CROWN RESERVE PARKING

For lots with a 5m or 7.5m frontage a 7.5m rear ground floor setback is applicable. 

NOTE: first floor development may be constructed to the rear boundary.

Fencing to be low level (up to 1.2m solid fence) with visually permeable fencing to 1.8m

LOCATION PLAN

SCALE 1: 25,000

DETAILED SITE PLANS R-CODE VARIATIONS

All buildings are to be located within the building envelopes unless otherwise noted on the Detailed Site Plan and approved by Council.

The District Town Planning Scheme is varied in the following manner:

1. Building frontages to the zero front setback must be continuous for 80% of the boundary.
2. Each residential dwelling shall provide a secure storage area at least 1.5 sqm which is fully integrated into the dwelling design or garage space.
3. If fencing is constructed on the rear boundary an access / access pick-up area should be located towards the rear of the lot as garbage collection will be via the rear laneway.
4. Fencing / storage areas are to be screened from the laneway, road and pedestrian accessway.
5. Fencing, walls and access gates fronting the laneway, secondary street, (Lot 4726) or pedestrian accessway must be low level (up to 1.2m solid fence) with visually permeable fencing to 1.8m.
6. Where future garages are to be constructed separate access shall be provided to the premises from the laneway.
7. Where possible the development shall promote passive surveillance of the carpark.
8. A minimum of 1 car bay shall be provided for all 5m and 7.5m frontage lots.
9. Where the first floor is used for residential purposes only, priority shall be given to the resident for the use of the site parking bay.
10. A development application is required for any works / development within the road reserve. In particular verandahs and colonnades, will be required to be signed by the Land Services Manager - Department for Planning and Environment to ensure compliance.
11. Corner lots 4715 and 4726 may be stepped back at right angles from the road intersection to allow built form to embrace the street corner and to provide flexibility in accommodating associated pedestrian and outdoor activities.
12. Fencing between lot boundaries shall be low level (up to 1.2m solid fence) with visually permeable fencing to 1.8m.
13. Parking for subject lots and subsequent development is provided in the form of a drum carpark in accordance with Development Plan 301 (endorsed by the WA Planning and Environment reference 124172)