



LEGEND

- Local Development Plan Area
 - Primary Dwelling Orientation (shall provide access to the major entry (front door) to the dwelling)
 - Visually permeable fencing (as defined by the R Codes) shall be provided along any POS boundary where applicable (side boundaries excluded) and shall not be modified without written approval from the City and shall be maintained as visually permeable by landowners where constructed.
 - POS Interface
 - Designated Garage Location
 - No Vehicle Access
- RCODE**
- R25
 - R40
 - POS (Public Open Space)
- BUSHFIRE**
- BAL 12.5 / LOW (refer Fig 7, Bushfire Management Plan)
 - BAL 12.5
 - BAL 19 / 12.5 (refer Fig 7, Bushfire Management Plan)
- BAL ratings to be in accordance with Bushfire Management Plan or BAL assessment.

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

..... Date

Executive Manager Development Service
City of Armadale

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	POS INTERFACE
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; and • 2/3 maximum length to second side boundary for wall height 3.5m or less.	An outdoor living area (OLA) with an area of 10% of the lot size or 20m ² , 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.	Buildings (as defined by the R Codes) shall be set back a minimum of 2 metres from the POS boundary. All dwellings shall have an outdoor living area and a minimum of one habitable room with a major opening that have a clear view of the adjoining POS. Enclosed, non-habitable structures, such as storage sheds, are only permitted where visible from the POS if attached to the dwelling and constructed of the same materials as the dwelling. Unenclosed, non habitable structures such as gazebos, patios and pergolas are exempt from this provision. All clothes drying and storage areas shall be screened from public view from the POS and Primary Street.
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.	Boundary setbacks As per R-Codes. Boundary walls For lots with a frontage of 10.5m or less (lots 337, 338 and 347) permitted to boundaries to both sides subject to: • 2/3 length maximum to one side boundary; and • 1/3 maximum length to second side boundary for wall height 3.5m or less.	Minimum of 40% subject to: • provision of an outdoor living area (OLA) of a minimum 30m ² with a minimum dimension of 4m; and • a minimum of 2/3 (or 20m ²) of the minimum OLA being unroofed.	As per R40.	As per R-Codes.	As per above, however if overshadowing intrudes into rear half of the lot, shadow cast does not exceed 25%.	As per R-Codes.	

