Reveley - 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 on the 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 to 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. For all lots a minimum open space site coverage of 30% is applicable.
7. All dwellings are to orientate towards the development frontage with at least one habitable room major opening and access to the major entry (front door).
8. For lots gaining vehicular access from a laneway, a bin pad 1.5m wide x 1.0m deep shall be provided at a nil setback from the laneway. Bin Pad areas designated as per City of Swan requirements. Fencing is not to obstruct the designated bin pad area.
9. Building envelopes are subject to the constraints of retaining walls. The landowner is to consult their builder or structural engineer where necessary.
10. For corner lots gaining access from a laneway, the crossover/garage is to be located as close to the lot boundary opposite the corner truncation as possible (subject to engineering constraints).
11. Outdoor living areas are permitted to be located overlooking the primary street.
12. Permanent roof cover is permitted to a maximum of two-thirds of outdoor living areas.
13. Lots on this DAP are exempt from R-code provisions determining solar access for adjoining sites.
14. A verandah (subject to the Building Code of Australia) may project not more than one metre into the front setback area (excluding Lot 6290).
15. Minor variations to the Residential Design Codes and this DAP may be approved by the City of Swan.

REVISED PLAN

Lower South Side - Reveley, Ellenbrook
City of Swan

REF NO            DRAW NO.        REV.
EJV TWC           RD1 408          E