City of Melville

AGENDA
DEVELOPMENT ADVISORY UNIT MEETING

NOTICE OF MEETING

I respectfully bring to the attention of Committee Members that a Development Advisory Unit Meeting will be held in the 10 Almondbury Road, Booragoon, City of Melville Civic Centre on Tuesday, 27 October 2026 commencing at 3:30 PM.

Kate Bainbridge
Manager Development Approvals

The City of Melville acknowledges the Bibbulmun people as the Traditional Custodians of the land on which the City stands today and pays its respects to the Whadjuk people, and Elders past, present and future.

Use this link to access the City of Melville Council Meetings YouTube channel to watch the live stream or access the recordings of public Council meetings.

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Development Advisory Unit

1. **The DAU is not a decision making forum – it is an operational meeting to inform the recommendation to the Manager Statutory Planning on Development Applications and other planning proposals.**

2. **Should any Elected Member wish to discuss the content of any item included as part of the attached agenda, please contact Kate Bainbridge, Manager Statutory Planning and Building. Contact should be established as soon as possible after the publication of the agenda to the City of Melville website. Contact details are as follows: Tel 9364 0626 or via the Elected Members Portal.**

3. **Should an Elected Member propose that an item on this agenda be referred to Council for determination, a request to that effect must be made to the Chief Executive Officer (CEO). This request shall be made in accordance with the requirements set out by DAU Terms of Reference contained within Local Planning Policy LPP 1.1 'Planning Process and Decision Making'.**

4. **Should any applicant or adjoining property owner object to any proposal included as part of this DAU agenda, then an opportunity exists to request that the application be determined by Council. All such requests should be referred to an Elected Member of Council for the Ward within which the development application is located. An Elected Member may request that the application be determined by Council. Any call up request from an Elected Member shall be made in accordance with the requirements set out by DAU Terms of Reference contained within Local Planning Policy LPP 1.1 'Planning Process and Decision Making'.**

5. **In the absence of any referral request, a decision on any application included as part of this DAU agenda can take place under delegated authority to the Manager Statutory Planning and Building, after midday on the second Monday after the Friday publication of the minutes to the City's website. In the event that the DAU Agenda is not published to the City's website until the Monday after the DAU meeting, a decision on the application can still take place the following Monday.**

DISTRIBUTED: 2 NOVEMBER 2026

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1 ATTENDANCE AND APOLOGIES

In Attendance

Officer	Role
Ms K Bainbridge	Manager Statutory Planning
Mr T Cappellucci	Principal Statutory Planner
Mr J Caracciolo	Senior Statutory Planner
Mr L Johnson	Senior Statutory Planner
Mr G Davey	Statutory Planner
Ms M Baines	Senior Building Surveyor

Apologies

2 BUSINESS

	Matters for consideration	Notes from meeting
UP26/129	DA-2026-676 – 6 Redcourt Road, Attadale – Four Grouped Dwellings	

3 OUTCOMES

The following items are to have recommendations created and included in the next agenda:

- Nil.

The following items are to be deferred to the next DAU and represented with more information:

- Nil.

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4 ITEMS

UP26/129 Four Grouped Dwellings at No.6 (Lot 122) Redcourt Road, Attadale

Ward	Bicton - Attadale - Alfred Cove
Category	Operational
File Number:	UP26/129
Responsible Officer:	Manager Development Approvals
Voting Requirements:	Simple Majority
Officer Disclosure of Interest:	Nil
Application Number:	DA-2026-676
Applicant:	Darklight Design
Owner:	By Vdk Developments No 1 Pty Ltd
Proposal:	4 x Two Storey Grouped Dwellings
Attachments:	1. DEVELOPMENT PLANS 2. PERSPECTIVES

COUNCIL'S ROLE

Quasi-Judicial: When the Council determines an application/matter that directly affects a person's rights and interests. The judicial character arises from the obligation to abide by the principles of natural justice.

SUMMARY

- This development application seeks to construct four grouped dwellings at Lot 122 (No. 6) Redcourt Road, Attadale (the subject site).
- This application was discussed in accordance with Local Planning Policy 1.1 – Process Making and Decision Making (LPP 1.1) at the Development Advisory Unit (DAU) meeting held on 27 October 2026.
- The subject site previously contained a single storey single house and has now been cleared and is a vacant lot.
- The application have been assessed against the City of Melville Local Planning Scheme No. 6 (LPS6), Residential Design Codes Volume 1, Part C (R-Codes) and relevant local planning policies.
- The proposed development requires a performance assessment in relation to private open space, site cover, street setbacks, western and northern side lot boundary setbacks, solar access and natural ventilation, access (driveways and crossovers), solar access for adjoining sites and visual privacy.
- The application was advertised in accordance with the provisions of the R-Codes, Planning And Development (Local Planning Scheme) Regulations 2015 and LP 1.1 – Planning Processes And Decision Making from 28 July 2026 – 12 August 2026.
- Three submissions were received during the advertising period, all raising objections to the proposed development. One of the objections was from a non-adjoining neighbour who was not consulted. Whilst the development has been amended to address majority of the feedback, the objections received have triggered the need for the application to be referred through the Development Advisory Unit (DAU) process prior to being determined.

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- At the completion of advertising, a further information request was issued to the applicant, together with a summary of the concerns raised by adjoining neighbours. In response to these concerns, the proposal was amended to address matters relating to setbacks and visual privacy. Notwithstanding the objections received, it is considered that the development is acceptable when assessed against the relevant design principles of the R-Codes Part C.
- Accordingly, this application was discussed in accordance with LPP1.1 at the DAU meeting held on 27 October 2026.
- The City recommends that approval be granted subject to conditions.

OFFICER RECOMMENDATION

1. All storm water generated from the development hereby approved shall be retained on site in accordance with the City's Stormwater guidelines.

2. Prior to commencement of development, a detailed landscaping and reticulation plan for the subject site and/or the road verge(s) adjacent to the site is to be submitted to and approved in writing by the City which is consistent with the concept landscaping plan which forms part of this approval. The landscaping plan is to include proposed details of (but is not limited to):

   a) The location, number and type of proposed trees and shrubs including planter size and planting density;
   b) Any lawns to be established;
   c) Any existing vegetation and/or landscaped areas to be retained;
   d) Any verge treatments; and
   e) Details of the permeable paving to the private open spaces' alfresco areas in relation to Lots 2, 3 & 4.

   The approved landscaping and reticulation plan shall be fully implemented within the first available planting season after the initial occupation of the development and maintained thereafter, to the satisfaction of the City.

3. The on-site tree/s (as marked in red on the approved plans) and associated supporting deep soil area/s is/are to be planted and fully implemented within the first available planting season after the initial occupation of the development and maintained thereafter in perpetuity in accordance with the approved plans, to the ongoing satisfaction of the City.

4. Prior to the initial occupation of the development, the boundary wall/s is to be finished to either the same finish as the rest of the dwelling walls or at a minimum, be finished to a clean face brick standard, to the satisfaction of the City.

5. Temporary structures, such as prefabricated or demountable offices, portable toilets and skip bins necessary to facilitate storage, sales, administration and construction activities are permitted to be installed within the property boundaries of the subject site(s) for the duration of the construction period. These structures are to be located so not to obstruct vehicle sight lines of the subject site, the adjacent road network or of adjoining properties to the satisfaction of the City and are to be removed prior to initial occupation of the development.

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6. The vehicle access sightlines and any development within the sightline areas are to be provided and designed in accordance with Local Planning Policy 3.1 – Residential Development and thereafter maintained to the satisfaction of the City.

7. Prior to the occupation of the development, the subject site is to be served by approved vehicle crossovers constructed to the City's specifications and satisfaction.

8. Prior to the initial occupation of the development, all unused crossover(s) are to be removed, and the kerbing and road verge reinstated at the owners cost to the satisfaction of the City.

9. The privacy screening/obscure glazing shown on the approved plans shall be installed with fixed obscure glazing or screening to a minimum height of 1.6 metres above the finished floor level, or any other screening alternative approved by the City that complies with the Residential Design Codes. The privacy screening/obscure glazing shall be installed prior to initial occupation of the development and thereafter retained in perpetuity to the ongoing satisfaction of the City.

PURPOSE

The purpose of this report is to provide an outline of the key matters of consideration for the proposed development, outline where discretion is required to be exercised and appropriateness of the discretion against the relevant performance criteria and outline the DAU reasoning for support.

STRATEGIC ALIGNMENT

Outcome	3	Sustainable, connected development and transport infrastructure across our City.
Objective	3	Sustainable and Connected Development
	3.1	Facilitate enhanced and sustainable urban development and amenity.

BACKGROUND

The proposal sought performance-based assessment in relation to private open space, site cover, street setbacks, lot boundary setbacks, boundary walls, access – driveways and crossovers, solar access for adjoining sites and visual privacy.

In accordance with LPP1.1, the proposal was advertised to the adjoining western, northern and southern neighbouring properties. This resulted in three submissions objecting and/or raising valid planning concerns in relation to the proposed development.

Consequently, in response to the concerns raised during consultation, the City worked with the applicant to explore amendments that would reduce the potential impacts of the proposal on adjoining properties. This was achieved through:

- Boundary wall heights amended to meet the deemed-to-comply requirements (maximum height of 3.5m); and
- Amendments to windows and balconies to ensure greater compliance the design principles or deemed to comply requirements of the R-Codes for visual privacy.

Readvertising of the amended plans was not considered necessary, as the amendments addressed the majority of concerns raised and, where applicable, resulted in greater compliance with the

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deemed-to-comply provisions, hence limiting the amount of discretion sought. For those elements where discretion was still required to be exercised, the amended proposal is considered to satisfy the relevant Design Principles.

Following receipt of the revised plans, revised assessment, the application has progressed through the DAU process due to outstanding objections on the proposed northern lot boundary side setbacks, visual privacy and solar access for adjoining sites.



Figure 1. Aerial Image of Subject Site (marked in red)

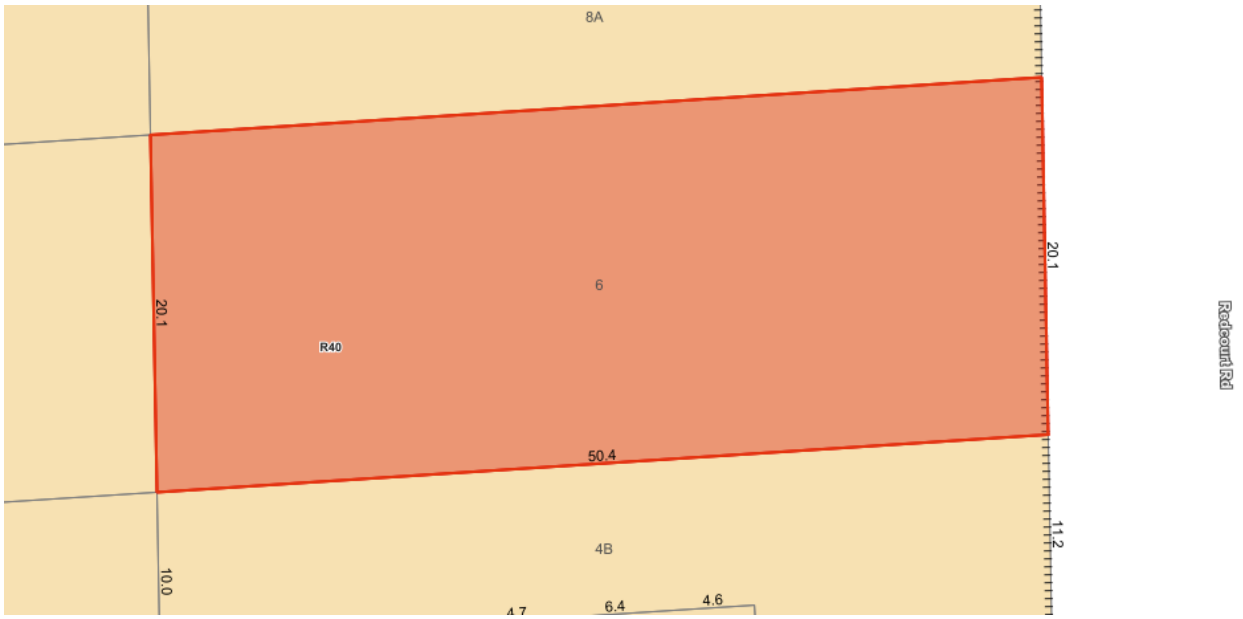


Figure 2. LPS6 Zoning Map Context with Subject Site (marked in red)

Scheme Provisions

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MRS Zoning		Urban
LPS Zoning		Residential
R-Code		R40
Use Type		Residential – Grouped Dwelling
Use Class		'P' Use

Site Details

Lot Area		1012m^2
Retention of Existing Vegetation		N/A
Street Tree(s)		Yes
Street Furniture (drainage pits etc.)		N/A
Site Details		Vacant Lot - Refer to Figure 1 above

CONSIDERATION

The application has been assessed against the provisions of LPS6, the R-Codes and relevant Local Planning and Council Policies. The proposal complies with all the relevant development requirements except for those matters listed below, for which a performance assessment is required.

Local Planning Scheme and Local Policy Requirements

Residential Design Codes Volume Part C

Development Requirement	Deemed to Comply	Proposed	Comments
Clause 1.1 – Private Open Space	*Minimum primary garden area:* Lot 1 - 35m^2 Lots 2, 3 & 4 – 30 m^2 *Maximum permanent roof cover:* Lots 1, 2, 3 & 4 – one-third of the primary garden area provided	Lots 2, 3 & 4 29 m^2 in lieu of 30 m^2 Lot 1 More than one-third of the area is proposed to be covered.	Through the assessment against the design principles, the City has deemed this element as being acceptable.
Clause 2.2 – Solar Access and Natural Ventilation	A major opening to the primary living space is orientated between north-west and east, with an adjoining uncovered open area.	Lot 1 Major openings are east facing via upper floor balcony. There is a north facing hi-lite window to the kitchen and north facing obscure	Through the Assessment against the design principles, the City has deemed this element as being acceptable.

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		1.4sqm window to the living area.	
Clause 3.1 – Site Cover	R40 – 65%	Lot 1 77% in lieu of 65% Lot 2 80% in lieu of 65% Lot 3 79% in lieu of 65%	Through the Assessment against the design principles, the City has deemed this element as being acceptable.
Clause 3.3 – Street Setbacks	Communal street/ ROW/ laneway - 0.5m	Lots 1 & 2 Ground Floor - 0.4m to 0.8m Upper Floor - Nil – 0.2m	Through the Assessment against the design principles, the City has deemed this element as being acceptable.
Clause 3.4 - Lot Boundary Setbacks	Buildings set back from lot boundaries in accordance with Table 3.4a. Wall Height – 7.1m – 10.0m Setback Required 3.0m	Lot 1 Upper Floor Wall with maximum 8m height and proposed minimum setback of 1.08m.	Requires assessment using Design Principles. Refer to discussion below.
Clause 3.4 - Lot Boundary Setbacks (Boundary Walls)	Lots 1 -4 Front setback 0.5m Height - 3.5m Length - 10.06m	Lots 1-4 Front Setback 0.5m Height – 7.2m Length 12.0m	Through the Assessment against the design principles, the City has deemed this element as being acceptable.
Clause 3.7 Access	Lot 1 Access via ROW, Secondary Street or Primary Street (order of preference) One access point per lot (except where otherwise permitted)	Lot 1 Has direct access to the Primary Street.	Through the Assessment against the design principles, the City has deemed this element as being acceptable.
Clause 3.9 – Solar Access for Adjoining Sites	35% or 171m^2 overshadowing of adjoining properties site area	37% or 181m^2 overshadowing of adjoining southern properties site area	Requires assessment using Design Principles. Refer to discussion below.

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Clause 3.10 – Visual Privacy	Lot 1 Balcony - 7.5m cone of vision encroaches onto vacant site to the north. The source of overlooking is to be designed to restrict the view in the direction of the adjoining property through one or more of the following: i. incorporate a permanent, fixed vertical or horizontal building element such as a fin or window hood; ii. have permanent, obscure glazing in any part of the window below 1.6m above floor level; or iii. have permanent screening that is a minimum 75 per cent obscure to any part of the window or active habitable below 1.6m above floor level.	Lot 1 Balcony – None of the following outlined under the deemed to comply requirements to restrict the view from the Balcony in the direction of the adjoining northern property have been proposed.	Requires assessment using the Design Principles. Refer to discussion below.

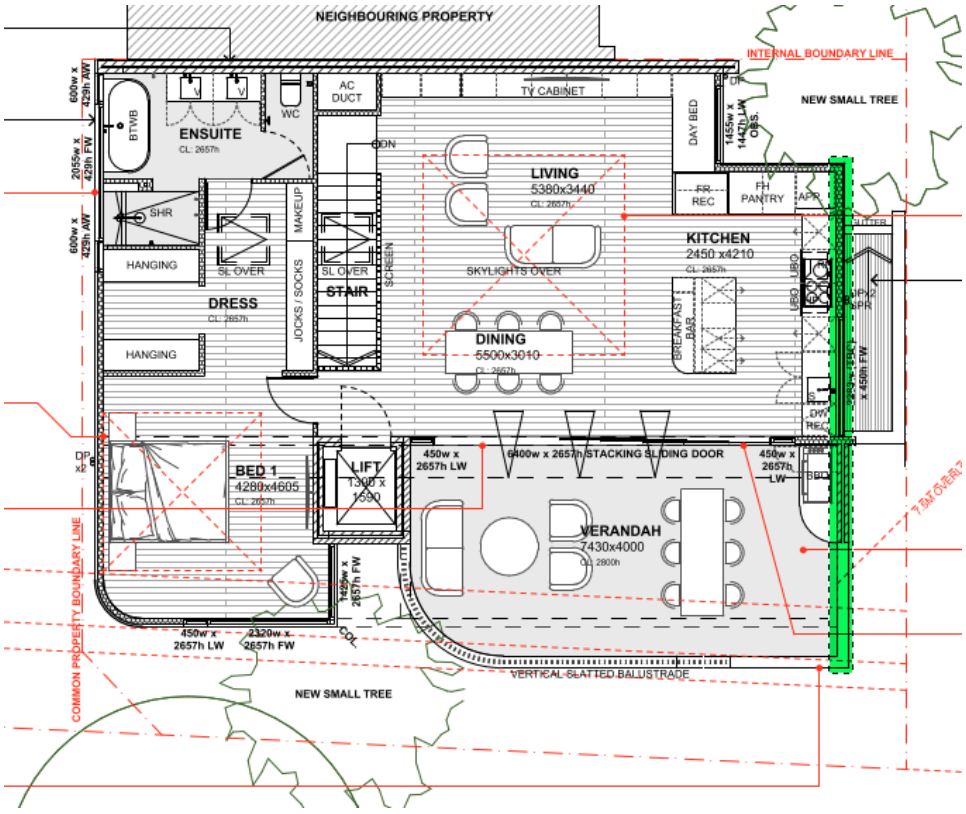
Comment

Lot Boundary Setbacks

Concerns were raised by submitters in relation to the proposed northern side lot boundary setback from Lot 1 on the upper floor (balcony wall/kitchen), See Figure 1 below.. As noted above in the requirements section, the subject northern side lot boundary setback requires a design principles assessment. The proposed development is considered to meet the relevant design principles as discussed below:

Design Principles	**Assessment:**

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P3.4.1 Lot boundary setbacks reinforce the location's streetscape character and are consistent with the existing or desired built form local character. **P3.4.2** The setback of development from lot boundaries provides a transition between sites with different land uses or intensity of development. **P3.4.3** Buildings are set back from lot boundaries or adjacent buildings on the same lot to: i. provide adequate solar access and natural ventilation to the building and open spaces on the site and adjoining properties; and ii. address the potential for overlooking and resultant loss of privacy on adjoining properties.	The Lot 1 setback is not considered to adversely affect the streetscape or the existing or desired built form character of the locality. The topography has resulted in some of the wall height being over 7m and hence increasing the deemed-to-comply setback requirement. However, the setback provided increases along the length of the wall from 1.0m to 3m, reducing the extent of the building located closer to the lot boundary and mitigating the impact of building bulk and scale. The proposed setback provides an appropriate transition and separation between Lot 1 and the adjoining lots. In particular, the proposed setback is not indicative of the overall development pattern, with the other north-facing upper-floor walls associated with Lots 2, 3 and 4 being setback 1.5m or greater. This provides greater separation between the upper floors of the development and assists in avoiding a continuous built form in close proximity to the northern neighbouring lot boundary. The setbacks provided to the northern side lot boundary provides separation between the buildings and will allow for sufficient sunlight and ventilation access into the open spaces within the development. This assists in maintaining opportunities for solar access and natural ventilation across the development. The orientation of the lot ensures that the neighbouring northern property will not have reduced access to sunlight from the proposed development. Overall, the proposed setback is considered to provide an appropriate built form outcome. The increasing setback to Lot 1 and the greater setbacks provided to Lots 2, 3 and 4 prevent the upper floors from presenting as a continuous building mass along the northern boundaries and provide appropriate separation for solar access, ventilation and privacy. The proposal is therefore considered consistent with P3.4.1, P3.4.2 and P3.4.3 and is supported.  **Figure 3: Section of Lot 1 development seeking design principles assessment to northern boundary (Marked in Green)**

Solar Access for Adjoining Sites

Concerns were raised by a submitter in relation to the proposed solar access to the adjoining southern neighbouring property. As noted above in the requirements section, solar access does not

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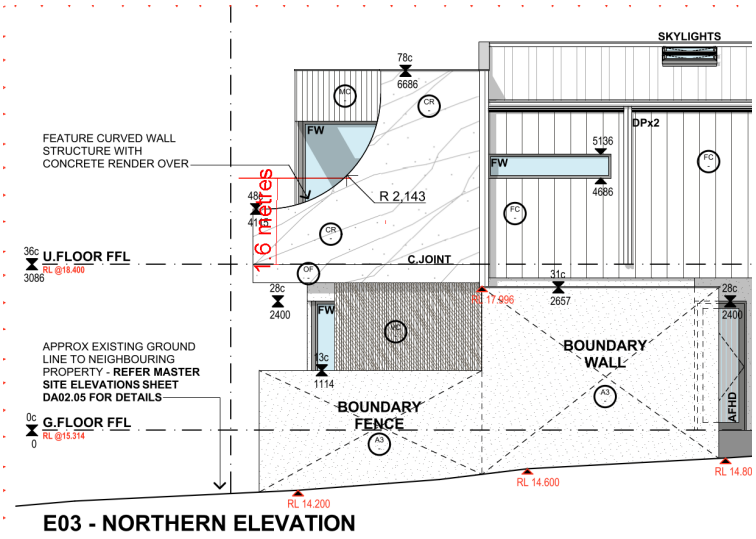
meet the deemed to comply provisions of the R-Codes and requires a design principles assessment. The proposed development is considered to meet the relevant design principles as discussed below:

Design Principles	**Assessment:**
P3.9.1 Development is designed to protect solar access for neighbouring sites taking into account the potential to overshadow: i. major openings to primary living spaces, in particular those oriented between north west, north and east; ii. private open space and communal open space; and iii. roof mounted solar collectors.	Whilst the proposal does not achieve strict compliance with the overshadowing requirements, the resulting impact is considered acceptable as the development has been designed to protect solar access to the adjoining southern property. The lot orientation being east-west makes achieving the deemed-to-comply requirement challenging, however the development has located the common property accessway along the southern boundary to provide separation between the proposed buildings and the adjoining property, See Figure 4 below and has reasonable and compliant building heights. Conversely, the development could be redesigned to technically achieve compliance, including by increasing the setback of one of the dwellings, but such an outcome could still result in the same shadow depth shadow being cast over the adjoining alfresco area. On balance, the proposed design is considered to achieve a preferable amenity outcome. With respect to major openings and private open space at the adjoining property, there is only the one upper floor window and the rear alfresco area impacted. The adjoining southern property's alfresco area is open on two sides and therefore will still have access to natural light. The dwelling to the south does not currently contain any solar collectors, and the extent of overshadowing generated by the proposed development does not extend onto the roof of the adjoining dwelling. The proposed development is also compliant with the deemed-to-comply requirements for Building height. Overall, the proposed overshadowing is considered to achieve an acceptable amenity outcome for the adjoining southern property. While the numerical overshadowing deemed-to-comply requirement is not strictly achieved, the design maintains reasonable access to natural light to the adjoining dwelling and its private open space, including the alfresco area considering the lot orientation. The common property accessway provides additional separation along the southern boundary, the alfresco remains open on two sides, and the overshadowing does not extend onto the roof of the adjoining dwelling. On balance, the extent and location of overshadowing is considered acceptable and consistent with the intent of the applicable design principles.

Visual Privacy

Concerns were raised by submitters in relation to the visual privacy to the adjoining southern and northern sites. Visual Privacy to the southern neighbouring property meets the deemed to comply requirements and amended plans were submitted by the applicant to address visual privacy to the northern neighbouring property after the application was advertised for public comment, with only the street facing balcony of Lot 1 requiring design principles assessment. The proposed development is considered to meet the relevant design principles as discussed below:

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Design Principles	Assessment:
P3.10.2 Adequate visual privacy achieved through appropriate interfaces between dwellings and adjoining properties including measures such as: i. offsetting the location of ground and first floor windows so that viewing is oblique rather than direct; ii. building boundary walls where appropriate; iii. setting back the upper storeys from the lot boundary; iv. providing higher or lower windows, or windows with obscure glazing; and/or v. screening (including landscaping, fencing, timber screens, external blinds, window hoods and shutters). **P3.10.3** Visual privacy strategies maintain amenity of habitable rooms and active habitable space with regard to solar access, natural ventilation and external outlook both within the development and for adjoining properties.	Given the cone of vision radius of lot 1 balcony is onto a vacant site, design principle P3.10.1 is not applicable to this proposed development. The proposed balcony is considered to satisfy P3.10.2 & P3.10.3, as the visual privacy measures have been designed to offset any future direct view into to future major openings on the adjoining site thus maintaining privacy between the development and adjoining properties without unreasonably restricting solar access, natural ventilation or outlook from the balcony. The positioning of the side balcony wall and its curved design (See Figure 4 below) limits direct overlooking behind the street setback line while maintaining access to natural light, ventilation and will not result in an amenity impact to major openings and active habitable space to a future house on the adjoining northern vacant lot.  **Figure 4: Proposed Lot 1 Northern Side Elevation**

ENGAGEMENT

Advertising Required	Yes
Neighbour's Comment Supplied	Yes
Reason	Required pursuant to LPP1.1 Planning Process and Decision-Making Clause 1.7.6
Support/Object	3 Objections Two adjoining neighbours and One non adjoining neighbour.

A summary of the content of the objections received and a response is provided in the table below:

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Submission Number	Summary of Submission	Support / Objection	Officer's Comment	Action (Condition / Uphold / Not Uphold)
1	Concerns with solar access as seek confirmation that overshadowing will not exceed 35% across the property boundary. Concerns with visual privacy were raised regarding potential overlooking from six upper-level bedroom windows of proposed Units 2, 3 and 4 into active habitable space and private open spaces.	Object	Regarding solar access, the proposal is considered to meet the design principles under Clause 3.9 'Solar access for adjoining sites' of the R-Codes as outlined above in Comments section of this report. Regarding visual privacy to the adjoining southern property, the proposed development meets the deemed to comply requirements for visual privacy.	Not Uphold
2 & 3	Requested that the proposal be assessed against the R-Codes provisions applying to vacant adjoining residential land, particularly Clauses C3.10.5 and C3.10.6. Concerns with the ground-floor alfresco areas and levels as they may result in overlooking where finished floor levels exceed natural ground level by more than 0.5 m. Requested confirmation that boundary walls and setbacks comply with Clause 3.4 of R-Codes, including assessment of their height, cumulative length and any additional height arising from retaining.	Object	Submissions 2 and 3 were received from an advertised adjoining neighbour and a family member of that adjoining neighbour (who adjoins the northern neighbouring, but was not directly consulted by the City). Both submissions raised the same concerns. Regarding visual privacy, firstly, assessment of the specific clauses of the R-Codes under Part C referred to in the submission has occurred and has resulted in a non-compliance from the upper floor Lot 1 Balcony being identified. The proposal is considered to meet the design principles under Clause 3.10 'Visual Privacy' of the R-Codes as outlined above in Comments section of this report. Regarding the visual privacy concerns raised regarding proposed ground floor alfresco areas, amended plans were received after advertising occurred. As a result, the proposed visual	Partially Uphold

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			privacy to the adjoining northern property meets the deemed to comply requirements for visual privacy besides for the Lot 1 Balcony as mentioned above. While in terms of the proposed boundary walls and setbacks to the north, the proposal is compliant besides for the side boundary setback of the Lot 1 upper floor balcony/kitchen wall which is considered to meet the design principles under Clause 3.4 'Lot Boundary Setbacks' of the R-Codes as outlined above in Comments section of this report.	

SUSTAINABILITY IMPLICATIONS

There is no sustainability implications presented as part of this report.

LEGISLATIVE AND POLICY ALIGNMENT

This proposal has been assessed in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015 (Regulations)*, LPS6 and relevant local planning policies. The requirements of the Regulations and LPP 1.1 necessitated the advertising of this application. Based on valid objections being received, the application is required to go through the DAU process prior to determination at either Council or by officers under delegation.

FINANCIAL IMPLICATIONS

There are no direct financial implications for the City relating to this proposal.

CONSEQUENCE

This application is proposed to be approved under delegation as per the officer recommendation through the DAU Process. However, should Elected Members have an alternative view, the DAU 'call-up' procedures provide opportunity to call this matter up for formal Council consideration at the next available Council meeting following call up.

BRIEFING FORUM – FURTHER INFORMATION

This section may be updated following the Agenda Briefing Forum to include any Elected Members questions and responses, or requests for further information.

OUTCOMES FOLLOWING CALL UP PERIOD

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This section will be updated following the closure of the call up period – please refer to the DAU Terms of Reference for further information.

CLOSURE

5 OUTCOMES FOLLOWING CALL UP PERIOD

This section will be updated following the closure of the call up period – please refer to the DAU Terms of Reference for further information.

6 CLOSURE

4:00 PM

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PROPOSED SITE PLAN

SCALE @ 1:200 (A3)

PLANNING LEGEND

PROPOSED SITE COVER (R40)
SITE COVER AS PER RESIDENTIAL DESIGN CODES EXPLANATORY GUIDELINES: 3.1 TABLE G3.1a

PARENT LOT = 1,012.697 m2

COMMON PROPERTY = 193.652 m²

TOTAL LOT SITE COVER AREA = 819.045 m²

SITE COVER LOT 1
OVERALL SITE - 819.045m²
SITE COVER - 134.539m²

SITE COVER LOT 2
OVERALL SITE - 819.045m²
SITE COVER - 136.157m²

SITE COVER LOT 3
OVERALL SITE - 819.045m²
SITE COVER - 135.114m²

SITE COVER LOT 4
OVERALL SITE - 819.045m²
SITE COVER - 133.022m²

TOTAL SITE COVER = 538.832m²

LOT 1 + LOT 2 + LOT 3 + LOT 4 / TOTAL LOT SITE COVER AREA

538.832 m² / 819.045 m² = 65.79% SITE COVER

OVERSHADOWING CALCULATIONS:

R40 PERMITS 35% OVERSHADOWING

NEIGHBOURING LOT TO SOUTH: 489m²

MAX ALLOWED OVERSHADOWING: 171.15m²

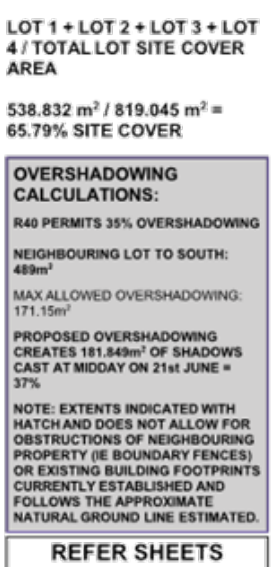
PROPOSED OVERSHADOWING CREATES 181.849m² OF SHADOWS CAST AT MIDDAY ON 21st JUNE = 37%

NOTE: EXTENTS INDICATED WITH HATCH AND DOES NOT ALLOW FOR OBSTRUCTIONS OF NEIGHBOURING PROPERTY (IE BOUNDARY FENCES) OR EXISTING BUILDING FOOTPRINTS CURRENTLY ESTABLISHED AND FOLLOWS THE APPROXIMATE NATURAL GROUND LINE ESTIMATED.

REFER SHEETS DA2.04-06 FOR ALL BUILDING SETOUTS AND SETBACKS

REFER SHEETS DA3.01-04 FOR LANDSCAPING & STORMWATER DETAILS

REFER SHEETS DA2.06 FOR DETAILS OF SITE RETAINING



COLORBOND BOUNDARY FENCE. PROVIDE ALUMINIUM PLINTH RETAINING UP TO 600mm OR POST AND PANEL RETAINING IF HIGHER. DETAILS TBC @ BL STAGE

LINE OF DRIVEWAY - REFER LANDSCAPING LAYOUT

MAX 1:6 DRIVEWAY GRADIENT AND TRANSITIONS BETWEEN INDIVIDUAL DRIVEWAY MANOUVERING AREAS

EXTENT OF OVERSHADOWING TO NEIGHBOURING PROPERTY

MAX 1:6 DRIVEWAY GRADIENT AND TRANSITIONS BETWEEN INDIVIDUAL DRIVEWAY MANOUVERING AREAS

COLORBOND BOUNDARY FENCE. PROVIDE ALUMINIUM PLINTH RETAINING UP TO 600mm OR POST AND PANEL RETAINING IF HIGHER. DETAILS TBC @ BL STAGE

NEIGHBOURING LOT

LINE OF DRIVEWAY - REFER LANDSCAPING LAYOUT

MAX 1:6 DRIVEWAY GRADIENT AND TRANSITIONS BETWEEN INDIVIDUAL DRIVEWAY MANOUVERING AREAS

MASS BRICK WALL ON BOUNDARY TO SUIT SUBMAINS SWITCHBOARD CABINET. ALL DETAILS TBC AT BL STAGE

3M SETBACK (AS PER MEDIUM DENSITY)

1.5M VERANDAH SETBACK (AS PER MEDIUM DENSITY)

APPROX 1:10.5 (MAX 1:6) DRIVEWAY GRADIENT TO CROSSOVER

PROVIDE NEW CROSSOVER AS INDICATED WITH TRANSITION SPLAYS. COS ALL DETAILS WITH COUNCIL FINAL DETAILS AT BL STAGE

REVERSING BAY

DOUBLE GARAGE FFL @ 17.286

RL@17.236

PORCH

DRIVEWAY FFL @ 17.286

LOT 4 HOUSE TYPE "D"
GF FFL @ 17.372
(REFER SHEETS DA4.16-4.20)

ALFRESCO FFL @ 17.286

RL@16.550

DOUBLE GARAGE FFL @ 16.600

PORCH FFL @ 16.600

LOT 3 HOUSE TYPE "C"
GF FFL @ 16.686
(REFER SHEETS DA4.11-4.15)

ALFRESCO FFL @ 16.600

DRIVEWAY

RL@15.864

DOUBLE GARAGE FFL @ 15.914

PORCH FFL @ 15.914

LOT 2 HOUSE TYPE "B"
GF FFL @ 16.000
(REFER SHEETS DA4.06-4.10)

ALFRESCO FFL @ 15.914

LOT 1 HOUSE TYPE "A"
GF FFL @ 15.314
(REFER SHEETS DA4.01-4.05)

COURTYARD FFL @ 15.142

DRIVEWAY

RL@15.414

DOUBLE GARAGE FFL @ 14.800

PORCH FFL @ 15.142

SMSB

EXISTING STREET TREE

VERGE

CROSSOVER

CROSSOVER

BOUNDARY WALL - REFER ELEVATIONS FOR DETAILS

EXISTING SEWER LINE

COLORBOND BOUNDARY FENCE. PROVIDE ALUMINIUM PLINTH RETAINING UP TO 600mm OR POST AND PANEL RETAINING IF HIGHER. DETAILS TBC @ BL STAGE

LINE OF UPPER FLOOR OVER

BOUNDARY WALL - REFER ELEVATIONS FOR DETAILS

COLORBOND BOUNDARY FENCE. PROVIDE ALUMINIUM PLINTH RETAINING UP TO 600mm - DETAILS TBC @ BL STAGE

LINE OF UPPER FLOOR OVER

BOUNDARY WALL - REFER ELEVATIONS FOR DETAILS

COLORBOND BOUNDARY FENCE. PROVIDE ALUMINIUM PLINTH RETAINING UP TO 600mm - DETAILS TBC @ BL STAGE

LINE OF UPPER FLOOR OVER

BOUNDARY WALL - REFER ELEVATIONS FOR DETAILS

COLORBOND BOUNDARY FENCE. PROVIDE ALUMINIUM PLINTH RETAINING UP TO 600mm - DETAILS TBC @ BL STAGE

BOUNDARY WALL - REFER ELEVATIONS FOR DETAILS

LINE OF UPPER FLOOR OVER

APPROX 1:8 (MAX 1:6) DRIVEWAY GRADIENT AND TRANSITIONS BETWEEN GARAGE AND CROSSOVER

POWER DOME EXCLUSION ZONE AS PER RELEVANT AUTHORITY REQUIREMENTS

PROVIDE TREE PROTECTION AS REQUIRED TO EXISTING MATURE TREE. ALL DETAILS OF TRIMMING AND SHAPING TO BE CONFIRMED WITH BUILDER, CLIENT AND ARBORIST

PROVIDE NEW CROSSOVER AS INDICATED WITH TRANSITION SPLAYS. COS ALL DETAILS WITH COUNCIL FINAL DETAILS AT BL STAGE

ROAD

REDCOURT

DARKLIGHT DESIGN

DA2.02 | designed AB/WDJ | drawn AB/RH/WDJ | checked AB | scale AS SHOWN ON DRAWINGS | project # X499-25 | revision L | 23.10.26 AMENDED PLANNING | #6 REDCOURT ROAD, ATTADALE (CITY OF MELVILLE)

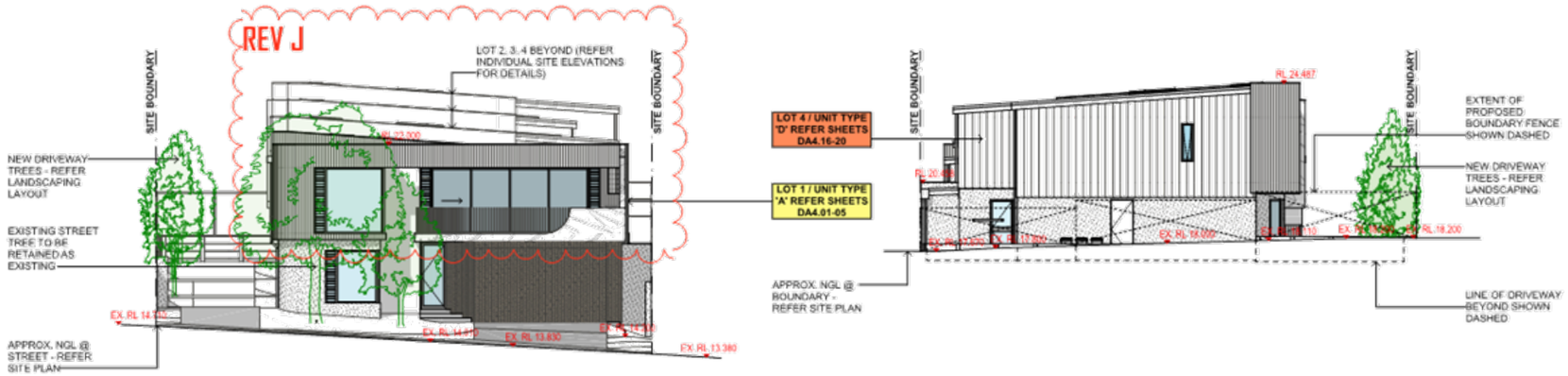
MAVERICK PROJECT

Version: 3, Version Date: 29/10/2026

OFFICIAL

SITE ELEVATIONS

SCALE @ 1:100 (A3)

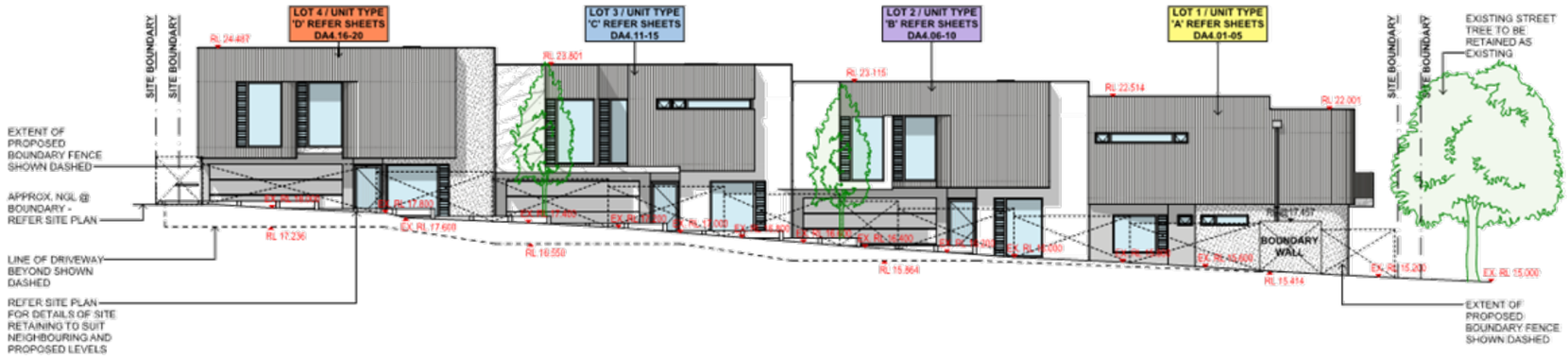


E01 - OVERALL ELEVATION (EASTERN)

SCALE @ 1:200

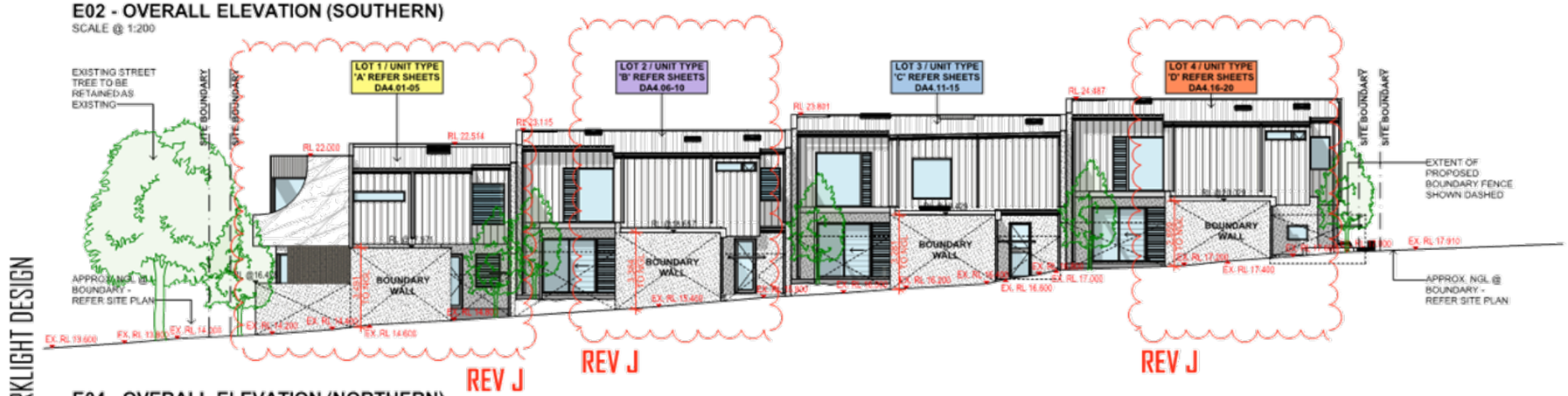
E03 - OVERALL ELEVATION (WESTERN)

SCALE @ 1:200



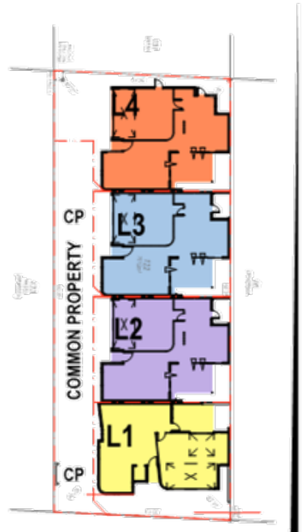
E02 - OVERALL ELEVATION (SOUTHERN)

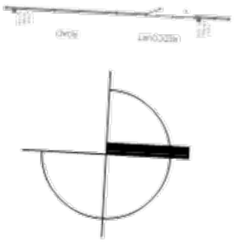
SCALE @ 1:200



E04 - OVERALL ELEVATION (NORTHERN)

SCALE @ 1:200





FINISHES LEGEND

- A1 — **ARYLIC RENDER** WHITE / OFFWHITE
- A2 — **ARYLIC RENDER** CONTRASTING FINISH - DARK
- A3 — **ARYLIC RENDER** BOUNDARY WALL, TO MATCH A1 UNLESS NOTED OTHERWISE
- PB — **PAINTED BRICK** PAINTED FACE GRADE COMMONS - WHITE / OFFWHITE
- MC — **METAL CLADDING** LYSAGHT SPANDEK OR SIMILAR - DARK (VERTICAL)
- FC — **FIBRE CEMENT CLADDING** AXON 133 OR SIMILAR - WHITE / OFFWHITE
- VC — **VERTICAL TIMBERLOOK BATTENS** DETAILS TBC
- CR — **CONRETE RENDER** CONCRETE LOOK DADO / POLYMER RENDER
- OF — **OFF FORM CONCRETE** RAW OFF FORM CONCRETE WITH SELECTED SEALER

DARKLIGHT DESIGN

DA2.06 | designed AB/WDJ | drawn AB/RH/WDJ | checked AB | scale AS SHOWN ON DRAWINGS | project # X499-25 | revision J | 23.10.26 AMENDED PLANNING | #6 REDCOURT ROAD, ATTADALE (CITY OF MELVILLE)

MAVERICK PROJECT

Version: 3, Version Date: 29/10/2026

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LANDSCAPING LAYOUT

SCALE @ 1:200 (A3)

DEEP SOIL EXTENT

SMALL TREE = 9m² MIN DIM. 1.5m WIDE
MEDIUM TREE = 36m² MIN DIM. 3.0m WIDE

LANDSCAPING LEGEND

- LANDSCAPED GARDEN BED
- EXTERNAL HARDSTAND
- NATURAL GRASS / LAWN
- GRASS PAVERS

DRAINAGE NOTES:
1. Volumes are in cubic metres & Areas in square meters.
2. Volume to be stored is calculated as per city of Nedlands Soakwell capacity calculator
3. Down pipes to be located so each tank fills at same rate (i.e., Roof Area to each tank is proportional to its Volume).
4. Plumber to confirm Run Layout & location of soak wells. Drawings are indicative only.

DRAINAGE CALCULATIONS.

Impervious Area - LOT 1

Area A. (GF Roof Area)	=3.708m²,
Volume to Store	=0.08m³,
Area B. (UF Roof Area)	=131.825m²,
Volume to Store	=2.744m³
Area C. (UF Verandah)	=31.586m²,
Volume to Store	=0.66m³
LOT 1: TOTAL TO STORE	3.484m³

Impervious Area - LOT 2

Area A. (GF Roof Area)	=5.563m²,
Volume to Store	=0.12m³,
Area B. (Vergola)	=12.889m²,
Volume to Store	=0.26m³
Area C. (UF Balcony)	=5.104m²,
Volume to Store	=0.11m³
Area D. (UF Roof Area)	=131.544m²,
Volume to Store	=2.74m³
LOT 2: TOTAL TO STORE	3.23m³

Impervious Area - UNIT 3

Area A. (GF Roof Area)	=23.390m²,
Volume to Store	=0.49m³,
Area B. (Vergola)	=12.889m²,
Volume to Store	=0.26m³
Area C. (UF Roof)	=112.626m²,
Volume to Store	=2.34m³
LOT 2: TOTAL TO STORE	3.09m³

Impervious Area - LOT 4

Area A. (GF Roof Area)	=5.563m²,
Volume to Store	=0.12m³,
Area B. (Vergola)	=12.889m²,
Volume to Store	=0.26m³
Area C. (UF Balcony)	=5.104m²,
Volume to Store	=0.11m³
Area D. (UF Roof Area)	=131.246m²,
Volume to Store	=2.73m³
LOT 4: TOTAL TO STORE	3.22m³

Impervious Area - COMMON AREA

Area A. (Driveway Hardstand)	=234.587m²,
Volume to Store	=4.88m³,
COMMON AREA: TOTAL TO STORE	4.88m³
GRAND TOTAL VOLUME TO STORE:	17.904m³

DIAM	DEPTH	No of TANKS	VOLUME
1800	1800	4	18.32m³,
			TOTAL: 18.32m³

ALL OTHER PAVED AREAS RUN OFF INTO GARDEN BEDS

TANK VOLUME

DIAM	DEPTH	VOLUME
1800	900	2.29
	1200	3.05
	1500	3.82
	1800	4.58
1500	900	1.59
	1200	2.12
1200	900	1.02
	1200	1.36
900	600	0.38
	1200	0.76

WHERE REQUIRED BUILDER TO REPLACE WITH PLASTIC SOAKWELLS WRAPPED IN GEOFABRIC WITH SIZES TO SUIT ACCESS ISSUES DOWN SIDE OF HOUSE - VOLUME TO MATCH REQUIREMENTS INDICATED

LOT 4
C1.2.1 - MIN. 15% SOFT LANDSCAPING PER SITE WITH MIN DIMENSION 1M
LOT SIZE: 240.609m²
MIN SOFT LANDSCAPING: 36.091m²
TOTAL SOFT LANDSCAPING: 44.970m² (18.69%)

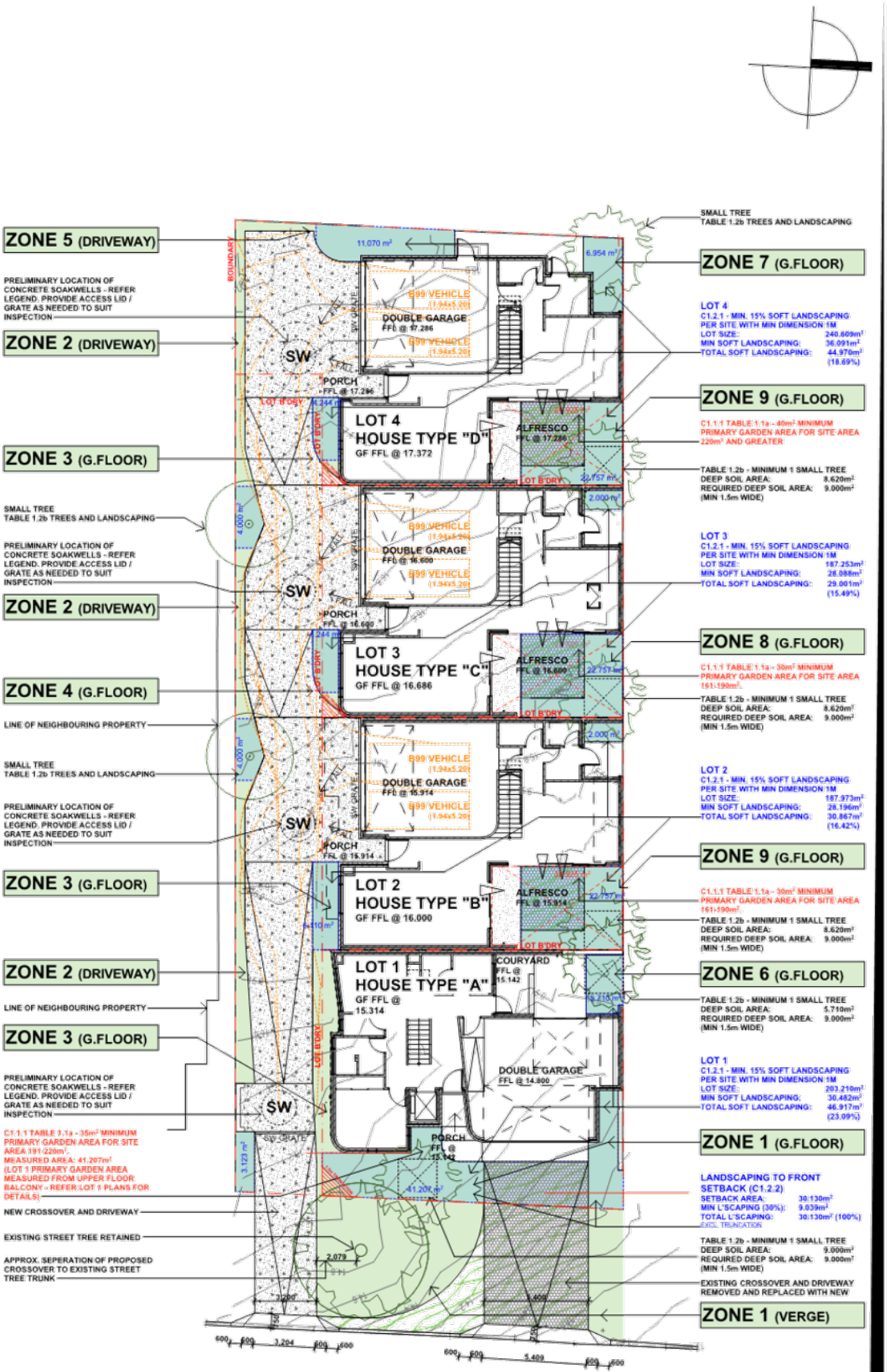
LOT 3
C1.2.1 - MIN. 15% SOFT LANDSCAPING PER SITE WITH MIN DIMENSION 1M
LOT SIZE: 187.253m²
MIN SOFT LANDSCAPING: 28.088m²
TOTAL SOFT LANDSCAPING: 29.001m² (15.49%)

LOT 2
C1.2.1 - MIN. 15% SOFT LANDSCAPING PER SITE WITH MIN DIMENSION 1M
LOT SIZE: 187.973m²
MIN SOFT LANDSCAPING: 28.196m²
TOTAL SOFT LANDSCAPING: 30.867m² (16.42%)

LOT 1
C1.2.1 - MIN. 15% SOFT LANDSCAPING PER SITE WITH MIN DIMENSION 1M
LOT SIZE: 203.210m²
MIN SOFT LANDSCAPING: 30.482m²
TOTAL SOFT LANDSCAPING: 46.917m² (23.09%)

TOTAL LOT LANDSCAPING (4 X LOTS)
TOTAL SIZE: 819.045m²
MIN SOFT LANDSCAPING: 122.857m²
TOTAL SOFT LANDSCAPING: 151.755m² (18.53%)

COMMON PROPERTY
AREA SIZE: 193.652m²
TOTAL >1m SOFT LANDSCAPING: 11.123m²
TOTAL <1m SOFT LANDSCAPING: 18.761m²



DARKLIGHT DESIGN

DA3.01 | designed AB/WDJ | drawn AB/RH/WDJ | checked AB | scale AS SHOWN ON DRAWINGS | project # X499-25 | revision G | 23.10.26 AMENDED PLANNING | #6 REDCOURT ROAD, ATTADALE (CITY OF MELVILLE)

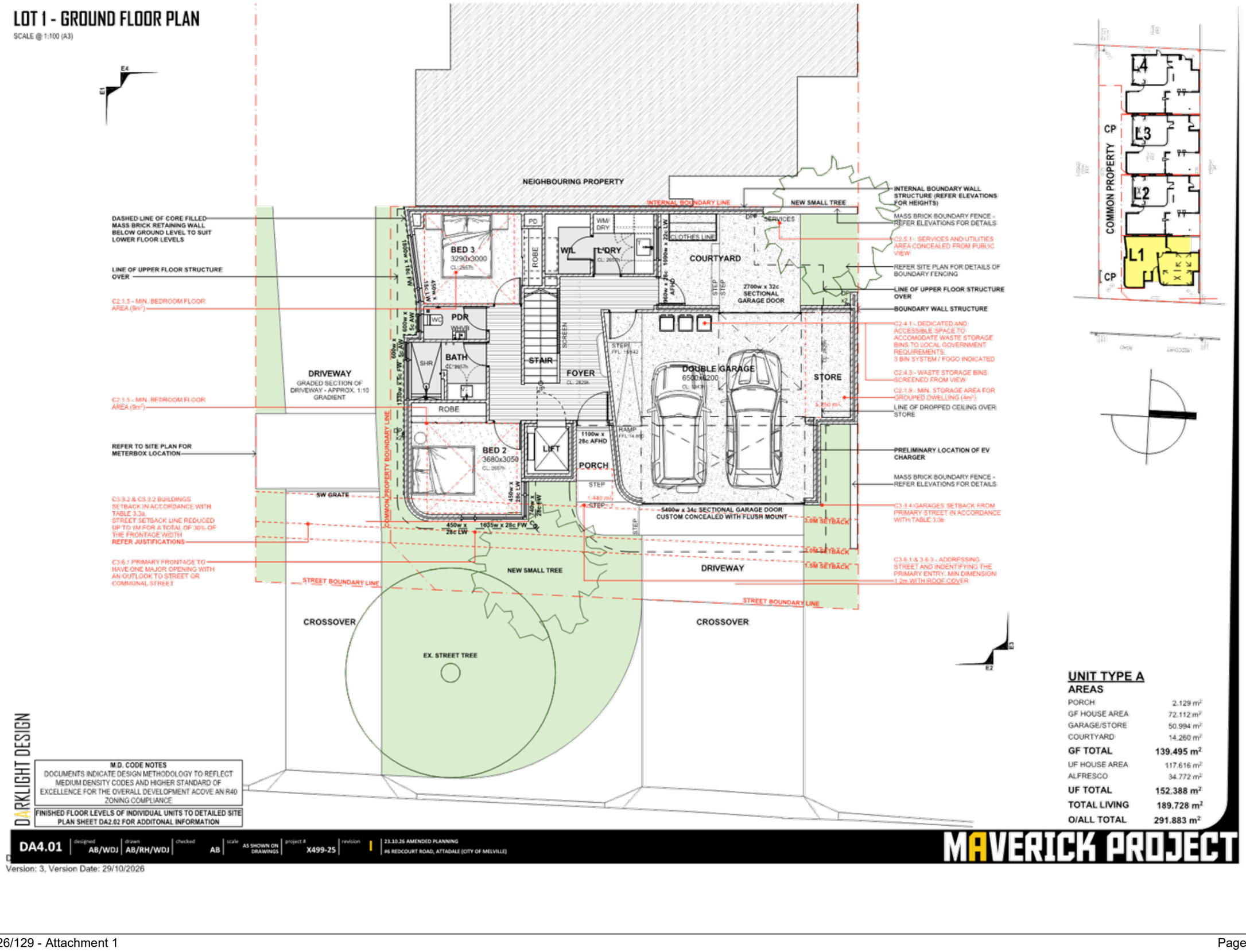
MAVERICK PROJECT

Version: 3, Version Date: 29/10/2026

OFFICIAL

LOT 1 - GROUND FLOOR PLAN

SCALE @ 1:100 (A3)



M.D. CODE NOTES

DOCUMENTS INDICATE DESIGN METHODOLOGY TO REFLECT MEDIUM DENSITY CODES AND HIGHER STANDARD OF EXCELLENCE FOR THE OVERALL DEVELOPMENT ACOVE AN R40 ZONING COMPLIANCE

FINISHED FLOOR LEVELS OF INDIVIDUAL UNITS TO DETAILED SITE PLAN SHEET DA2.02 FOR ADDITONAL INFORMATION

UNIT TYPE A

AREAS

PORCH	2.129 m²
GF HOUSE AREA	72.112 m²
GARAGE/STORE	50.994 m²
COURTYARD	14.260 m²
GF TOTAL	**139.495 m²**
UF HOUSE AREA	117.616 m²
ALFRESCO	34.772 m²
UF TOTAL	**152.388 m²**
TOTAL LIVING	**189.728 m²**
O/ALL TOTAL	**291.883 m²**

DARKLIGHT DESIGN

DA4.01 | designed AB/WDJ | drawn AB/RH/WDJ | checked AB | scale AS SHOWN ON DRAWINGS | project # X499-25 | revision I | 23.10.26 AMENDED PLANNING

#6 REDCOURT ROAD, ATTADALE (CITY OF MELVILLE)

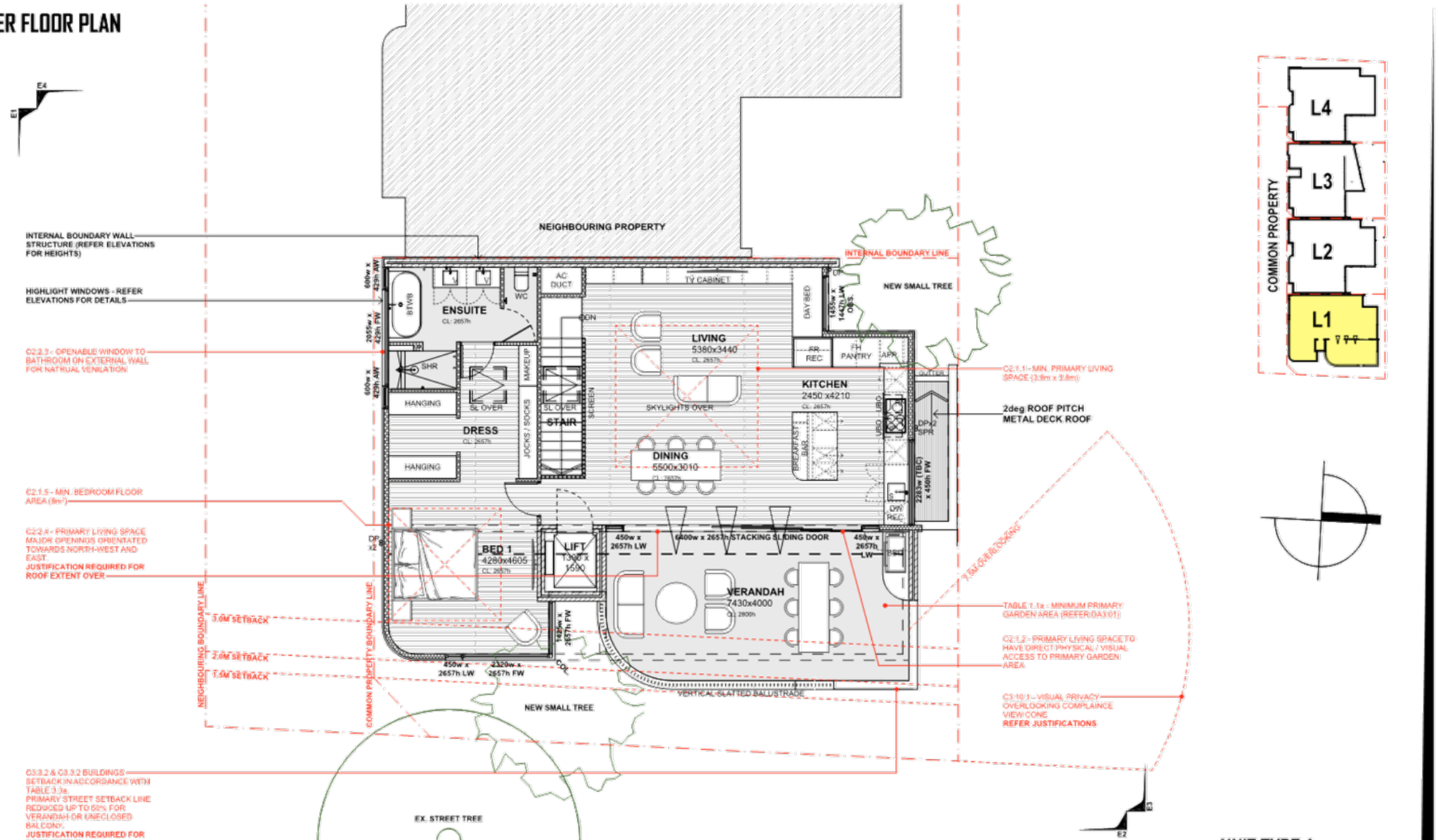
MAVERICK PROJECT

Version: 3, Version Date: 29/10/2026

OFFICIAL

LOT 1 - UPPER FLOOR PLAN

SCALE @ 1:100 (A3)



M.D. CODE NOTES

DOCUMENTS INDICATE DESIGN METHODOLOGY TO REFLECT MEDIUM DENSITY CODES AND HIGHER STANDARD OF EXCELLENCE FOR THE OVERALL DEVELOPMENT ACOVE AN R40 ZONING COMPLIANCE

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GF TOTAL	**139.495 m²**
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ALFRESCO	34.772 m²
UF TOTAL	**152.388 m²**
TOTAL LIVING	**189.728 m²**
O/ALL TOTAL	**291.883 m²**

DARKLIGHT DESIGN

DA4.02 | designed AB/WDJ | drawn AB/RH/WDJ | checked AB | scale AS SHOWN ON DRAWINGS | project # X499-25 | revision I | 23.10.26 AMENDED PLANNING | #6 REDCOURT ROAD, ATTADALE (CITY OF MELVILLE)

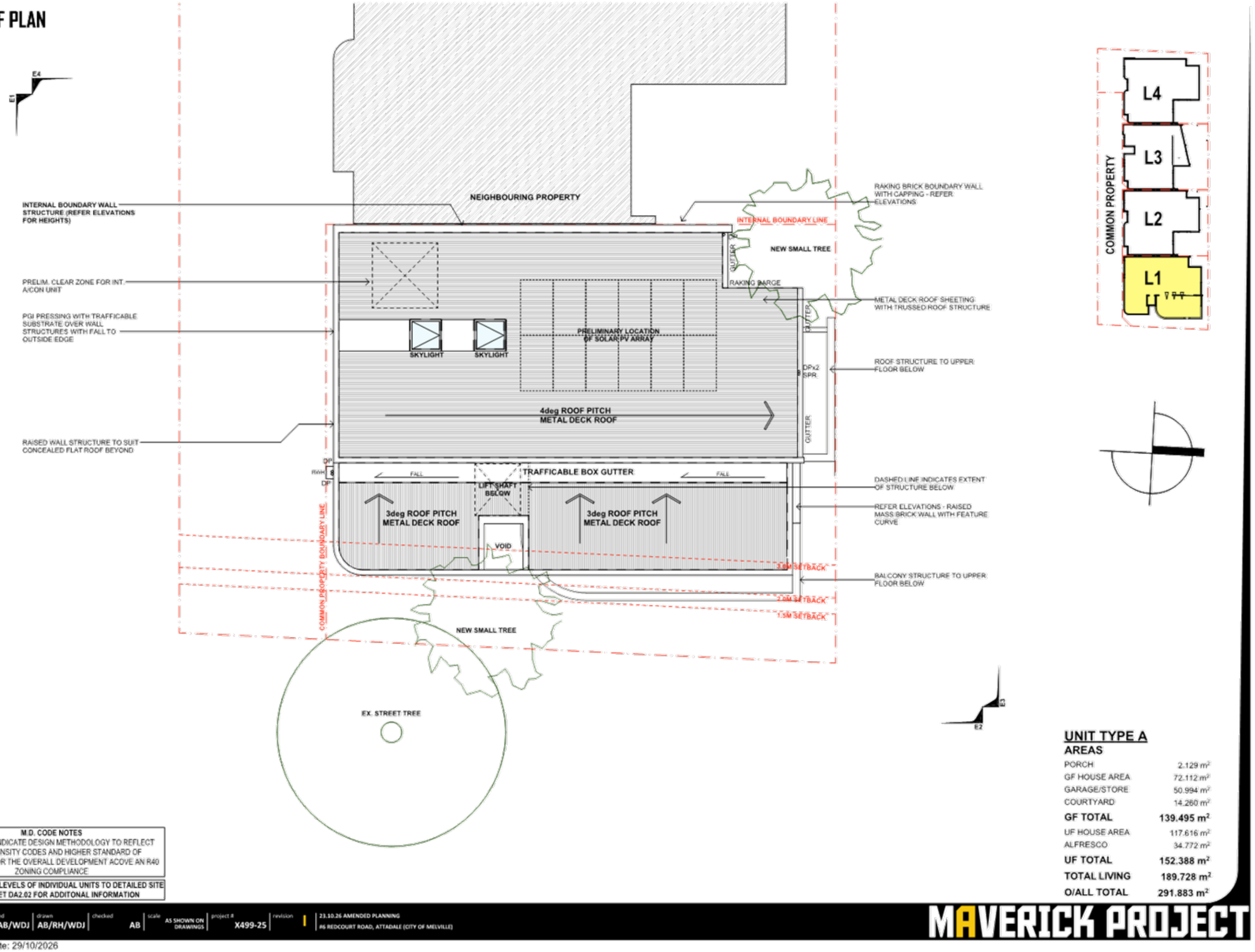
MAVERICK PROJECT

Version: 3, Version Date: 29/10/2026

OFFICIAL

LOT 1 - ROOF PLAN

SCALE @ 1:100 (A3)



UNIT TYPE A

AREAS

PORCH	2.129 m²
GF HOUSE AREA	72.112 m²
GARAGE/STORE	50.994 m²
COURTYARD	14.260 m²
GF TOTAL	**139.495 m²**
UF HOUSE AREA	117.616 m²
ALFRESCO	34.772 m²
UF TOTAL	**152.388 m²**
TOTAL LIVING	**189.728 m²**
O/ALL TOTAL	**291.883 m²**

DARKLIGHT DESIGN

M.D. CODE NOTES

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FINISHED FLOOR LEVELS OF INDIVIDUAL UNITS TO DETAILED SITE PLAN SHEET DA2.02 FOR ADDITONAL INFORMATION

DA4.03 | designed AB/WDJ | drawn AB/RH/WDJ | checked AB | scale AS SHOWN ON DRAWINGS | project # X499-25 | revision I | 23.10.26 AMENDED PLANNING | #6 REDCOURT ROAD, ATTADALE (CITY OF MELVILLE)

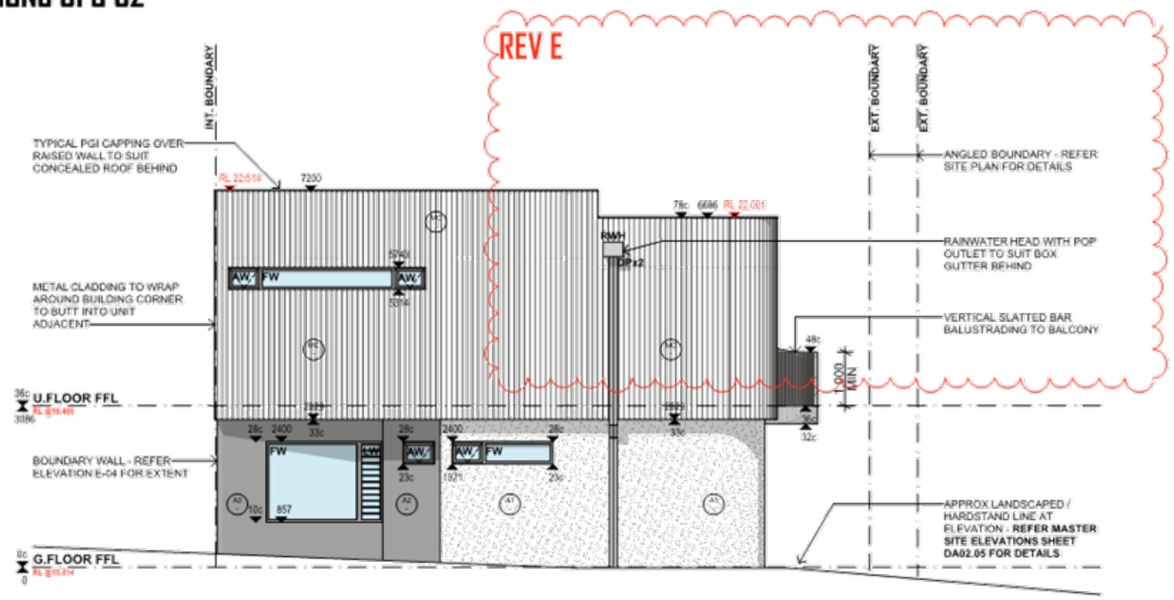
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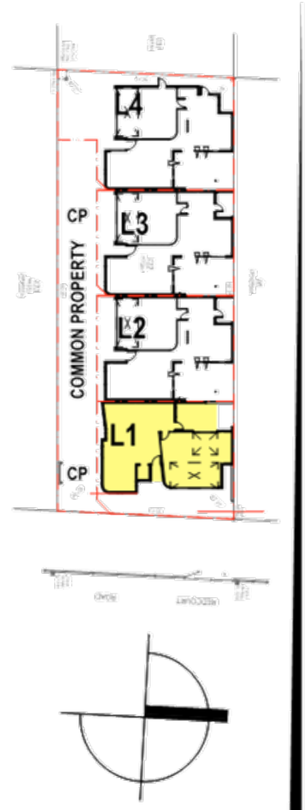
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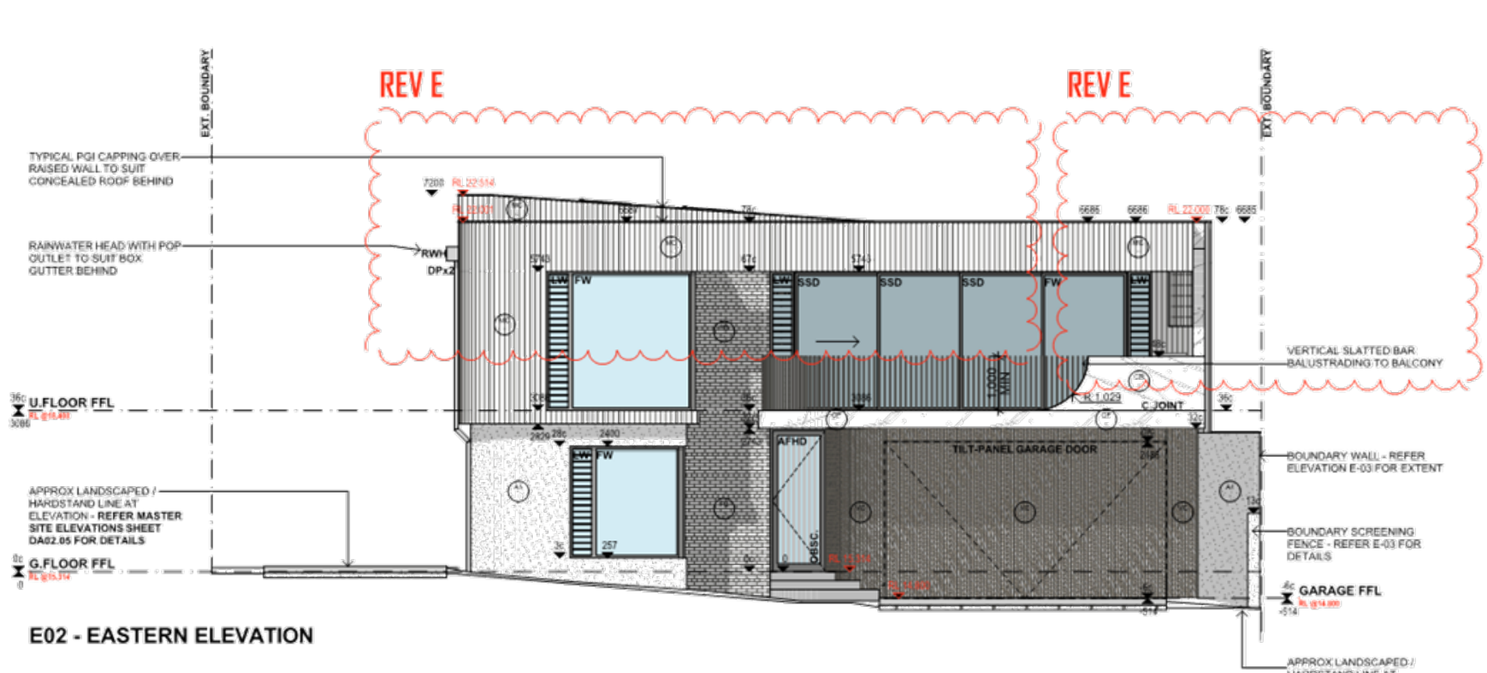
LOT 1 - ELEVATIONS 01 & 02

SCALE @ 1:100 (A3)



E01 - SOUTHERN ELEVATION





E02 - EASTERN ELEVATION

FINISHES LEGEND

- A1 **ARYLIC RENDER** WHITE / OFFWHITE
- A2 **ARYLIC RENDER** CONTRASTING FINISH - DARK
- A3 **ARYLIC RENDER** BOUNDARY WALL TO MATCH A1 UNLESS NOTED OTHERWISE
- PB **PAINTED BRICK** PAINTED FACE GRADE COMMONS - WHITE / OFFWHITE
- MC **METAL CLADDING** LYSAGHT SPANDEK OR SIMILAR - DARK (VERTICAL)
- FC **FIBRE CEMENT CLADDING** AXON 133 OR SIMILAR - WHITE / OFFWHITE
- VC **VERTICAL TIMBERLOOK BATTENS** DETAILS TBC
- CR **CONRETE RENDER** CONCRETE LOOK DADO / POLYMER RENDER
- OF **OFF FORM CONCRETE** RAW OFF FORM CONCRETE WITH SELECTED SEALER

DARKLIGHT DESIGN

DA4.04	designed AB/WDJ	drawn AB/RH/WDJ	checked AB	scale AS SHOWN ON DRAWINGS	project # X499-25	revision E	23.10.26 AMENDED PLANNING

#6 REDCOURT ROAD, ATTADALE (CITY OF MELVILLE)

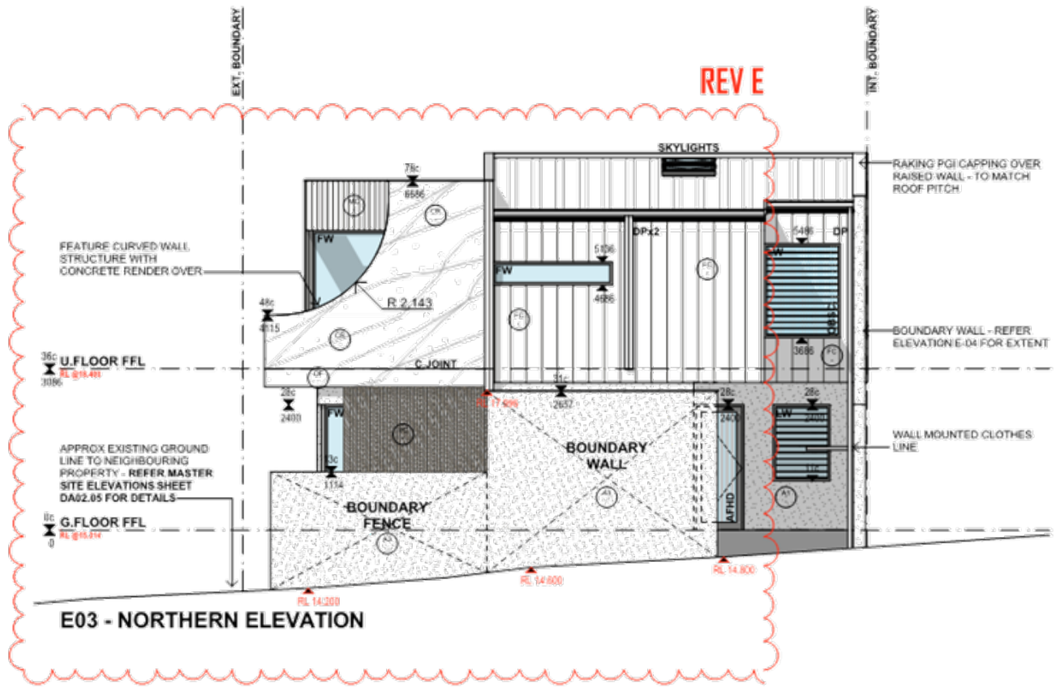
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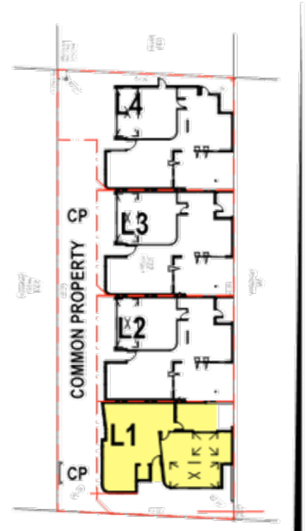
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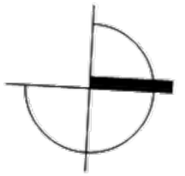
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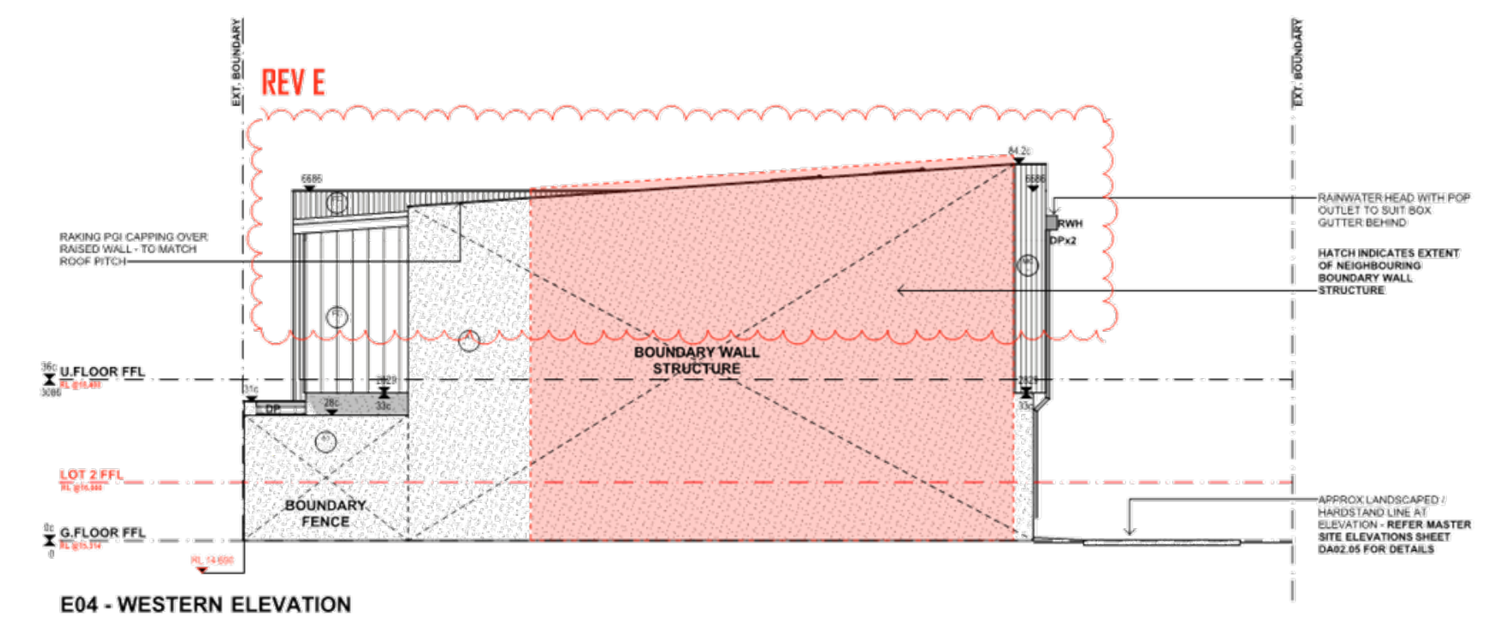
LOT 1 - ELEVATIONS 03 & 04

SCALE @ 1:100 (A3)









FINISHES LEGEND

- A1 - ARYLIC RENDER: WHITE / OFFWHITE
- A2 - ARYLIC RENDER: CONTRASTING FINISH - DARK
- A3 - ARYLIC RENDER: BOUNDARY WALL TO MATCH A1 UNLESS NOTED OTHERWISE
- PB - PAINTED BRICK: PAINTED FACE GRADE COMMONS - WHITE / OFFWHITE
- MC - METAL CLADDING: LYSAGHT SPANDEK OR SIMILAR - DARK (VERTICAL)
- FC - FIBRE CEMENT CLADDING: AXON 133 OR SIMILAR - WHITE / OFFWHITE
- VC - VERTICAL TIMBERLOOK BATTENS: DETAILS TBC
- CR - CONRETE RENDER: CONCRETE LOOK DADO / POLYMER RENDER
- OF - OFF FORM CONCRETE: RAW OFF FORM CONCRETE WITH SELECTED SEALER

DARKLIGHT DESIGN

DA4.05 | designed AB/WDJ | drawn AB/RH/WDJ | checked AB | scale AS SHOWN ON DRAWINGS | project # X499-25 | revision E | 23.10.26 AMENDED PLANNING | #6 REDCOURT ROAD, ATTADALE (CITY OF MELVILLE)

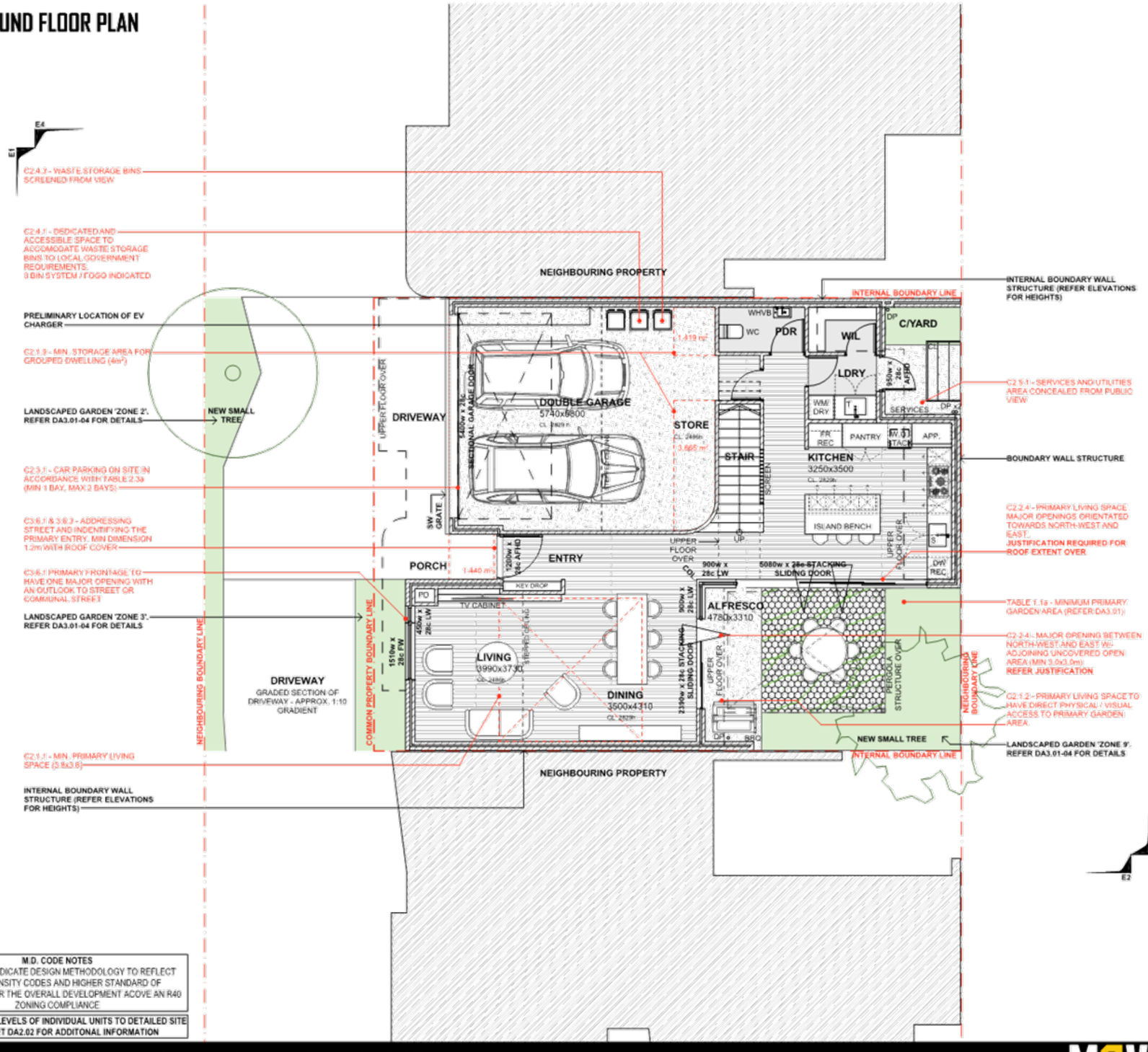
MAVERICK PROJECT

Version: 3, Version Date: 29/10/2026

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LOT 2 - GROUND FLOOR PLAN

SCALE @ 1:100 (A3)



UNIT TYPE B

AREAS

PORCH	1.440 m²
GF HOUSE AREA	86.696 m²
GARAGE/STORE	45.026 m²
ALFRESCO	14.167 m²
GF TOTAL	**149.403 m²**
UF HOUSE AREA	141.366 m²
UF TOTAL	**141.366 m²**
TOTAL LIVING	**228.117 m²**
O/ALL TOTAL	**290.790 m²**

DARKLIGHT DESIGN

M.D. CODE NOTES

DOCUMENTS INDICATE DESIGN METHODOLOGY TO REFLECT MEDIUM DENSITY CODES AND HIGHER STANDARD OF EXCELLENCE FOR THE OVERALL DEVELOPMENT ACOVE AN R40 ZONING COMPLIANCE

FINISHED FLOOR LEVELS OF INDIVIDUAL UNITS TO DETAILED SITE PLAN SHEET DA2.02 FOR ADDITONAL INFORMATION

DA4.06 | designed AB/WDJ | drawn AB/RH/WDJ | checked AB | scale AS SHOWN ON DRAWINGS | project # X499-25 | revision I | 23.10.26 AMENDED PLANNING

#6 REDCOURT ROAD, ATTADALE (CITY OF MELVILLE)

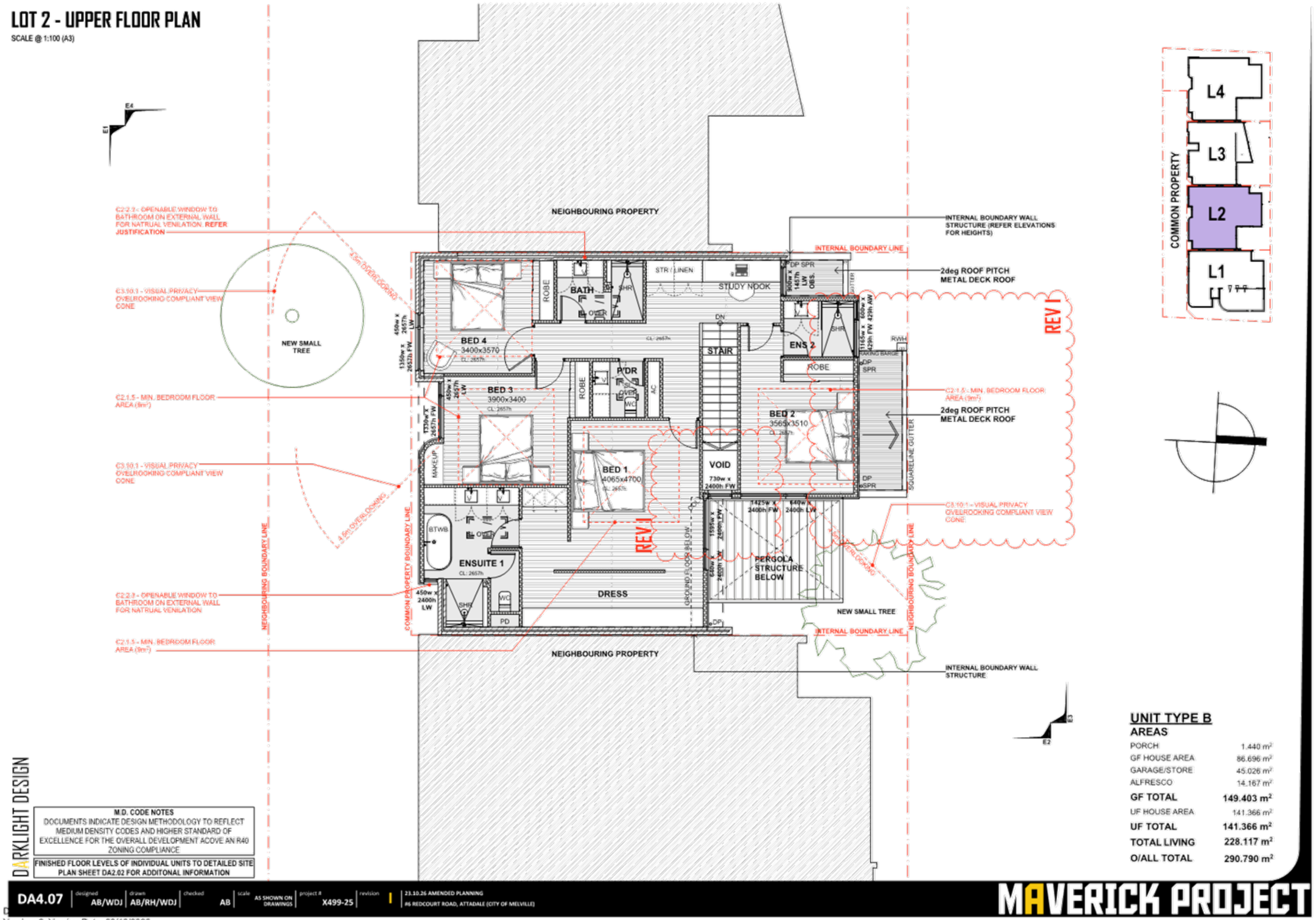
MAVERICK PROJECT

Version: 3, Version Date: 29/10/2026

OFFICIAL

LOT 2 - UPPER FLOOR PLAN

SCALE @ 1:100 (A3)



UNIT TYPE B

AREAS

PORCH	1.440 m²
GF HOUSE AREA	86.696 m²
GARAGE/STORE	45.026 m²
ALFRESCO	14.167 m²
GF TOTAL	**149.403 m²**
UF HOUSE AREA	141.366 m²
UF TOTAL	**141.366 m²**
TOTAL LIVING	**228.117 m²**
O/ALL TOTAL	**290.790 m²**

DARKLIGHT DESIGN

M.D. CODE NOTES
DOCUMENTS INDICATE DESIGN METHODOLOGY TO REFLECT MEDIUM DENSITY CODES AND HIGHER STANDARD OF EXCELLENCE FOR THE OVERALL DEVELOPMENT ACOVE AN R40 ZONING COMPLIANCE

FINISHED FLOOR LEVELS OF INDIVIDUAL UNITS TO DETAILED SITE PLAN SHEET DA2.02 FOR ADDITONAL INFORMATION

DA4.07 | designed AB/WDJ | drawn AB/RH/WDJ | checked AB | scale AS SHOWN ON DRAWINGS | project # X499-25 | revision I | 23.10.26 AMENDED PLANNING

#6 REDCOURT ROAD, ATTADALE (CITY OF MELVILLE)

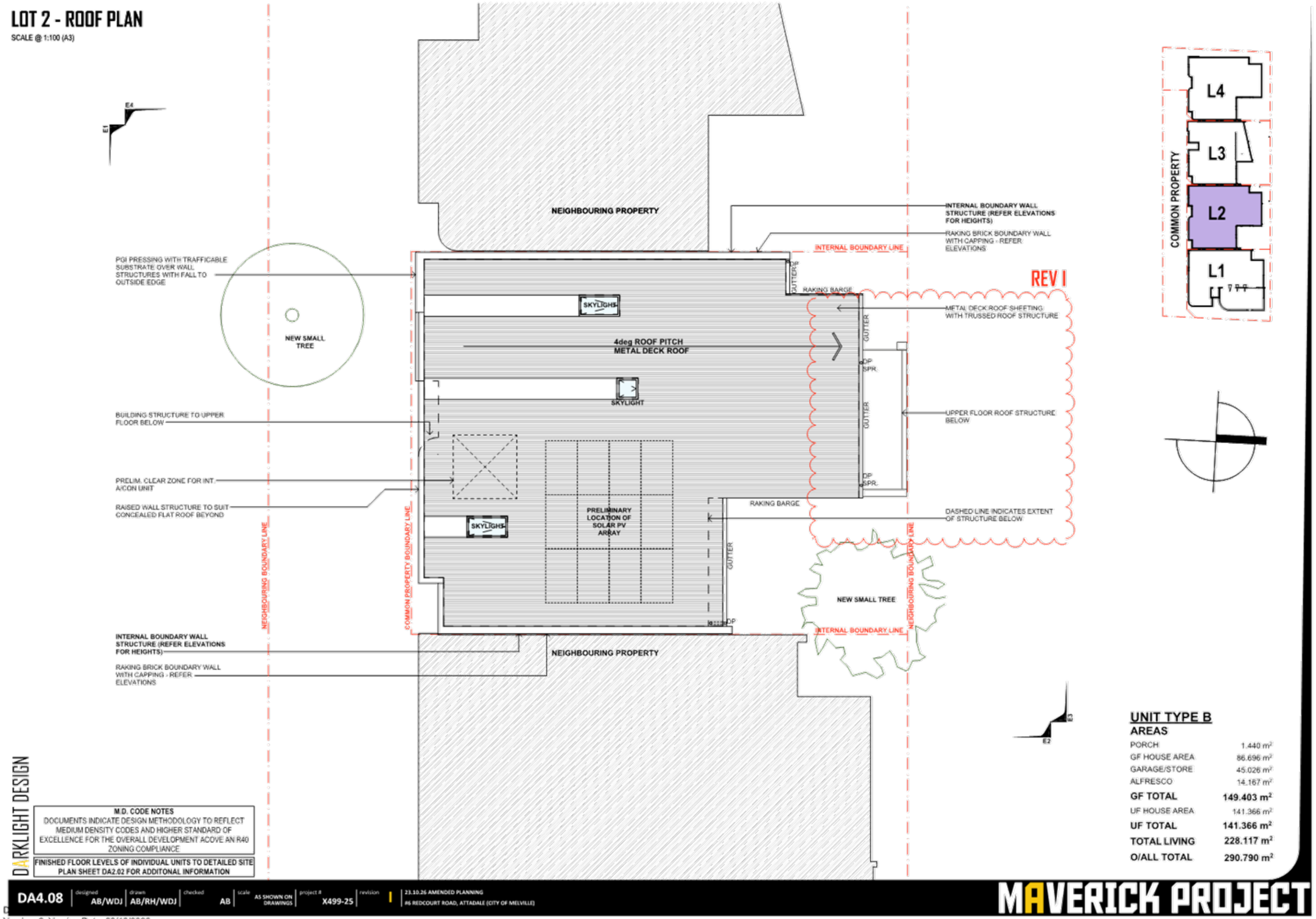
MAVERICK PROJECT

Version: 3, Version Date: 29/10/2026

OFFICIAL

LOT 2 - ROOF PLAN

SCALE @ 1:100 (A3)



UNIT TYPE B

AREAS

PORCH	1.440 m²
GF HOUSE AREA	86.696 m²
GARAGE/STORE	45.026 m²
ALFRESCO	14.167 m²
GF TOTAL	**149.403 m²**
UF HOUSE AREA	141.366 m²
UF TOTAL	**141.366 m²**
TOTAL LIVING	**228.117 m²**
O/ALL TOTAL	**290.790 m²**

M.D. CODE NOTES

DOCUMENTS INDICATE DESIGN METHODOLOGY TO REFLECT MEDIUM DENSITY CODES AND HIGHER STANDARD OF EXCELLENCE FOR THE OVERALL DEVELOPMENT ACOVE AN R40 ZONING COMPLIANCE

FINISHED FLOOR LEVELS OF INDIVIDUAL UNITS TO DETAILED SITE PLAN SHEET DA2.02 FOR ADDITONAL INFORMATION

DARKLIGHT DESIGN

DA4.08 | designed AB/WDJ | drawn AB/RH/WDJ | checked AB | scale AS SHOWN ON DRAWINGS | project # X499-25 | revision I | 23.10.26 AMENDED PLANNING | #6 REDCOURT ROAD, ATTADALE (CITY OF MELVILLE)

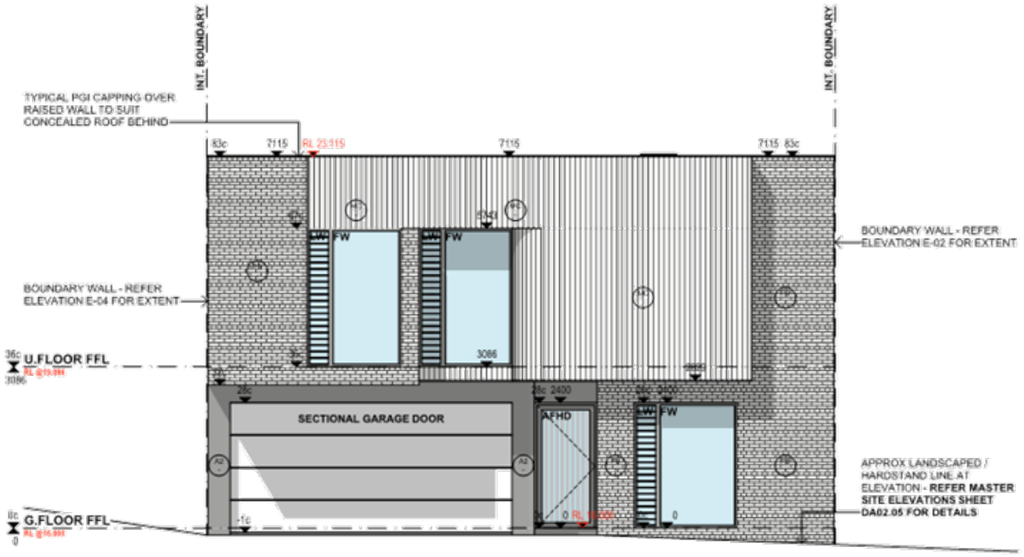
MAVERICK PROJECT

Version: 3, Version Date: 29/10/2026

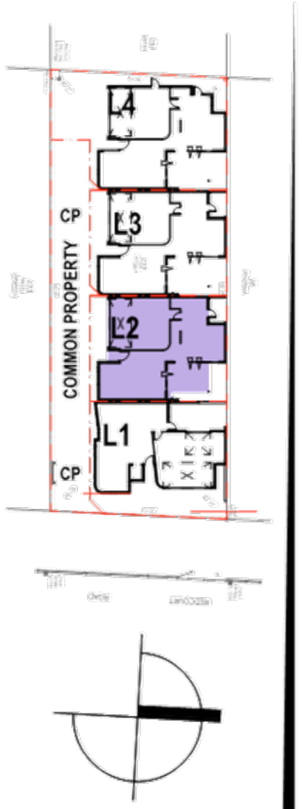
OFFICIAL

LOT 2 - ELEVATIONS 01 & 02

SCALE @ 1:100 (A3)



E01 - SOUTHERN ELEVATION



E02 - EASTERN ELEVATION

FINISHES LEGEND

- A1 - ARYLIC RENDER: WHITE / OFFWHITE
- A2 - ARYLIC RENDER: CONTRASTING FINISH - DARK
- A3 - ARYLIC RENDER: BOUNDARY WALL TO MATCH A1 UNLESS NOTED OTHERWISE
- PB - PAINTED BRICK: PAINTED FACE GRADE COMMONS - WHITE / OFFWHITE
- MC - METAL CLADDING: LYSAGHT SPANDEK OR SIMILAR - DARK (VERTICAL)
- FC - FIBRE CEMENT CLADDING: AXON 133 OR SIMILAR - WHITE / OFFWHITE
- VC - VERTICAL TIMBERLOOK BATTENS: DETAILS TBC
- CR - CONRETE RENDER: CONCRETE LOOK DADO / POLYMER RENDER
- OF - OFF FORM CONCRETE: RAW OFF FORM CONCRETE WITH SELECTED SEALER

DARKLIGHT DESIGN

DA4.09 | designed AB/WDJ | drawn AB/RH/WDJ | checked AB | scale AS SHOWN ON DRAWINGS | project # X499-25 | revision E | 23.10.26 AMENDED PLANNING | #6 REDCOURT ROAD, ATTADALE (CITY OF MELVILLE)

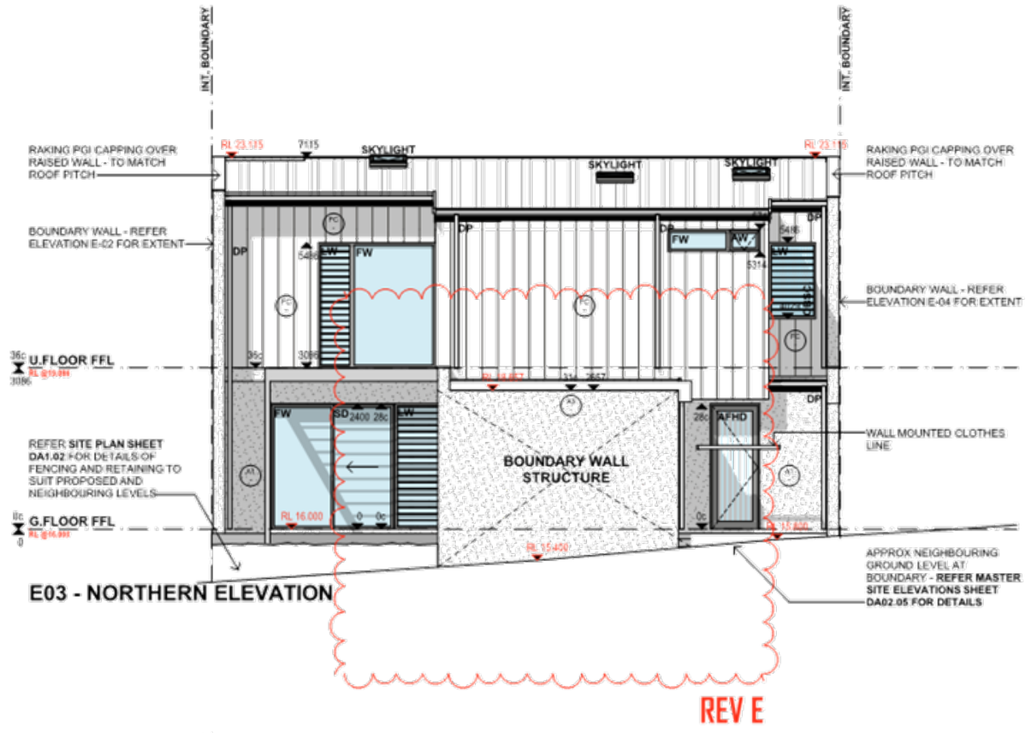
MAVERICK PROJECT

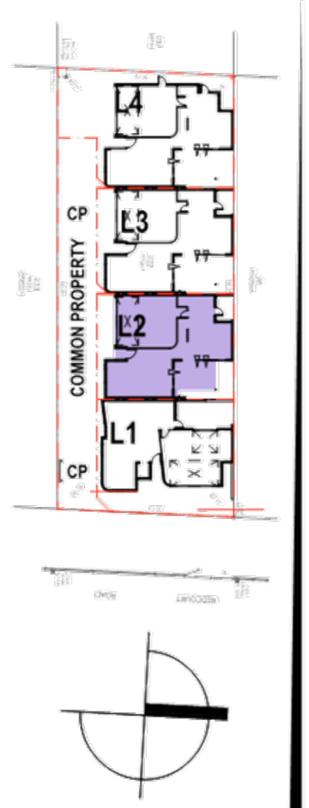
Version: 3, Version Date: 29/10/2026

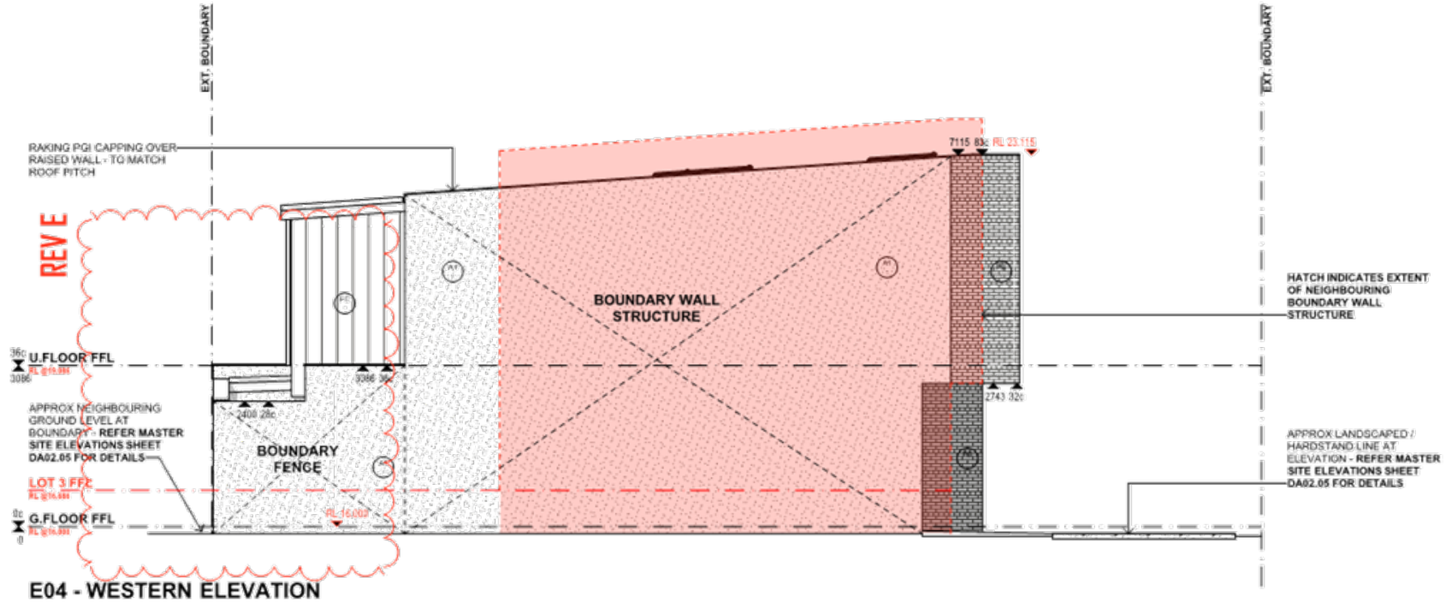
OFFICIAL

LOT 2 - ELEVATIONS 03 & 04

SCALE @ 1:100 (A3)







FINISHES LEGEND

- A1 - ARYLIC RENDER: WHITE / OFFWHITE
- A2 - ARYLIC RENDER: CONTRASTING FINISH - DARK
- A3 - ARYLIC RENDER: BOUNDARY WALL, TO MATCH A1 UNLESS NOTED OTHERWISE
- PB - PAINTED BRICK: PAINTED FACE GRADE COMMONS - WHITE / OFFWHITE
- MC - METAL CLADDING: LYSAGHT SPANDEK OR SIMILAR - DARK (VERTICAL)
- FC - FIBRE CEMENT CLADDING: AXON 133 OR SIMILAR - WHITE / OFFWHITE
- VC - VERTICAL TIMBERLOOK BATTENS: DETAILS TBC
- CR - CONRETE RENDER: CONCRETE LOOK DADO / POLYMER RENDER
- OF - OFF FORM CONCRETE: RAW OFF FORM CONCRETE WITH SELECTED SEALER

DARKLIGHT DESIGN

DA4.10 | designed AB/WDJ | drawn AB/RH/WDJ | checked AB | scale AS SHOWN ON DRAWINGS | project # X499-25 | revision E | 23.10.26 AMENDED PLANNING | #6 REDCOURT ROAD, ATTADALE (CITY OF MELVILLE)

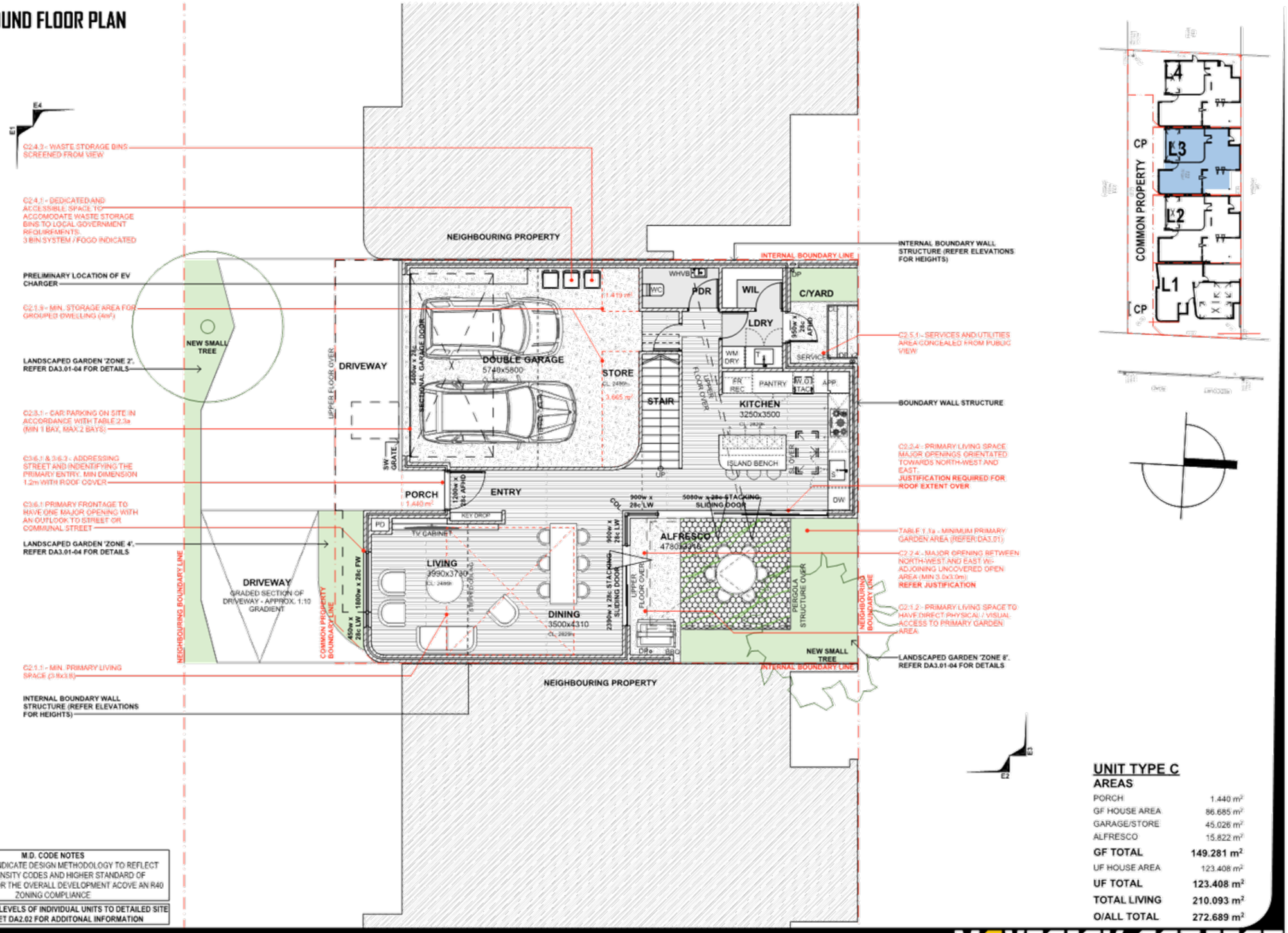
MAVERICK PROJECT

Version: 3, Version Date: 29/10/2026

OFFICIAL

LOT 3 - GROUND FLOOR PLAN

SCALE @ 1:100 (A3)



UNIT TYPE C

AREAS

PORCH	1.440 m²
GF HOUSE AREA	86.685 m²
GARAGE/STORE	45.026 m²
ALFRESCO	15.822 m²
GF TOTAL	**149.281 m²**
UF HOUSE AREA	123.408 m²
UF TOTAL	**123.408 m²**
TOTAL LIVING	**210.093 m²**
O/ALL TOTAL	**272.689 m²**

M.D. CODE NOTES

DOCUMENTS INDICATE DESIGN METHODOLOGY TO REFLECT MEDIUM DENSITY CODES AND HIGHER STANDARD OF EXCELLENCE FOR THE OVERALL DEVELOPMENT ACOVE AN R40 ZONING COMPLIANCE

FINISHED FLOOR LEVELS OF INDIVIDUAL UNITS TO DETAILED SITE PLAN SHEET DA2.02 FOR ADDITONAL INFORMATION

DARKLIGHT DESIGN

DA4.11 | designed AB/WDJ | drawn AB/RH/WDJ | checked AB | scale AS SHOWN ON DRAWINGS | project # X499-25 | revision I | 23.10.26 AMENDED PLANNING | #6 REDCOURT ROAD, ATTADALE (CITY OF MELVILLE)

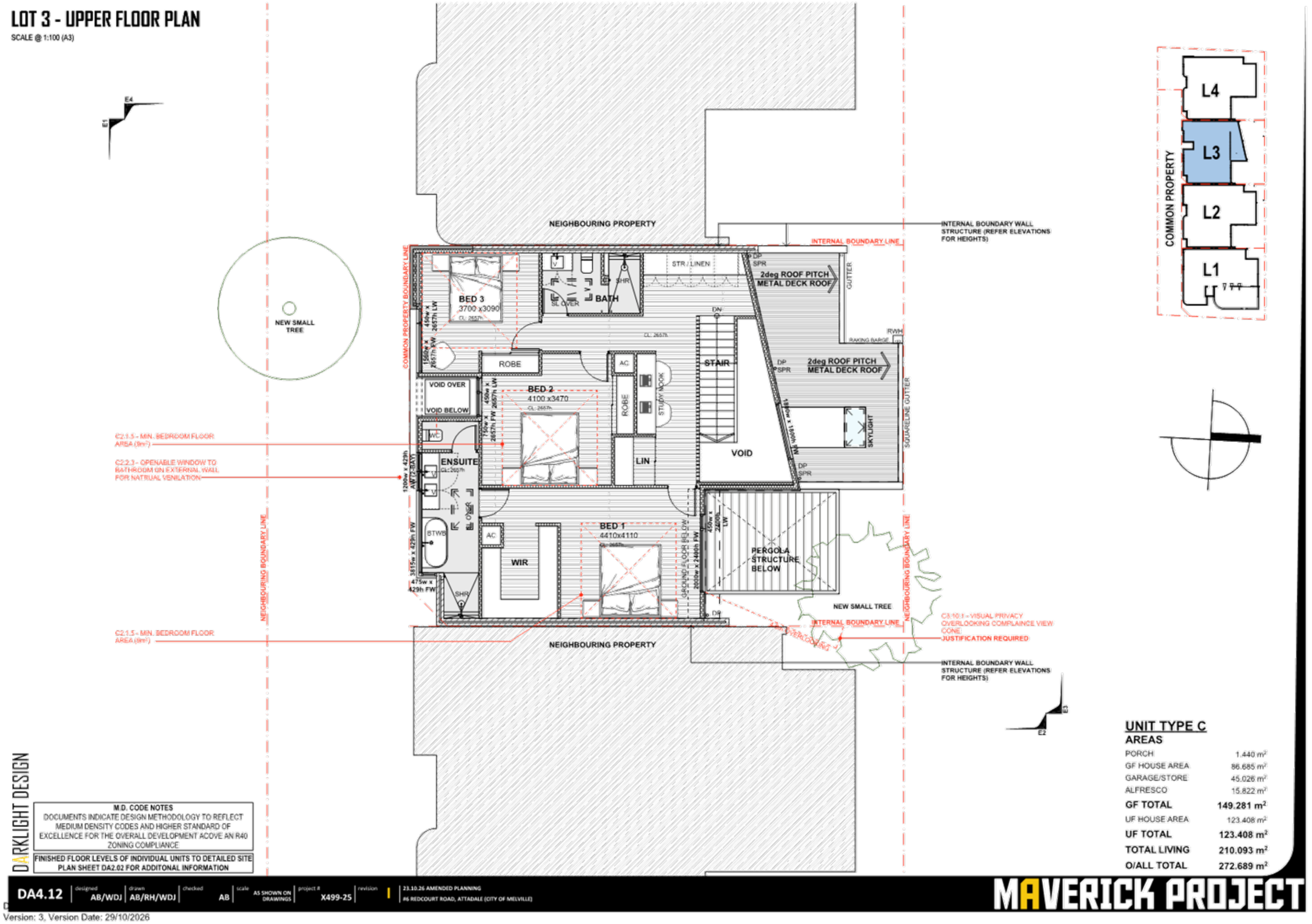
MAVERICK PROJECT

Version: 3, Version Date: 29/10/2026

OFFICIAL

LOT 3 - UPPER FLOOR PLAN

SCALE @ 1:100 (A3)



UNIT TYPE C AREAS

PORCH	1.440 m²
GF HOUSE AREA	86.685 m²
GARAGE/STORE	45.026 m²
ALFRESCO	15.822 m²
GF TOTAL	**149.281 m²**
UF HOUSE AREA	123.408 m²
UF TOTAL	**123.408 m²**
TOTAL LIVING	**210.093 m²**
O/ALL TOTAL	**272.689 m²**

DARKLIGHT DESIGN

M.D. CODE NOTES
DOCUMENTS INDICATE DESIGN METHODOLOGY TO REFLECT MEDIUM DENSITY CODES AND HIGHER STANDARD OF EXCELLENCE FOR THE OVERALL DEVELOPMENT ACOVE AN R40 ZONING COMPLIANCE

FINISHED FLOOR LEVELS OF INDIVIDUAL UNITS TO DETAILED SITE PLAN SHEET DA2.02 FOR ADDITONAL INFORMATION

DA4.12 | designed AB/WDJ | drawn AB/RH/WDJ | checked AB | scale AS SHOWN ON DRAWINGS | project # X499-25 | revision I | 23.10.26 AMENDED PLANNING | #6 REDCOURT ROAD, ATTADALE (CITY OF MELVILLE)

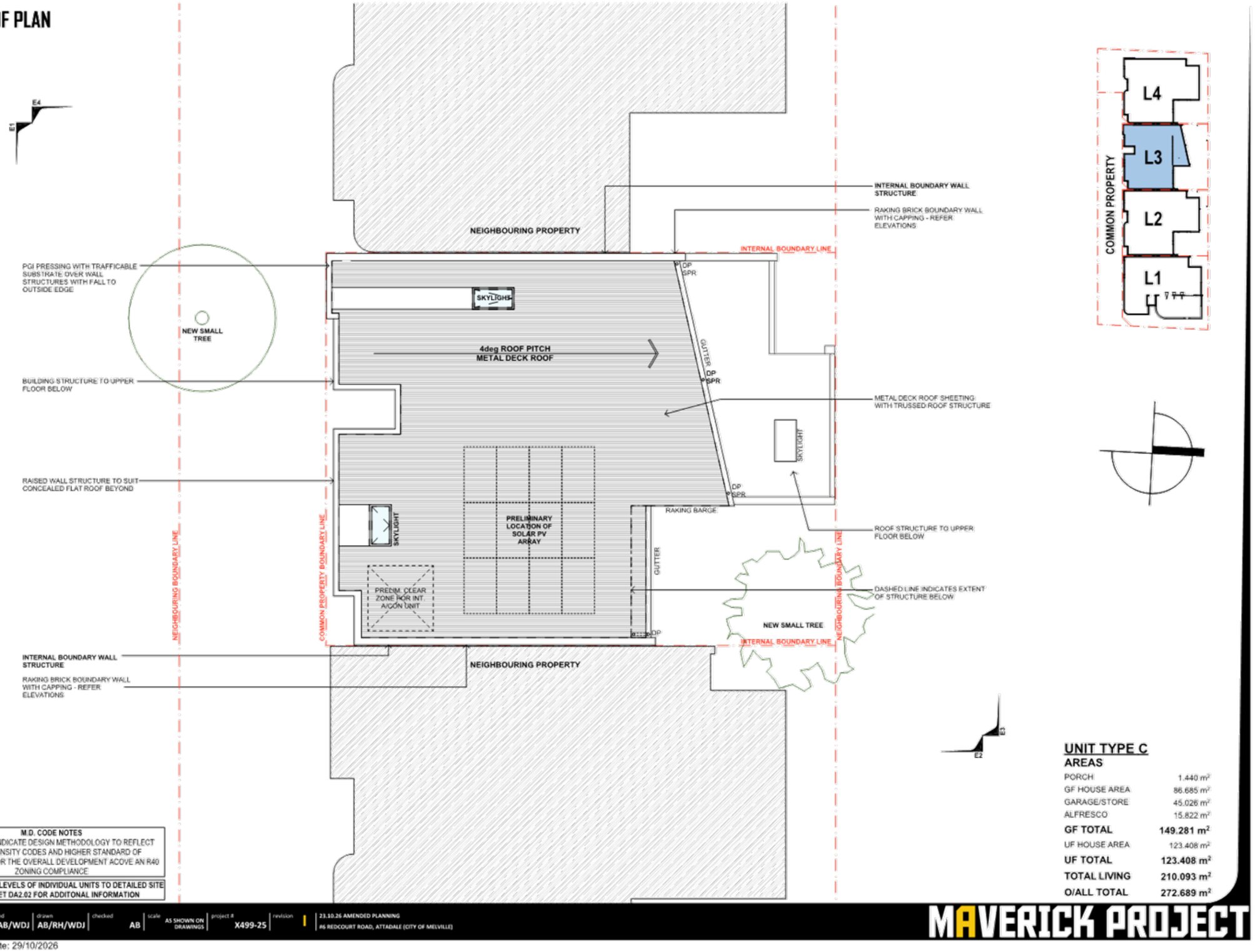
MAVERICK PROJECT

Version: 3, Version Date: 29/10/2026

OFFICIAL

LOT 3 - ROOF PLAN

SCALE @ 1:100 (A3)



UNIT TYPE C

AREAS

PORCH	1.440 m²
GF HOUSE AREA	86.685 m²
GARAGE/STORE	45.026 m²
ALFRESCO	15.822 m²
GF TOTAL	**149.281 m²**
UF HOUSE AREA	123.408 m²
UF TOTAL	**123.408 m²**
TOTAL LIVING	**210.093 m²**
O/ALL TOTAL	**272.689 m²**

M.D. CODE NOTES

DOCUMENTS INDICATE DESIGN METHODOLOGY TO REFLECT MEDIUM DENSITY CODES AND HIGHER STANDARD OF EXCELLENCE FOR THE OVERALL DEVELOPMENT ACOVE AN R40 ZONING COMPLIANCE

FINISHED FLOOR LEVELS OF INDIVIDUAL UNITS TO DETAILED SITE PLAN SHEET DA2.02 FOR ADDITONAL INFORMATION

DARKLIGHT DESIGN

DA4.13 | designed AB/WDJ | drawn AB/RH/WDJ | checked AB | scale AS SHOWN ON DRAWINGS | project # X499-25 | revision I | 23.10.26 AMENDED PLANNING | #6 REDCOURT ROAD, ATTADALE (CITY OF MELVILLE)

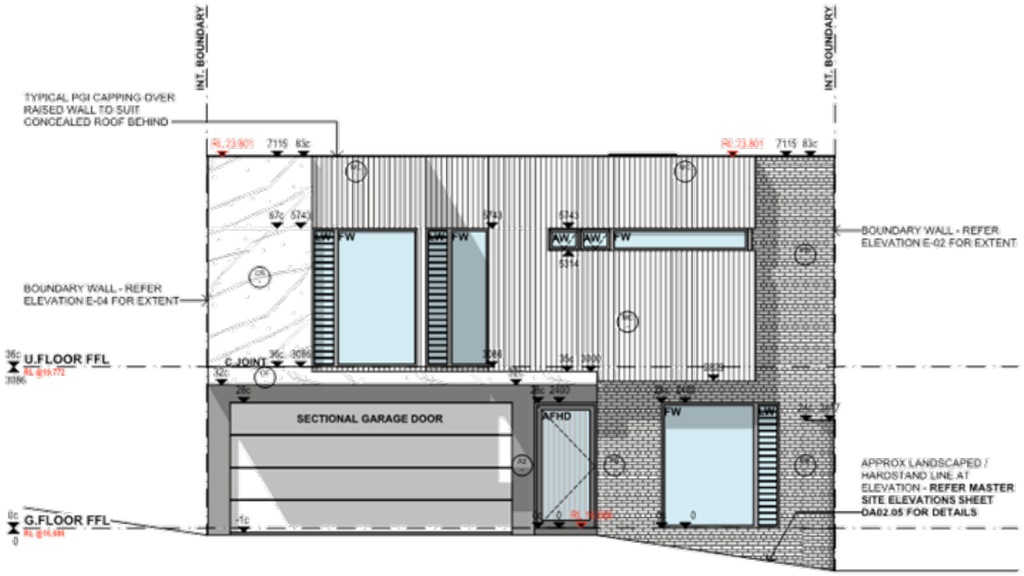
MAVERICK PROJECT

Version: 3, Version Date: 29/10/2026

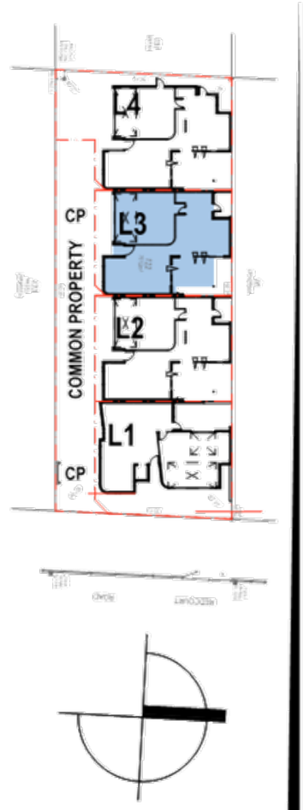
OFFICIAL

LOT 3 - ELEVATIONS 01 & 02

SCALE @ 1:100 (A3)



E01 - SOUTHERN ELEVATION



E02 - EASTERN ELEVATION

FINISHES LEGEND

- A1 - ARYLIC RENDER: WHITE / OFFWHITE
- A2 - ARYLIC RENDER: CONTRASTING FINISH - DARK
- A3 - ARYLIC RENDER: BOUNDARY WALL TO MATCH A1 UNLESS NOTED OTHERWISE
- PB - PAINTED BRICK: PAINTED FACE GRADE COMMONS - WHITE / OFFWHITE
- MC - METAL CLADDING: LYSAGHT SPANDEK OR SIMILAR - DARK (VERTICAL)
- FC - FIBRE CEMENT CLADDING: AXON 133 OR SIMILAR - WHITE / OFFWHITE
- VC - VERTICAL TIMBERLOOK BATTENS: DETAILS TBC
- CR - CONRETE RENDER: CONCRETE LOOK DADO / POLYMER RENDER
- OF - OFF FORM CONCRETE: RAW OFF FORM CONCRETE WITH SELECTED SEALER

DARKLIGHT DESIGN

DA4.14 | designed AB/WDJ | drawn AB/RH/WDJ | checked AB | scale AS SHOWN ON DRAWINGS | project # X499-25 | revision E | 23.10.26 AMENDED PLANNING | #6 REDCOURT ROAD, ATTADALE (CITY OF MELVILLE)

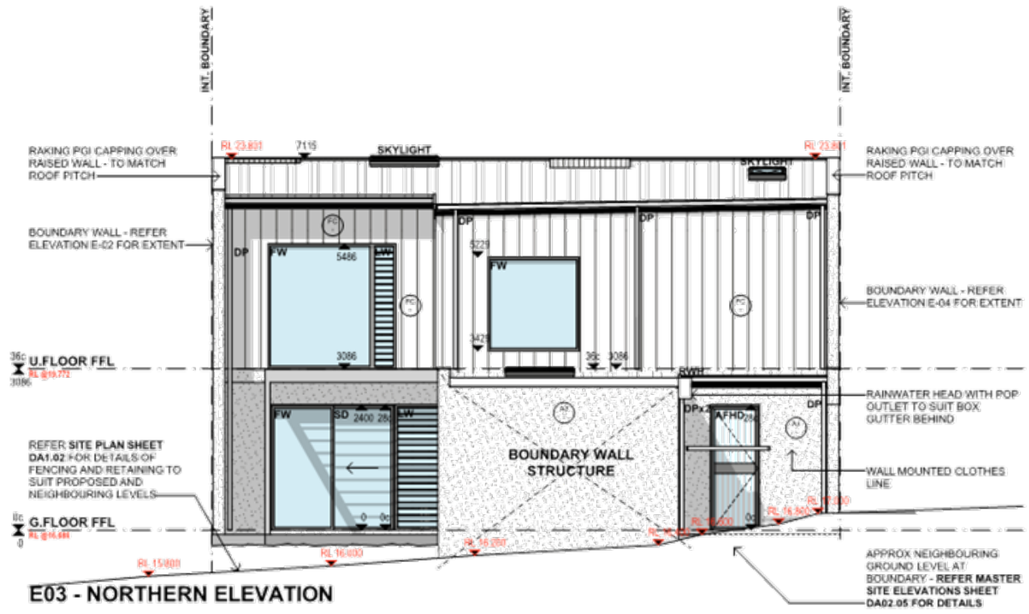
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Version: 3, Version Date: 29/10/2026

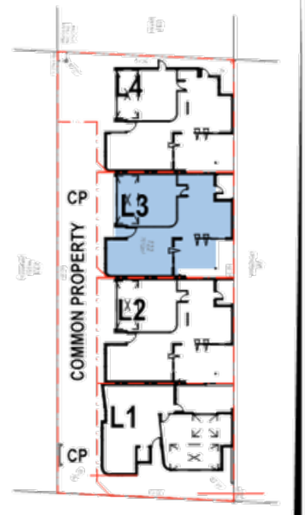
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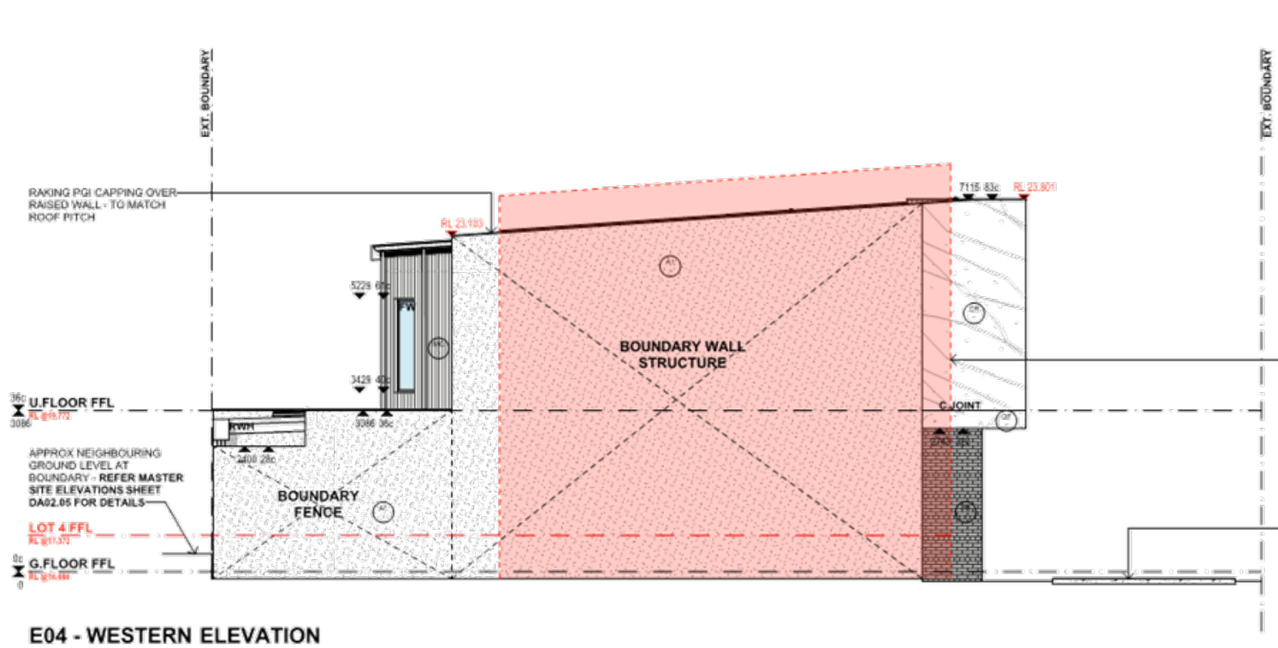
LOT 3 - ELEVATIONS 03 & 04

SCALE @ 1:100 (A3)



E03 - NORTHERN ELEVATION





E04 - WESTERN ELEVATION

FINISHES LEGEND

- A1 - ARYLIC RENDER: WHITE / OFFWHITE
- A2 - ARYLIC RENDER: CONTRASTING FINISH - DARK
- A3 - ARYLIC RENDER: BOUNDARY WALL TO MATCH A1 UNLESS NOTED OTHERWISE
- PB - PAINTED BRICK: PAINTED FACE GRADE COMMONS - WHITE / OFFWHITE
- MC - METAL CLADDING: LYSAGHT SPANDEK OR SIMILAR - DARK (VERTICAL)
- FC - FIBRE CEMENT CLADDING: AXON 133 OR SIMILAR - WHITE / OFFWHITE
- VC - VERTICAL TIMBERLOOK BATTENS: DETAILS TBC
- CR - CONRETE RENDER: CONCRETE LOOK DADO / POLYMER RENDER
- OF - OFF FORM CONCRETE: RAW OFF FORM CONCRETE WITH SELECTED SEALER

DARKLIGHT DESIGN

DA4.15 | designed AB/WDJ | drawn AB/RH/WDJ | checked AB | scale AS SHOWN ON DRAWINGS | project # X499-25 | revision E | 23.10.26 AMENDED PLANNING | #6 REDCOURT ROAD, ATTADALE (CITY OF MELVILLE)

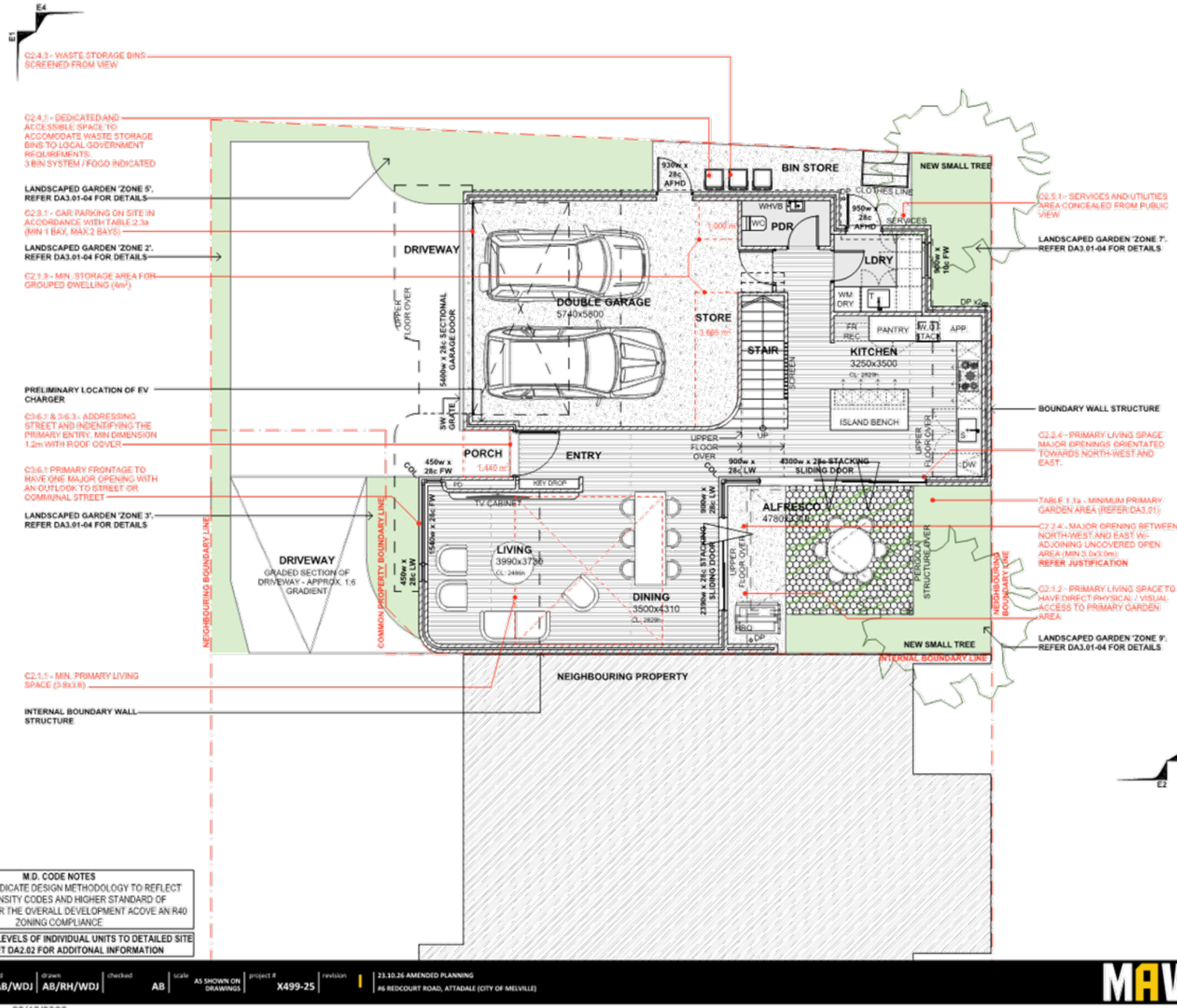
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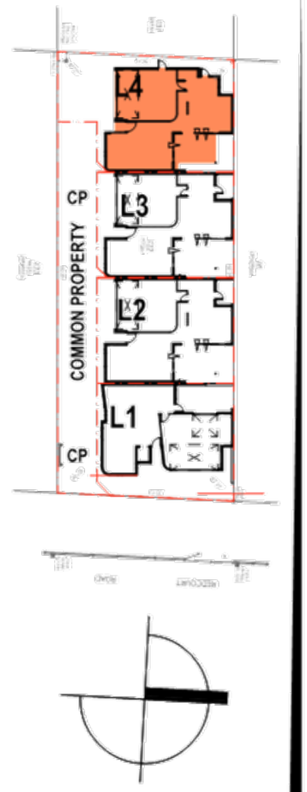
Version: 3, Version Date: 29/10/2026

OFFICIAL

LOT 4 - GROUND FLOOR PLAN

SCALE @ 1:100 (A3)





M.D. CODE NOTES

DOCUMENTS INDICATE DESIGN METHODOLOGY TO REFLECT MEDIUM DENSITY CODES AND HIGHER STANDARD OF EXCELLENCE FOR THE OVERALL DEVELOPMENT ACOVE AN R40 ZONING COMPLIANCE

FINISHED FLOOR LEVELS OF INDIVIDUAL UNITS TO DETAILED SITE PLAN SHEET DA2.02 FOR ADDITONAL INFORMATION

REV I

UNIT TYPE D

AREAS

PORCH	1.440 m²
GF HOUSE AREA	85.747 m²
GARAGE/STORE	43.740 m²
ALFRESCO	15.822 m²
GF TOTAL	**147.134 m²**
UF HOUSE AREA	140.047 m²
UF TOTAL	**140.047 m²**
TOTAL LIVING	**225.794 m²**
O/ALL TOTAL	**287.208 m²**

DARKLIGHT DESIGN

DA4.16 | designed AB/WDJ | drawn AB/RH/WDJ | checked AB | scale AS SHOWN ON DRAWINGS | project # X499-25 | revision I | 23.10.26 AMENDED PLANNING | #6 REDCOURT ROAD, ATTADALE (CITY OF MELVILLE)

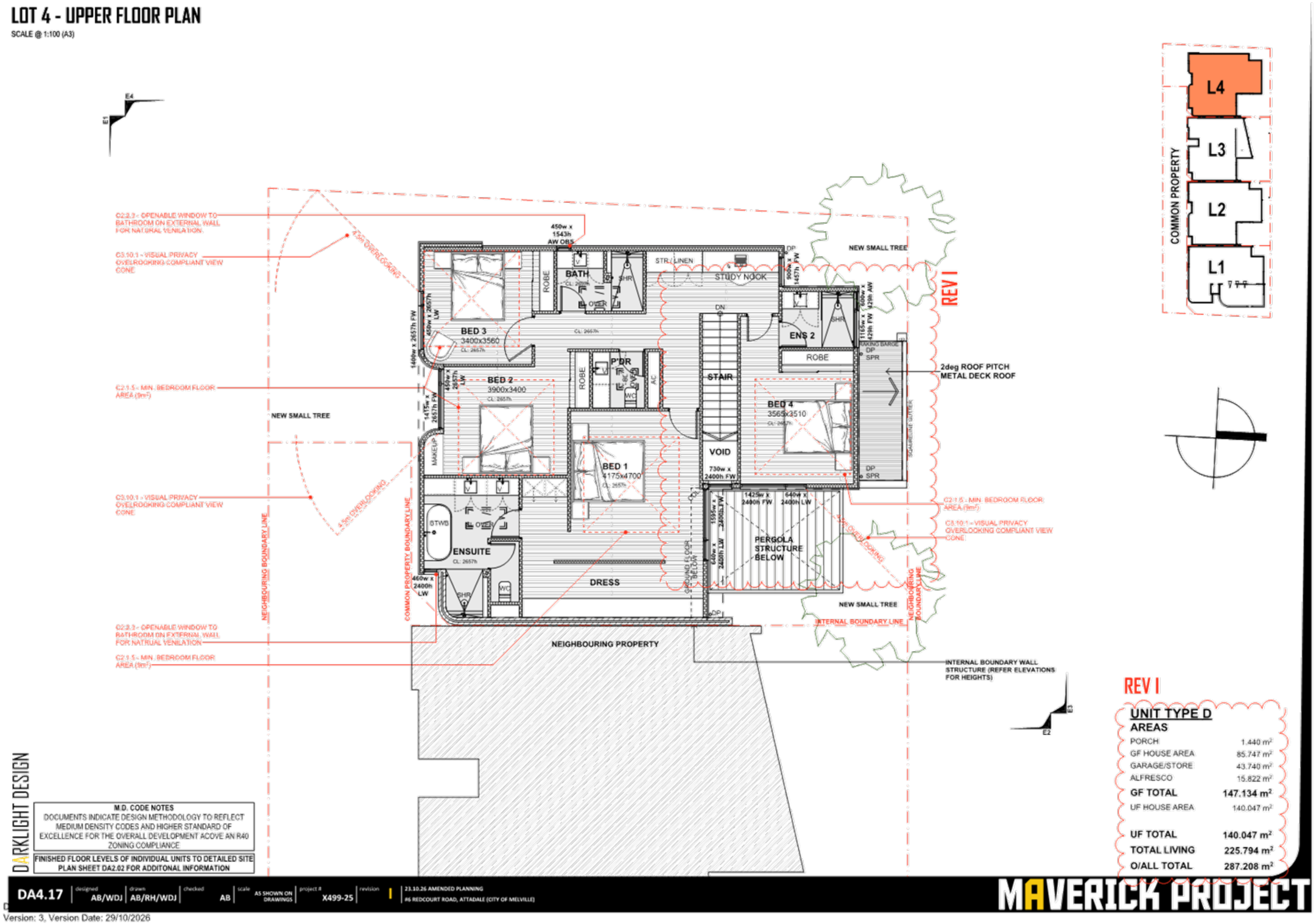
MAVERICK PROJECT

Version: 3, Version Date: 29/10/2026

OFFICIAL

LOT 4 - UPPER FLOOR PLAN

SCALE @ 1:100 (A3)



DARKLIGHT DESIGN

M.D. CODE NOTES

DOCUMENTS INDICATE DESIGN METHODOLOGY TO REFLECT MEDIUM DENSITY CODES AND HIGHER STANDARD OF EXCELLENCE FOR THE OVERALL DEVELOPMENT ACOVE AN R40 ZONING COMPLIANCE

FINISHED FLOOR LEVELS OF INDIVIDUAL UNITS TO DETAILED SITE PLAN SHEET DA2.02 FOR ADDITONAL INFORMATION

REV I

UNIT TYPE D
AREAS

PORCH	1.440 m²
GF HOUSE AREA	85.747 m²
GARAGE/STORE	43.740 m²
ALFRESCO	15.822 m²
GF TOTAL	**147.134 m²**
UF HOUSE AREA	140.047 m²
UF TOTAL	**140.047 m²**
TOTAL LIVING	**225.794 m²**
O/ALL TOTAL	**287.208 m²**

DA4.17 | designed AB/WDJ | drawn AB/RH/WDJ | checked AB | scale AS SHOWN ON DRAWINGS | project # X499-25 | revision I | 23.10.26 AMENDED PLANNING | #6 REDCOURT ROAD, ATTADALE (CITY OF MELVILLE)

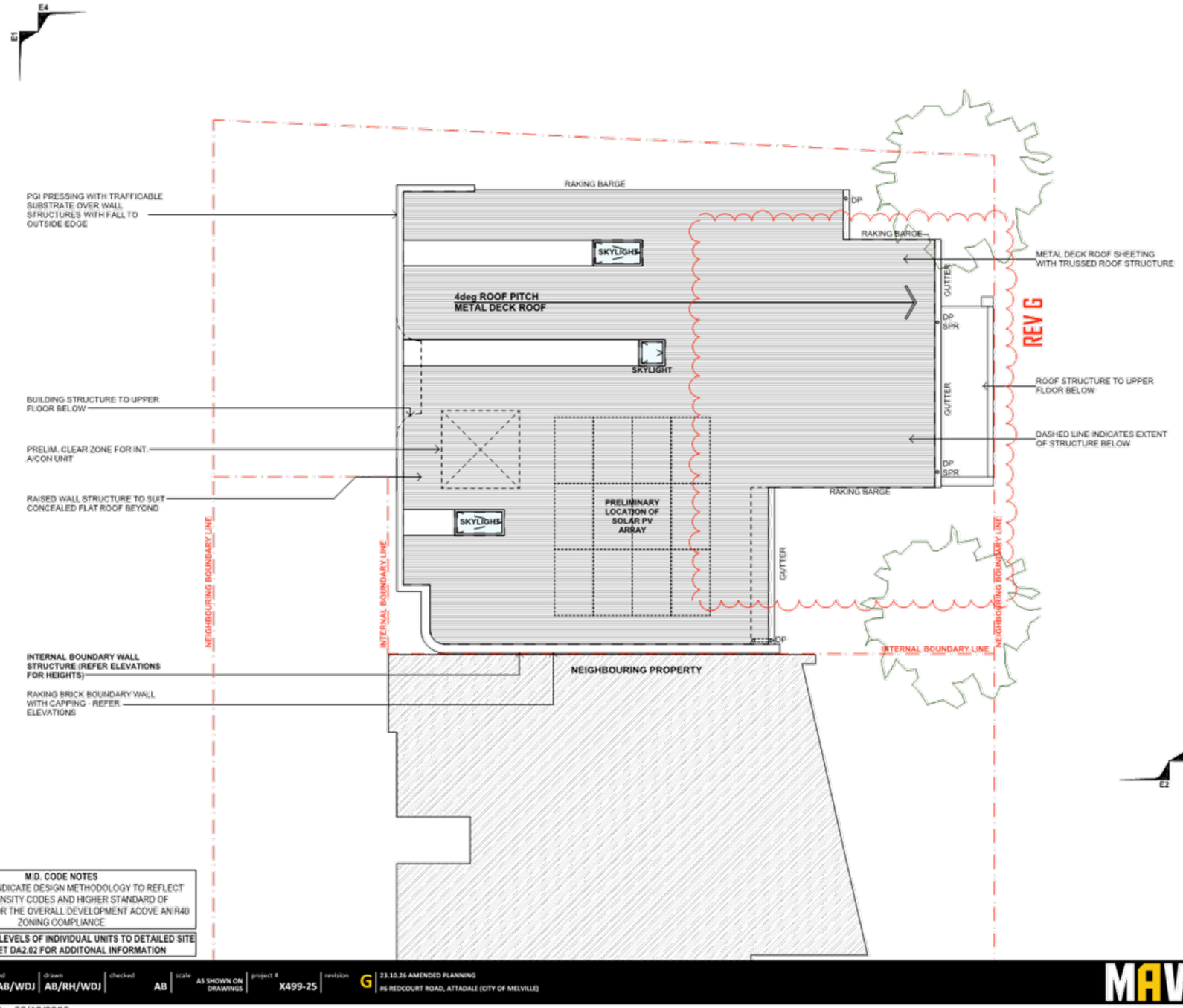
MAVERICK PROJECT

Version: 3, Version Date: 29/10/2026

OFFICIAL

LOT 4 - ROOF PLAN

SCALE @ 1:100 (A3)



REV G

UNIT TYPE D

AREAS

PORCH	1.440 m²
GF HOUSE AREA	85.747 m²
GARAGE/STORE	43.740 m²
ALFRESCO	15.822 m²
GF TOTAL	**147.134 m²**
UF HOUSE AREA	140.047 m²
UF TOTAL	**140.047 m²**
TOTAL LIVING	**225.794 m²**
O/ALL TOTAL	**287.208 m²**

M.D. CODE NOTES

DOCUMENTS INDICATE DESIGN METHODOLOGY TO REFLECT MEDIUM DENSITY CODES AND HIGHER STANDARD OF EXCELLENCE FOR THE OVERALL DEVELOPMENT ACOVE AN R40 ZONING COMPLIANCE

FINISHED FLOOR LEVELS OF INDIVIDUAL UNITS TO DETAILED SITE PLAN SHEET DA2.02 FOR ADDITONAL INFORMATION

DARKLIGHT DESIGN

DA4.18 | designed AB/WDJ | drawn AB/RH/WDJ | checked AB | scale AS SHOWN ON DRAWINGS | project # X499-25 | revision G | 23.10.26 AMENDED PLANNING | #6 REDCOURT ROAD, ATTADALE (CITY OF MELVILLE)

MAVERICK PROJECT

Version: 3, Version Date: 29/10/2026

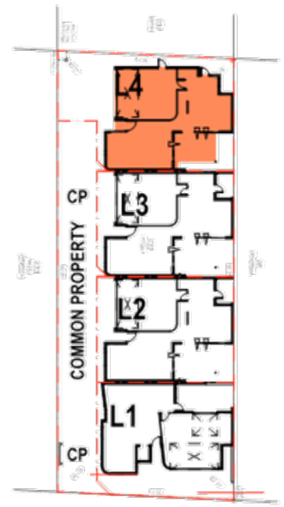
OFFICIAL

LOT 4 - ELEVATIONS 01 & 02

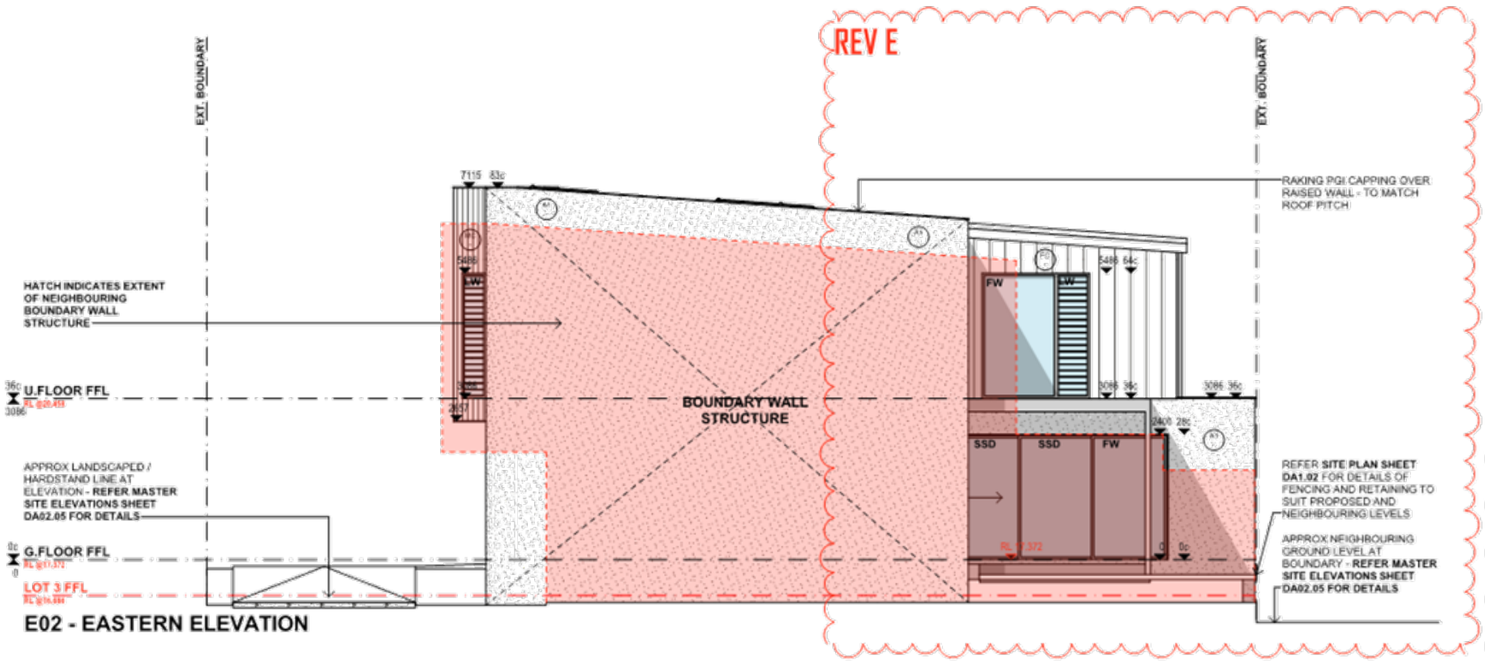
SCALE @ 1:100 (A3)



E01 - SOUTHERN ELEVATION



REV E



E02 - EASTERN ELEVATION

FINISHES LEGEND

- A1 - ARYLIC RENDER: WHITE / OFFWHITE
- A2 - ARYLIC RENDER: CONTRASTING FINISH - DARK
- A3 - ARYLIC RENDER: BOUNDARY WALL TO MATCH A1 UNLESS NOTED OTHERWISE
- PB - PAINTED BRICK: PAINTED FACE GRADE COMMONS - WHITE / OFFWHITE
- MC - METAL CLADDING: LYSAGHT SPANDEK OR SIMILAR - DARK (VERTICAL)
- FC - FIBRE CEMENT CLADDING: AXON 133 OR SIMILAR - WHITE / OFFWHITE
- VC - VERTICAL TIMBERLOOK BATTENS: DETAILS TBC
- CR - CONRETE RENDER: CONCRETE LOOK DADO / POLYMER RENDER
- OF - OFF FORM CONCRETE: RAW OFF FORM CONCRETE WITH SELECTED SEALER

DARKLIGHT DESIGN

DA4.19	designed AB/WDJ	drawn AB/RH/WDJ	checked AB	scale AS SHOWN ON DRAWINGS	project # X499-25	revision E	23.10.26 AMENDED PLANNING

#6 REDCOURT ROAD, ATTADALE (CITY OF MELVILLE)

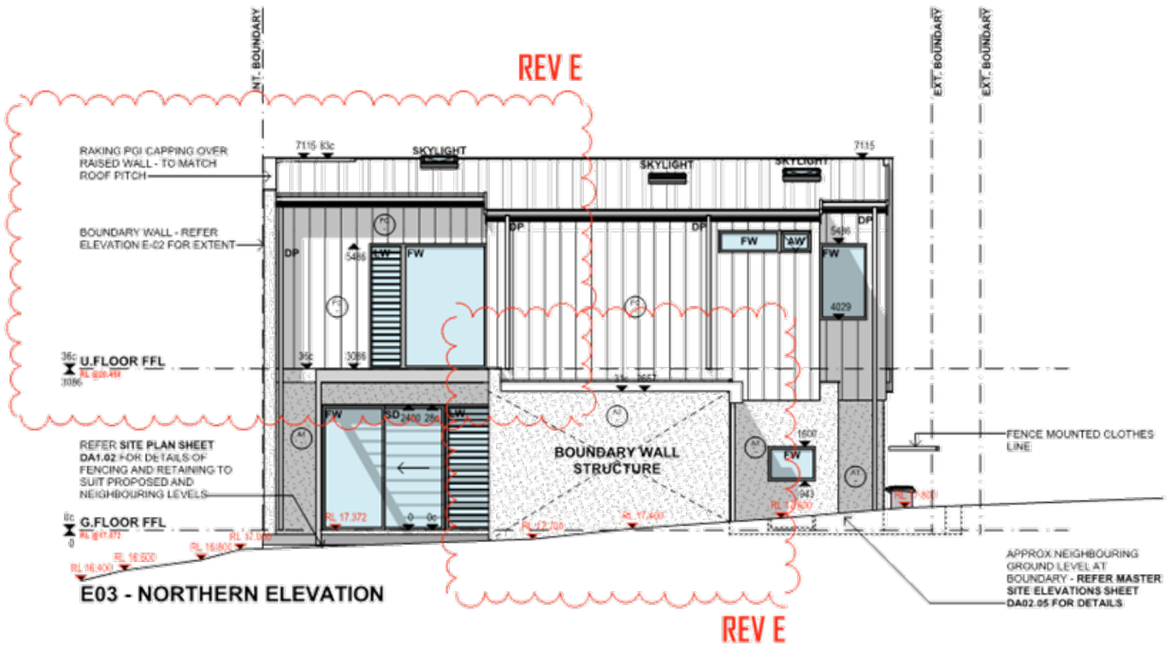
MAVERICK PROJECT

Version: 3, Version Date: 29/10/2026

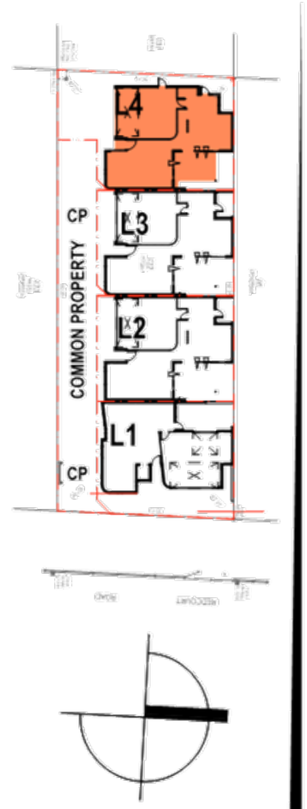
OFFICIAL

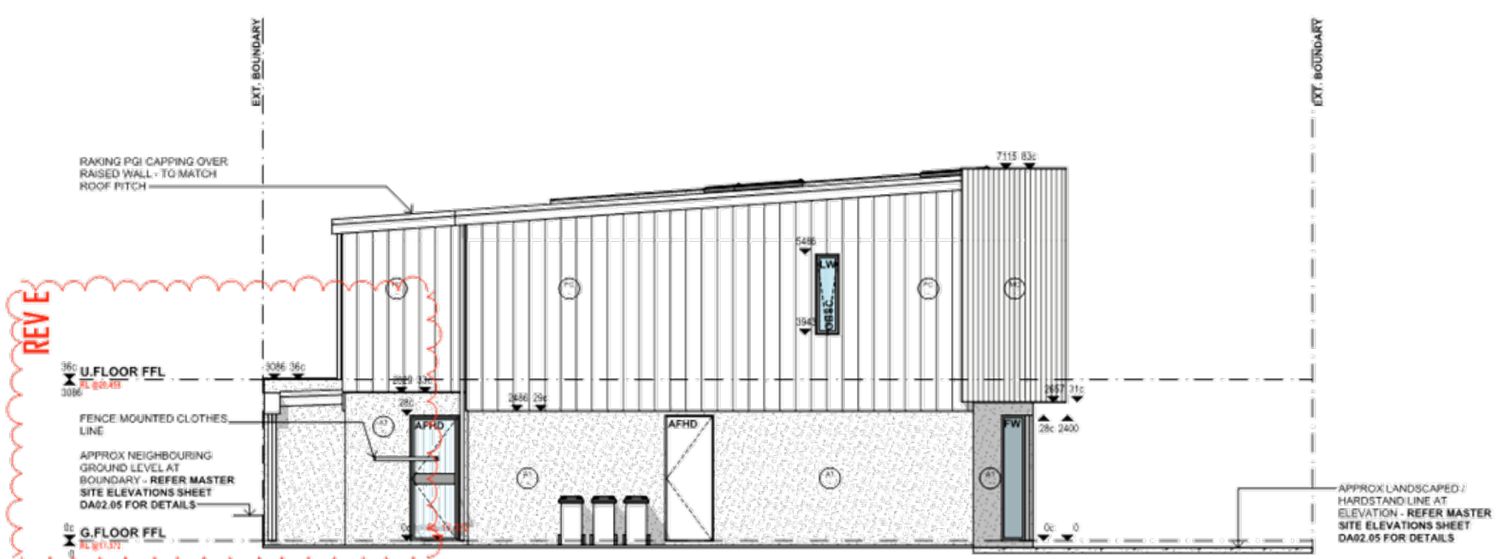
LOT 4 - ELEVATIONS 03 & 04

SCALE @ 1:100 (A3)



E03 - NORTHERN ELEVATION





E04 - WESTERN ELEVATION

FINISHES LEGEND

- A1 - ARYLIC RENDER: WHITE / OFFWHITE
- A2 - ARYLIC RENDER: CONTRASTING FINISH - DARK
- A3 - ARYLIC RENDER: BOUNDARY WALL TO MATCH A1 UNLESS NOTED OTHERWISE
- PB - PAINTED BRICK: PAINTED FACE GRADE COMMONS - WHITE / OFFWHITE
- MC - METAL CLADDING: LYSAGHT SPANDEK OR SIMILAR - DARK (VERTICAL)
- FC - FIBRE CEMENT CLADDING: AXON 133 OR SIMILAR - WHITE / OFFWHITE
- VC - VERTICAL TIMBERLOOK BATTENS: DETAILS TBC
- CR - CONRETE RENDER: CONCRETE LOOK DADO / POLYMER RENDER
- OF - OFF FORM CONCRETE: RAW OFF FORM CONCRETE WITH SELECTED SEALER

DARKLIGHT DESIGN

DA4.20 | designed AB/WDJ | drawn AB/RH/WDJ | checked AB | scale AS SHOWN ON DRAWINGS | project # X499-25 | revision E | 23.10.26 AMENDED PLANNING | #6 REDCOURT ROAD, ATTADALE (CITY OF MELVILLE)

MAVERICK PROJECT

Version: 3, Version Date: 29/10/2026

OFFICIAL

UNIT 1 DRIVEWAY 3D PRESENTATION



DARKLIGHT DESIGN

DA5.01 | designed AB/WDJ | drawn AB/RH/WDJ | checked AB | scale AS SHOWN ON DRAWINGS | project # X499-25 | revision D | 20.08.26 CLIENT REVIEW

#6 REDCOURT ROAD, ATTADALE (CITY OF MELVILLE)

MAVERICK PROJECT

OFFICIAL

UNIT 2 DRIVEWAY 3D PRESENTATION



DARKLIGHT DESIGN

DA5.02 | designed AB/WDJ | drawn AB/RH/WDJ | checked AB | scale AS SHOWN ON DRAWINGS | project # X499-25 | revision D | 20.08.26 CLIENT REVIEW

#6 REDCOURT ROAD, ATTADALE (CITY OF MELVILLE)

MAVERICK PROJECT