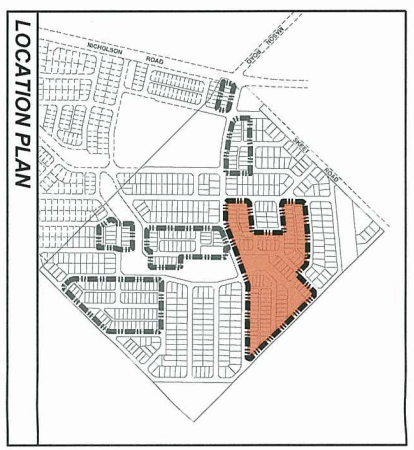


Electrical Transmission
Essential



The Detailed Area Plan has been approved by Council under Clause 6A.2 of
Town Planning Scheme No. 4
City of Armadale
Date: 3/8/10
Executive Manager Planning Services

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	R25 Lots
Minimum Open Space	4.0m	4.5m
Primary Street and Rear LaneWAY Setbacks	Minimum	Minimum
Primary Street Lots with minor incursions)	Dwelling (including incursions) - 4.0m	Dwelling (including incursions) - 4.0m
Primary Street Lots Abutting Public Open Space (POS)	Dwelling (including minor incursions) - 2.0m	Dwelling (including minor incursions) - 2.0m
Rear LaneWAY Setback	Dwelling - 4.5m Garages - 4.5m Dwelling - 1.0m Garages - 1.0m	N/A

	R25 Lots	R40 Lots
Minimum Open Space	4.5m	4.0m
Primary Street and Rear LaneWAY Setbacks	Minimum	Minimum
Primary Street Lots with minor incursions)	Dwelling (including incursions) - 2.0m	Dwelling (including incursions) - 2.0m
Rear LaneWAY Setback	Dwelling - 1.0m Garages - 1.0m	N/A

Boundary Walls

- Indicative boundary wall locations have been shown on the DAP (length 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.
- All lots abutting public open space (POS) areas shall have direct pedestrian access onto the POS area via a lockable gate.

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 (excluding the primary street and where applicable POS) and/or a secondary elevation.
- Dwellings should be designed so primary/indoor living areas (e.g. living rooms, dining areas, kitchens) and a private useable outdoor area (e.g. verandah, pergola, patio or an outdoor living area) accessible from a habitable room are on the north side of the dwelling. These indoor and outdoor areas shall be positioned so they are open to winter sun but protected from summer sun with sufficient eaves or other shade structures. In instances where the front of the lot is orientated to the east or west, the primary/indoor living areas shall be positioned so the necessary need to be within front setback areas.
- The outdoor living areas (as required by the R-Codes) of those lots abutting POS areas shall be positioned to overlook the POS area as indicated in the DAP.

Fencing

- Estate fencing adjoining private lots and fronting POS shall be maintained as visually permeable by the applicable landowner.
- 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 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 visually permeable. Part of overhanging 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
- Building orientation to secondary street
- Required Garage Location / Carport / Parking Space
- Indicative Garage Location / Carport / Parking Space
- R25 coded Lots (all other lots coded R40) Private Open Space location to ensure it overlooks Public Open Space

Whitby Land Company : CLIENT
112,000/AS : SCALE
24 August 2010 : DATE
190_L1-4-0011.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 cartographies are shown for illustrative purposes only and are subject to detailed engineering design.