Detailed Area Plan – Stage 14

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

1. The R-code for each lot is as per the prevailing Densely Built 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 respects.
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. There is no average front setback requirement for all lots subject to this Detailed Area Plan.
6. Maintenance of side setbacks for a portion of the garage or residence are required on the southern or western boundary for dwellings located on Lots 7981-7980, 7981-7982, 7983-7984, and 7985-7983.
7. Density Coding for designated (IP), being Lots 7964-7965, 7912-7917 and 7923-7925 is REM. The minimum permissible lot size is 150m².
8. For 5m-7m frontage lots, minimum open space site coverage of 25% is applicable. Minimum open space site coverage of 30% is applicable. For all other lots, minimum open space site coverage of 40% is applicable.
9. Building elevations are subject to the constraints of existing wall. Landowner to consult their builder or structural engineer where necessary.

10. All dwellings are to orientate towards the development frontage, which should incorporate at least one of the following design features, being balcony, verandah, terrace, pergola, habitable rooms, or outdoor living areas.
11. On corner lots a nil side setback to the secondary street is not permitted.
12. On lane lots kina a nil pad (1.5m wide x 1.5m deep) shall be provided at a nil setback from the lane. This area to be designated in the approved plan as Area Plan.
13. For lots 7904-7907 (inclusive), 7912-7917 (inclusive) and 7923-7925 (inclusive) a minimum open space area of 20% with a maximum dimension of 6m shall be provided, and may be enclosed by a permanent roof cover.
14. For lots 7904-7907 (inclusive), 7912-7917 (inclusive) and 7923-7925 (inclusive) each dwelling shall provide at least one on-site carport / garage.
15. Pedestrian access is to be afforded from the POS for Lots 7904-7925 (exclusive) via a secure major entry (be front door) and to be protected from the weather.
16. Lots 7906, 7908 and 7909 (inclusive) may be affected by noise associated with the operations of the Perth-Darwin National Highway. Therefore, residential suitability may be subject to compliance with Regulation 330.3 (C2) (B) (b) in the District Town Planning Scheme.
17. Applicants to incorporate appropriate features in the design and construction of dwellings to mitigate against any impacts and accept consideration should be given to noise alleviation measures for two-storey dwellings. The City of Swan recommends the adoption of Quiet House Design principles which may include, for example, double-glazed and energy efficient doors and windows, soundproofed bedrooms, and thermal insulation.

The development application as shown has been approved by the City of Swan and accepted by the Principal Planner.

Building Co-ordinator

Date

Co-ordinator Statutory Planning

Date

Co-ordinator Statutory Planning

City of Swan

CITY OF SWAN
Planning Information
ECM Doc Set ID: 5193590
Approval Date: 18/09/2011

Statement

The City of Swan reserves the right to reject, suspend or withdraw an approved development and to reject, suspend or withdraw an approved development in a revised or amended form.

The development proposal as shown has been approved by the City of Swan and accepted by the Principal Planner.

Building Co-ordinator

Date

Co-ordinator Statutory Planning

Date

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City of Swan