

Local Development Plan - Stage 7A
Lot 9001 on P403897, Champion Lakes

LOCAL DEVELOPMENT PLAN PROVISIONS

1. GENERAL REQUIREMENTS

The following matters apply, where required, in the design and construction of a residence or outbuildings on the Standard and Terrace Lots included within Stage 7 of Champion Lakes Estate:

- a) The Armadale Redevelopment Scheme 2 (Scheme 2), Residential Design Codes (R-Codes) and associated Champion Lakes Residential Design Guidelines (Guidelines) for the Champion Lakes Precinct are varied as shown on this Local Development Plan (LDP) for Single Houses.
The requirements of Scheme 2, R-Codes and Guidelines shall be satisfied in all other matters.
- b) Where variations are sought, the proponent must provide adequate information for the Metropolitan Redevelopment Authority (MRA) to assess the appropriateness of the variation against the matters listed in this LDP.

2. DENSITY PROVISIONS

	Density	Open Space Provision
a) Single House:	Residential R40	No minimum open space requirements apply – refer Outdoor Living Area and Building Setbacks requirements.

Note: Notwithstanding the size of a lot, unless it is identified as a Grouped or Multiple Dwelling (GH) site on the approved LDP, only one dwelling is permitted to be constructed on each allotment.

3. BUILDING ORIENTATION AND DESIGN

- a) Dwellings must be designed to address the Primary Street and shall provide suitable articulation, materials, the main entry and at least one major opening to a habitable room overlooking the Primary Street.
- b) The design of dwellings for all corner lots shall include an 'Articulation Zone' which has at least one major opening facing the direction of the Second Street.
The side return shall be articulated so to present as an extension of the front elevation, with a minimum return of 4.8m, and shall not be obstructed by visually impermeable fencing.
NB: The provision does not apply to lots with a Secondary Street boundary to a laneway.

4. BUILDING SETBACKS

Setbacks for the construction of improvements upon the land will not be other than in accordance with the following:

		Minimum	Maximum (No Average Applies)
a)	Primary Street Frontage:		
i.	Main:	2.0m	4.0m
ii.	Porch/Veranda:	1.5m	n/a
	+		
iii.	Porch/Veranda Depth:	2.4m	n/a
	+		
iv.	Porch/Veranda Length:	4.0m or 50% of frontage (whichever is the greater)	n/a
b)	Secondary Streets:	1.0m	n/a
c) Boundary Walls (Parapets)		Standard Lots + Terrace Lots Permitted to both side boundaries subject to: <ul style="list-style-type: none">• 2/3 maximum length to one side boundary, for wall height of 3.5m or less.• 1/3 maximum length to second side boundary, for wall height 3.5m or less.	
NB. Provision not applicable to Secondary Street boundaries.			
d)	Garage Setbacks	As per provision 5.2.1 of the R-Codes.	

5. OUTDOOR LIVING AREAS

- a) All Outdoor Living Areas must be directly accessible from living or dining areas and to be located with a northerly aspect where available; and
- b) Provide a minimum area of 20m² with minimum dimension of 4m.

6. VEHICLE ACCESS AND GARAGE LOCATION AND SETBACKS

- a) Mandatory garage locations are illustrated on Plan; the locations subject to infrastructure services, dedicated on-street parking bays and Estate retaining, landscaping and fencing.

7. DESIGNATED BIN PADS – Lots 294 - 299

- a) Each landowner is to provide a paved bin area (1.5m wide x 1m deep) at a nil setback to the laneway. Bin pad areas are to be designated as per the MRA requirements and are not to be obstructed by fencing.

8. ESTATE FENCING

- a) Uniform Estate fencing provided by the developer shall not be removed or modified without written consent from the Metropolitan Redevelopment Authority.

9. CHAMPION LAKES RESIDENTIAL DESIGN GUIDELINES

The following Design Elements shall refer to the Champion Lakes Residential Design Guidelines for specific requirements:

- Driveways
- Fencing
- Landscaping
- Ancillary Structures
- Outbuildings
- Materials and Colours

LEGEND

	LDP BOUNDARY
	MANDATORY GARAGE LOCATIONS
	PRIMARY STREET FRONTAGE
	ARTICULATION ZONE (CORNER LOT DESIGN)
	RETAINING WALL
	UNIFORM FENCING
	STANDARD LOT (SINGLE OR DOUBLE STOREY)
	TERRACE LOT (SINGLE OR DOUBLE STOREY)

APPROVAL TABLE

Local Development Plan has been approved by the Metropolitan Redevelopment Authority in accordance with Part 9.8 of the Armadale Redevelopment Scheme 2.

Chief Executive Officer
Metropolitan Redevelopment Authority

