

AMENDMENTS TABLE (PLAN GRAPHICS ONLY)

VER.	AMENDMENT	AUTHORISED BY	DATE

LIMITED IN DEPTH TO 609.6 METRES

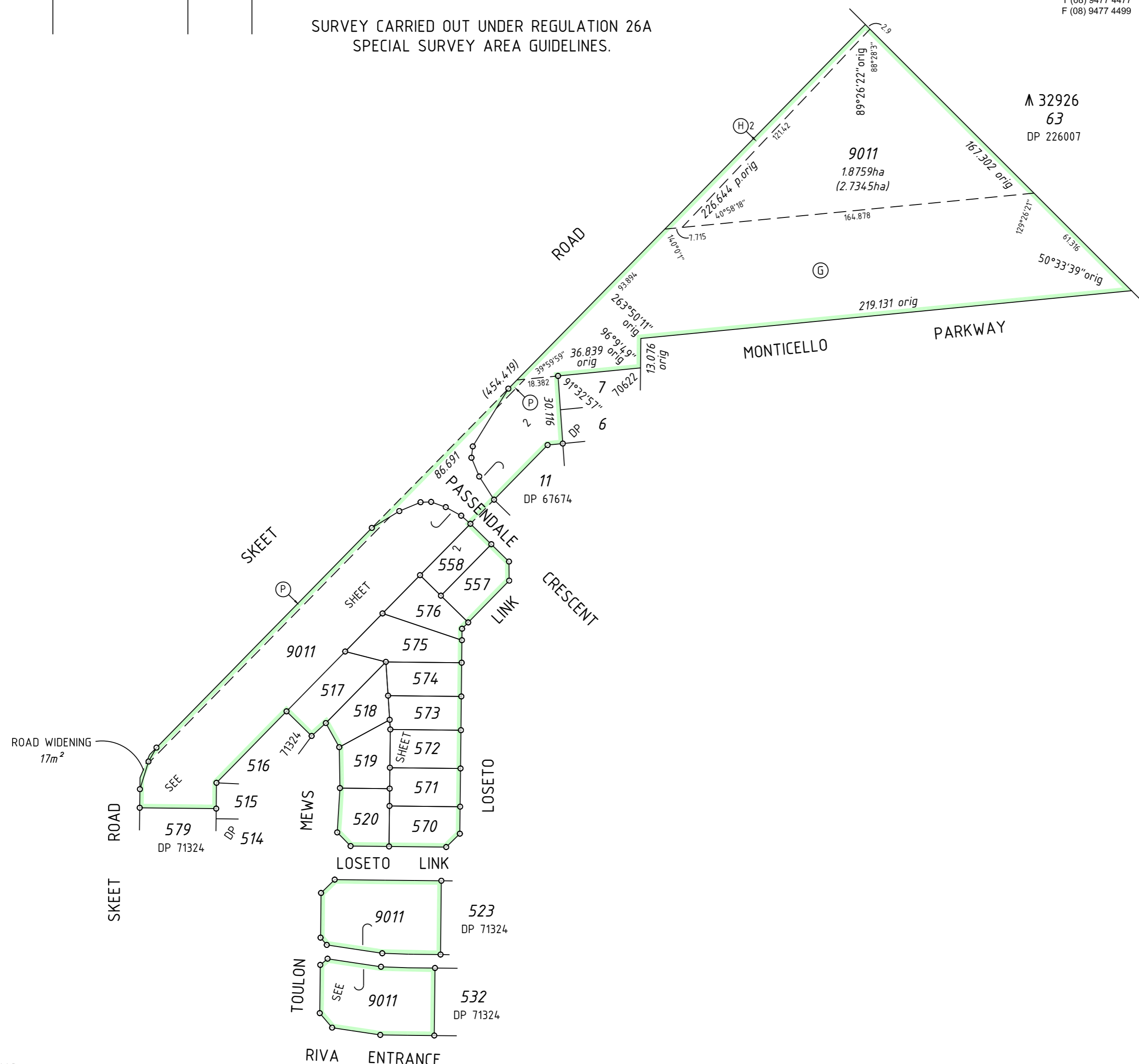
SURVEY CARRIED OUT UNDER REGULATION 26A
SPECIAL SURVEY AREA GUIDELINES.



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F (08) 9477 4499

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www.landsurveys.net.au

19 Brennan Way
Belmont WA 6104
PO Box 746 Belmont WA 6984
CAD File: DP411551.dwg
JOB No: 1700592



TYPE FREEHOLD S.S.A. YES

PURPOSE SUBDIVISION

PLAN OF
LOTS 517-520, 557-558, 570-576
9011, ROAD WIDENING, ROAD
RESTRICTIVE COVENANT & EASEMENT

FORMER TENURE
LOT 9010 ON DP 71324
C/T 2807 / 238
LOCAL AUTHORITY

CITY OF ARMADALE

LOCALITY

PIARA WATERS

B.O.L. FILE

FIELD RECORD 141768

SURVEYOR'S CERTIFICATE - REG 54
I, MICHAEL CUNNINGHAM
hereby certify that this plan is accurate and is a correct
representation of the -
(a) *survey; and/or
(b) *calculations from measurements recorded in the field
records,
[* delete if inapplicable]
undertaken for the purposes of this plan and that it
complies with the relevant written law(s) in relation to
which it is lodged.

LICENSED SURVEYOR DATE

LOGGED

DATE FEE PAID ASSESS No.

I.S.C.

EXAMINED
DATE

WESTERN AUSTRALIAN PLANNING COMMISSION
FILE 154781

Delegated under S.16 P&D Act 2005 DATE

IN ORDER FOR DEALINGS
SUBJECT TO

INSPECTOR OF PLANS & SURVEYS DATE

APPROVED REG 26A (4)

INSPECTOR OF PLANS AND SURVEYS DATE
(S. 18 Licensed Surveyors Act 1909)

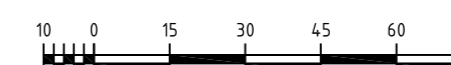


DEPOSITED PLAN
411551
SHEET 1 OF 2 SHEETS
(PLUS SURVEY SHEET A)
VERSION 1

INTERESTS AND NOTIFICATIONS

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
ⓐ	EASEMENT		DOC A867547	LOT 9011	STATE ELECTRICITY COMMISSION OF WA	
Ⓜ 2	EASEMENT	ENERGY OPERATORS (POWERS) ACT 1979	DOC L612036	LOT 9011	ELECTRICITY NETWORKS CORPORATION	
Ⓟ	RESTRICTIVE COVENANT	SEC 136D OF THE TLA	THIS PLAN & DOC	ALL LOTS EXCEPT 9011	ALL LOTS EXCEPT 9011	ESTATE PLANNING
Ⓟ	EASEMENT	ENERGY OPERATORS (POWERS) ACT 1979	THIS PLAN	LOT 9011	ELECTRICITY NETWORKS CORPORATION	

ISSUED FOR
CLIENT APPROVAL

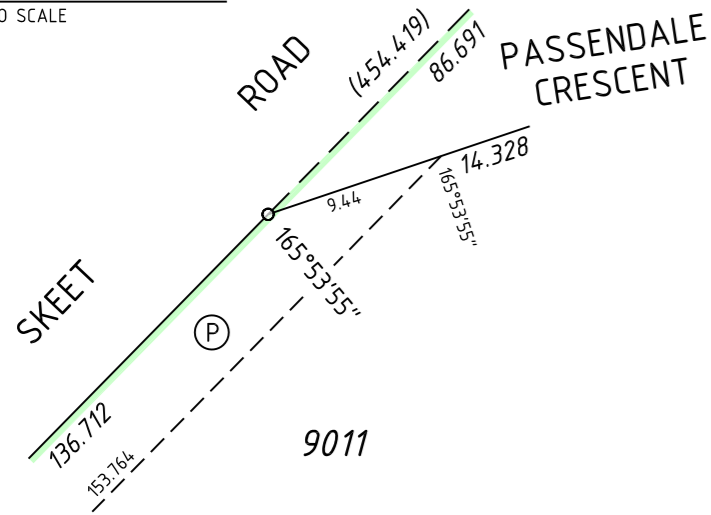


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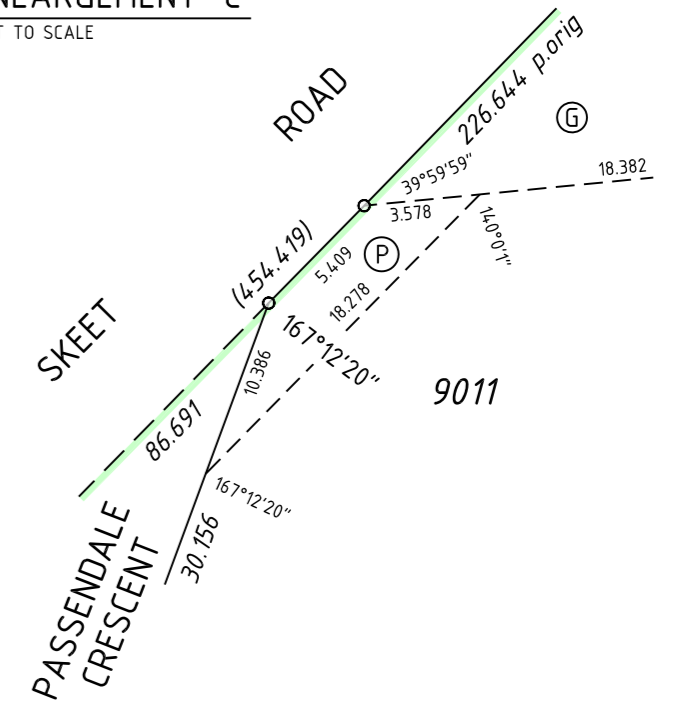
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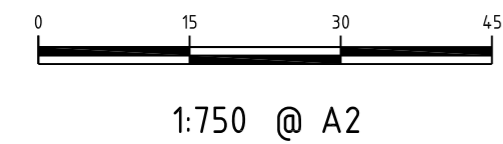
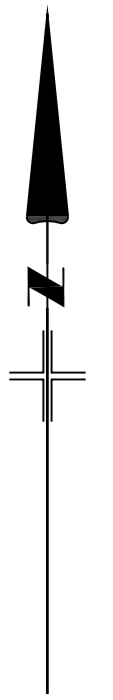
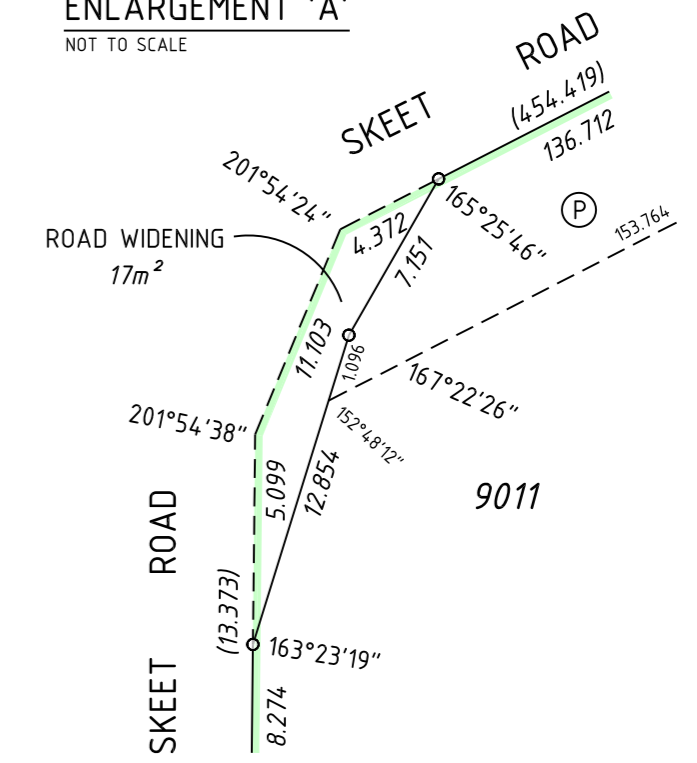
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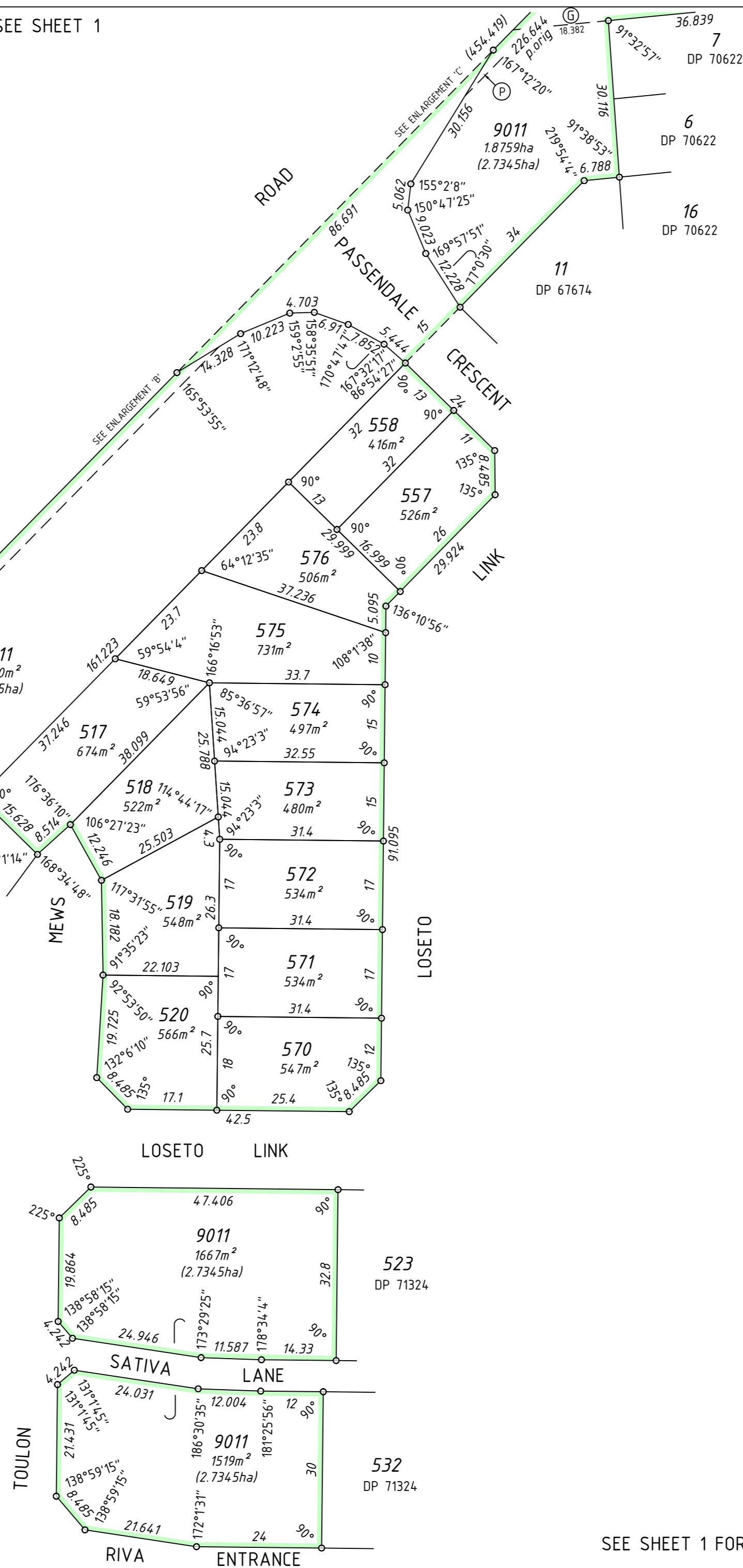
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ENLARGEMENT 'A'
NOT TO SCALE



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SEE SHEET 1 FOR INTERESTS AND NOTIFICATIONS

LICENSED SURVEYOR	DATE
 	
DEPOSITED PLAN 411551 SHEET 2 OF 2 SHEETS (PLUS SURVEY SHEET A) VERSION 1	

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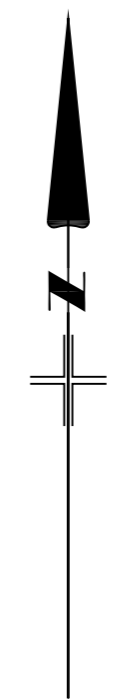
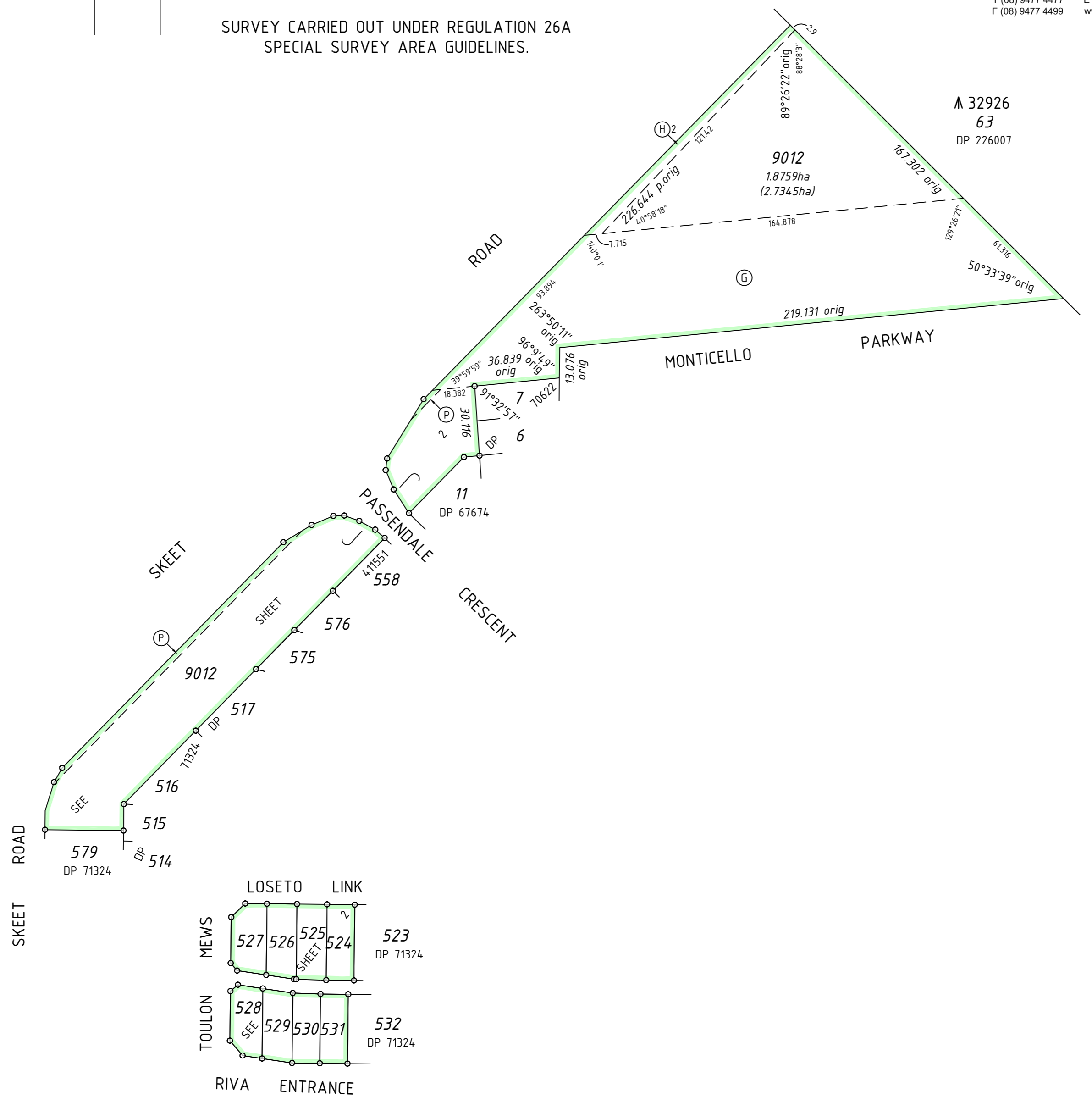
LIMITED IN DEPTH TO 609.6 METRES

SURVEY CARRIED OUT UNDER REGULATION 26A
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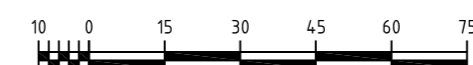
19 Brennan Way Belmont WA 6104
PO Box 746 Belmont WA 6984
CAD File: DP411552.dwg
JOB No: 1700592



INTERESTS AND NOTIFICATIONS

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
Ⓞ	EASEMENT		DOC A867547	LOT 9012	STATE ELECTRICITY COMMISSION OF WA	
Ⓜ 2	EASEMENT	ENERGY OPERATORS (POWERS) ACT 1979	DOC L612036	LOT 9012	ELECTRICITY NETWORKS CORPORATION	
	RESTRICTIVE COVENANT	SEC 136D OF THE TLA	DP 411551 & DOC	ALL LOTS EXCEPT 9012	ALL LOTS EXCEPT 9006	ESTATE PLANNING
Ⓟ	EASEMENT	ENERGY OPERATORS (POWERS) ACT 1979	DP 411551	LOT 9012	ELECTRICITY NETWORKS CORPORATION	

ISSUED FOR CLIENT APPROVAL



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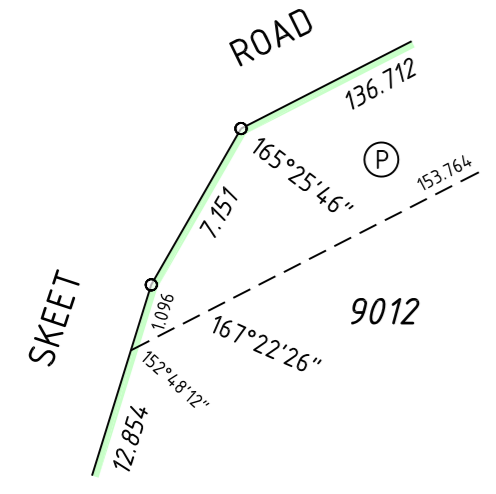
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TYPE	FREEHOLD	S.S.A.	YES
PURPOSE	SUBDIVISION		
PLAN OF	LOTS 524-531 & 9012		
FORMER TENURE	LOT 9011 ON DP 411551 C/T LOCAL AUTHORITY CITY OF ARMADALE LOCALITY PIARA WATERS B.O.L. FILE		
FIELD RECORD	141768		
SURVEYOR'S CERTIFICATE - REG 54	I, MICHAEL CUNNINGHAM hereby certify that this plan is accurate and is a correct representation of the - (a) *survey; and/or (b) *calculations from measurements recorded in the field records, [* delete if inapplicable] undertaken for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.		
LICENSED SURVEYOR		DATE	
LODGED			
DATE	FEE PAID	ASSESS No.	
I.S.C.			
EXAMINED			
DATE			
WESTERN AUSTRALIAN PLANNING COMMISSION FILE 154781			
Delegated under S.16 P&D Act 2005			
DATE			
IN ORDER FOR DEALINGS SUBJECT TO			
INSPECTOR OF PLANS & SURVEYS			
DATE			
APPROVED REG 26A (4)			
INSPECTOR OF PLANS AND SURVEYS			
(S. 18 Licensed Surveyors Act 1909)			
DATE			

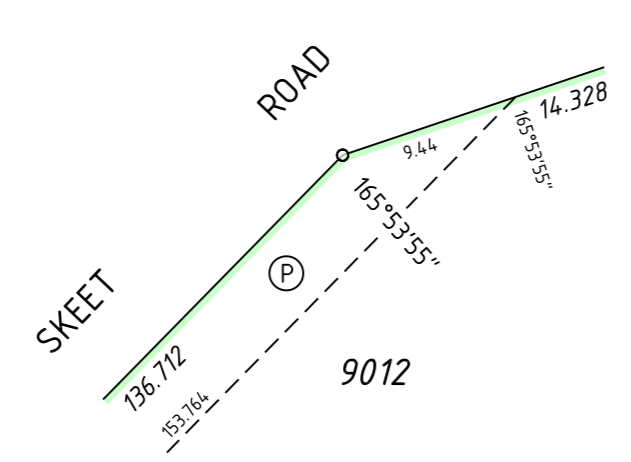


DEPOSITED PLAN
411552
SHEET 1 OF 2 SHEETS
(PLUS SURVEY SHEET A)
VERSION 1

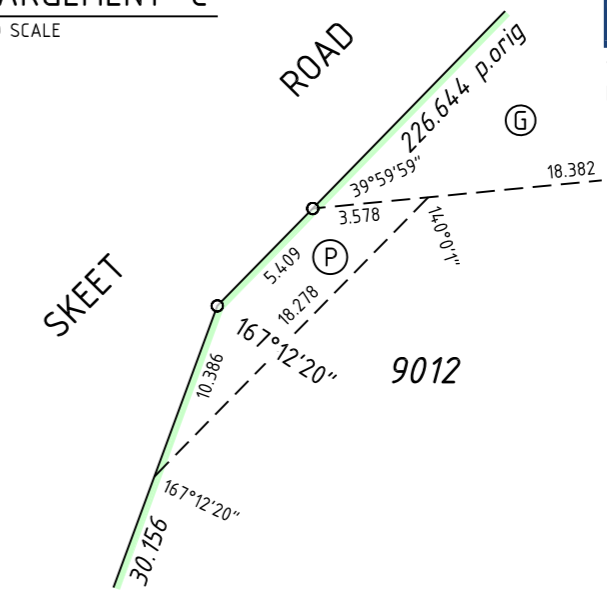
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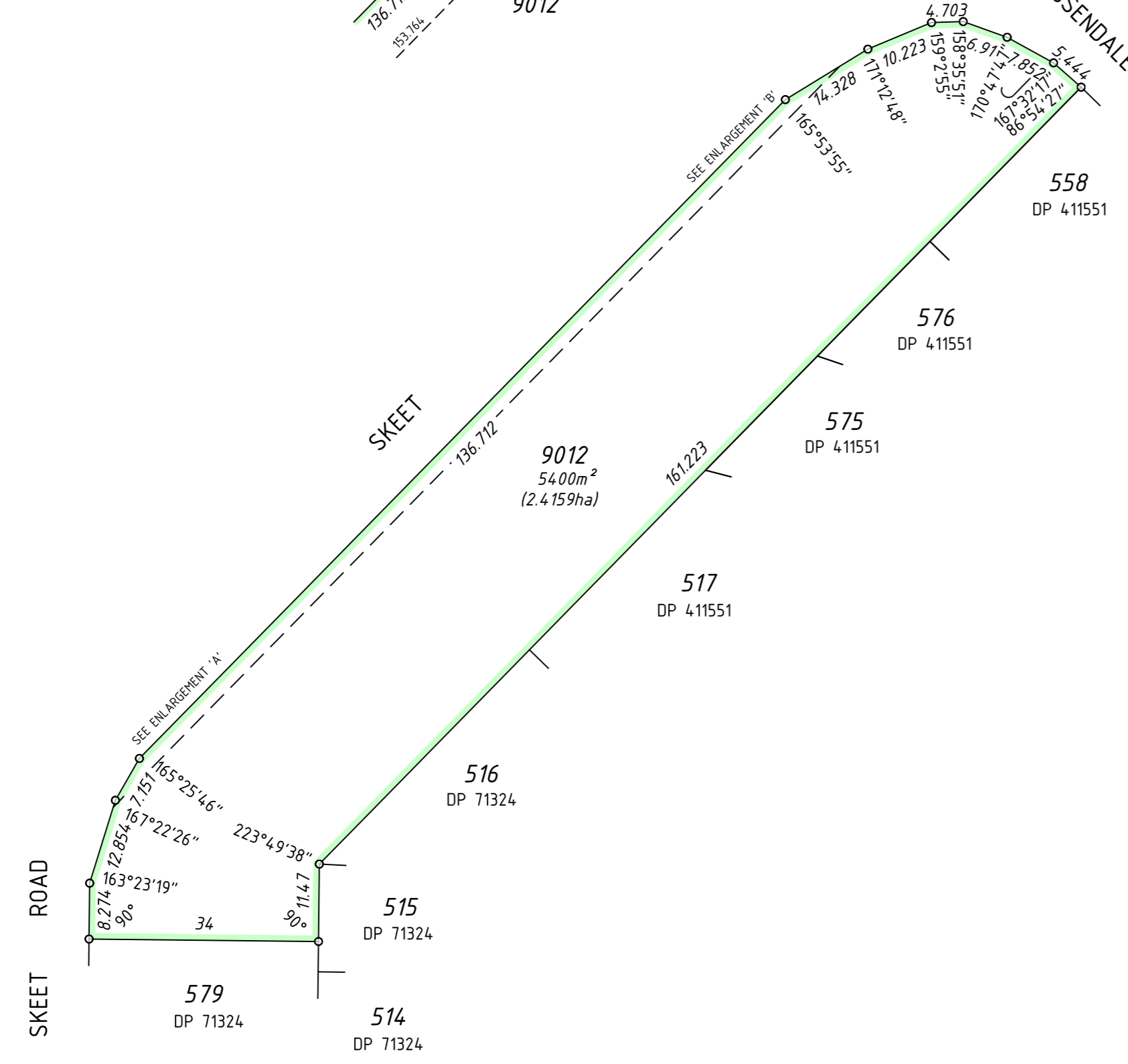


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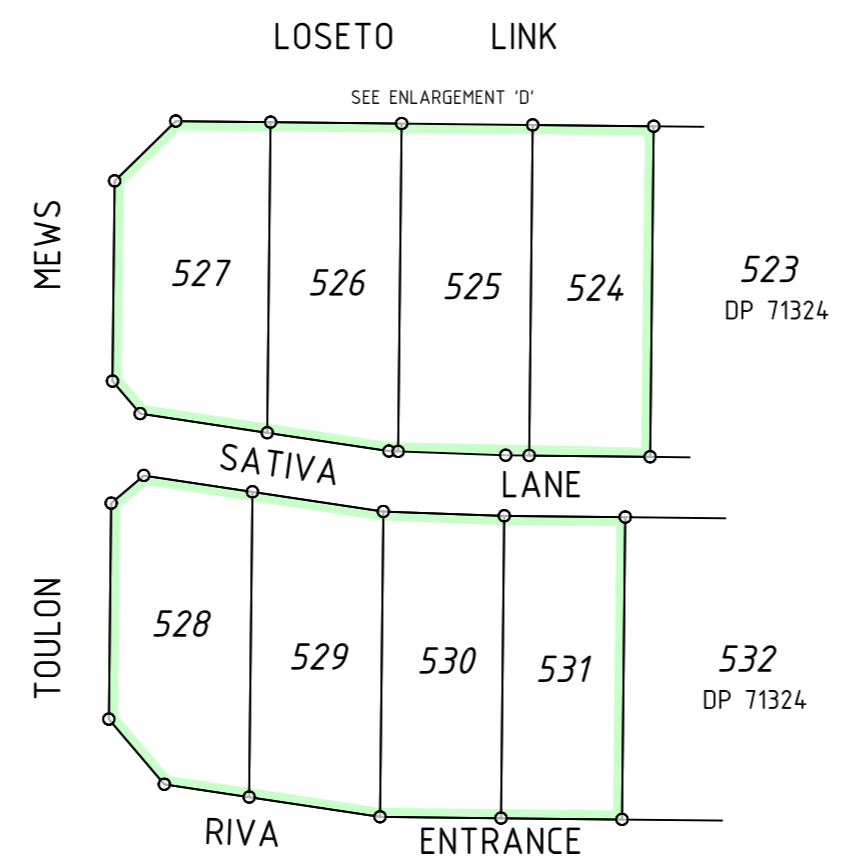
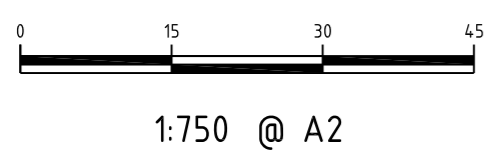
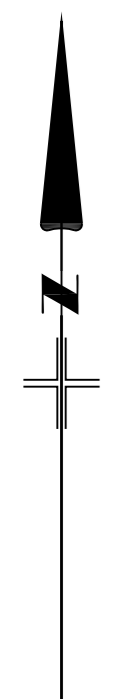
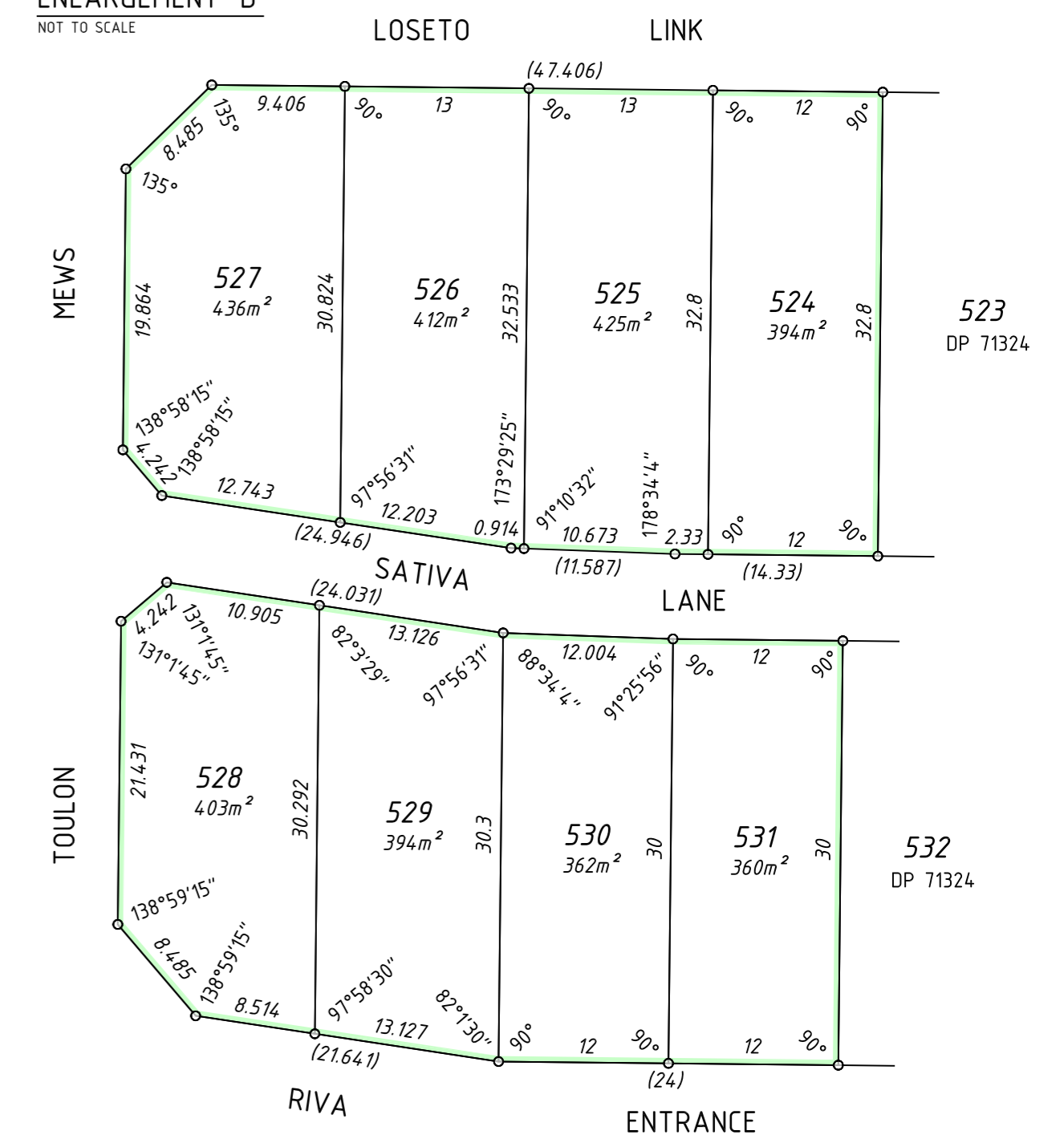


Land Surveys
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Belmont WA 6104
PO Box 746 Belmont WA 6984
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F (08) 9477 4499 www.landsurveys.net.au JOB No: 1700592

FOR HEADING SEE SHEET 1



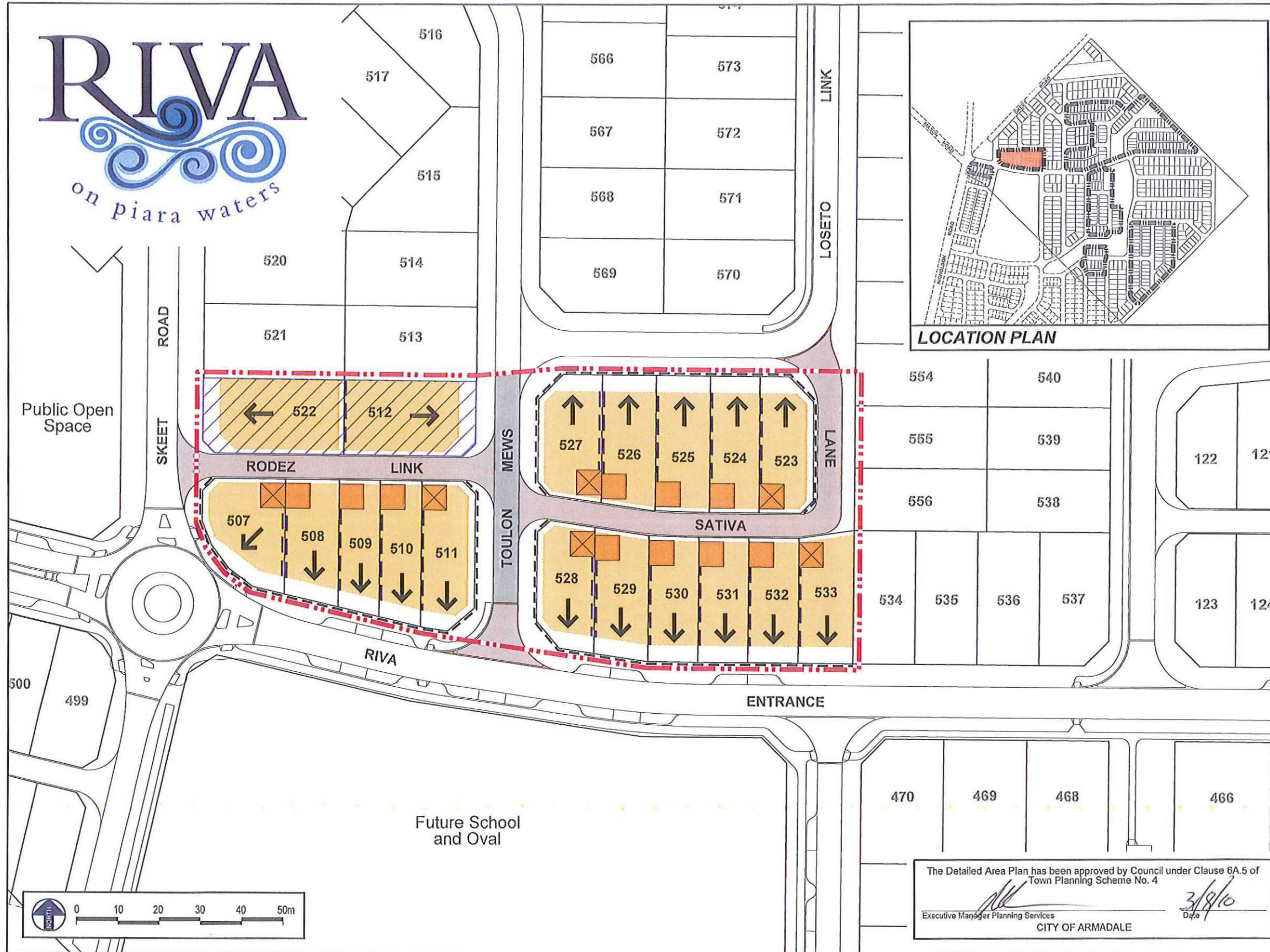
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LICENSED SURVEYOR	DATE
 	
<p>DEPOSITED PLAN 411552 SHEET 2 OF 2 SHEETS (PLUS SURVEY SHEET A) VERSION 1</p>	



The requirements of the Residential Design Codes (R-Codes) apply to all lots in the DAP area unless otherwise varied below or illustrated within the DAP.

GENERAL PROVISIONS

R40 Lots		
Minimum Open Space	40%	
Primary Street and Rear Laneway Setbacks	Minimum	Maximum
Primary Street (Lots with access to Rear Laneway Only)	Dwelling (including minor incursions) - 2.0m	Dwelling - 4.0m
Rear Laneway Setback	Dwelling - 1.0m Garages - 1.0m	N/A

R25 Lots		
Minimum Open Space	45%	
Primary Street, Rear Laneway and Secondary Street Setbacks	Minimum	Maximum
Primary Street (Lots with access to Rear Laneway Only)	Dwelling (including minor incursions) - 2.0m	Dwelling - 4.0m
Rear Laneway Setback	Dwelling - 1.0m Garages - 1.0m	N/A
Secondary Street	1.0m	N/A

Boundary Walls

1. Indicative boundary wall locations have been shown on the DAP (length and height of boundary walls to be as per the R-Code requirements).

Access

1. All lots with access to rear laneways shall obtain vehicular access from the laneway only.

Dwelling Orientation

1. The design of dwellings shall include a primary/front style elevation orientated in the direction of the arrow/s shown on the DAP. The primary/front style elevation shall consist of at least one major opening overlooking the primary street and where applicable POS and/or a secondary street.
2. Dwellings should be designed so primary indoor living areas (e.g. living rooms - dining areas - kitchens) and a private useable outdoor area (e.g. verandah, pergola, patio or an outdoor living area) accessible from a habitable room are on the north side of the dwelling. These indoor and outdoor areas shall be positioned so they are open to winter sun but protected from summer sun with sufficient eaves or other shade structures. In instances where the front of the lot is orientated to the north, outdoor living areas as required by the R-Codes do not necessarily need to be within front setback areas.
3. The outdoor living areas (as required by the R-Codes) of those lots abutting POS areas shall be positioned to overlook the POS area, as indicated in the DAP.

Fencing

1. Fencing along a secondary street frontage shall be visually permeable above 1.2m for at least two thirds of its length (fencing needs to take in to consideration Provision No. 1 under Building Orientation above - i.e. a visually permeable section needs to be in front of applicable major openings overlooking a secondary street).

Letter Boxes

1. All letter boxes shall address the primary street.

Other Provisions

1. Front verandahs, pergolas, patios or the like at the front of a dwelling shall be constructed as an integral part of dwelling and be constructed in the same materials as the dwelling.

The Detailed Area Plan has been approved by Council under Clause 6A.5 of Town Planning Scheme No. 4
 Executive Manager Planning Services
 CITY OF ARMADALE
 Date 3/8/10

DAP - Area 2
Riva on Piara Waters

LEGEND

- - - - - DAP Boundary
- Development Area
- Indicative boundary wall location
- No Vehicle Access
- Developer Provided Permeable Fencing
- ← Building orientation to Primary Street and where applicable POS
- Required Garage Location / Carport / Parking Space
- Indicative Garage Location / Carport / Parking Space
- R25 coded Lots (all other lots coded R40)
- Private Open Space location to ensure it overlooks Public Open Space

Base data supplied by Landgate
 Projection MGA Zone 50

Areas and dimensions shown are subject to final survey calculations. All carriageways are shown for illustrative purposes only and are subject to detailed engineering design.

Whitby Land Company : CLIENT
 1:1,500@A3 : SCALE
 24 August 2010 : DATE
 190_1-4-001.dgn : PLAN No
 : REVISION
 R.S. : PLANNER
 R.F. : DRAWN
 R.S. : CHECKED



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LIMITED IN DEPTH TO 609.6 METRES

SURVEY CARRIED OUT UNDER REGULATION 26A
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19 Brennan Way
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PO Box 746 Belmont WA 6984

TYPE FREEHOLD S.S.A. YES

PURPOSE SUBDIVISION

PLAN OF
**LOTS 8-10, 559-569,
578 & 9013**

FORMER TENURE
LOT 9012 ON DP 411552
C/T
LOCAL AUTHORITY
CITY OF ARMADALE

LOCALITY
PIARA WATERS

B.O.L. FILE

FIELD RECORD 141768

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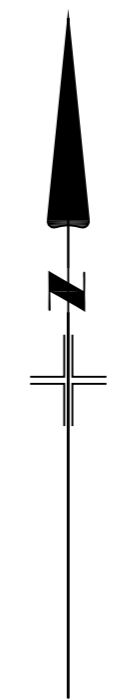
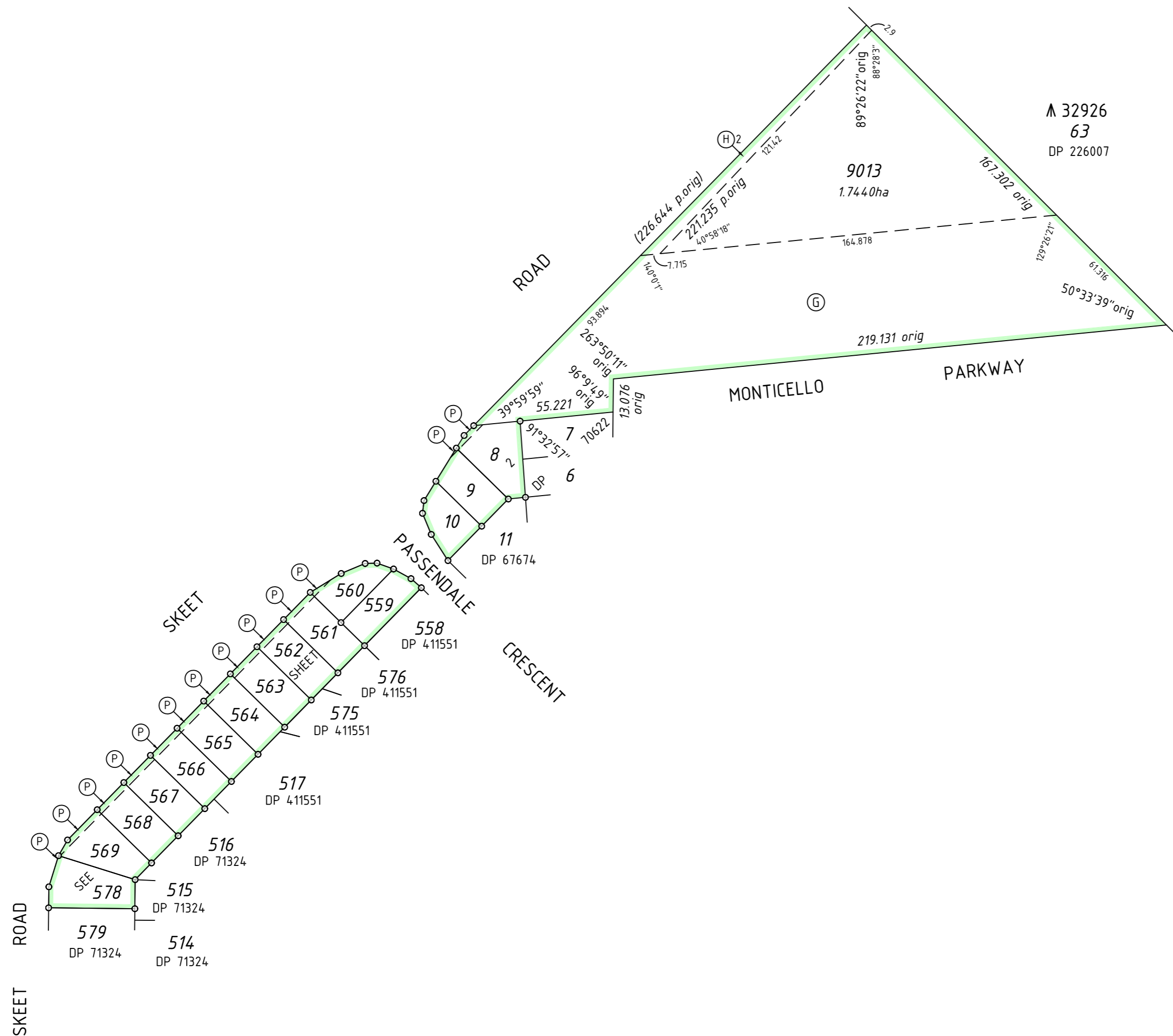
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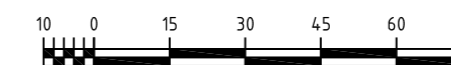
DEPOSITED PLAN
411553
SHEET 1 OF 2 SHEETS
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Ⓟ	EASEMENT	ENERGY OPERATORS (POWERS) ACT 1979	DP 411551	LOTS 8-9, 560-569 & LOT 578	ELECTRICITY NETWORKS CORPORATION	

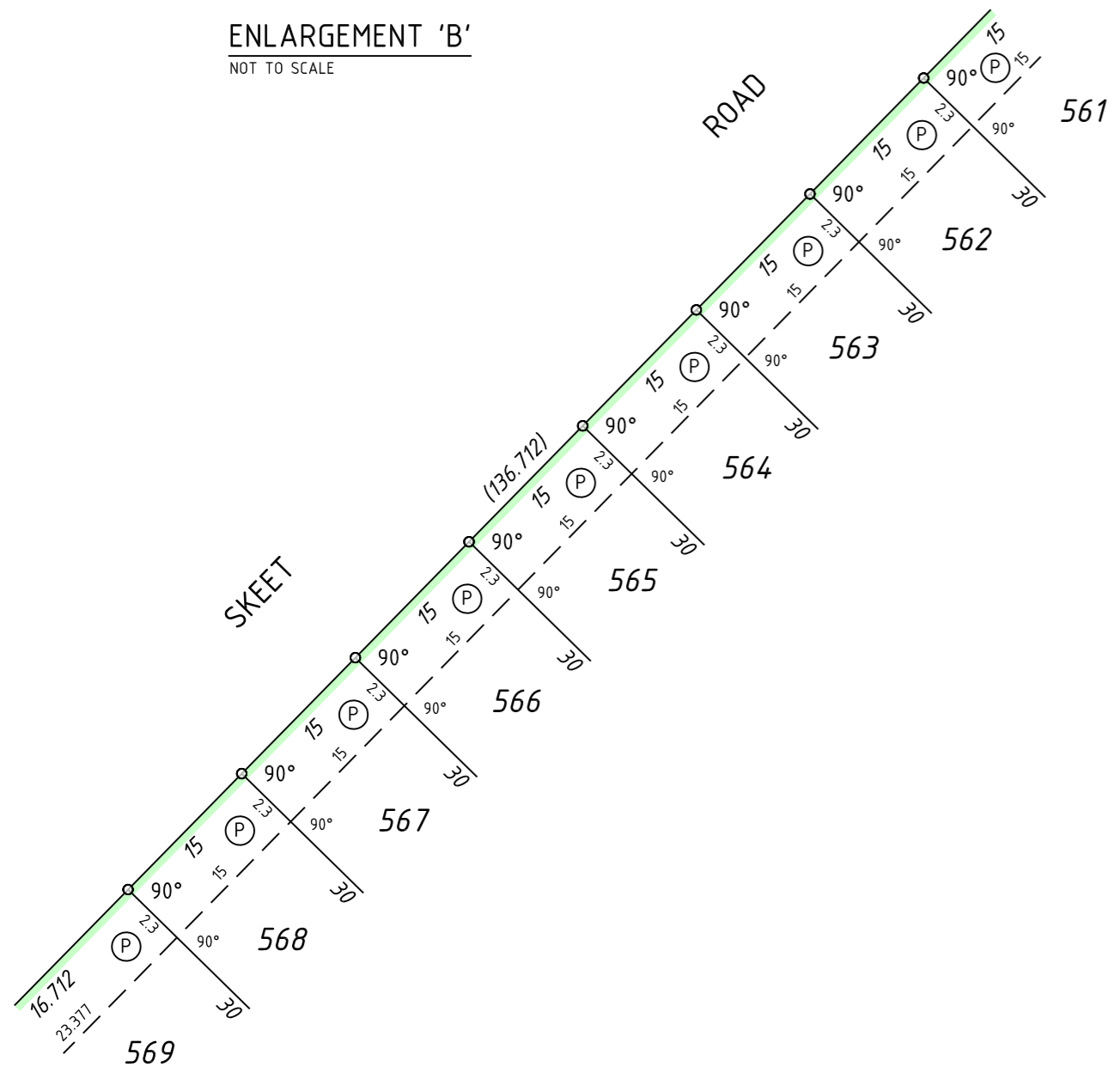
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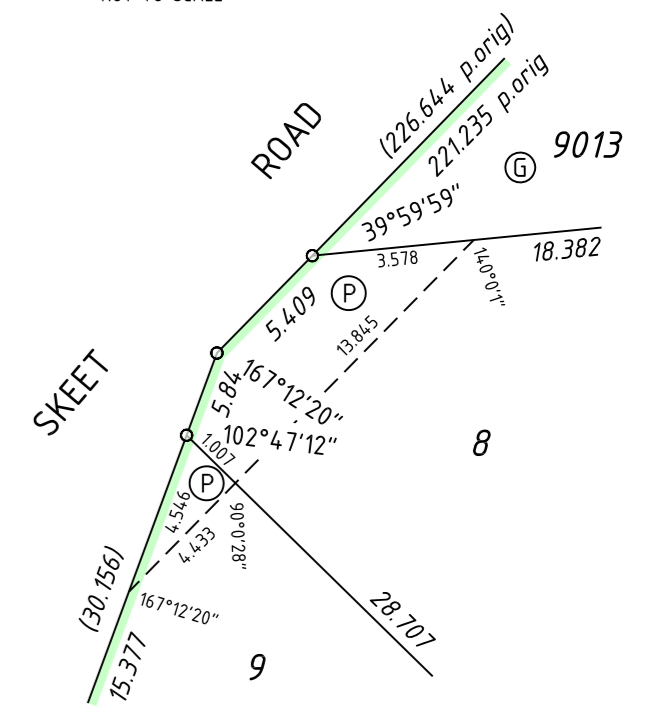
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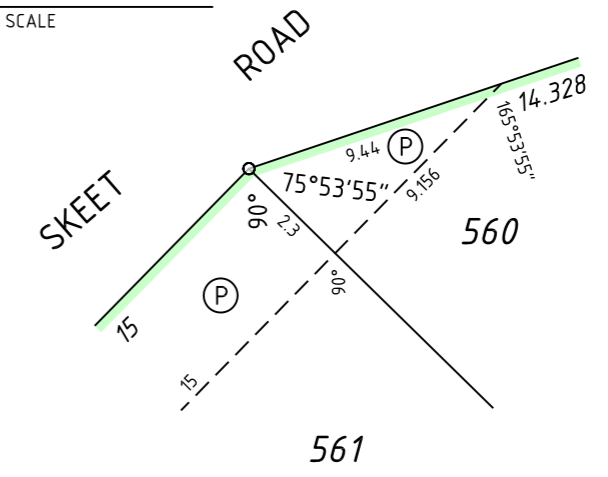
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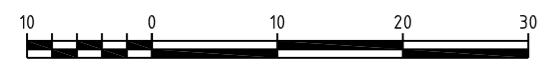
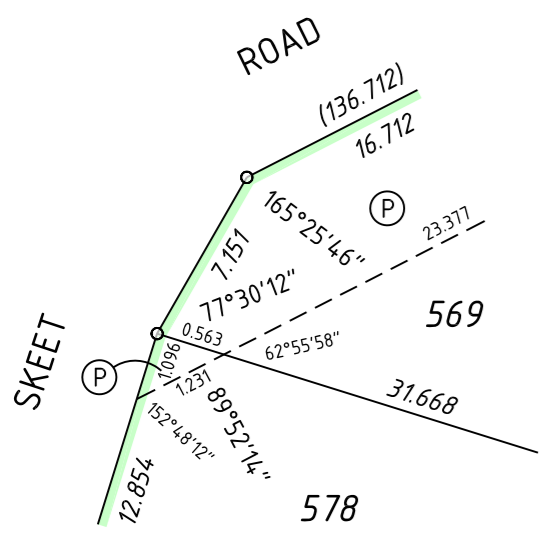
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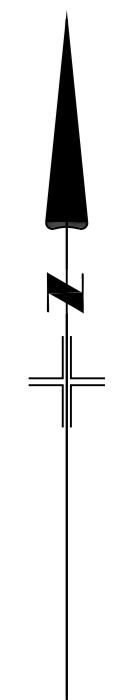
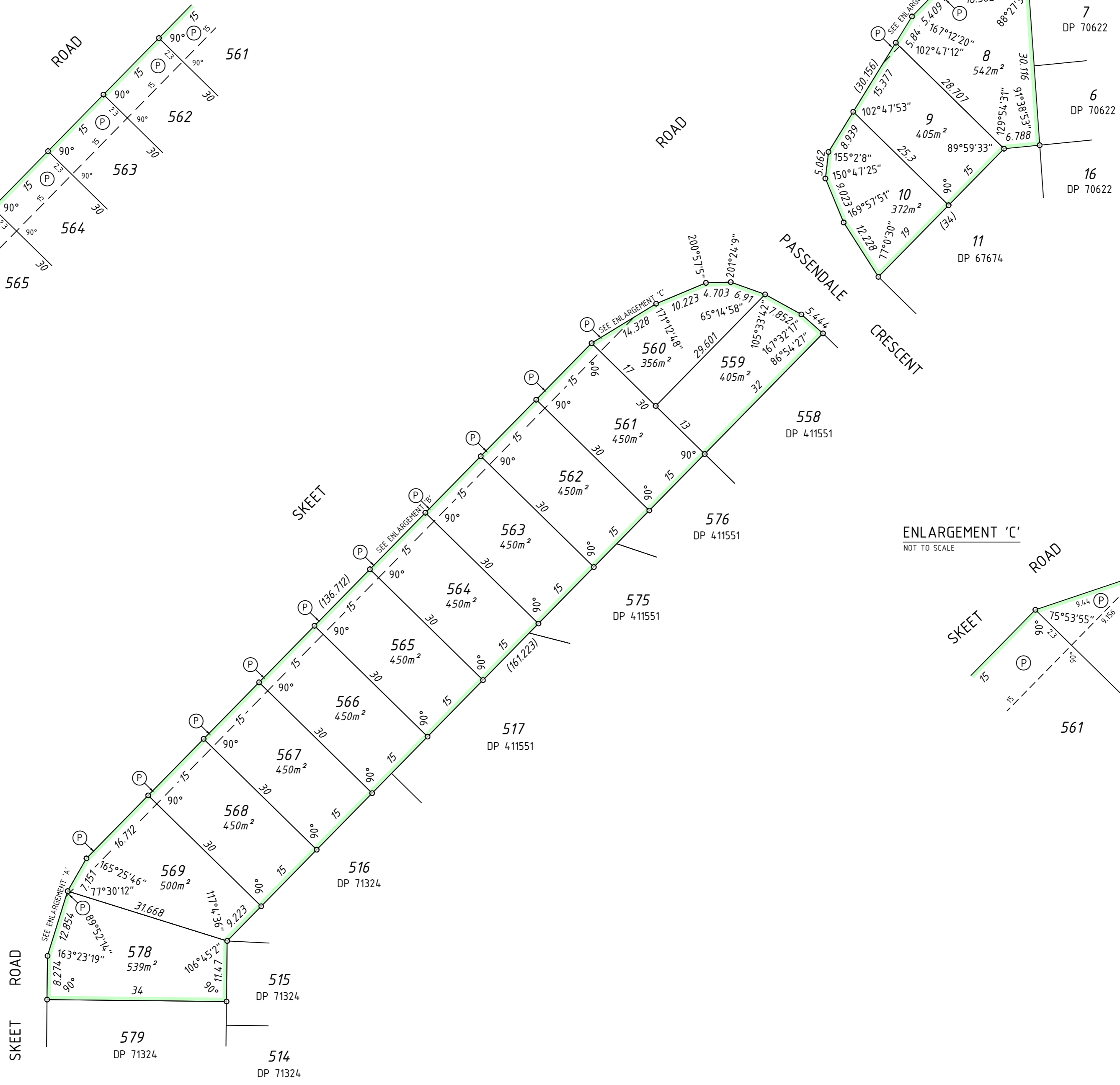
ENLARGEMENT 'C'
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ENLARGEMENT 'A'
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1:600 @ A2



LICENSED SURVEYOR	DATE
	
DEPOSITED PLAN 411553 SHEET 2 OF 2 SHEETS (PLUS SURVEY SHEET A) VERSION 1	