



LEGEND

- Building envelope boundary.
- Building envelope area.
- Restricted Vehicular Access
- Visually permeable fencing above 1.2m to a maximum height of 1.8m.
- 20m 4 storey setback line from external roads.
- Indicative Pedestrian Connections, final location subject to detailed design.
- Indicative vehicular access points / crossover locations.

DETAILED SITE PLAN PROVISIONS

The District Town Planning Scheme and RD-Codes are varied in the following manner, all other requirements of the RD-Codes and District Town Planning Scheme shall be satisfied. Consultation with adjoining or other landowners to achieve a variation of the RD-Codes, in accordance with the approved Detailed Site Plan, is not required.

- 1) **Land Use**
 - 1.1 Lots 630 and 458 are zoned Special Purpose - Aged Housing and have a density coding of R60 as per Development Plan One (ODP73).
 - 1.2 Land use permissibility is as per Development Plan One (ODP73).
- 2) **Setbacks, Building Envelopes & Site Cover**
 - 2.1 All development shall be located within the building envelope as shown on the Detailed Site Plan.
 - 2.2 Setbacks to all development shall be a minimum of 2 metres from Flecker Promenade and Swanleigh Parade and a minimum of 4 metres from Tondoon Bend.
 - 2.3 A maximum site cover of 65% applies to Lots 630 and 458.
- 3) **Development Interface**
 - 3.1 An appropriate interface between development and adjoining streets shall be provided through the use of major openings, front verandahs, porches and outdoor living areas, creation of on street parallel parking embayments, pedestrian access to dwellings from the street to maximise surveillance and uses addressing the street.
 - 3.2 Access to Tondoon Bend and Flecker Promenade being limited to single point of access to each of these external roads.
 - 3.3 Visual surveillance to pedestrian access ways within the site shall be provided from immediate adjacent development and the central four storey building element. Visual surveillance of the village centre shall be provided from the central four storey building element.
 - 3.4 On street car parking shown is indicative only.
 - 3.5 Crossover locations may be varied up to 20 metres on either side of the designated vehicular access / crossover symbol to the satisfaction of the City of Swan and shall not conflict with detailed design of existing roads.
- 4) **Pedestrian Access**
 - 4.1 Pedestrian access connections are required to the Village Centre (refer DSP No. 44).
- 5) **Services**
 - 5.1 Service goods, bin enclosures, storage areas and drying courts are to be screened from view from the adjacent street.
- 6) **Building Height**
 - 6.1 A maximum building height of 4 habitable storeys plus one level of parking partially situated below ground level will be permitted except within 20 metres of Flecker Promenade, Tondoon Bend and Swanleigh Parade where the maximum building height will be 2 storeys.

CITY OF SWAN
Planning Information
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 Disclaimer:
 The City makes every attempt to keep its published records up to date; however the subject document may have been superseded by a more recently approved document.

DETAILED SITE PLAN No. 27
LOTS 630 & 458 SWANLEIGH PARADE, AVELEY
CITY OF SWAN



Approved by the City of Swan

 Principal Planner
 Date: 08/06/07

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 DATA: CLE, MAPS
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THIS PLAN IS CURRENT AT THE REVISED DATE & SUBJECT TO APPROVAL SURVEY & ENGINEERING DETAIL. THIS PLAN IS THE PROPERTY OF CHAPPELL LAMBERT EVERETT G.