



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	
	40%	Maximum
Minimum Open Space	40%	
Primary Street and Rear Lane/Setback	Minimum	Maximum
Primary Street (Lots with access to Rear Lane/way) - (Only) - Primary Street Lots Abutting Public Open Space (POS)	Dwelling (including minor incursions) - Garages - 4.5m	Dwelling - 4.0m
Rear Lane/way 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-Code 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 presented in the section shall be subject of attention on the building 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 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 shading devices to provide protection from the summer sun. The orientation 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

- Exclude 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 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
- Private Open Space location
- Public Open Space
- Building orientation to Primary Street and where applicable POS
- Required Garage Location / Carport / Parking Space
- Indicative Garage Location / Carport / Parking Space

The Detailed Area Plan has been approved by Council under Clause 6A.5 of the City of Armadale Town Planning Scheme No. 4

Executive Manager Planning Services
CITY OF ARMADALE

3/10/20

Whitby Land Company : CLIENT
11,500@A3 : SCALE
24 August 2010 : DATE
190_1-4-0011.dgn : PLAN No
J : REVISION
R.S. : PLANNER
R.E. : DRAWN
R.S. : CHECKED



RPS Environment and Planning Pty Ltd
AN 45 708 880 977
PO Box 405 Subiaco WA 6904
30 Subiaco WA 6908
T +61 8 9211 1111
F +61 8 9211 1122
W rpsgroup.com.au

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.