

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	Dwellings shall be oriented towards Wright Lake and design to achieve passive surveillance of Wright Lake, through incorporation of at least one major opening to a habitable room which overlooks Wright Lake. Two or more storey dwellings are preferred. Where a single storey dwelling is proposed, each of the below shall be implemented: - Minimum 31 course ceiling to front facade; and - A minimum of two small trees within the frnt setback area; and - A front porch or portico or verandah; and - One facade treatment feature of; face brickwork, render, profiled steel cladding, stone/feature cladding, feature tiling; and - One elevation feature of; planter box (min 1.5m wide), balcony, feature piers, blade wall, eaves to window, chimney, gable feature.
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
	Boundary walls	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

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 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

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 Yolk 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 25 March 2025

scale:

1:1500@A3 | 1:750@A1

01530m

plan:

17/095/0351

date:

20/02/2025

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