Annexure F

Springtime
RIVERSIDE

RIVERSIDE STAGE 7

LOCAL DEVELOPMENT PLAN

INITIAL HERE:

Buyer:_____Buyer:_____Seller:_____

LOCATION PLAN

LEGEND

- LDP Application Area
- Fence Type 1
- Fence Type 2
- Shared access way with reciprocal rights of access (dividing fencing not permitted)
- Designated Garage Location
- Preferred Location of Outdoor Living Areas
- Bin pad location

ENDORSEMENT TABLE

This Local Development Plan has been approved by the Project Executive Director - Wungong of the Metropolitan Redevelopment Authority

Project Executive Director - Wungong

Date 25/6/19

LDP PROVISIONS

The provisions of the Armadale Redevelopment Scheme 2 (Scheme 2), the draft Wungong Urban Water Project Area Design Guidelines (draft Design Guidelines) and State Planning Policy 3.1 Residential Design Codes (R-Codes) are varied as detailed within this Local Development Plan (LDP). All other requirements of the Scheme 2, draft Design Guidelines and R-codes shall be satisfied in all other matters, to the discretion of the MRA.

The Suburban Zone place code applies to all lots contained within the Local Development Plan unless otherwise noted. A residential density coding of R35 applies to the Suburban Zone. Consultation with adjoining or other land owners to achieve a variation to the Scheme 2, draft Design Guidelines and R-Codes, as provided for by the Local Development Plan, is not required.

Additional noise attenuation requirements apply to lots 1091, 1019, 1021-1025, 1109-1111 and 1233. Please refer to Local Development Plan No 2 for guidance.

SET BACKS

1. The primary street setback requirements of the R-Codes do not apply to lots 1112, 1115, 1116, 1119 and 1120. The rear setback provisions of the R-Codes apply to boundary with the Water Corporation Corridor.
2. A minimum 3.0m rear setback onto Neerigen Brook applies to lots 1021-1025 and 1109.
3. A minimum 2.0m rear setback onto Neerigen Brook applies to lots 1110 and 1111.

SITE ACCESS AND GARAGES

4. Garages to be located in accordance with the nominated location on the LDP. Minor discretion to garage location may be applied.
5. Lots 1113, 1114, 1117, 1118 and 1121 shall obtain vehicle access from Euvista Street.
6. Lots 1115, 1116, 1119 and 1120 shall obtain access via a shared access way (3 metres wide for each lot, to be constructed by the developer). Lots will have reciprocal rights of access over the shared access way and the shared turning area.
7. No vehicle access to shall be obtained through the identified Water Corporation Corridor.

APPEARANCE AND STREETSCAPE

8. Lots 1115, 1116, 1119 and 1120 shall provide a minimum of one habitable room (refer to Residential Design Codes for definition) with a major opening to the shared access way to provide passive surveillance.
9. Side and rear façades facing Neerigen Brook and the Water Corporation Corridor shall provide at least one major opening from a habitable room to provide passive surveillance and present a similar level of articulation and detailing which is expected from any primary street building façade.
10. The outdoor living areas for lots 1021-1025 and 1109-1111 to be adjacent to Neerigen Brook.
11. All Alfresco areas (measured at supporting columns or piers) adjacent Neerigen Brook and the Water Corporation Corridor are to project a minimum of 1.0m from the rear building façade and shall have a distinct roof line which is not an extension of the main roofline.
12. All clothes drying and storage areas shall be screened from public view from Neerigen Brook and the Water Corporation Corridor. Enclosed, non-habitable structures, such as storage sheds visible from the public realm only permitted if attached to the dwelling and constructed of the same materials as the dwelling.
13. All uniform fencing to be provided by the developer in accordance with the LDP.
    - Type 1: Fencing to be to a maximum height of 1600mm (measured from finished lot level) and as a minimum be a visually permeable above a height of 1200mm for passive surveillance.
    - Type 2: Visually permeable fencing to a maximum height of 1200mm (measured from finished lot level)
14. Fencing shall not be modified and where applicable be maintained visually permeable by the landowners.

METROPOLITAN REDEVELOPMENT AUTHORITY
13 MAY 2019
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LOCAL DEVELOPMENT PLAN NO.1 - 31 LOTS

LOTS 1,3, 551 & 555 GRAY ROAD, HAYNES (SPRINGTIME RIVERSIDE)

A DAWS & SON PTY LTD PROJECT

Scale 1:2 000 @ A3

0 10 20 50 100m

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This plan is conceptual and is for discussion purposes only. Subject to further detailed investigations and approvals. Dimensions and areas are approximate only. Minor adjustments shall take precedence in all assessments. No responsibility is accepted by this plan for any financial dealings of the land.

PROJECT No:	PD0846
DRAWING No:	DAP-01
REV:	10
DATE:	03/05/2019

LOCATION PLAN

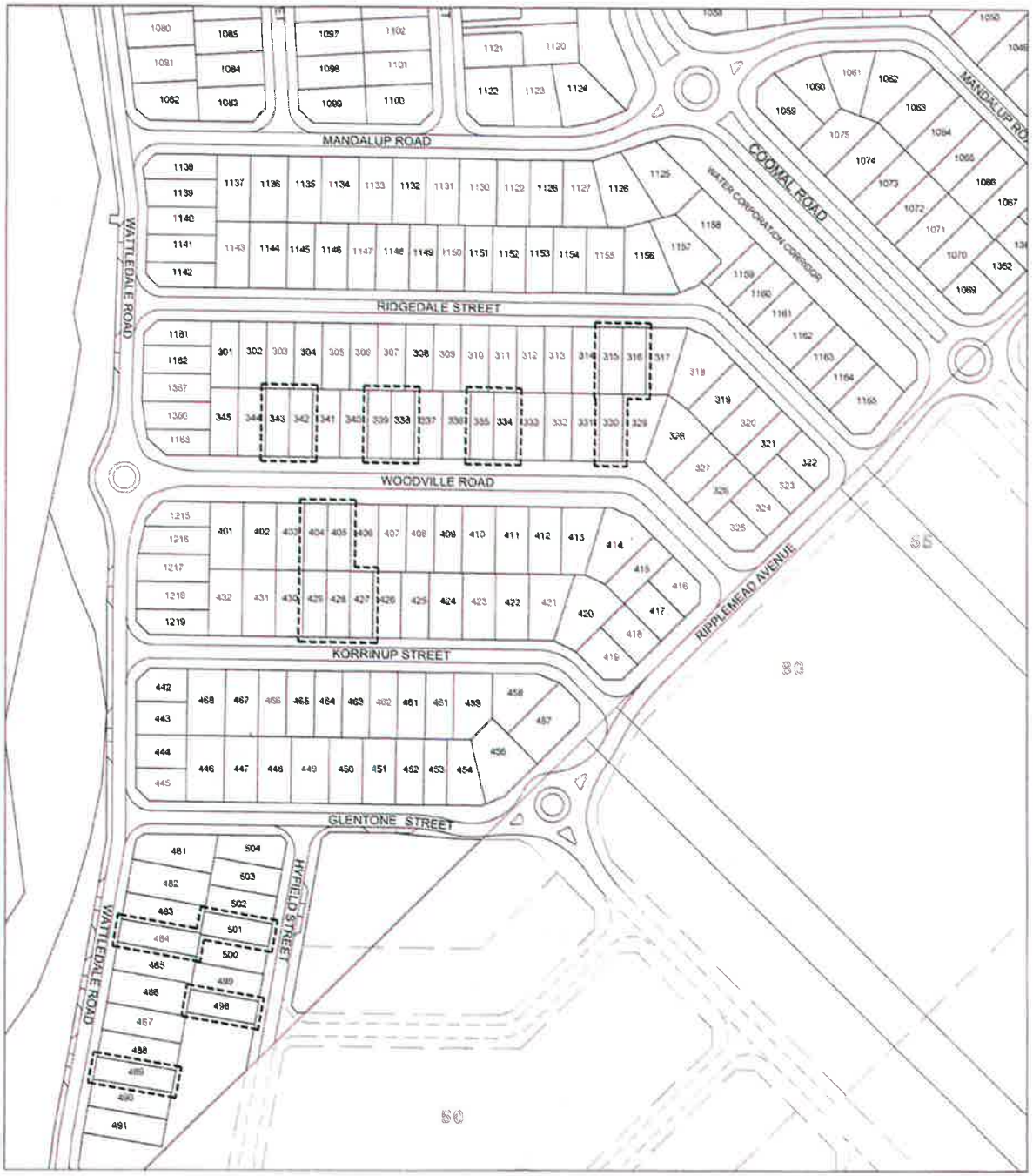
LEGEND

- - - - - LDP Application Area

ENDORSEMENT TABLE

This Local Development Plan has been approved by the Project Executive Director - Wungong of the Metropolitan Redevelopment Authority.

Project Executive Director - Wungong — Date 25/6/19



LDP PROVISIONS

The provisions of the Armadale Redevelopment Scheme 2 (the Scheme), the Wungong Urban Water Project Area Design Guidelines and State Planning Policy 3.1 Residential Design Codes (R-Codes) are varied as detailed within this Local Development Plan (LDP). All other requirements of the Scheme, the Design Guidelines and the R-Codes shall be satisfied in all other matters to the discretion of the MRA.

The Suburban Place Codes applies to all lots contained within the Local Development Plan unless otherwise noted. Consultation with adjoining or other land owners to achieve a variation to the Scheme, the Design Guidelines and R-Codes, as provided for by the Local Development Plan, is not required.

BOUNDARY WALLS

1. Walls not higher than 3.5m are permitted to both side boundaries subject to:
   - 2/3 maximum length to one side boundary; and
   - 1/3 maximum length to the second side boundary.

GARAGES

2. Double garages are permitted to exceed 50% up to a maximum of 60% (including supporting structures) of the primary street frontage subject to the following criteria being met:
   - Garage setback a minimum of 4.5 m from the primary street frontage and 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.

METROPOLITAN REDEVELOPMENT AUTHORITY
27 MAY 2019
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LOCAL DEVELOPMENT PLAN NO.6

LOTS 1,3, 551 & 555 GRAY ROAD, HAYNES (SPRINGTIME RIVERSIDE)
A DAWS & SON PTY LTD PROJECT

Scale 1:2,000 @ A3
0 10 20 50 100m

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PROJECT No:	PC0548
DRAWING No:	DAP-06
REV:	4
DATE:	13/05/2019

LOCATION PLAN

LEGEND

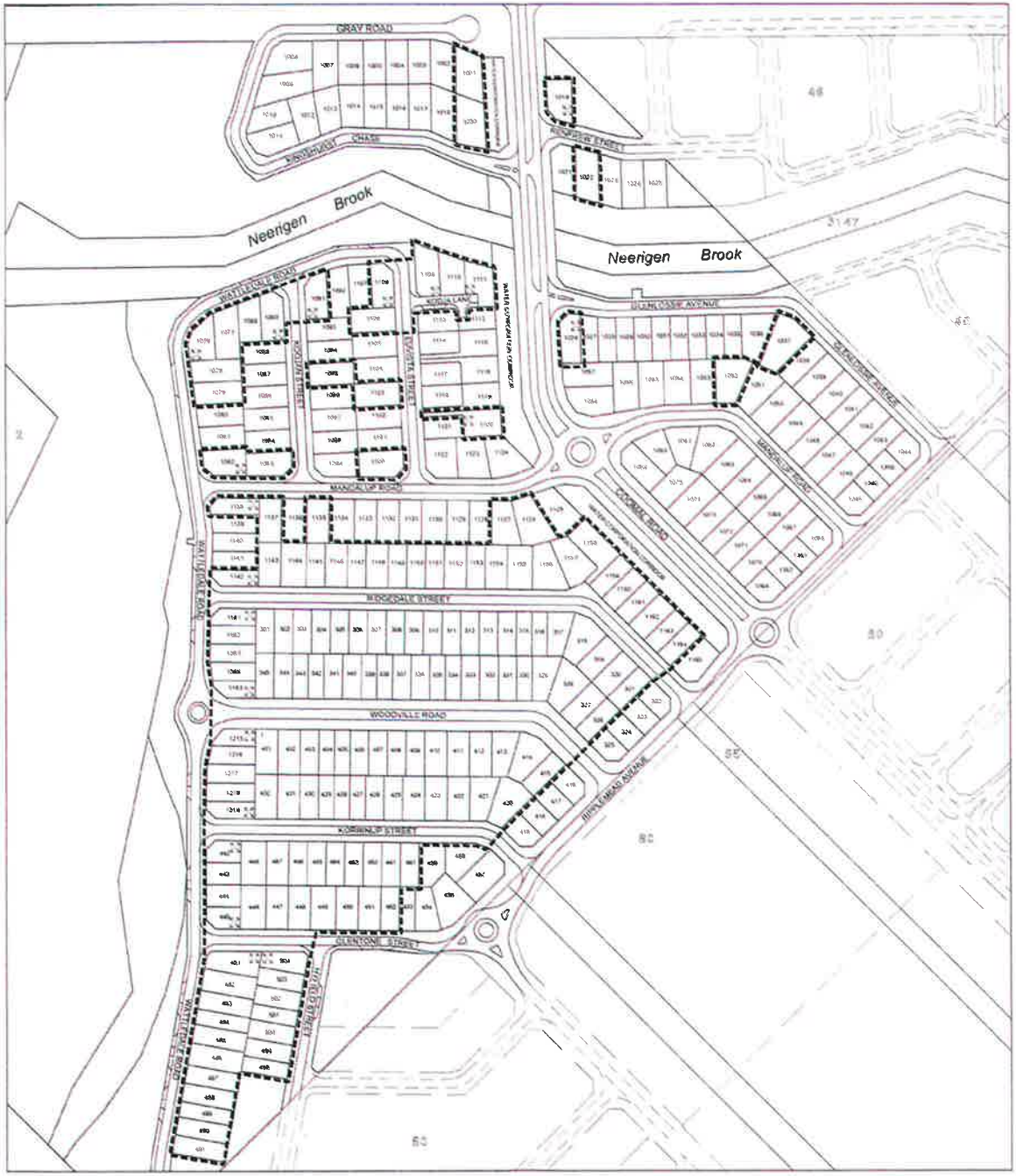
- LDP Application Area
- Garage Location

ENDORSEMENT TABLE

This Local Development Plan has been approved by the Project Executive Director - Wungong of the Metropolitan Redevelopment Authority

Project Executive Director - Wungong

25/6/19
Date



LDP PROVISIONS

The provisions of the Armadale Redevelopment Scheme 2 (Scheme 2), the draft Wungong Urban Water Project Area Design Guidelines (draft Design Guidelines) and State Planning Policy 3.1 Residential Design Codes (R-Codes) are varied as detailed within this Local Development Plan (LDP). All other requirements of the Scheme 2, draft Design Guidelines and R-codes shall be satisfied in all other matters to the discretion of the MRA.

The Suburban Zone place code applies to all lots contained within the Local Development Plan unless otherwise noted. A residential density coding of R35 applies to the Suburban Zone. Consultation with adjoining or other land owners to achieve a variation to the Scheme 2, draft Design Guidelines and R-Codes, as provided for by the Local Development Plan, is not required.

This Local Development Plan is to be read in conjunction with LDPs No. 1, 2, 5 & 6, which provide additional setback, garage width, fencing, fire management and noise attenuation requirements for lots 315, 316, 330, 334, 335, 338, 339, 342, 343, 404, 405, 427,429, 484, 489, 498, 501, 1001,1010, 1022, 1076-1079, 1082-1091, 1108-1111, 1120 & 1233.

OPEN SPACE

1. The open space requirement may be reduced to a minimum 40% of the lot provided that:
   - The outdoor living area is oriented to the north or east for optimal solar access.
   - The outdoor living area is consistent with the deemed-to-comply provisions of part 5.3.1 of the Residential Design Codes; and
   - The location of the outdoor living area does not conflict with any other local development plan.

SITE ACCESS AND GARAGES

2. Garages to be located in accordance with the nominated location on the LDP, minor discretions to garage location may be applied.

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LOCAL DEVELOPMENT PLAN NO.7

LOTS 1,3, 551 & 555 GRAY ROAD, HAYNES (SPRINGTIME RIVERSIDE)
A DAWS & SON PTY LTD PROJECT

Scale 1:3,000 @ A3
0 10 20 50 100 150m

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This plan is conceptual and is for discussion purposes only. Subject to further detail design by various engineering and land survey disciplines. Urbis and its consultants are not responsible for any figured dimensions that have proven to be incorrect. No reference should be placed on this plan for any financial dealings of the land.

PROJECT No:	PG0646
DRAWING No:	LDP-07
REV:	B
DATE:	27/05/2019

LOCATION PLAN

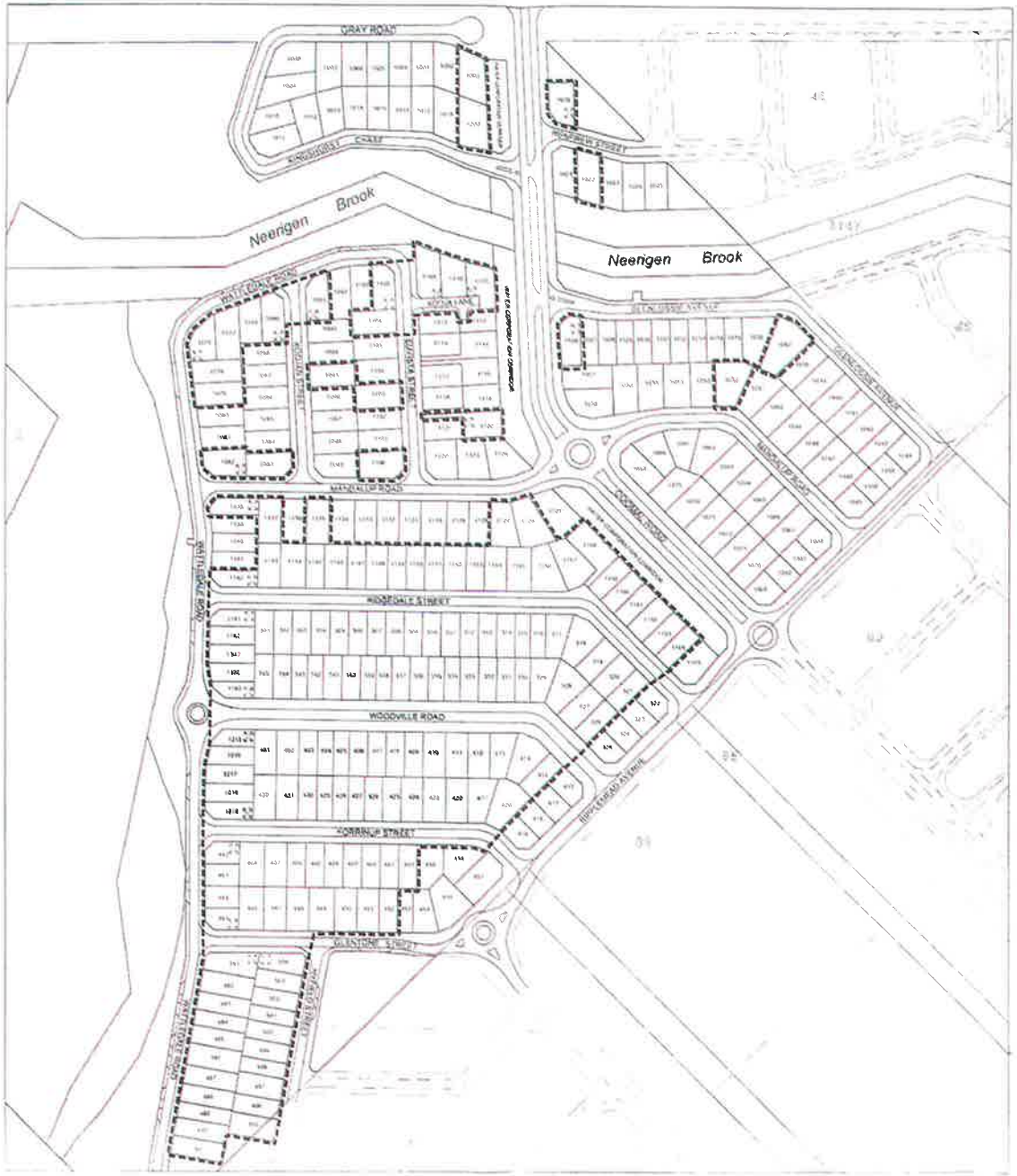
LEGEND

- LDP Application Area
- Garage Location

ENDORSEMENT TABLE

This Local Development Plan has been approved by the Executive Director Planning of the Metropolitan Redevelopment Authority

Executive Director Planning Date 17/2/20



LDP PROVISIONS

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OPEN SPACE

1. The open space requirement may be reduced to a minimum 40% of the lot provided that:
   - The outdoor living area is oriented to the north or east for optimal solar access;
   - The outdoor living area is consistent with the deemed-to-comply provisions of part 5.3.1 of the Residential Design Codes; and
   - The location of the outdoor living area does not conflict with any other local development plan.

SITE ACCESS AND GARAGES

2. Garages to be located in accordance with the nominated location on the LDP, minor discretions to garage location may be applied.

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LOCAL DEVELOPMENT PLAN NO.7

LOTS 1 3, 551 & 555 GRAY ROAD & LOT 50 WOLLASTON AVENUE, HAYNES (SOUTHERN RIVERSIDE)

Scale: 1:3,000 @ A3

0 10 20 50 100 150m

PROJECT No:
DRAWING No: LDP-07
REV:
DATE: