



BIRRIGA LIVING STREAM

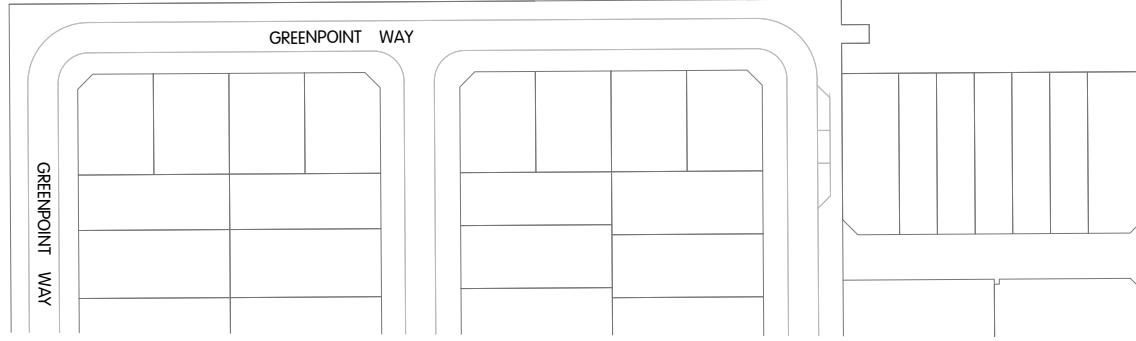
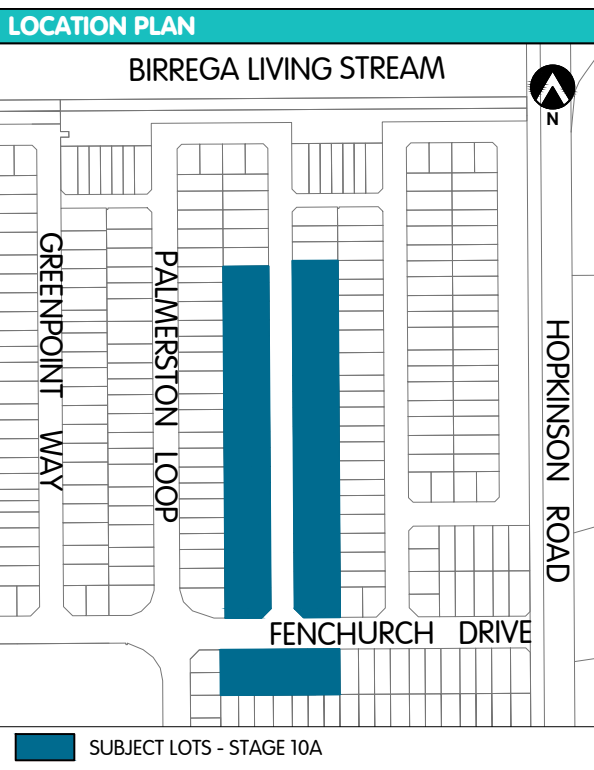
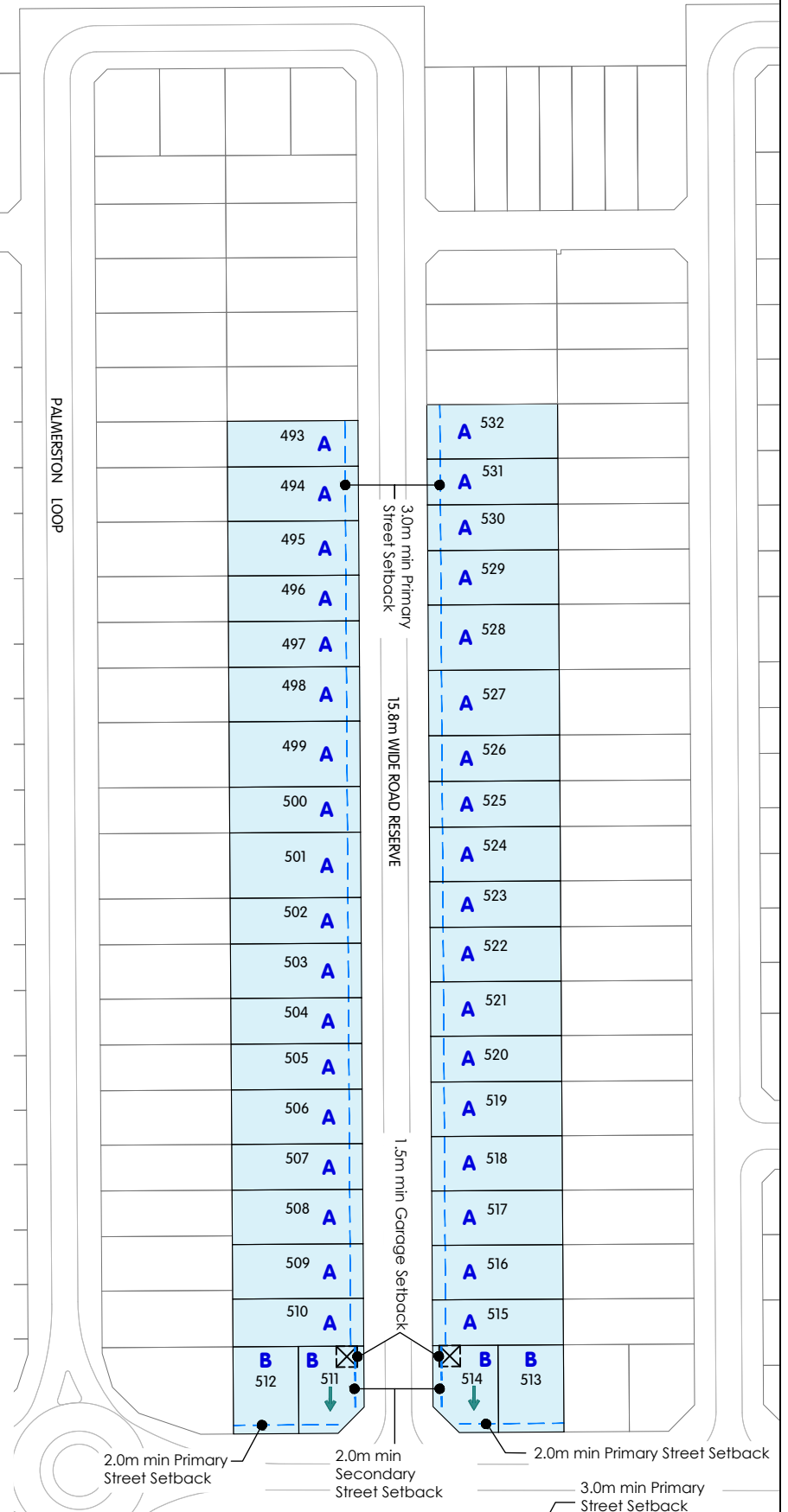


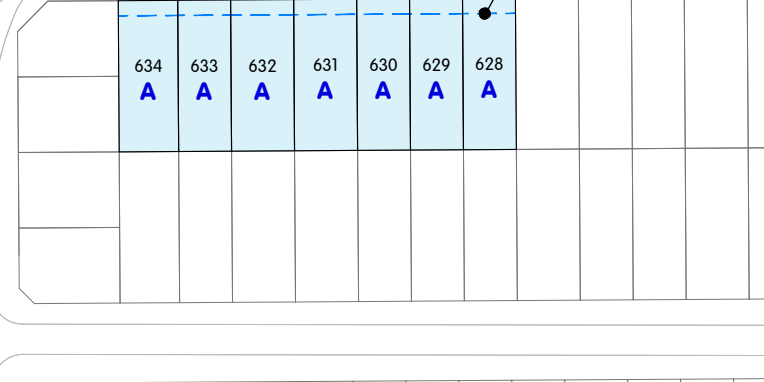
TABLE 1

THE AVENUE STAGE 10A - LOCAL DEVELOPMENT PLAN	
<ul style="list-style-type: none"> This Local Development Plan (LDP) is made pursuant to Part 9.8 of the Armadale Redevelopment Scheme 2 (Scheme 2) and provides variations to the acceptable development provisions of Scheme 2, Wungong Urban Water Design Guidelines (the Design Guidelines) and associated Policies as shown on the plan and detailed below. Unless varied by the provisions of this Local Development Plan, all other requirements of the Design Guidelines, including the City of Armadale Local Planning Policy PLN 3.10 'Residential Design Codes Variations and R-MD Codes' and State Planning Policy 7.3 -Residential Design Codes Volume 1 apply. In the case of any inconsistency between the Design Guidelines and this LDP, the provisions of this LDP prevail. Once the area is normalised with planning control returned to the City of Armadale the requirements of Town Planning Scheme No.4 and Residential Design Codes Volume 1 will apply to all lots unless otherwise varied by this LDP. 	
GENERAL VARIATIONS - All Lots	
Built Form	a) All dwellings must include at least one of the following to the front of the building, visible from the primary street: <ul style="list-style-type: none"> Porch; Front verandah; Portico; Feature walls; Feature windows; Awnings; or Two different colours and/or materials. c) Dwellings must have one major opening to a habitable room overlooking Public Open Space (where applicable).
Garage setback for all front loaded lots	a) All front loaded lots are to have garages setback 1.0m behind the main building alignment (frontage) facing the street.
Open Space	a) Refer City of Armadale Local Planning Policy PLN 3.10.
LOT TYPE A STANDARDS	
Street Setbacks	a) 3.0m minimum primary street setback. b) 2.0m minimum secondary street setback.
LOT TYPE B STANDARDS	
Street Setbacks	a) 2.0m minimum primary street setback. b) 2.0m minimum secondary street setback.



LEGEND

- Subject Lots - Suburban (R25)
- Proposed Lot Boundary
- Primary Street Setbacks
- Secondary Street Setbacks
- Primary Street Frontage
- Designated Garage Location
- Lot Type



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

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 Executive Director Planning
 Metropolitan Redevelopment Authority

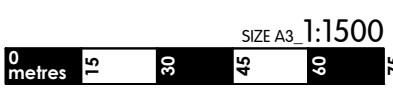
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CADASTRAL INFORMATION
 SOURCE: VERIS
 YYMMDD: 180503
 DWG REF: fp12239-053-r9
 PROJECTION: PCG94

AERIAL PHOTOGRAPHY
 SOURCE: NA
 YYMMDD: NA



SIZE A3: 1:1500

A FIRST ISSUE
 REV DESCRIPTION

230804 SB TP
 YYMMDD DRAWN APPRD

LOT 9010 LOCAL DEVELOPMENT PLAN
Stage 10A - Oakford
 City of Armadale

REF NO. DRAW NO. REV.
PEE OAK RD1 419 A

DISCLAIMER: ISSUED FOR DESIGN INTENT ONLY. ALL AREAS AND DIMENSIONS ARE SUBJECT TO DETAIL DESIGN AND SURVEY