

CARIDEAN STREET STRUCTURE PLAN

**LOTS 742 & 743 CARIDEAN STREET &
ADMIRAL GROVE, HEATHRIDGE**

Structure Plan No 4

**This Structure Plan is prepared under the provisions of Part 9 of the
City of Joondalup District Planning Scheme No. 2**

**CERTIFICATION OF AGREED STRUCTURE PLAN
(SCHEDULE 8)**

CERTIFIED THAT AGREED CARIDEAN STREET STRUCTURE PLAN NO 4, LOTS 742 & 743 CARIDEAN STREET & ADMIRAL GROVE, HEATHRIDGE, WAS ADOPTED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON 26 JUN 2007

Sia Wood

being an officer of the Commission duly authorised by the Commission pursuant to section 24 of the *Planning and Development Act 2005*

AND BY RESOLUTION OF THE COUNCIL OF THE CITY OF JOONDALUP ON 24 APRIL 2007 AND THE SEAL OF THE CITY OF JOONDALUP WAS PURSUANT TO THE COUNCIL'S RESOLUTION HERETO AFFIXED IN THE PRESENCE OF

Troy Ernest Rickard

Mayor, TROY ERNEST RICKARD

Garry George Hunt

Chief Executive Officer, GARRY GEORGE HUNT



Record of Amendments made to the Agreed Structure Plan – Lots 742 & 743 Caridean Street & Admiral Grove, Heathridge

Amendment No	Description of Amendment	Endorsed by Council	Endorsed by WAPC
1	Amend Clause 5.1.2. Criteria, 3 (XIV) to read: <i>"Fencing along the primary frontage will be permitted to a maximum height of 1.8 metres, with any fencing being visually permeable above 1 metre."</i>	24/4/2007	26 JUN 2007

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OVERVIEW

PARTS OF THE STRUCTURE PLAN

This Structure Plan comprises two parts:

Part 1: Statutory Planning Section

Part 2: Explanatory Report

Clause 9.8 of the City of Joondalup District Planning Scheme No. 2 provides, amongst other things, that a provision, standard or requirement of a Structure Plan approved under Part 9 of the Scheme shall be given the same force and effect as if it were a provision, standard or requirement of the Scheme. It is hereby provided that such force and effect shall only be given to Part 1 of the Structure Plan. Part 2 of this Structure Plan is for explanatory purposes only, providing a descriptive analysis of the Structure Plan.

Subclause 9.8.3(f) of the Scheme states that where there is any inconsistency or conflict between any provision, requirement or standard of the Scheme and any provision, requirement or standard of an Agreed Structure Plan, the Scheme shall prevail.

SUMMARY

This Structure Plan refers to Lots 742 & 743 corner Caridean Street and Admiral Grove, Heathridge. The subject land is currently zoned 'Business' Zone under District Planning Scheme No.2 and has an allowable residential density of R20.

This Structure Plan is intended to provide for the rezoning of Lots 742 & 743 from the existing 'Business' zone to 'Centre' Zone and provide an allowable residential density of R40. The Plan is intended to facilitate residential development, while reflecting the need to reaffirm the role of the existing retail centre and its relationship to surrounding land. The Explanatory Report provides further detail about the site and the proposed rezoning.

PART 1 – STATUTORY PLANNING SECTION

As provided by the provisions of clause 9.8 of the Scheme, this part of the Structure Plan has the same force and effect as a provision, standard or requirement of the Scheme.

Subject Area

The Structure Plan area comprises approximately 4,020m² and is described as Lots 742 & 743 corner Caridean Street and Admiral Grove, Heathridge (See Appendix A 'Location Plan and On-site Photographs').

1.0 LAND USE AREAS

Appendix B: 'Land Use Classification' indicates the Land Use Area for the Centre Zone, being Residential.

2.0 DEFINITIONS

The terms used shall be interpreted in accordance with the Scheme and as set out hereunder:

'The Scheme': shall mean the City of Joondalup District Zoning Scheme No. 2 (as amended) or such amendments or modifications thereto that may be current.

'Storey': shall mean the vertical space extending from one habitable floor of a building to the floor above, and for residential properties shall be deemed to be no more than 3 metres. The term shall not include any space within a roof, whether used for habitation or not.

'Primary Frontage' the boundary of the lot in which the dwelling is to have its main active and aesthetic front. This includes formal entry to the dwelling (including entry structures such as a portico), major window openings and external decorative features.

'Secondary Frontage' the boundary of the lot in which the dwelling is to have its secondary active and aesthetic front. This includes both small and large windows and external decorative features.

3.0 THE SCHEME

Unless provided for by specific requirements in this Structure Plan, all requirements shall be in accordance with the Scheme.

4.0 RESIDENTIAL DENSITY CODING

Residential land within the Centre Zone shall be developed in accordance with the Residential Design Codes of Western Australia, as given effect by clause 4.2 of the Scheme, unless otherwise specified in this Report. The enclosed Appendix B 'Landuse Classification Plan' indicates the Residential Density Code that applies to the subject land, pursuant to Clause 4.2.5 of the Scheme.

5.0 PROVISIONS

Land use and development on Lots 742 & 743, adjoining the Village Centre is required to be generally consistent with the two (2) plans which form part of this report:

Appendix C: 'Indicative Development Concept'

Appendix D: 'Indicative Development Plan for Lots 742 & 743'

The provisions are divided into objectives; and criteria, which set out built form requirements ('shall...') and preferred treatments ('should...'). These are augmented by the Design Criteria, which detail specific planning, design and construction requirements for the land.

5.1 Residential Land Use Area

The predominant land use in this area shall be Residential. Uses permitted and general provisions for this Land Use are the same as those that apply to the Residential zone in the Scheme unless otherwise specified in this section.

5.1.1 Objectives

The general development objectives of the Residential Land Use Area are:

- i. Provide for 'Medium Density' residential development or similar 'Special Purpose Dwellings' as defined under the Residential Design Codes in recognition of the land's location adjoining commercial and recreational facilities. Development to be coordinated within each lot;
- ii. Encourage high quality residential development which addresses both the streetscape and adjoining development;
- iii. Promote responsive dwelling configuration, which provides for pedestrian friendly streetscapes with passive surveillance of the public streets, accessways and adjacent Commercial area.
- iv. Establish development to the type indicated in Appendix D.

5.1.2 Criteria

Criteria to be satisfied in this Land Use Area are detailed below:

1. The residential density codes (R40) nominated on the Structure Plan (refer to Appendix B – Land use classification plan) shall apply to future development within the Residential Zone.
2. Subdivision and development shall occur in a manner that is generally consistent with the Indicative Development Plan (Appendix D).
3. Development of the Residential R40 lots shown on the Structure Plan shall be assessed in accordance with the Residential Design Codes, District Planning Scheme, Council Policies (except Council's Policy 3.1.9 'Height and Scale of Buildings within a Residential Area' which does not apply), relevant Local Laws and Building Codes of Australia, except where they have been varied in the following instances:-
 - I. The primary frontage for development on Lots 742 and 743 shall be determined as Caridean Street, Admiral Grove and the western property boundaries (property boundaries facing Lot 741). Secondary frontage shall be defined as the southern boundary for lot 742 (see Appendix C and Section 2.0 for the location and definition for 'Primary' and 'Secondary' frontage).
 - II. A 1.0 metre minimum and 3.0 metre maximum setback is required from the boundary of the primary frontage. In regard to primary setback from Lot 742 and Lot 743's western boundary, the minimum and maximum setback is taken from the 1.0 metre Pedestrian Access area (see provision 5.1.2 (x)).
 - III. For those lots or dwellings that have primary frontages on two or more sides, one side shall be nominated as being the primary frontage and the remaining designated as the secondary frontage for the purpose of its built form appearance (see definition of 'primary' and 'secondary' frontage under section 2.0). For the purpose of setbacks all frontages that are designated 'Primary frontage' as shown on the 'Indicative Development Concept' (Appendix C) will have the same setbacks as that prescribed in provision 5.1.2 3(ii) above.

- IV. The building setback to the southern boundary for Lot 743 shall be 1.5 metres for both first and second storey, irrespective of whether there are minor or major openings and irrespective of, length of walls and building height along this boundary. The building setback to the southern boundary for Lot 742 and the northern boundary for Lot 743 shall be 1.5 metres for both the first and second storey where walls without major openings are proposed, however where major openings are proposed to the second storey, building setbacks shall be in accordance with Element 3 (Boundary Setbacks) and Element 8 (Privacy) of the Residential Design Codes.
- V. Except where stated in provision (iv) above Element 8 (Privacy) of the Residential Design Codes shall not apply.
- VI. Nil setbacks between individual dwellings on Lot 742 and 743 shall be permitted on both ground and second storey level (see Appendix D for an example). To encourage minimum solar access between Lots 742 and 743 a zero lot setback is permitted to the ground floor only along the northern boundary for lot 743 and southern boundary for Lot 742 in accordance with the acceptable development provision A2 (iii) section 3.3.2 of the Residential Design Codes. In the instance that a zero boundary setback to the ground floor along the northern boundary for lot 743 and southern boundary for Lot 742 is sought, provision (iv) in regards to second storey setback continues to apply.
- VII. To encourage minimum solar access between Lots 742 and 743 a zero lot setback is permitted to the ground floor only along the northern boundary for Lot 743 and southern boundary for Lot 742 in accordance with the acceptable development provision A2 (iii) section 3.3.2 of the Residential Design Codes. In the instance that a zero boundary setback to the ground floor along the northern boundary for Lot 743 and southern boundary for Lot 742 is sought, provision (iv) in regards to second storey setback continues to apply.
- VIII. No vehicular access shall be permitted from the adjoining shopping centre site (Lot 741) to Lots 742 and 743. All vehicular access shall be obtained from Admiral Grove and/or Caridean Street.
- IX. Both visitor and resident car parking shall be incorporated internally within the development such that garages and parking spaces are largely hidden from the street. In the event that visitor parking cannot be provided on-site the landowner will be required to provide visitor parking bays in the verge area on the condition that it is provided at the full expense of the landowner to the satisfaction of the City of Joondalup and that all parking in the verge area will be for the use of the general public.
- X. A 1.0 metre wide pedestrian access way shall be provided along the Shopping Centre boundary from Lot 742 to Lot 743 to provide a direct link to Caridean Street (See Appendix D). This area shall be landscaped, paved and maintained and adequately provided for in terms of lighting, (See provision 5.1.2 (xix) for further details on easements between lots 742 and 743). This requirement should form part of any development application issued for both lots.
- XI. 40% of the total lot shall be open space. This may be reduced by up to a maximum of 20sqm per dwelling only for a patio located in the outdoor living area. Where a patio is proposed in accordance with these requirements a planning application is not required.
- XII. Maximum building height is to be in accordance with Table 3 'Category B' of the Residential Design Codes.
- XIII. Elements 9 (Design for Climate) of the Residential Design Codes do not apply.

- XIV. Fencing along the primary frontage will be permitted to a maximum height of 1.8 metres, with any fencing being visually permeable above 1 metre. Where no fencing is proposed along the Primary frontage side fencing shall not exceed a height of 1 metre within the front setback area. Where fencing is proposed along the primary frontage the side fencing within the primary frontage area is required to be of the same height (not to exceed 1.0 metre), same style and same materials as the fencing provided in the primary frontage area.
- XV. Any fencing proposed to the southern boundary for lot 743 is required to be a maximum height of 1.8 metres with the solid component being permitted to a maximum height of 750mm with the remainder being 'permeable fencing' (See City of Joondalup Policy 3.2.6 'Subdivision and Development Adjoining Areas of public Space' for an example of 'permeable fencing').
- XVI. A schedule detailing external materials and a copy of a coloured elevation is required to be submitted when a development application is lodged with the City for planning assessment. The design shall contribute in the best way possible to the existing streetscape and/or the following options to individually articulate the dwellings shall be used:
- (a) Variation of roof pitches;
 - (b) External finishes (ie combination of external brick and render);
 - (c) Window treatments;
 - (d) Porch/entry statements; and
 - (e) Variation of colours.

In the instance that the development of each of Lots 742 and 743 is proposed under the same application the external appearance of each dwelling shall be addressed in a way to ensure one building design and/or colour and/or material scheme does not prevail.

- XVII. Plot ratio floor area for 'Single Bedroom Dwellings' shall be increased to 65sqm as opposed to 60 sqm under the Residential Design Codes.
- XVIII. Should a development application not be in accordance with the structure plan, the City at its discretion may require public consultation with adjoining or other landowners as required.

XIX. Legal Requirements

The following legal requirements will be complied with prior to completion of the amendment or structure plan process which ever is first:

- I. Legal agreement being entered into with the City for pedestrian access between lots 742 & 743 and the adjoining shopping centre.
- II. Necessary notations being applied on title of lots that are designated for 'Aged Persons Dwellings' and 'Single Bedroom Dwellings'.

5.1.3 Subdivision of Land

Strata title subdivision shall not be permitted until such time a development application and building licence has been submitted and approved by the City and all dwellings are constructed to plate height. No freehold (green title) subdivision is permitted.

PART 2 – EXPLANATORY REPORT

This section is provided as an explanation of the objective, purposes and intentions of the Structure Plan and of the processes proposed for implementation and administration of the Plan.

1.0 INTRODUCTION

The Structure Plan for Lots 742 & 743 Caridean Street & Admiral Grove, Heathridge Neighbourhood Centre Structure Plan and Report has been prepared by Koltasz Smith on behalf of Isador Pty Ltd (Lot 742) and the Department of Housing & Works (Lot 743). The Plan will provide the rationale and framework to support rezoning of the land to Centre Zone and for future coordinated development of the land within the Structure Plan area. The Structure Plan has been prepared in accordance with Part 9 – Structure Plans within the City of Joondalup District Planning Scheme No. 2.

1.1 Background

Previous development of the land has been associated with the Heathridge Village Centre, including a Service Station formerly located on Lot 742. Upon gazettal of Council's District Zoning Scheme No. 2 in November 2000, both sites were zoned 'Business' Zone. Both lots are now presently vacant.

The existing zoning of the site reflects past planning practice of zoning for specific land uses within a retail centre area. Recent practice, however, has highlighted the need for a more flexible approach to neighbourhood centre design and, in this respect, the allocation of 'Centre Zone' over the subject lots is appropriate.

Ultimately, this Structure Plan may be expanded to incorporate the existing shopping areas and provide for similar rezoning of that land; or be supplemented by a separate accompanying plan for the balance of the centre.

1.2 Structure Plan Objectives

The Objectives of the Structure Plan are as follows:

- To provide a residential presence which supports the growth of a more consolidated Neighbourhood Centre and provides a focus for the community and provides a variety of services, facilities and convenience to the local community;
- To develop active building frontage along the street fronts of Lots 742 & 743 as the eastern perimeter of the Heathridge Neighbourhood Centre and as an interface to the adjoining residential area;
- To provide a residential presence which encourages the use of the centre at different times of the day and evening;
- To encourage high standards of built form and streetscape;
- To provide a high level of pedestrian accessibility;
- To ensure a residential presence within the Heathridge Neighbourhood Centre.

1.3 Site Description

The subject site is described as Lot 742 corner Caridean Street and Admiral Grove, Heathridge and is owned by Isador Pty Ltd. Lot 742 comprises 2013m² in area. Lot 743 is located on Admiral Grove, Heathridge and is owned by the Department of Housing and Works (State Housing Commission). Lot 743 comprises 2007m² in area.

Lots 742 and 743 comprise part of the Heathridge Neighbourhood Centre bounded by Caridean Street to the north, Admiral Grove to the east, Channel Drive to the south and Iron Wood Avenue to the west. Also located within this area, in addition to the adjoining shopping centre, are the Admiral Park recreation reserve and the Heathridge Primary School.

2.0 STRUCTURE PLAN

2.1 Identified Land Use Areas

The Structure Plan does not formally include the Heathridge Shopping Centre, though the document provides for an ultimate update or similar document to be produced for the balance area should the independent centre owners so desire. The Structure Plan identifies Residential (refer Appendix B) on the subject land.

The Land Use Area Areas are described as follows:

Land Use Area 1: Residential Land Use Area: 0.4020 ha

2.2 Design Philosophy

The objective of the design is to ensure the development of an attractive supporting residential area, which provides a presence within the centre for increased patronage, surveillance, and interaction.

Appendix C 'Indicative Development Concept': 'Development Plan', identifies the location of the existing commercial buildings adjoining the site, with an interactive frontage proposed to both the adjoining street front and the commercial buildings. The building footprint locations are indicative only and setbacks are specifically defined where required in Part 1.

Development is required to occur generally in accordance with this plan.

2.3 Residential Land Use Area

The Residential Land Use Area is intended to accommodate development in accordance with Table 1 below and Appendix C. Development is intended to front on to perimeter streets. Variations to front setbacks to habitable rooms, setbacks to garages and reduced open space requirements are proposed to provide for efficient design and appropriate presentation to the street, along with passive surveillance of the street and commercial areas.

Development Plans (Draft) have been appended to this document for the purposes of greater background (see Appendix C). It is believed that this additional information should demonstrate the proponent's intention to satisfy with the nominated development requirements.

The following table sets forth the parameters for development of the two sites:

TABLE 1

	PROPOSED ZONING/LAND USE	STRUCTURE PLAN DETAILS
Lot 742	Residential R40	<p><u>Use:</u> Site to be developed for 'Special Purpose Dwellings'</p> <p><u>Units Proposed:</u> 12 Aged Persons Units</p> <p><u>Units Allowed:</u> Minimum lot size of 146.7m² for Grouped Dwelling, with 33% discount at R40. Total lot area is 2013m² and is allowed 13 Special Purpose Dwellings</p> <p><u>Parking:</u> 1 bay per dwelling, ie. 12 Bays on site with visitor parking to also be provided in accordance with the Residential Design Codes.</p>
Lot 743	Residential R40	<p><u>Use:</u> Site to be developed for 'Special Purpose Dwellings'</p> <p><u>Units Proposed:</u> 13 Single Bedroom Units</p> <p><u>Units Allowed:</u> Minimum lot size of 146.7m² for Grouped Dwelling, with 33% discount at R40. Total lot area is 2007m² and is allowed 13 Special Purpose Dwellings</p> <p><u>Parking:</u> 1 bay per dwelling; 12 Bays on site with visitor parking to also be provided in accordance with the Residential Design Codes.</p>

2.4 Commercial Land

Ultimately, it is recognised that this Structure Plan may be updated, or an accompanying Structure Plan produced which encompasses the commercial land within the Heathridge Centre. This document is aimed at providing mutually beneficial residential development on the land adjoining the commercial centre, until such time as the separately owned Commercial land use is reviewed.

The residential development proposed for Lots 742 & 743 is required to have an active frontage on all sides including the west facing side of Lot 743, which faces the side/rear of the shopping centre. Given that the loading area for the shopping centre is located in this 'rear' area of the centre, the support of the shopping centre will be needed in creating a reasonable environment for development to front. In turn, the presence of permanent residential dwellings adjoining will bring patronage and provide surveillance to the car park and access system and will improve the visual amenity of the Centre.

2.5 Movement, Access and Parking

Appendix D depicts the proposed movement system and access points between the Structure Plan area and the adjoining Heathridge Village Shopping centre. The accessway to the shopping centre bordering Lot 743 also provides a road edge to the adjacent Admiral Park.

Visitor parking is proposed adjoining Lot 742 within the road reserve for Admiral Grove in the event that visitor parking cannot be provided on-site. This is considered consistent with the required design of the subsequent development addressing these streets.

2.6 Servicing

The subject lots are fully serviceable with water, sewerage, power and telecommunication.

3.0 IMPLEMENTATION

3.1 District Planning Scheme Amendment

As discussed, this Structure Plan document is intended to facilitate an amendment to Council's District Planning Scheme No.2 to rezone Lots 742 & 743 from 'Business Zone' to 'Centre Zone', and allow a residential density of R40 over the land.

4.0 DEMAND

This proposal relates to development on behalf of a private developer (Lot 742) for Aged Persons dwellings, as well as Department for Housing and Works (Lot 743) for single persons dwellings.

In considering the proposal, we ask that Council and the Community recognise that the Department for Housing and Works (DHW) had 745 applications for single persons housing alone in this catchment at February 2002. As a result there is a clearly demonstrated demand for the 13 units proposed on Lot 743.

5.0 CONCLUSION

The following points demonstrate the appropriateness of the proposal:

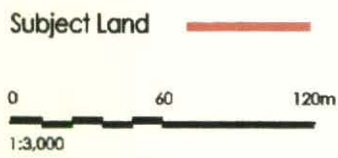
- The Heathridge Village Centre will receive an injection of 'new life' as a result of an adjoining residential precinct that creates demand for retail services as well as usage of both the local parks and public transport opportunities.
- The location of Medium Density 'Special Purpose Dwellings' must be based on proximity to transport, open space and community facilities. The subject site provides these opportunities.
- The Structure Plan encompasses both Lot 742 and 743 in order that integration between this residential precinct and the centre may be appropriately achieved. Accessibility and surveillance with the centre and the adjoining residential area are addressed within the document.

Appendix A – ‘Location Plan and On-site Photographs’

REVOKED



2249 - November 2002



Source: DOLA - Photography January 2002

LOCATION PLAN

Lot 742 Caridean Street
Heathridge

APPENDIX A



PERTH Tel: (08) 9474 1777 Email: office@ksap.com.au



Plate 1 – View from Admiral Grove across Lot 742 to Shopping Centre



Plate 2 – View from Admiral Grove across Lot 743 to Shopping Centre



Plate 3 – View from Admiral Grove across Lot 742 to Shopping Centre



Plate 4 – View from Caridean Street across Shopping Centre

Appendix B – ‘Land Use Classification Plan’


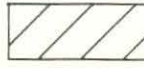

REVOKED

LAND USE CLASSIFICATION PLAN

LOTS 742 & 743
CORNER OF CARIDEAN STREET
AND ADMIRAL GROVE
HEATHRIDGE

APPENDIX B

LEGEND

-  Structure Plan Area
-  Residential R40
-  Centre Zone



ISADOR P/L AND
DEPT HOUSING & WORKS : CLIENT
1:1,000 : SCALE
12 DECEMBER 2002 : DATE
2249-1-003 : PLAN No
: REVISION
R. DIXON : PLANNER
M. BANCROFT : DRAWN

Areas and dimensions are subject to survey.

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Source: DOLA



Appendix C – 'Indicative Development Concept'


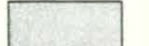







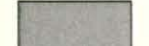

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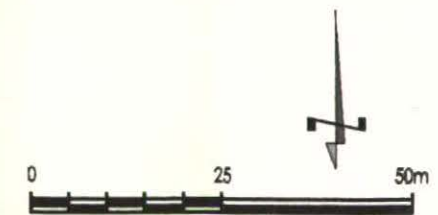
INDICATIVE DEVELOPMENT CONCEPT

LOTS 742 & 743
CORNER OF CARIDEAN STREET
AND ADMIRAL GROVE
HEATHRIDGE

APPENDIX C

LEGEND

-  Structure Plan Area
-  Existing Building footprint
-  Primary Frontage
-  Secondary Frontage
-  Vehicle Movement (Existing and Proposed)
-  Dual Use Path
-  Visitor Access
-  Internal Pedestrian Network
-  Proposed Building Footprint
-  Internal Resident Parking
-  Existing Crossover to be closed



ISADOR P/L AND
DEPT HOUSING & WORKS : CLIENT
1:1,000 : SCALE
12 DECEMBER 2002 : DATE
2249-1-004 : PLAN No
: REVISION
R. DIXON : PLANNER
M. BANCROFT : DRAWN

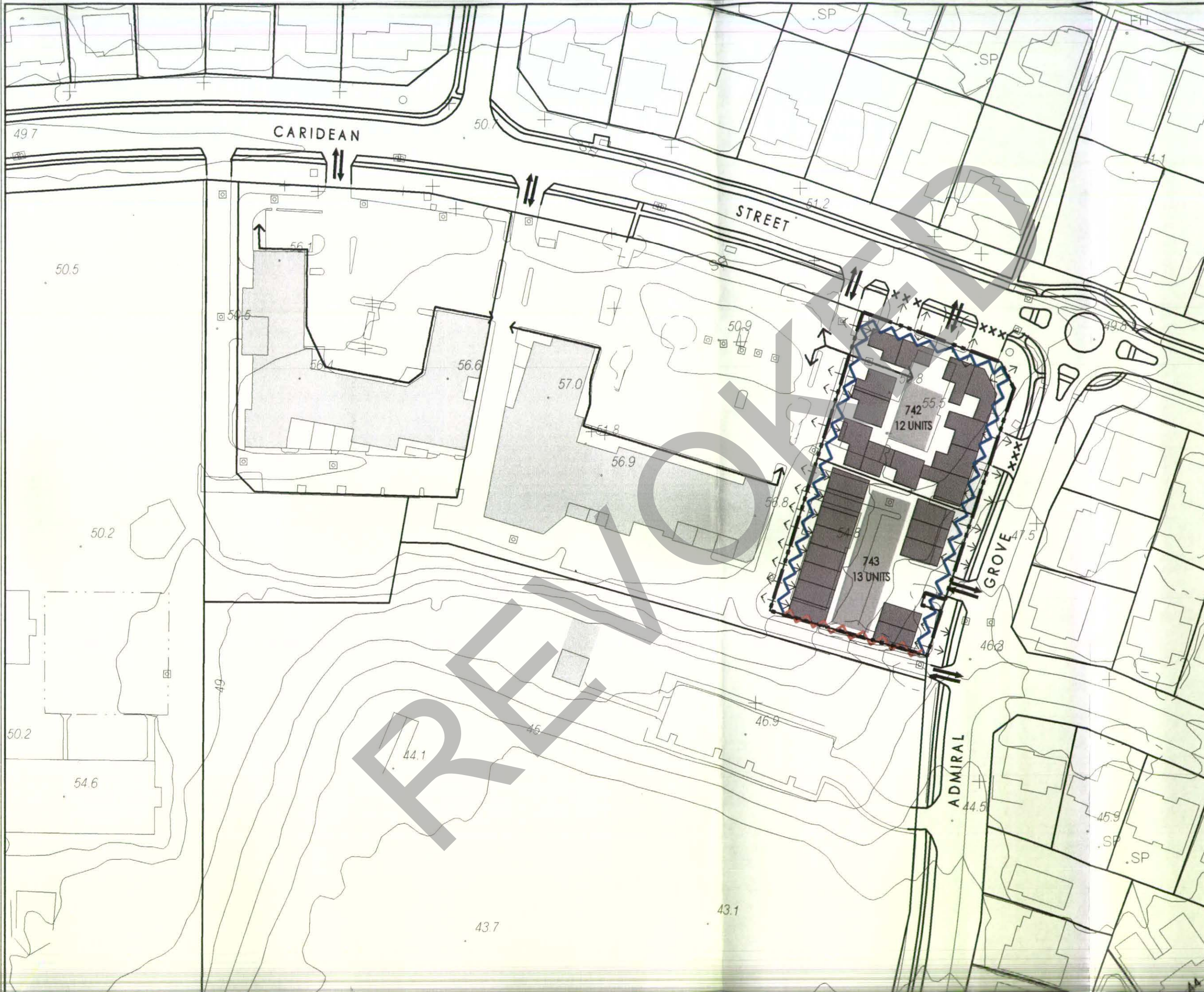
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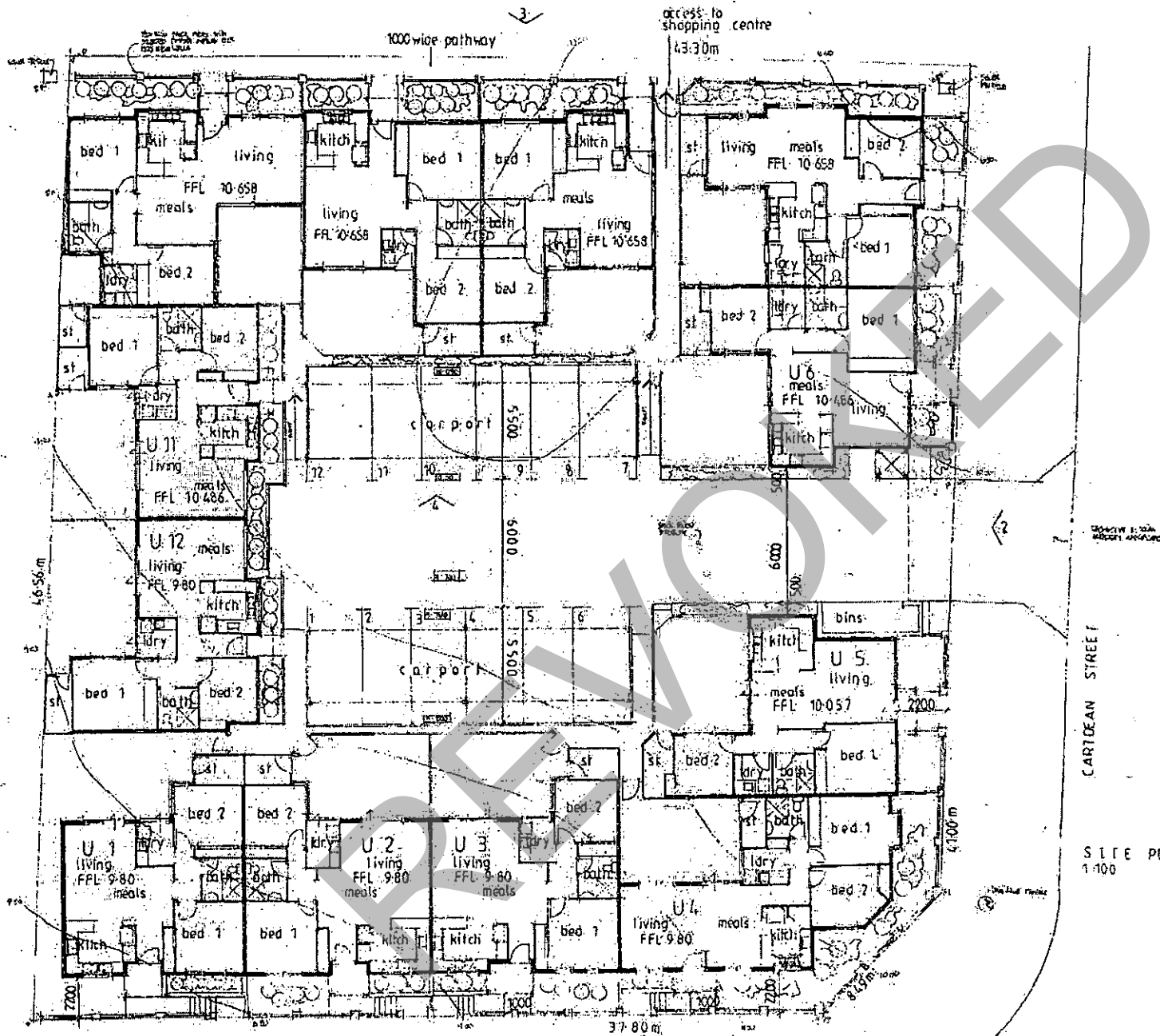
PERTH Tel. (08) 9474 1777 Email: office@isap.com.au

Source: DOIA



Appendix D – 'Indicative Development Plan for Lots 742 & 743'

REVOKED



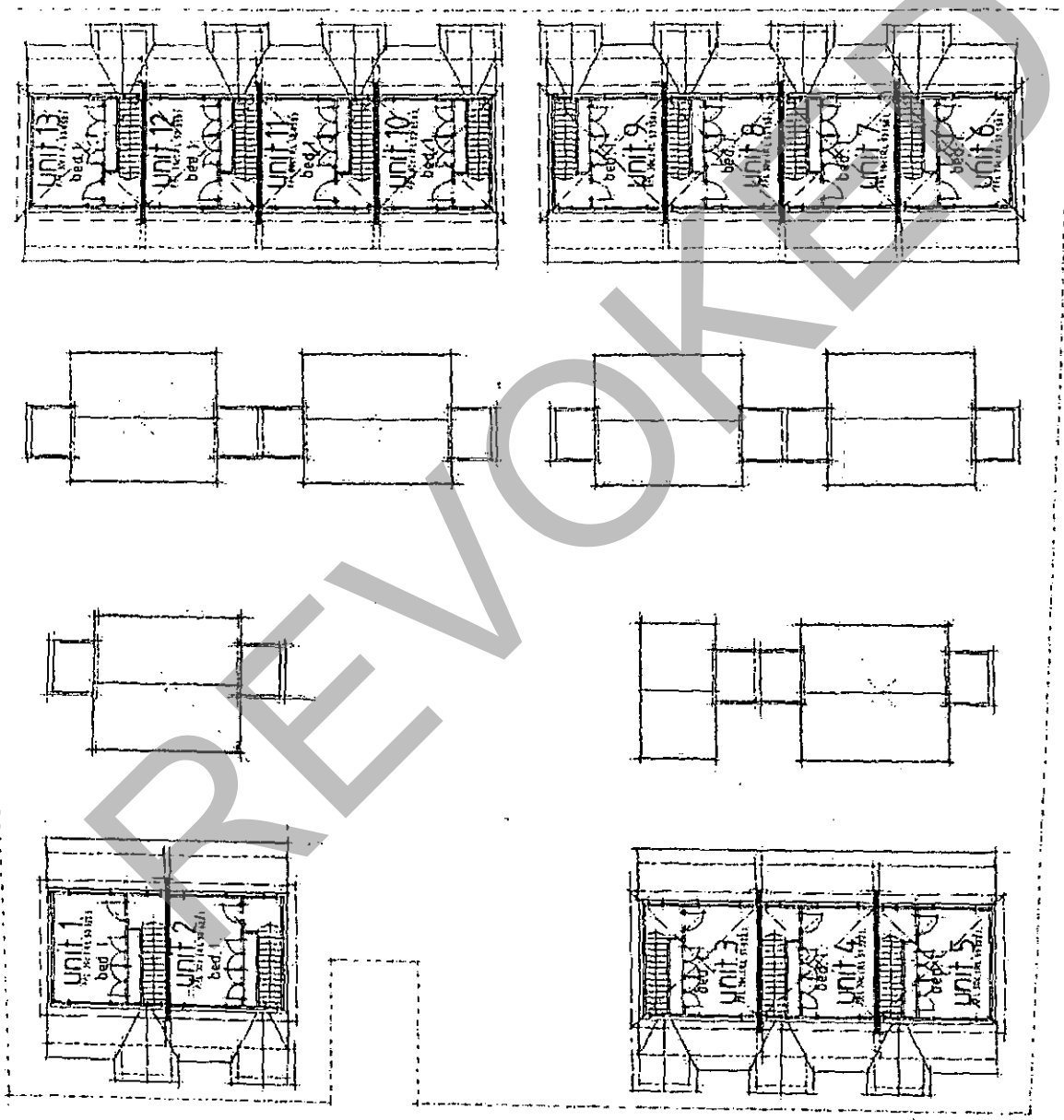
CARTDEAN STREET

SITE PLAN
1:100

PROPOSED DEVELOPMENT
FOR TRENDRIDE HOLDINGS
LOT 742 ENR ADMIRAL GROVE &
CARTDEAN STREET
HEATHRIDGE

NOV. 2002

SK 01



NOTE: ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SPECIFIED

PROPOSED 13 x 1 BEDRM - 2 STOREY TOWNHOUSES
ON LOT 743 (N79), ADMIRAL GROVE,
HEATHRIDGE.

STATION TITLE
upper floor plan.

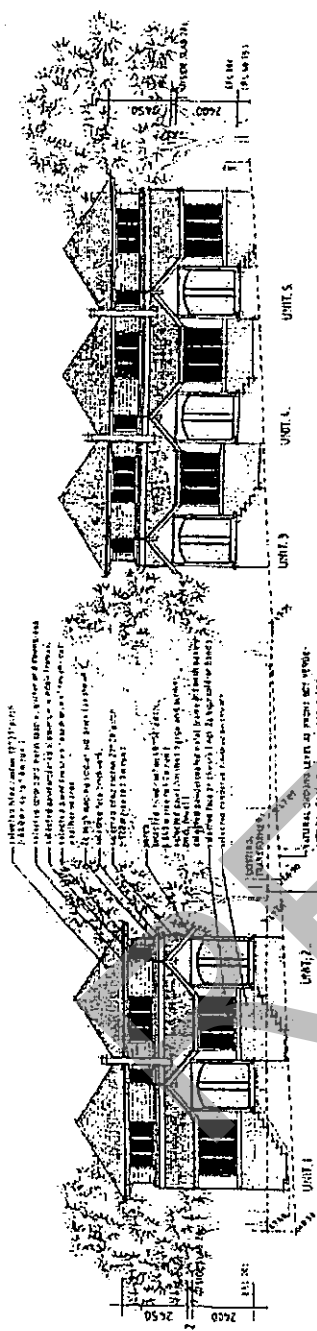
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2017

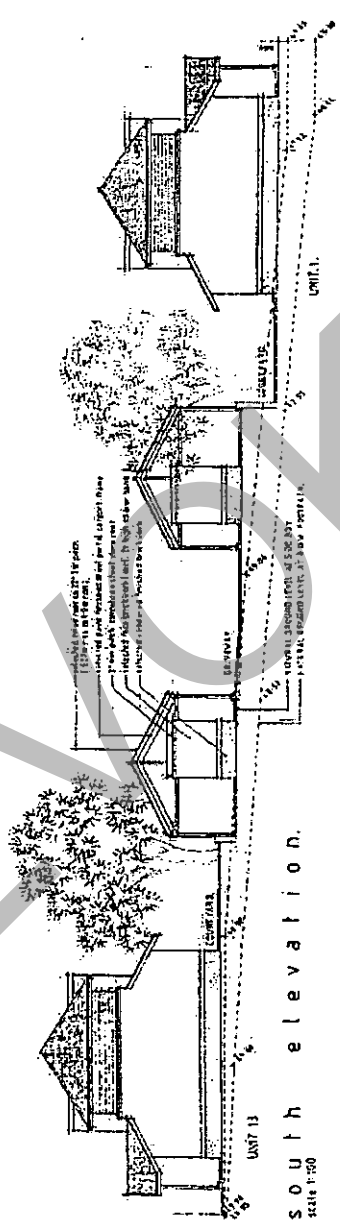
REVISED BY
2.

J. J. Architects & Interiors
ARCHITECTS
10/100, 10/100, 10/100, 10/100
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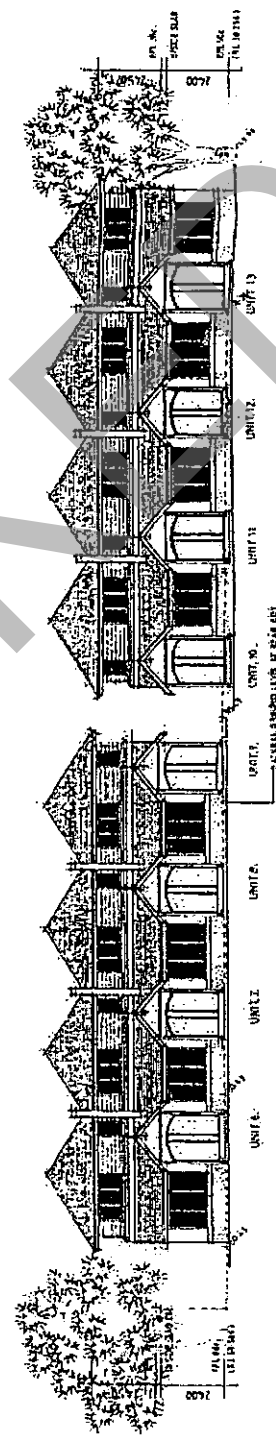
upper floor plan.



east elevation.
SCALE 1:100



south elevation.
SCALE 1:100



west elevation.
SCALE 1:100

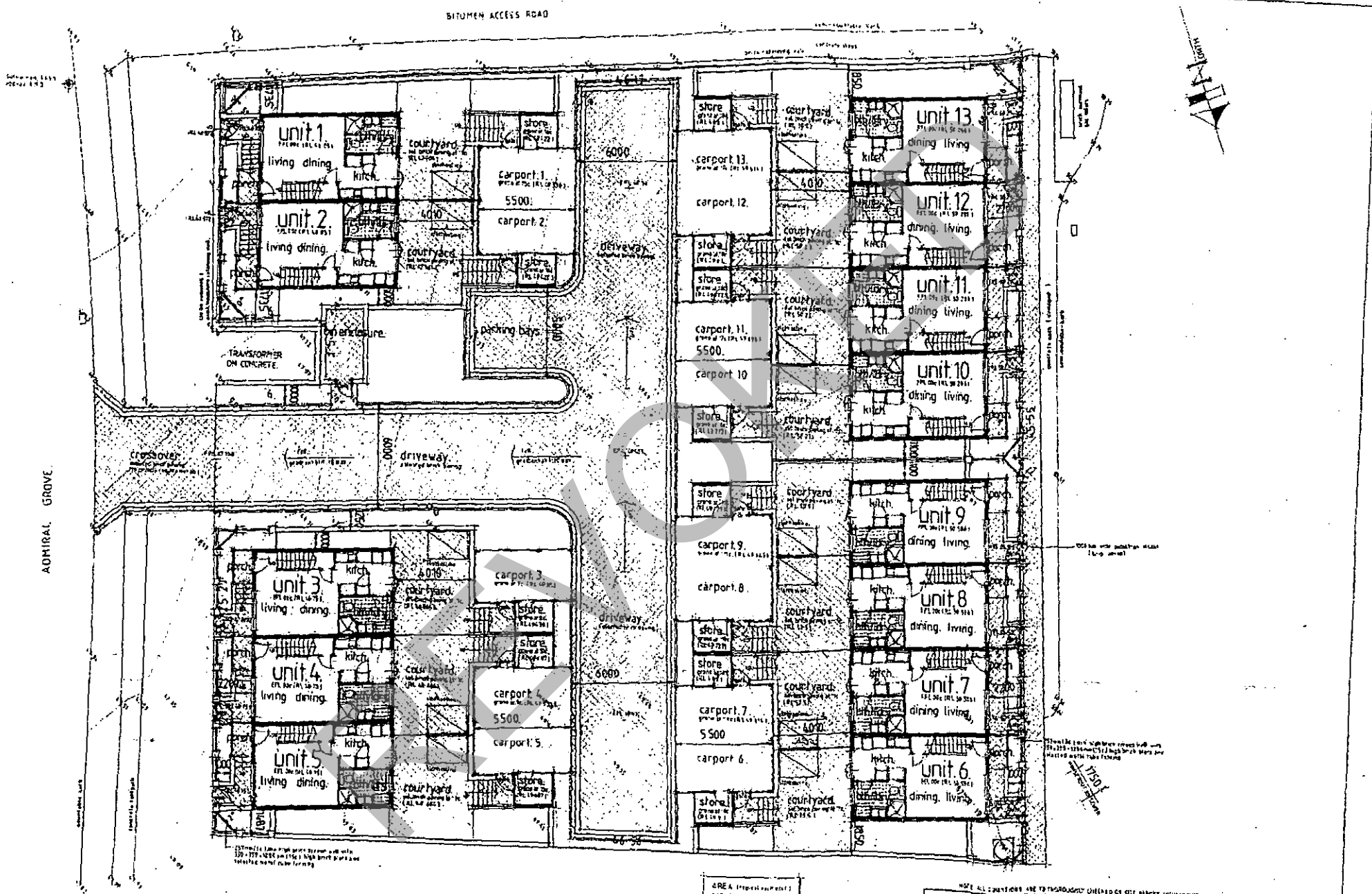
NOTE: ALL DIMENSIONS ARE TO BE OBTAINED IN ACCORDANCE WITH THE MALDEN CONVENTIONS JAN. 1988

PROPOSED 13+1 BED/74-2 STOREY TOWNHOUSES
ON LOT 74.3 (N^o 79), ADMIRAL GROVE,
HEATHRIDGE.

SCALE 1:100
DATE 15/04/2017

3

ABCHITECTS
ARCHITECTS
10/100 WILSON ST, MELB VIC 3048
TEL: 03 9594 1000



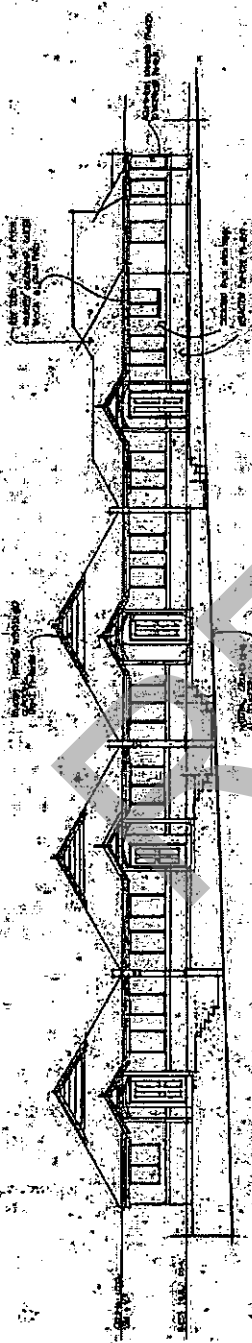
site / ground floor plan.
Scale 1:100

AREA (m²)
 GARAGE (m²)
 UNIT 1 11.50
 UNIT 2 11.50
 UNIT 3 11.50
 UNIT 4 11.50
 UNIT 5 11.50
 UNIT 6 11.50
 UNIT 7 11.50
 UNIT 8 11.50
 UNIT 9 11.50
 UNIT 10 11.50
 UNIT 11 11.50
 UNIT 12 11.50
 UNIT 13 11.50

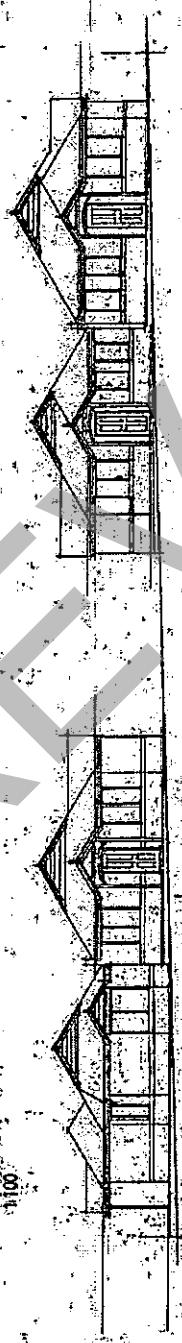
NOTE: ALL DIMENSIONS ARE TO THROATLINE UNLESS OTHERWISE SPECIFIED.
 J. J. Architects & Associates
 ARCHITECTS
 1111 11th Street, Suite 100, St. John's, NL A1B 1X1
 Tel: (709) 754-1111
 Fax: (709) 754-1112

PROPOSED 13x11 BEDRM-2 STOREY TOWNHOUSES
 ON LOT 743 (N^o 79) ADMIRAL GROVE,
 HEATHRIDGE

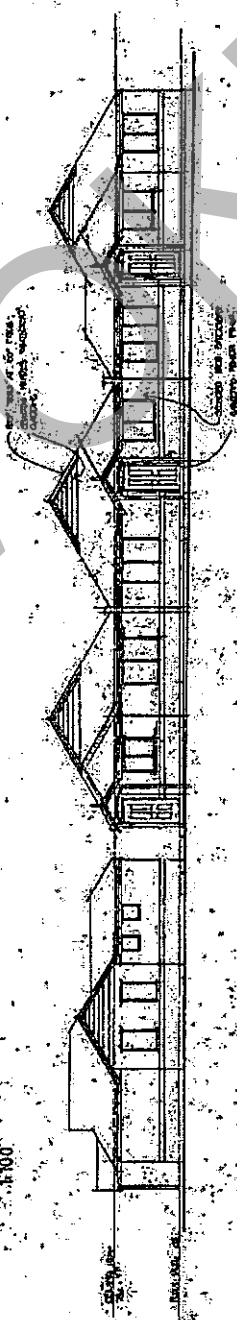
DATE: 11/19/99
 SCALE: 1:100
 SHEET: 1.A



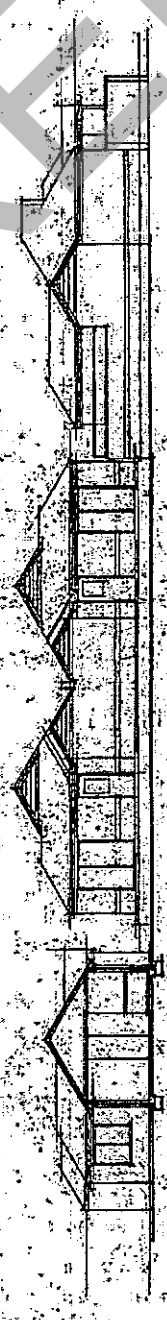
ELEVATION 1
1100



ELEVATION 2
1100



ELEVATION 3
1100



ELEVATION 4
1100

PROPOSED DEVELOPMENT
FOR TRENDPRIDE HOLDINGS
LOT 742 CNR ADMIRAL GROVE &
CARDEAN STREET
HEATHRIDGE