

APPROVAL TABLE
 This Detailed Area Plan has been approved by the Metropolitan Redevelopment Authority in accordance with Part 2.5 of the Armadale Redevelopment Scheme.

Chief Executive Officer
 Metropolitan Redevelopment Authority. *[Signature]*

Date: 26/3/2014

METROPOLITAN REDEVELOPMENT AUTHORITY
 6 FEB 2014
 RECEIVED

LEGEND

Cottage Lot (Single or Double Storey)	Building Envelope
Terrace Lot (Single or Double Storey)	Preferred Courtyard Zone
Terrace Lot (Mandatory Double Storey)	Mandatory Garage Location
Articulation Zone (Corner Lots Only)	Stage Boundary
Front Verandah Zone	Extent of Second Storey Development
Bin Pad	Indicative Vehicle Turning Area

PROVISIONS

1. GENERAL REQUIREMENTS
 The following matters apply, where required, in the design and construction of a residence or outbuilding on the Terrace & Cottage 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 envelopes 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:	65%
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.
f) Building Height:	Double storey restricted to within the front 65% of the lot depth.

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

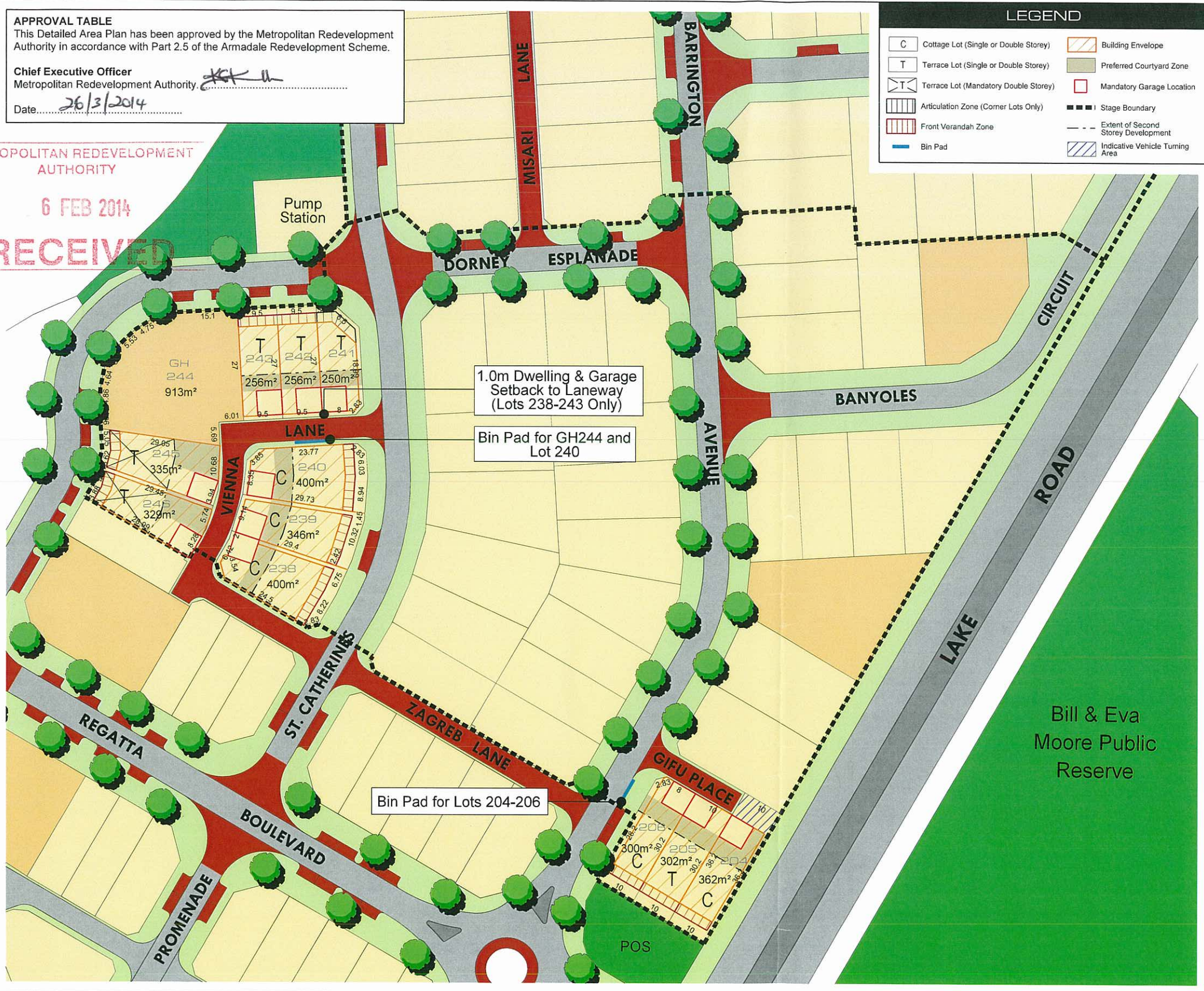
	Minimum	Maximum
a) Primary Street Frontage:		
i. Lots Less than 29m Deep:		
a. Porch/Veranda:	1.5m	n/a
b. Dwelling:	2.0m	4.0m
ii. Lots 29m Deep and Greater:		
a. Porch/Veranda:	2.5m	n/a
b. Dwelling:	3.0m	5.0m
b) Public Open Space Frontage:	3.0m	4.0m
c) Rear Laneway (All Structures):		
i. Side:	Nil	n/a
ii. Rear:	Nil	n/a
iii. Rear (Lots 238-243 only):	1.0m	n/a
d) Secondary Street:	1.0m	n/a
e) Internal Side Boundaries:	Parapet walls are restricted to the locations depicted on the DAP, constructed otherwise in accordance with Design Principle 5.1.3 of the R-Codes.	

6. LOT LEVELS
 The finished floor level of the dwelling pad shall be a minimum of 200mm and a maximum of 450mm above natural ground level.

7. DESIGNATED BIN PADS
 a) On laneway lots, each landowner is to provide a paved bin pad area (1.5m wide x 1m deep) at a nil setback to the laneway. Bin pad areas are to be designated as per the MRA requirements and are not to be obstructed by fencing.
 b) Designated bin pad areas in front of the garage are permitted if site constraints do not allow for alternative locations.

8. 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

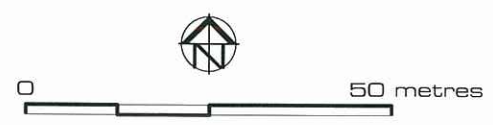


1.0m Dwelling & Garage Setback to Laneway (Lots 238-243 Only)

Bin Pad for GH244 and Lot 240

Bin Pad for Lots 204-206

CHAMPION LAKES
 Stage 5 - Cottage and Terrace Lots
 Detailed Area Plan



Scale 1:1000@A3 Date: 06/02/2014 Plan No: LCPCL-4-003c

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Champion Lakes