



### LEGEND

- LDP Application Area
- ⊠ Garage Location
- Primary Building Orientation
- Uniform Fencing

### ENDORSEMENT TABLE

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

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 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) 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 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 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

- The primary building facade of lots 1784 - 1786 shall be oriented towards the Park Avenue and must include the following:
  - A minimum of one habitable room with a major opening to provide passive surveillance;
  - Articulation and detailing which enhances the interface between the building and the Park Avenue. As a minimum facades are to include eaves and a front verandah or porch.
- Uniform fencing to be provided by the developer as identified on this LDP.
- Uniform fencing shall be visually permeable to a maximum height of 1200mm (measured from finished lot level) and shall be in accordance with the specifications outlined in the Wungong Urban Water Design Guidelines.
- Any estate fencing on private lots shall not be modified without written approval from the determining authority and shall be maintained as visually permeable by landowners where applicable.

