

## THE AVENUE STAGE 3 - DETAILED AREA PLAN PROVISIONS

This Detailed Area Plan (DAP) is made pursuant to Clause 4.4 of the Metropolitan Redevelopment Authority (MRA) Wungong Urban Water Redevelopment Scheme 2007 (the Scheme) and provides variations to the acceptable development provisions of the Scheme and associated Policies as shown on the plan and detailed below. The requirements the Scheme and the Zone Development Policy - Residential Zones (ZDP) shall be satisfied in all other matters.

### GENERAL VARIATIONS - All Lots

Zoning	All lots subject of this DAP are zoned 'Suburban'.			
Garage setback for all front loaded lots	a) With the exception of squat lots and laneway lots, all front loaded lots are to have a minimum garage setback of 4.5m from the primary street. Garages are to be setback a minimum of 0.5m behind the main building alignment (frontage). b) All front loaded lots are to have a minimum 1.5m garage setback from the secondary street.			
Stormwater Management	a) All lots are required to infiltrate the volumes shown in the following Table onsite. Stormwater grate outlets are to be provided in driveways.			
	Lot area (m <sup>2</sup> )	Lot Numbers	Contributing Impervious Area (85% of Lot) m <sup>2</sup>	Volume to Infiltrate on Site (first 15mm) (m <sup>3</sup> )
	200	105, 132, 131, 130	170	2.55
	300	103, 104, 154, 155, 194	255	3.83
	302	102	257	3.86
	320	134, 135, 128, 127, 126, 125, 123, 122, 157, 158, 159, 162, 163, 146, 147, 149, 150, 151, 152, 160	272	4.08
	322	129, 133, 156, 153	274	4.11
	340	165, 166, 167, 168, 169, 170, 171	289	4.34
	350	187, 188, 189, 190, 191, 192	298	4.47

### STANDARD LOTS WITH A WIDTH OF 10 METRES - Lots 94, 96, 98, 100, 122, 123, 125-128, 134, 135, 146, 147, 149-152, 157-160, 162, 163, 178, 187-192 & 194 (excluding Lots 105 and 130-132).

Boundary Walls	Walls not higher than 3.5m are permitted to both side boundaries subject to: a) 2/3 maximum length to one side boundary; and b) 1/3 maximum length to the second side boundary.	
Garages	Double garages are permitted to exceed 50% up to a maximum of 60% (including supporting structures) of the lot frontage subject to suitable articulation of the front façade to assist in reducing the dominant appearance of the garage from the primary street. Articulation elements should include (but are not limited to) at least one of the following: <ul style="list-style-type: none"> <li>• Porch;</li> <li>• Front Verandah;</li> <li>• Portico;</li> <li>• Front feature walls;</li> <li>• Feature windows; or</li> <li>• Awnings.</li> </ul>	

### SQUAT LOTS - Lots 102-106, 129-133 & 153-156

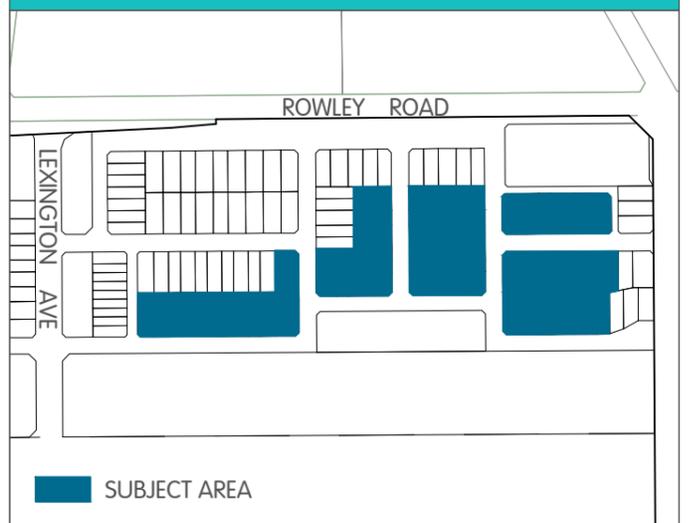
Setbacks of Buildings	a) Primary Street: 2.0m minimum and 4.0m maximum, no averaging. b) Porch/ verandah: 1.5m minimum, no maximum length of the porch/ verandah. c) Secondary Street: 1.0m minimum. d) Rear: 1.0m minimum rear setback.	
Boundary Setbacks	a) Walls of a height 3.5m or less with major openings: 1.2m boundary setback. b) Walls of a height 3.5m or less without major openings: 1m boundary setback.	
Boundary Walls	10m Frontage	Walls not higher than 3.5m are permitted to both side boundaries subject to: a) No maximum length to one side boundary; and b) 2/3 maximum length second to the side boundary.
	11m+ Frontage	Walls not higher than 3.5m are permitted to both side boundaries subject to: a) 2/3 maximum length to one side boundary; and b) 1/3 maximum length second to the side boundary.
Garages	a) Garages are permitted to be setback a minimum of 1m behind the main building line (frontage). b) Double garages are permitted to exceed 50% up to a maximum of 60% (including supporting structures) of the lot frontage subject to suitable articulation of the front façade to assist in reducing the dominant appearance of the garage from the primary street. Articulation elements should include (but are not limited to) at least one of the following: <ul style="list-style-type: none"> <li>• Porch;</li> <li>• Front Verandah;</li> <li>• Portico;</li> <li>• Front feature walls;</li> <li>• Feature windows; or</li> <li>• Awnings.</li> </ul> c) Corner lots are permitted to have garages on the primary street.	
Outdoor Living Area	10m Frontage	Minimum 16m <sup>2</sup> Outdoor Living Area with a minimum dimension of 4m.
	11m+ Frontage	10% of the lot area or 20m <sup>2</sup> Outdoor Living Area, whichever is greater, with a minimum dimension of 3m.
All Outdoor Living Areas	a) Outdoor Living Areas are to be: <ul style="list-style-type: none"> <li>• Directly accessible from a habitable room;</li> <li>• Located behind the street setback area;</li> <li>• At least 70% must be uncovered; and</li> <li>• To have a minimum dimension of 3m.</li> </ul> b) No other site cover standards apply.	
Overshadowing	a) No maximum overshadowing for wall height 3.5m or less. b) No maximum overshadowing for wall height greater than 3.5m where overshadowing is confined to front half of the lot. If overshadowing intrudes into rear half of the lot, shadow cast is not to exceed 35%.	
Privacy	Major openings and unenclosed outdoor active habitable spaces, which have a floor level more than 0.5m above natural ground level and overlook any part of any other residential property behind its street setback lines, are to be setback as follows: a) 3.0m minimum setback to bedrooms and studies; b) 4.5m minimum setback to major openings to habitable rooms other than bedrooms and studies; and c) 6.0m minimum setback to unenclosed outdoor active habitable spaces. Or are to be provided with permanent screening to restrict views within the cone of vision from any major opening or an unenclosed outdoor active habitable space.	



### LANEWAY LOTS - Lots 164-172

Front Setback	a) Minimum 50% of dwelling frontage to be within a 1.5m minimum - 3.0m maximum setback, with a major opening. b) Minor incursion to a minimum of 1.0m into the setback is permitted to allow inclusion of articulation elements: <ul style="list-style-type: none"> <li>• Porch;</li> <li>• Front Verandah;</li> <li>• Portico;</li> <li>• Front feature walls;</li> <li>• Feature windows; or</li> <li>• Awnings.</li> </ul> c) Direct pedestrian access from all lots to Cornhill Entrance is required.	
Boundary Walls	Walls not higher than 3.5m are permitted to both side boundaries subject to: a) 2/3 maximum length to one side boundary; and b) 1/3 maximum length second side boundary. Variations to wall height, including double storey development, may be considered through the MRA Development Approval process.	
Rear Garages	a) Garages are to be setback a minimum of 0.5m from the lot boundary.	
Second Storey	a) Double Storey development is encouraged, however any development on the second storey should not compromise solar access and privacy of neighbouring lots. b) A minimum front setback of 3.0m is required for all second storey development.	
Outdoor Living Area	Outdoor Living Area dimensions are permitted to be reduced to 3.5m where the overall required minimum area is achieved.	

### LOCATION PLAN



### LEGEND

- Subject Lots
- Proposed Lot Boundary
- Stage 3 / DAP Application Area
- Dwelling Setbacks
- No Vehicle Access
- Mandatory Garage
- Retaining Wall
- Lot Orientation

This Detailed Area Plan has been approved by the Metropolitan Redevelopment Authority in accordance with part 4.4 of the Wungong Urban Water Redevelopment Scheme

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 Chief Executive Officer  
 Metropolitan Redevelopment Authority

.....  
 Date

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 Ref



robertsday.com.au planning.design.place

SIZE A3  
 1:2000  
 0 metres 20 40 60 80 100

CADASTRAL INFORMATION  
 SOURCE: WHELANS  
 YYYYMMDD:  
 DWG REF:  
 PROJECTION: PCG 94

I	TITLEBLOCK CHANGE	151214	RF	AM
H	LOT 92, 104 & 106 GARAGE MODS	151209	SB	AM
G	ADDITIONAL TEXT	151102	RF	AM
F	TEXT UPDATES	150813	RF	AM
D	TEXT UPDATES	150706	RF	AM
C	TEXT UPDATES	150629	RF	AM
A	BASE PLAN	150610	RF	AM
REV	DESCRIPTION	YYYYMMDD	DRAWN	APPR'D

STAGE 3 THE AVENUE - DETAILED AREA PLAN  
 Lots 92-106, 122-135, 146-172,  
 176-183 & 187-195 Oakford

City of Armadale

REF NO. DRAW NO. REV.  
 PEE OAK RD1 404 I