



LEGEND

- LDP Application Area
- ⊠ Garage Location
- Uniform Fencing

ENDORSEMENT TABLE

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

[Signature] 15/2/21
 Executive Director, Planning Date



LDP PROVISIONS

The provisions of the Armadale Redevelopment Scheme 2 (Scheme 2), the Wungong Urban Water Project Area Design Guidelines (Design Guidelines), City of Armadale Local Planning Policy PLN 3.10 Residential Design Codes Variations and R-MD Codes' (Policy) 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, Design Guidelines, Policy 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, Design Guidelines, Policy and R-Codes, as provided for by the Local Development Plan, is not required.

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.

APPEARANCE AND STREETScape

- Lots 1280-1286, 1355-1358 & 1405-1410 shall provide an outdoor living area, or at least one major opening to a habitable room, overlooking the Public Open Space. The major opening or outdoor living area shall not be obstructed by visually impermeable fencing.
- All clothes drying and storage areas shall be screened from public view from the Public Open Space. 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.
- Uniform fencing, including a pedestrian access gate for each lot, will be provided by the developer as identified on this LDP.
- Uniform fencing shall be visually permeable to a maximum height of 1800mm (measured from finished lot level) and shall be in accordance with the specifications outlined in the Wungong Urban Water Design Guidelines.
- Uniform fencing shall not be modified and where applicable maintained visually permeable by landowners.