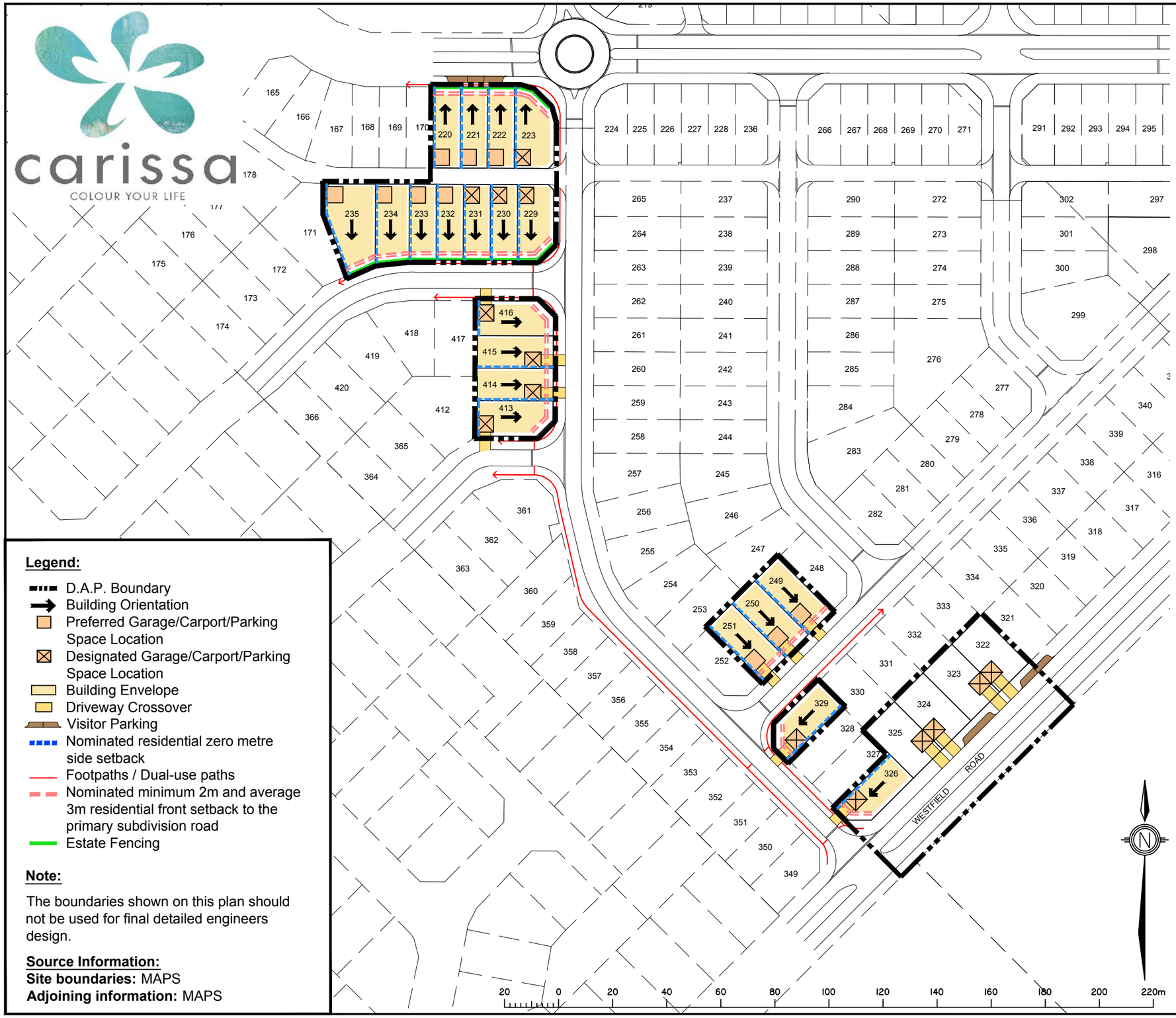

Legend:

- D.A.P. Boundary
- Building Orientation
- Preferred Garage/Carport/Parking Space Location
- Designated Garage/Carport/Parking Space Location
- Building Envelope
- Driveway Crossover
- Visitor Parking
- Nominated residential zero metre side setback
- Footpaths / Dual-use paths
- Nominated minimum 2m and average 3m residential front setback to the primary subdivision road
- Estate Fencing

Note:

The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
Site boundaries: MAPS
Adjoining information: MAPS

Detailed Area Plan R-Code Variations

Design Elements

The following matters apply, where required, in the design and construction of dwellings 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 Champion Drive Residential Design Guidelines shall be satisfied in all other matters listed above.

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 (excl. lots 322-325)
	3.0m average setbacks (excl. lots 322-325)
	Garage/Carport as per Champion Drive Residential Design Guidelines
Rear / Laneway:	1.0m minimum dwelling / garage setback
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 3.2 of the R-Codes.
	Second storey setbacks shall accord with standard R-Code requirements and Champion Drive Residential Design 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.

Fencing

Secondary street fencing shall be visually permeable above 1.2m in height for a minimum of 50% of the secondary street boundary.

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.

This Detailed Area Plan as shown has been approved by the Metropolitan Redevelopment Authority and signed by the Chief Executive Officer.

.....	.....	.....
Chief Executive Officer	Date	Ref

PROJECT **LOT 1001 WESTFIELD ROAD SEVILLE GROVE**		CLIENT **DEPARTMENT OF HOUSING**	
Job Ref. 119243	Date 25 SEPTEMBER 2014	DETAILED AREA PLAN	
Comp By. BC	DWG Name. 119243-4-001d		
Locality SEVILLE GROVE	Local Authority CITY OF ARMADALE		

RPS
RPS Australia East Pty Ltd
ACN 140 292 762
ABN 44 140 292 762

©COPYRIGHT PROTECTS THIS PLAN
Unauthorised reproduction or amendment not permitted. Please contact the author.

Subiaco Office
38 Station Street
Subiaco WA 6008
T +61 8 9211 1111
F +61 8 9211 1122
W rpsgroup.com.au

Scale	Sheet	Plan Ref	Rev
1 : 1500	A3	**119243-4-001**	**D**