



### ENDORSEMENT TABLE

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

*[Signature]*  
 Executive Director, Planning      Date: 31-1-2020



### 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 7.3 Residential Design Codes Volume 1 (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 Metropolitan Redevelopment Authority.

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 LDP No. 1 which provides additional garage location, access, appearance, streetscape, fencing and outdoor living area requirements for lot 1165.

#### BOUNDARY WALLS

- On lot 453 boundary walls are permitted to both side boundaries behind the nominated street setback subject to:
  - 2/3 maximum length to one side boundary;
  - 1/3 maximum length to the second side boundary

The application of this provision is subject to the dwelling being designed to provide a high level of architectural detail and variation in materials and/or colours to the front elevation. A high level of architectural detail could be achieved through the use of projections, recesses, a portico or veranda, fenestration and/or feature roof with overhang element/s.

#### OPEN SPACE

- 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

- Garages to be located in accordance with the nominated location on the LDP, minor discretions to garage location may be applied.
- On lot 453 double garage 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 4.5m from the primary street 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.

