

TABLE 1

THE AVENUE STAGE 6 - 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	<p>a) All front loaded lots (except Lots 286-295) are to have a minimum garage setback of 4.5m from the primary street and 0.5m behind the main building alignment (frontage);</p> <p>b) With the exception of squat lots, corner lots are to have vehicle access from the secondary street and garages shall be setback a minimum 1.5 from the secondary street.</p> <p>c) Lots fronting Lexington Avenue (Lots 286-295) must have a 6m minimum garage setback.</p>																																																																															
Stormwater Management	<p>a) All lots required to store first 15mm of rainfall from impervious lot areas on-site, with volumes shown in the following table.</p> <table><tr><th>Lot area (m²)</th><th>Lot Numbers</th><th>Contributing Impervious Area (85% of Lot) (m²)</th><th>Volume to Infiltrate on Site (first 15mm) (m³)</th></tr><tr><td>282</td><td>387</td><td>239.7</td><td>3.59</td></tr><tr><td>295</td><td>296</td><td>250.7</td><td>3.76</td></tr><tr><td>296</td><td>314</td><td>251.6</td><td>3.77</td></tr><tr><td>300</td><td>297, 340, 341, 386</td><td>255</td><td>3.82</td></tr><tr><td>305</td><td>461</td><td>259.2</td><td>3.89</td></tr><tr><td>315</td><td>323, 325, 327, 328, 331, 334, 335, 344, 347, 350, 351, 353, 355, 389, 391, 392, 394, 395, 398, 401, 402, 405, 406, 410</td><td>267.7</td><td>4.01</td></tr><tr><td>325</td><td>388</td><td>276.2</td><td>4.14</td></tr><tr><td>329</td><td>342</td><td>279.6</td><td>4.19</td></tr><tr><td>330</td><td>313, 318</td><td>280.5</td><td>4.21</td></tr><tr><td>370</td><td>338</td><td>314.5</td><td>4.71</td></tr><tr><td>375</td><td>326, 329, 330, 332, 333, 345, 346, 348, 349, 352, 390, 396, 397, 400, 403, 404, 408, 409</td><td>318.7</td><td>4.78</td></tr><tr><td>386</td><td>337</td><td>328.1</td><td>4.92</td></tr><tr><td>401</td><td>322, 356</td><td>340.8</td><td>5.11</td></tr><tr><td>439</td><td>336</td><td>373.1</td><td>5.59</td></tr><tr><td>450</td><td>287, 288, 289, 290, 291, 292, 293, 294, 324, 354, 393, 399, 407</td><td>382.5</td><td>5.74</td></tr><tr><td>470</td><td>339</td><td>399.5</td><td>5.99</td></tr><tr><td>508</td><td>343</td><td>431.8</td><td>6.47</td></tr><tr><td>510</td><td>286, 295</td><td>433.5</td><td>6.50</td></tr></table> <p>b) All soakwells to be located at the front of lots. Additional soakwells may be located at the rear of laneway Lots (Lots 313-321), with stormwater grated outlets provided in the slab between the garage and the laneway.</p> <p>c) Stormwater grated outlets are to be provided in driveways for lots less than 350m²</p>				Lot area (m²)	Lot Numbers	Contributing Impervious Area (85% of Lot) (m²)	Volume to Infiltrate on Site (first 15mm) (m³)	282	387	239.7	3.59	295	296	250.7	3.76	296	314	251.6	3.77	300	297, 340, 341, 386	255	3.82	305	461	259.2	3.89	315	323, 325, 327, 328, 331, 334, 335, 344, 347, 350, 351, 353, 355, 389, 391, 392, 394, 395, 398, 401, 402, 405, 406, 410	267.7	4.01	325	388	276.2	4.14	329	342	279.6	4.19	330	313, 318	280.5	4.21	370	338	314.5	4.71	375	326, 329, 330, 332, 333, 345, 346, 348, 349, 352, 390, 396, 397, 400, 403, 404, 408, 409	318.7	4.78	386	337	328.1	4.92	401	322, 356	340.8	5.11	439	336	373.1	5.59	450	287, 288, 289, 290, 291, 292, 293, 294, 324, 354, 393, 399, 407	382.5	5.74	470	339	399.5	5.99	508	343	431.8	6.47	510	286, 295	433.5	6.50
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SQUAT LOTS - Lots 296, 297, 314, 315, 316, 317, 340, 341, 342, 386, 387 & 461

Setbacks of Buildings	<p>a) Primary Street: 2.0m minimum.</p> <p>b) Porch/ verandah: 1.5m minimum, no maximum length of the porch/ verandah.</p> <p>c) Secondary Street: 1.0m minimum.</p> <p>d) Rear: 1.0m minimum rear setback, with or without major opening.</p> <p>e) Garage: 4.5m minimum and 0.5m behind main dwelling.</p>	
Boundary Setbacks	<p>a) Walls of a height 3.5m or less with major openings: 1.2m boundary setback.</p> <p>b) Walls of a height 3.5m or less without major openings: 1m boundary setback.</p>	
Boundary Walls	<p>Walls not higher than 3.5m are permitted to both side boundaries subject to:</p> <p>a) 2/3 maximum length to one side boundary; and</p> <p>b) 1/3 maximum length second to the side boundary.</p>	
Garages	<p>a) 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:</p> <ul style="list-style-type: none">• Porch;• Front Verandah;• Portico;• Front feature walls;• Feature windows; or• Awnings. <p>b) Corner lots are permitted to have garages on the primary street.</p>	
Outdoor Living Area	<p>a) 10% of the lot area or 20m² Outdoor Living Area, whichever is greater, with a minimum dimension of 3m.</p> <p>b) Outdoor Living Areas are to be:</p> <ul style="list-style-type: none">• Directly accessible from a habitable room;• Located behind the street setback area; and• At least 70% must be uncovered; and <p>c) No other site cover standards apply.</p>	
Overshadowing	<p>a) No maximum overshadowing for wall height 3.5m or less.</p> <p>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%.</p>	
Privacy	<p>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:</p> <p>a) 3.0m minimum setback to bedrooms and studies;</p> <p>b) 4.5m minimum setback to major openings to habitable rooms other than bedrooms and studies; and</p> <p>c) 6.0m minimum setback to unenclosed outdoor active habitable spaces.</p> <p>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.</p>	

LOCATION PLAN

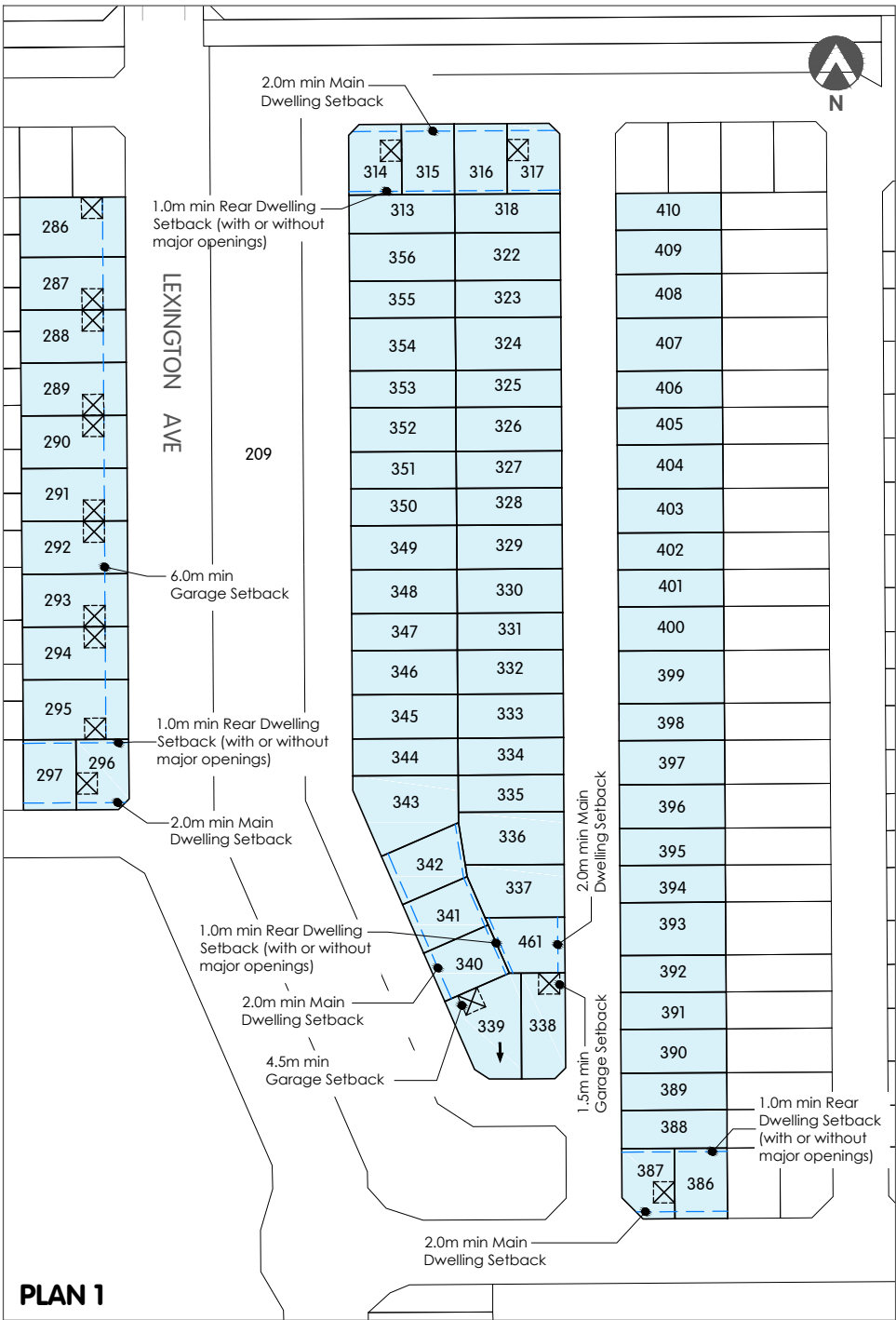


LEGEND

- Subject Lots
- Proposed Lot Boundary
- Dwelling/Garage Setbacks (Distances as per Table 1 / Plan 1)
- Dwelling Orientation
- Designated Garage Location

STANDARD LOTS WITH A WIDTH OF 10.5 METRES - Lots 313, 318, 323, 325, 327, 328, 331, 334, 335, 344, 347, 350, 351, 353, 355, 388, 389, 391, 392, 394, 395, 398, 401, 402, 405, 406 & 410.

Boundary Walls	<p>Walls not higher than 3.5m are permitted to both side boundaries subject to:</p> <p>a) 2/3 maximum length to one side boundary; and</p> <p>b) 1/3 maximum length to the second side boundary, with or without major openings.</p>
Garages	<p>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:</p> <ul style="list-style-type: none">• Porch;• Front Verandah;• Portico;• Front feature walls;• Feature windows; or• Awnings.



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

Chief Executive Officer
Metropolitan Redevelopment Authority

Date

Ref



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

CADASTRAL INFORMATION
SOURCE: WHELAN
YYMMDD:
DWG REF:
PROJECTION: PCG 94

DRAFT
D UPDATED DESIGN 169729 RF EJ
C PLAN UPDATES 160714 RF EJ
B PLAN UPDATES 160707 RF EJ
A BASE PLAN 160617 RF EJ
REV DESCRIPTION YYMMDD DRAWN APPR'D

STAGE 6 THE AVENUE - DETAILED AREA PLAN
Lots 286-297, 313 - 318, 322-356, 386-410 & 461 Oakford
City of Armadale

REF NO. PEE OAK
DRAW NO. RD1 411
REV. D