



The Detailed Area Plan has been approved by Council under Clause 6A.5 of Town Planning Scheme No. 4
 Escorted Manager Planning Services
 CITY OF ARMADALE
 Date: 31/8/10

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

GENERAL PROVISIONS

R40 Lots	
Minimum Open Space	40%
Primary Street and Rear Lane/way Setbacks	Minimum
Primary Street Lots with Front (Inclusion) - (Rear Lane/way) - (Rear Lane/way/Setback)	Dwelling - (including Inclusion) - Dwelling - 1.0m
Rear Lane/way/Setback	N/A

R25 Lots	
Minimum Open Space	45%
Primary Street, Rear Lane/way and Secondary Street Setbacks	Minimum
Primary Street Lots with Front (Inclusion) - (Rear Lane/way) - (Rear Lane/way/Setback)	Dwelling - (including Inclusion) - Dwelling - 1.0m
Rear Lane/way/Setback	N/A
Secondary Street	1.0m

Boundary Walls

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

Access

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

Dwelling Orientation

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

Fencing

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

Letter Boxes

- All letter boxes shall address the primary street.

Other Provisions

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

LEGEND

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

CLIENT

Whitby Land Company : CLIENT
 11.600@A3 : SCALE
 24 August 2010 : DATE
 180_1-4-001.dgn : PLAN No
 J : REVISION
 R.S. : PLANNER
 R.F. : DRAWN
 R.S. : CHECKED



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

