Detailed Area Plan – Stage 8C Malvern Springs

Lots 6831-6843, 6845-6865 and 6894, Ellenbrook

CITY OF SWAN
Planning Information
ECM Doc Set ID: 5193718
Approval Date: 27/09/2011

The City makes every attempt to keep its published records up to date; however the subject document may have been superseded by a more recently approved document.

Disclaimer:

CLEANUP

The District Town Planning Scheme and R-Codes are varied in the following manner:

1. The R-Codes for each lot is as per the prevailing Density Sites Plan.
2. The requirements of the R-Codes are varied as shown on plan.
3. The requirements of the R-Codes and Town Planning Scheme shall be satisfied in all other matters.
4. Consultation with adjoining or other landowners to achieve a variation of the R-Codes, in accordance with the approved Detailed Area Plan, is not required.
5. A mandatory nil side setback on the western side boundary is required for dwellings (and excludes garages and carports) located on lots 6837-6842, 6844-6853 & 6855-6864. There is no maximum length restriction.
6. There is no overage front setback requirement for all lots subject to this DAP.
7. On corner lots a nil side setback to the secondary street is not permitted.
8. For 8-10m frontage lots, a minimum open space of 30% is applicable. For all other lots, a minimum open space site coverage of 40% is applicable.
9. All dwellings to orientate towards the primary street.
10. Building envelopes subject to constraints of retaining wall. Landowner to consult their builder or structural engineer where necessary.
11. On laneway lots a bin pad (1.5m wide x 1.0m deep) shall be provided at a nil setback from the laneway. Bin pad area to be designated as per City of Swan requirements and fencing is not to obstruct the designated bin pad area.
12. For lots 6845-6864 (inclusive) dwellings are to be orientated to address the street (The Broadway) and shall consist of at least one habitable room and one major opening fronting the adjoining street.
13. For lot 6894 all dwellings are to be orientated to address the adjoining streets.

Subject Property Boundaries
Surrounding Property Boundaries
2nd Storey Setback (1.8m)
No Vehicle Access
Setbacks (distances vary as shown)

Approved by
S. MACGAR
LWP Building Co-ordinator

The development severances as shown have been approved by Council and signed by the Principal Planner.

DAP-104/A

Location Plan

Scale 1:20000 @ A3

Robertson

Location Plan

Approved Date: 27/09/11

Co-ordinating Statutory Planning