

PROVISIONS

1. GENERAL REQUIREMENTS

The following matters apply, where required, in the design and construction of a residence or outbuildings on the Standard Lots included within Stage 5 of Champion Lakes Estate:

- a) Unless otherwise approved by the Metropolitan Redevelopment Authority, all dwellings and garages shall be constructed within the nominated building envelopes.
- b) Alternative building envelope and garage locations may only be approved by the Redevelopment Authority where considered appropriate, having regard for improved streetscape outcomes, improved sustainability outcomes and pedestrian/traffic safety matters.
- c) Where variations are sought, the proponent must provide adequate information for the Redevelopment Authority to assess the appropriateness of the variations against the matters listed above.

2. R-CODE VARIATIONS

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

3. UNIT ENTITLEMENT

Notwithstanding the size of a lot, unless it is identified as a Grouped Housing site on the approved DAP, only one dwelling is permitted to be constructed on each allotment.

4. GENERAL AND MANDATORY PROVISIONS

| GENERAL | |
|----------------------------------|---|
| a) R-Coding: | Residential 'R40' |
| b) Maximum Site Coverage: | 60% |
| MANDATORY DESIGN ELEMENTS: | |
| c) Minimum Outdoor Living Space: | 20m ² with minimum dimension of 4.0m x 5.0m |
| d) Front Porches/Verandas: | i. Depth: Minimum 2.4m; and ii. Length: Minimum 4.0m or 50% of frontage (whichever is the greater) |
| e) Materials and Colours: | External materials and colours to be chosen from the Estate Material and Colour Palette. |

5. BUILDING SETBACKS

Setbacks for the construction of improvements upon the land will not be other than in accordance with the following:

| | Minimum | Maximum |
|--------------------------------|-----------------|---------|
| a) Primary Street Frontage: | | |
| i. Lots Less than 29m Deep: | | |
| a. Porch/Veranda: | 1.5m | n/a |
| b. Dwelling: | 2.0m | 4.0m |
| ii. Lots 29m Deep and Greater: | | |
| a. Porch/Veranda: | 2.5m | n/a |
| b. Dwelling: | 3.0m | 5.0m |
| b) Internal Side Boundaries: | As per R-Codes* | |
| c) Secondary Street: | 1.0m | n/a |
| d) Secondary Laneway: | Nil | n/a |

*Parapet walls are restricted to the locations depicted on the DAP, constructed otherwise in accordance with Design Principle 3.2 of the R-Codes.

6. LOT LEVELS

The finished floor level of the dwelling pad shall be a minimum of 200mm above natural ground level.

7. CHAMPION LAKES RESIDENTIAL DESIGN GUIDELINES

The following Design Elements shall refer to the Champion Lakes Residential Design Guidelines for specific requirements:

- Driveways
- Fencing
- Landscaping
- Ancillary Structures
- Outbuildings

LEGEND

| | |
|--|-------------------------------------|
| Standard Lot (Single or Double Storey) | Preferred Courtyard Zone |
| Articulation Zone (Corner Lots Only) | Garage Location |
| Front Verandah Zone | Stage Boundary |
| Building Envelope | Extent of Second Storey Development |
| Bin Pad | |

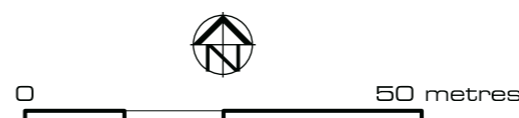


Champion Lakes

CHAMPION LAKES

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Stage 5 - Standard Lots
Detailed Area Plan



Scale 1:1000@A3 Date: 15/08/2013 Plan No:LCPL-4-004c

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