Malvern Springs - Stage 68
Detailed area plan R-code variations

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 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. There is no average front setback requirement for all of lots subject to this Detailed Area Plan except lot 6431.
6. Minimum open space site coverage of 40% is applicable to all lots.
7. 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.
8. On corner lots a nil side setback to the secondary street is not permitted.
9. On laneway lots a bin pad (1.5m wide x 1m deep) shall be provided at a nil setback from the laneway. Bin Pad areas to be designated as per City of Swan requirements and fencing is not to obstruct the designated bin pad area.
10. Mandatory building to the boundary for the portion of the main dwelling or garage is required for the southern boundary for dwellings located on lots 6431-6439, 6441-6451, 6459-6468 and 6470-6474 (inclusive).
11. Mandatory building to the boundary for a portion of the main dwelling or garage is required on at least one side boundary for dwellings located on lots 6454-6456.
12. Building envelopes may be subject to the constraints of retaining walls. Landowner to consult their builder or structural engineer where necessary.
13. Lots with restricted vehicle access are to be provided with a standard crossover.
14. Two story homes within 1.5m of the rear boundary are to be certified by a structural engineer.

The development guidelines as shown have been adopted by Council and signed by the Principal Planner.

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The City makes every attempt to keep its publishing records up to date; however this subject document may have been superseded by a more recently approved document.