

Heron Park North: Residential Design Code Variations & R-MD 25 Codes

<p>Street Setback (R-Codes 5.1.2)</p>	<ul style="list-style-type: none"> • 3m minimum (no average); • 1.5m to porch/ veranda (no max length); • 1.5m minimum to secondary street
<p>Lot Boundary Setback (R-Codes 5.1.3, C3.1)</p>	<ul style="list-style-type: none"> • 1.2m for wall height 3.5m or less with major openings; • 1m for wall height 3.5m or less without major openings
<p>Boundary Wall (R-Codes 5.1.3, C3.2)</p>	<ul style="list-style-type: none"> • As per R-Codes
<p>Open Space (R-Codes 5.1.4)</p>	<ul style="list-style-type: none"> • An outdoor living area (OLA) with an area of 10% of the lot size or 20m², whichever is greater, directly accessible from a habitable room of the dwelling and located behind the street setback area; • At least 70% of the OLA must be uncovered and includes areas under eaves which adjoin uncovered areas; • The OLA has a minimum 3m length and width dimension; • No other R-Codes site cover standards apply.
<p>Garage Setback and Width and Vehicular Access (R-Codes 5.2.2, 5.3.3 and 5.3.5)</p>	<ul style="list-style-type: none"> • 4.5m garage setback from the primary street and 1.5m from a secondary street; • The garage setback from the primary street may be reduced to 4m where an existing or planned footpath or shared path is located more than 0.5m from the street boundary; • For front loaded lots with street frontages between 10.5 and 12m, a double garage is permitted to a maximum width of 6m as viewed from the street subject to: <ul style="list-style-type: none"> ○ Garage setback a minimum of 0.5m behind the building alignment; ○ A major opening to a habitable room directly facing the primary street; ○ An entry feature consisting of a porch or veranda with a minimum depth of 1.2m; and ○ No vehicular crossover wider than 4.5m where it meets the street. • Lots with a frontage less than 10.5m or not compliant with above require single or tandem garaging.
<p>Reduced Boundary Setbacks for Wall Heights of 3.5m or less without major openings (R-Codes 5.1.3 C3.1(i))</p>	<p>In areas coded R15 and higher, any wall or portion of wall without a major opening with a height 3.5m or less above natural ground level is permitted to be setback a minimum of 1m from the boundary regardless of its overall length.</p>

Disclaimer: - The information provided is based on City of Armadale document PLN 3.10 as of the 2nd of August 2021. It is the responsibility of the purchaser to confirm all relevant conditions associated with each lot by reference to the Local Planning Scheme, R-Codes and other applicable planning and building requirements.