No.2**

I refer to your letter dated 16/10/2017 and accompanying Local Development Plan that was accepted for assessment on 06/11/2017.

Please be advised that the City has determined to approve the proposed Local Development Plan as submitted in accordance with Schedule 2, Part 6, Clause 52 of the *Planning and Development (Local Planning Schemes) Regulations 2016*. Please find enclosed a copy of the approved plan dated 11/12/2017 for your reference.

Should you have any queries regarding the above please contact Mr Chris Valentine in the City's Planning Services on 9394 5405 or [cvalentine@armadale.wa.gov.au](mailto:cvalentine@armadale.wa.gov.au)

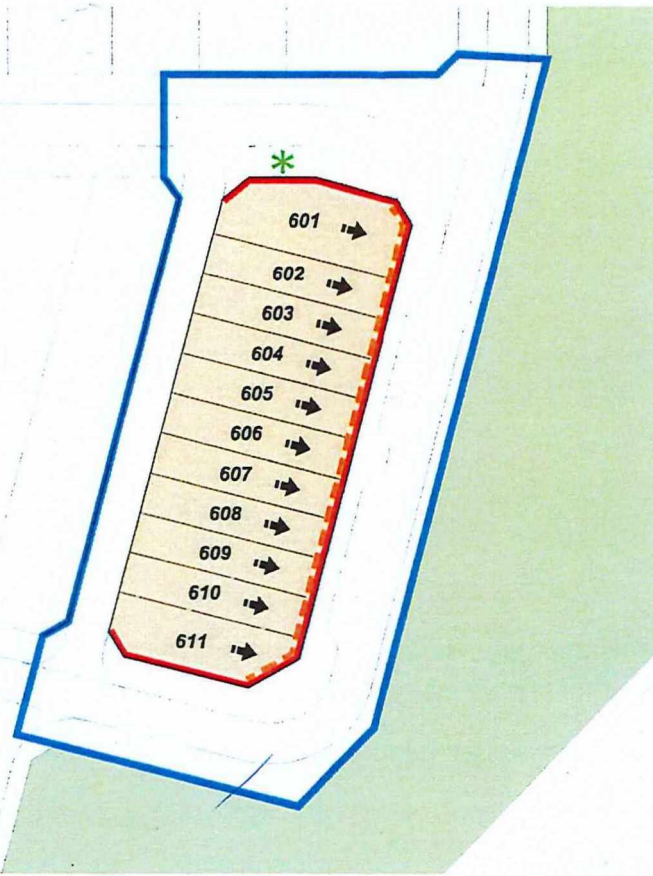
Yours sincerely,



SERGIO FAMIANO  
EXECUTIVE MANAGER  
DEVELOPMENT SERVICES

Enc: Approved Local Development Plan dated 11/12/2017





**LEGEND**

- Local Development Plan Area
  - ➔ Primary Dwelling Orientation (shall provide access to the major entry (front door) to the dwelling)
  - - - Uniform Visually Permeable Fencing.
  - No Vehicle Access
  - \* Verge Swale Location
- RCODE**
- R60
  - POS (Public Open Space)

**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.

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

*[Signature]* 11/02/2017  
 Executive Manager Development Service Date  
 City of Armadale

|     | BUILT FORM                             | STREETSCAPE  | STREET SETBACK AND FRONT FENCES   | LOT BOUNDARY SETBACK   | OPEN SPACE   | GARAGE SETBACK AND WIDTH AND VEHICULAR ACCESS | PARKING         | OVERSHADOWING             | PRIVACY                      |
|-----|--|--|---|--|--|---|-----------------|---------------------------|------------------------------|
| R60 | All dwellings to comprise two storeys. | As per R-Codes, in particular: <ul style="list-style-type: none"> <li>▪ Buildings designed to facilitate primary street surveillance.</li> <li>▪ Front fences to enable primary street surveillance and enhanced streetscape.</li> <li>▪ Unobstructed sightlines at all vehicle access points</li> </ul> | <u>Street setback</u><br><br>2m minimum; no average.<br><br>1m minimum to porch / veranda, no maximum length.<br><br>1m minimum to secondary street.<br><br><u>Front fences</u><br><br>Maximum height of 1.2m with 50% of the fence visually impermeable. | <u>Boundary setbacks</u><br><br>As per R-Codes<br><br><u>Boundary walls</u><br><br>Permitted to both side boundaries behind the street setback line, to the maximum height of the building permitted in the R-Codes. | <u>Open space</u><br><br>There is no open space requirement beyond the requirements for the outdoor living area and boundary setbacks.<br><br><u>Outdoor living area</u><br><br>An outdoor living area (OLA) with a minimum area of 10% of the lot size or 20m <sup>2</sup> , whichever is greater, directly accessible from a habitable room of the dwelling and located behind the street setback area.<br><br>At least 70% of the OLA must be uncovered and includes areas under eaves which adjoin uncovered areas.<br><br>The OLA must have a minimum 3m length or width dimension. | Garage setback 1m to laneway.                 | As per R-Codes. | No maximum overshadowing. | No privacy provisions apply. |

