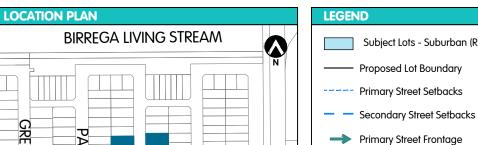
BIRRIGA LIVING STREAM											
GREENPOINT WAY											
TABLE 1	STAGE 10A - LOCAL DEVELOPMENT PLAN										
 This Local Development This Local Development (the Design Guident Unless varied between the City of Armore Planning Policy In the case of a Once the area is Scheme No.4 a 	lopment Plan (LDP) is made pursuant to Part 9.8 of the Armadale Redevelopment Scheme 2 (Scheme 2) ariations to the acceptable development provisions of Scheme 2, Wungong Urban Water Design Guidelines delines) and associated Policies as shown on the plan and detailed below. y the provisions of this Local Development Plan, all other requirements of the Design Guidelines, including adale Local Planning Policy PLN 3.10 'Residential Design Codes Variations and R-MD Codes' and State 7.3 -Residential Design Codes Volume 1 apply. ny inconsistency between the Design Guidelines and this LDP, the provisions of this LDP prevail. s normalised with planning control returned to the City of Armadale the requirements of Town Planning nd Residential Design Codes Volume 1 will apply to all lots unless otherwise varied by this LDP.	-	PALMERSTON LOOP		¹⁹³ A ¹⁹⁴ A ¹⁹⁵ A ¹⁹⁶ A	3.0m min Primary Street Setback		530			
GENERAL VARIATIO	a) All dwellings must include at least one of the following to the front of the building, visible from the				A	nary ck	+	528			
Built Form	b) primary street:	_			497 🗛						
	Porch; Front working the second sec	_			⁴⁹⁸ A	15.		527			
	 Front verandah; Portico; 				499	15.8m WIDE ROAD RESERV		526			
	Feature walls;				" A	IDE R	4	520			
	Feature windows;				500 A	DAD R	4	525			
	 Awnings; or Two different colours and/or materials. 	_			501			524			
	c) Dwellings must have one major opening to a habitable room overlooking Public Open Space				⁵⁰¹ A	Ē		500			
	(where applicable). d) Dwellings must have one major opening to a habitable room facing the primary street.	4			502 A		4	523			_
	Dwellings on corners must address both the Primary Street and Secondary Streets. The design of				500		1	522			
	dwellings shall include a side return which has at least one major opening located within the side return facing the direction of the Secondary Street. The side return shall be articulated so to present as				⁵⁰³ A						
	an extension of the front elevation for a minimum of 3m behind the dwelling alignment along the				⁵⁰⁴ A		4	521			
	secondary street and shall not be obstructed by visually impermeable fencing.				505 A			520			
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. 	_			506 A			519			
Open Space	a) Refer City of Armadale Local Planning Policy PLN 3.10.				507 A	1.5m		518			$\left(\right)$
LOT TYPE A STAND	a) 3.0m minimum primary street setback.				508 🗛	min (i.	517			
Street Setbacks	b) 2.0m minimum secondary street setback.					1.5m min Garage Setbac		•			
LOT TYPE B STAND	a) 2.0m minimum primary street setback.	4_			⁵⁰⁹ A	ye Se		516			
Street Setbacks	b) 2.0m minimum secondary street setback.				510	tbac		515			
]	2.0m min P Street Setb		B 511 511 2.0n Sec	m min condary et Setb		B B 14 513)m min Primary 	rimary –	back
		7							/ Street Setb	lack	
		~	VN/	+					1		
LOCATION PLA					633 632	631	630	629 628			
BIR	REGA LIVING STREAM Subject Lots - Suburban (R25)										



SUBJECT LOTS - STAGE 10A	OPKINSON ROAD	 Primary Street Frontage Designated Garage Location Lot Type 	Redevelopment Authority in acco Redevelopment Scheme 2.	
the	CADASTRAL INFORMATION SOURCE: VERIS YYMMDD: 180503 DWG REF: fp12239-053-r9 PROJECTION: PCG94	HATCH RobertsDay		LOT 9010 LOCAL DEVELOPMENT PLAN Stage 10A - Oakford City of Armadale
avenue	Aerial Photography Source: Na Yymmdd: Na	SIZE A3_1:1500	230804 SB TP YYMMDD DRAWN APPR'D	REF NO. DRAW NO. REV. PEE OAK RD1 419 A