



**harrisdale green**

# STAGE 2B DETAILED AREA PLAN (plan not to scale)

## (LOTS 458-465)

Department of HOUSING  
Government of Western Australia  
Cedar Woods

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

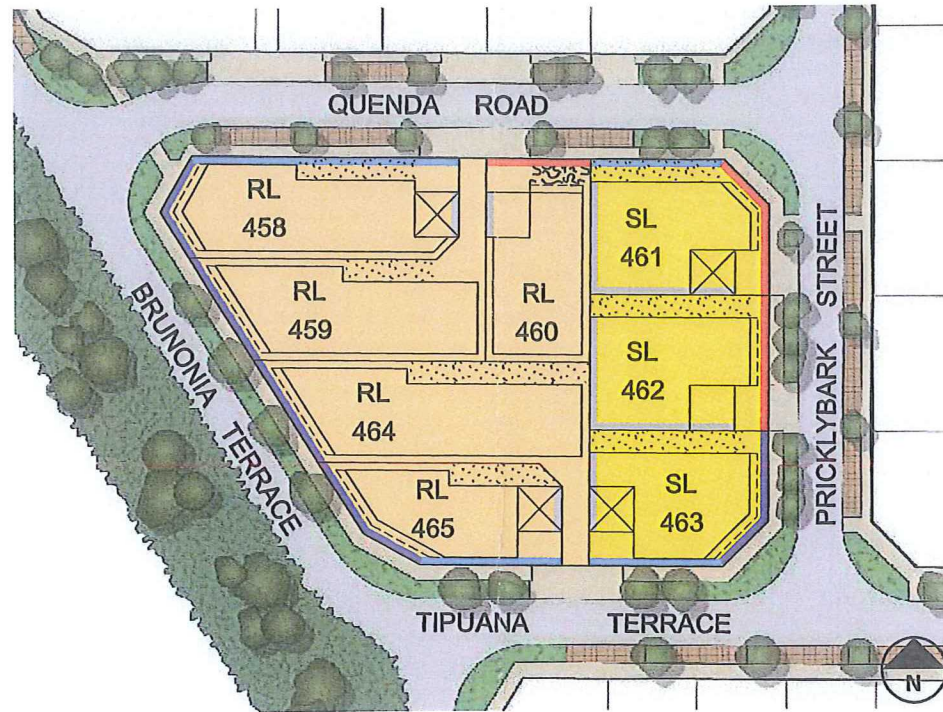
Executive Manager Planning Services  
City of Armadale

23/2/16  
Date

|                    |   |
|--------------------|---|
| R-Coding           | R30   |
| R-Codes            | 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. |
| Minimum Open Space | 40%   |

### GENERAL PROVISIONS (apply to both lot types):

- The design of dwellings shall include a primary/front style elevation towards the nominated Secondary Street as shown on the DAP in addition to one which addresses the Primary Street. The primary/front style elevations shall consist of at least one major opening overlooking the primary street and where applicable at least one major opening overlooking a secondary street.
- The maximum height of a boundary wall shall be 3.5m from natural ground level provided the wall length does not exceed two-thirds of the length of the balance of the boundary behind the Primary Street minimum setback line. Where the length of a nil boundary wall is more than two-thirds of the length of the balance of the boundary behind the Primary Street minimum setback line, the maximum boundary wall height shall be 3.0m.
- Maximum width of garage is 6.5m where facing the street.
- Vehicle access to the lot is only permitted via the designated garage location where shown or via the 'battle-axe' leg for Lots 459 and 464.
- Where it can be demonstrated via the cone of vision that there will be no overlooking of major openings or outdoor living areas, then the development is considered to meet the Performance Criteria of the R-Codes for visual privacy.
- Dwellings shall 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 north, outdoor living areas as required by the R-Codes do not necessarily need to be within front setback areas.
- 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 materials to complement the dwelling.
- Estate provided fencing/retaining on private lots to the Primary and Secondary streets shall not be modified without written approval from the City and shall be maintained as visually permeable by landowners where applicable.
- Fencing along a Secondary Street frontage shall be visually permeable above 1.2m for at least two thirds of its length to a maximum height of 1.8m measured from the finished lot level (fencing needs to take in to consideration General Provision No. 1 - i.e. a visually permeable section needs to be in front of applicable major openings overlooking a Secondary Street).
- All letter boxes and street numbers shall address the Primary Street.
- The 4.0m maximum Primary Street setback may be relaxed for a portion of the front elevation for Lots 458, 459, 464, and 465 based on design merit, where the majority of the front elevation complies with the setback requirements.



### SL SQUARE HOUSE LOT PROVISIONS

| Minimum Outdoor Living Area  | 36m <sup>2</sup> |             |             |
|--|------------------|-------------|-------------|
| Building Setbacks  |                  | Minimum (m) | Maximum (m) |
| Primary Street   |                  | 2.5         | 4.0         |
| Primary Street – Verandahs, pergolas, patios or the like   |                  | 1.5         | -           |
| Secondary Street   |                  | 1.0         | -           |
| Rear setback - Western boundary  |                  | Nil         | -           |
| Side setback – Southern boundary   |                  | Nil         | -           |
| Side setback – Northern boundary   |                  | 3.0         | -           |
| Side setback – Verandahs, patios or the like other than for where nil setback permitted (solar pergolas* are exempt) |                  | 2.5         | -           |
| Garage street setback  |                  | 4.5         | -           |

\* A solar pergola is a pergola that is designed to allow direct winter sun access to north facing windows. The pergola may include battens so long as these are angled to allow sunlight access.

### RL RECTANGLE HOUSE LOT PROVISIONS

| Minimum Outdoor Living Area  | 36m <sup>2</sup>   |             |             |
|--|--|-------------|-------------|
| Boundary Walls   | In addition to any garage boundary wall to a maximum length of 7.0m (designated or otherwise proposed), a boundary wall is permitted in accordance with provision No. 2 above and the R-Codes. |             |             |
| Building Setbacks  |  | Minimum (m) | Maximum (m) |
| Primary Street   |  | 2.5         | 4.0**       |
| Primary Street – Verandahs, pergolas, patios or the like   |  | 1.5         | -           |
| Secondary Street   |  | 1.0         | -           |
| Northern boundary - Outdoor living area (Lots 458, 459, 464 & 465)   |  | 3.0         | -           |
| Northern boundary - Outdoor living area (Lots 458, 459, 464 & 465) – Verandahs, patios or the like other than for where nil setback permitted (solar pergolas* are exempt) |  | 2.5         | -           |
| Garage street setback  |  | 4.5         | -           |

\* A solar pergola is a pergola that is designed to allow direct winter sun access to north facing windows. The pergola may include battens so long as these are angled to allow sunlight access.

\*\* No maximum for lots 459 and 464.

### LEGEND

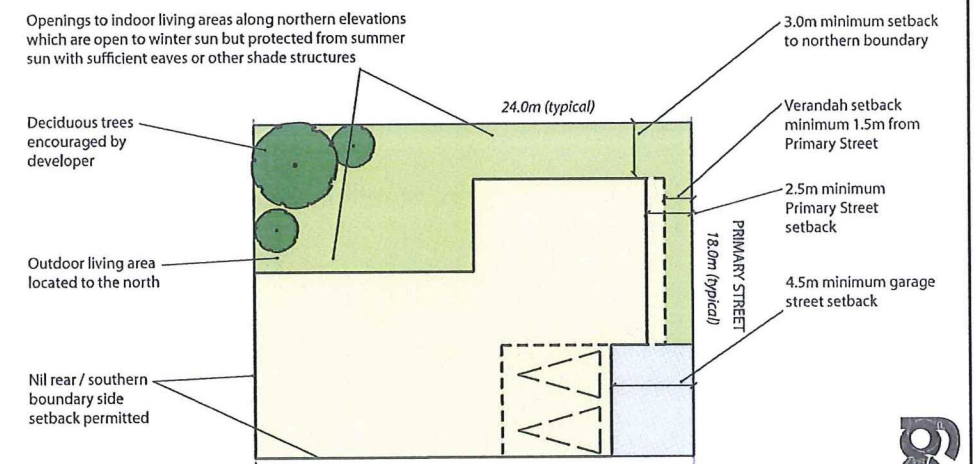
- SL Square House Lot (R30)
- RL Rectangle House Lot (R30)
- Designated garage location
- Preferred garage location
- Designated zone for outdoor living area
- Preferred zone for outdoor living area
- Nominated boundary wall location/s (if proposed)
- Primary street
- Primary street - no vehicle access permitted
- Secondary street

### HARRISDALE GREEN ESTATE STAGE 2B



### INDICATIVE SITE PLAN (as applied to Lots 461 & 462)

Design Intent: The Square House Lot configuration, nil southern side setback and northern outdoor living areas will create a more efficient lot with comfortable and useable outdoor living areas.



TOWN PLANNING AND URBAN DESIGN