

## Local Development Plan R-Code Variations

### 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 Champion Lakes Gateway 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 that satisfies the requirements of this LDP is exempt from the requirement to obtain planning approval.
- 1.5 Once the area is normalised with planning control returned to the City of Armadale the requirements of Town Planning Scheme No. 4 and Residential Design Codes Volume 1 will apply to all lots unless varied by this LDP.

### 2.0 RESIDENTIAL DESIGN CODE

- 2.1 The R-Code applicable to these lots are R30, R40 and R80 as designated on this LDP.

### 3.0 DESIGN REQUIREMENTS

Lots Applicable	Requirement
Lots 55 – 57, 82 – 84, 106 – 108, 141, 144 – 145	Design Subject lots shall achieve a minimum height of two storeys Dwellings on subject lots shall be oriented towards Wright Lake and designed to achieve passive surveillance of Wright Lake, through the incorporation of at least one major opening to a habitable room which overlooks Wright Lake.
Lots 160 and 162	Surveillance Dwellings shall be oriented to provide passive surveillance of the adjacent Public Access Way, and permeable fencing for the front third of the lot boundary
Lots 129 – 134, 136 – 141	POS 3 Dwellings shall be oriented towards adjacent public open space and designed to achieve passive surveillance, retaining walls and uniform open style fencing. Letter boxes shall be located fronting the public road
Lot 144	POS 4

### 4.0 STREET SETBACK AND FRONT FENCING REQUIREMENTS

Lots Applicable	Requirement
Lots 58, 61 – 81, 85 – 105, 110 – 123, 129 – 134, 136 – 140, 147 – 167	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

### 5.0 LOT BOUNDARY SETBACK REQUIREMENTS

Lots Applicable	Requirement
Lots 58, 61 – 81, 85 – 105, 110 – 123, 129 – 134, 136 – 140, 147 – 167	Boundary Setbacks 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
	Boundary walls 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

### 6.0 OPEN SPACE REQUIREMENTS

Lots Applicable	Requirement
Lots 58, 61 – 81, 85 – 105, 110 – 123, 129 – 134, 136 – 140, 147 – 167	Outdoor Living Area (OLA) An outdoor living area (OLA) with an 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. 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

### 7.0 GARAGE SETBACK AND WIDTH AND VEHICULAR ACCESS

Lots Applicable	Requirement
Lots 58, 61 – 81, 85 – 105, 110 – 123, 129 – 134, 136 – 140, 147 – 167	Garages 4.5m garage setback from the primary street and 1.5m from a secondary street

### 8.0 PARKING

Lots Applicable	Requirement
Lots 58, 61 – 81, 85 – 105, 110 – 123, 129 – 134, 136 – 140, 147 – 167	Parking Two on-site bays.

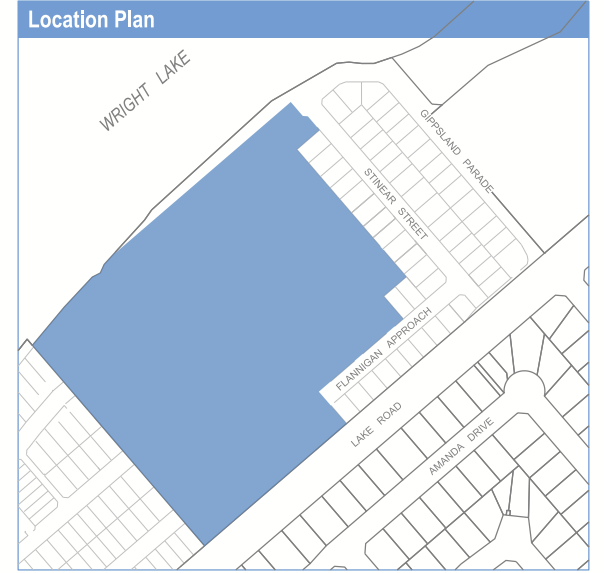
### 9.0 OVERSHADOWING

Lots Applicable	Requirement
Lots 58, 61 – 81, 85 – 105, 110 – 123, 129 – 134, 136 – 140, 147 – 167	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.

### 10.0 PRIVACY

Lots Applicable	Requirement
Lots 58, 61 – 81, 85 – 105, 110 – 123, 129 – 134, 136 – 140, 147 – 167	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.

Legend	
	Extent of Local Development Plan
	R30 Subject Lots
	R40 Subject Lots
	R80 Subject Lots
	Designated Garage Location
	Bin Presentation Pads (Lots 144 - 146)
	Retaining wall
	Noise Attenuation Wall
	No Vehicle Access Permitted
	Primary Frontage
	Secondary Frontage
	Subject to design provisions, refer section 3.0



## Local Development Plan - Stage 2 and 3 LOT 9024 & 9025 LAKE ROAD, CHAMPION LAKES

A York Group Project

**APPROVAL TABLE:**  
This Local Development Plan has been approved by the Head of Statutory Planning and Approvals in accordance with clause 9.8 of Armadale Redevelopment Scheme 2.  
Head of Statutory Planning and Approvals:   
Date: 16 September 2024

scale:  
1:1500@A3 | 1:750@A1

plan:  
17/095/035H  
date:  
03/09/2024

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