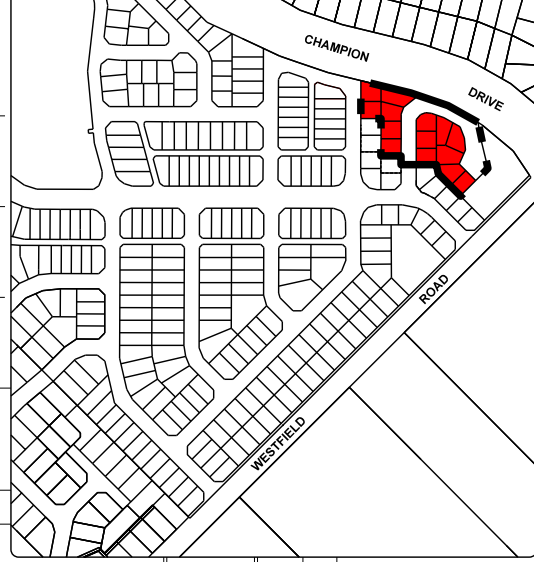


**LOCATION PLAN**



**DETAILED AREA PLAN R-CODE VARIATIONS**

**Design Elements**

- The following matters apply, where required, in the design and construction of residence or outbuildings on lots identified within the boundary of this Detailed Area Plan (DAP):
- All dwellings to include two car parking spaces
  - Unless otherwise approved by the Metropolitan Redevelopment Authority, all dwellings, garages, carports and/or parking space locations, shall be constructed within the nominated building envelopes
  - Alternative building envelope and garage, carport and/or parking space locations may be approved by the Metropolitan Redevelopment Authority where considered appropriate, having regard for improved streetscape outcomes, improved sustainability outcomes and pedestrian/traffic safety matters
  - Where variations are sought, the proponent must provide adequate information for the Metropolitan Redevelopment Authority to assess the appropriateness of the variations against the matters listed above.

**R-Coding**

The Residential Density Code which applies to the land is R40.

**R-Code Variations**

The Armadale Redevelopment Scheme, Residential Design Codes and associated Residential Development Guidelines for the Champion Drive Precinct are varied as shown on this DAP. The requirements of the Armadale Redevelopment Scheme, R-Codes and Guidelines shall be satisfied in all other matters.

**Setbacks**

- Setbacks for the construction of improvements upon the land will not be other than in accordance with the following:
- Front: 2.0m minimum setback  
3.0m average setback  
Garage/Carport as per MRA Guidelines
  - Rear: As per Residential Design Codes (for lots other than laneway lots)
  - Side: A nil setback is also permitted on the side boundaries identified on the DAP, developed otherwise in accordance with part 5 clause 1.3 of the R-Codes.  
Second storey setbacks shall accord with standard R-Code requirements and MRA Guidelines.
  - Secondary Street: 1.5m minimum

**Site Coverage**

All construction on the land will ensure that 40% of the site comprises Open Space.

**Driveways**

Each residence is to have a driveway and crossover completed by the purchaser prior to occupation. The maximum width of any crossover shall be 5m at the property boundary and 7m at the street.

**Estate Fencing**

Estate fencing is to be provided by the Vendor in the locations depicted on the Detailed Area plan. Where provided by the Vendor, estate fencing is not to be removed or altered in any way.

**LEGEND**

- - - D.A.P Boundary
- ➔ Building Orientation
- 📦 Preferred Garage/Carport/ Parking Space location
- 📦 Designated Garage/Carport/ Parking Space location
- 🏠 Building Envelope
- 🚗 Driveway crossover
- 🟢 Estate Fencing
- ⋯ Nominated residential zero metre side setback
- Footpaths / Dual-use paths
- - - Nominated minimum 2m and average 3m residential front setback to the primary subdivision road



The Detailed Area Plan as shown has been adopted by the Metropolitan Redevelopment Authority and signed by the Delegated Officer.

Executive Director of Planning \_\_\_\_\_ Date \_\_\_\_\_

Ref \_\_\_\_\_