

Detailed Area Plan R-Code Variations

DETAILED AREA PLAN PROVISIONS

1 GENERAL

- 1.1 The provisions outlined in this Detailed Area Plan (DAP) constitute variations to the requirements of the Residential Design Codes (R-Codes) and Local Planning Scheme No. 17 (LSP 17). The requirements of the R-Codes and LPS 17 shall be satisfied in all other matters.
- 1.2 Consultation with neighbouring and/or nearby landowners to achieve a variation to the R-Codes in accordance with the provisions of this DAP will not be required.
- 1.3 Minor variations to the requirements of the R-Codes and to the provisions of this DAP may be approved by the City of Swan.
- 1.4 The density code for each lot is as per the prevailing Residential Code Plan.

2 PROVISIONS FOR ALL LOTS

Street Setback & Front Fences	
Minimum Street Setback	2m minimum to primary street. 1.5m to porch/verandah, no maximum length. 1m minimum to secondary street. The minimum primary street setback stipulated in this DAP is not permitted to be reduced, including where a compensating open area behind the street setback is provided. Minor projections, including eaves overhang, shall project not more than 1m into the rear (laneway) boundary.
Front Fences	Front fences within the primary street setback area shall be a maximum height of 900mm above natural ground level, measured from the primary street side of the front fence.
Minimum Lot Boundary Setbacks	1.2m for 3.5m wall height (or less) with major openings. 1m for 3.5m wall height (or less) without major openings.
Open Space	An outdoor living area (OLA) with an area of 10% of the lot size or 20m ² , whichever is greater, directly accessible from a habitable room of the dwelling and located behind the street setback area. At least 70% of the OLA must be uncovered and includes areas under eaves which adjoin uncovered areas. The OLA shall have a minimum 3m length or width dimension. No other R-Codes site cover standards apply.
Garage Setback & Width/Vehicular Access	
Rear Loaded	Minimum 0.5m garage setback to laneway. Garages/carports shall be located in the designated location as depicted on this DAP.
Front Loaded	Minimum 4.5m garage setback from the primary street and 1.5m from a secondary street. The garage setback from the primary street may be reduced to 4m where an existing or planned footpath or shared path is located more than 0.5m from the street boundary. For front loaded lots with street frontages up to 12m, a double garage is permitted to a maximum width of 6m as viewed from the street subject to: <ul style="list-style-type: none"> • garage setback a minimum of 0.5m behind the building alignment; • a major opening to a habitable room directly facing the primary street; • an entry feature consisting of a porch or veranda with a minimum depth of 1.2m; and, • no driveway wider than 4.5m where it meets the street.
Overshadowing	No maximum overshadowing for wall height 3.5m or less. No maximum overshadowing for wall height greater than 3.5m where overshadowing is confined to the front half of the lot. If overshadowing intrudes into rear half of the lot, shadow cast does not exceed 35%.
Visual Privacy	Clause 5.4.1 C1.1 of the R-Codes applies, however the setback distance is: <ul style="list-style-type: none"> • 3m to bedrooms and studies; • 4.5m to major openings to habitable rooms other than bedrooms and studies; and • 6m to unenclosed outdoor active habitable spaces.

3 BOUNDARY WALLS

R40 Lots	To both side boundaries subject to: <ul style="list-style-type: none"> • No maximum length to one side boundary; and • 2/3 max length to second side boundary for wall height 3.5m or less.
R30 Lots	To both side boundaries subject to: <ul style="list-style-type: none"> • 2/3 length to one side boundary; and • 1/3 max length to second side boundary for wall height 3.5m or less.

4 FENCING

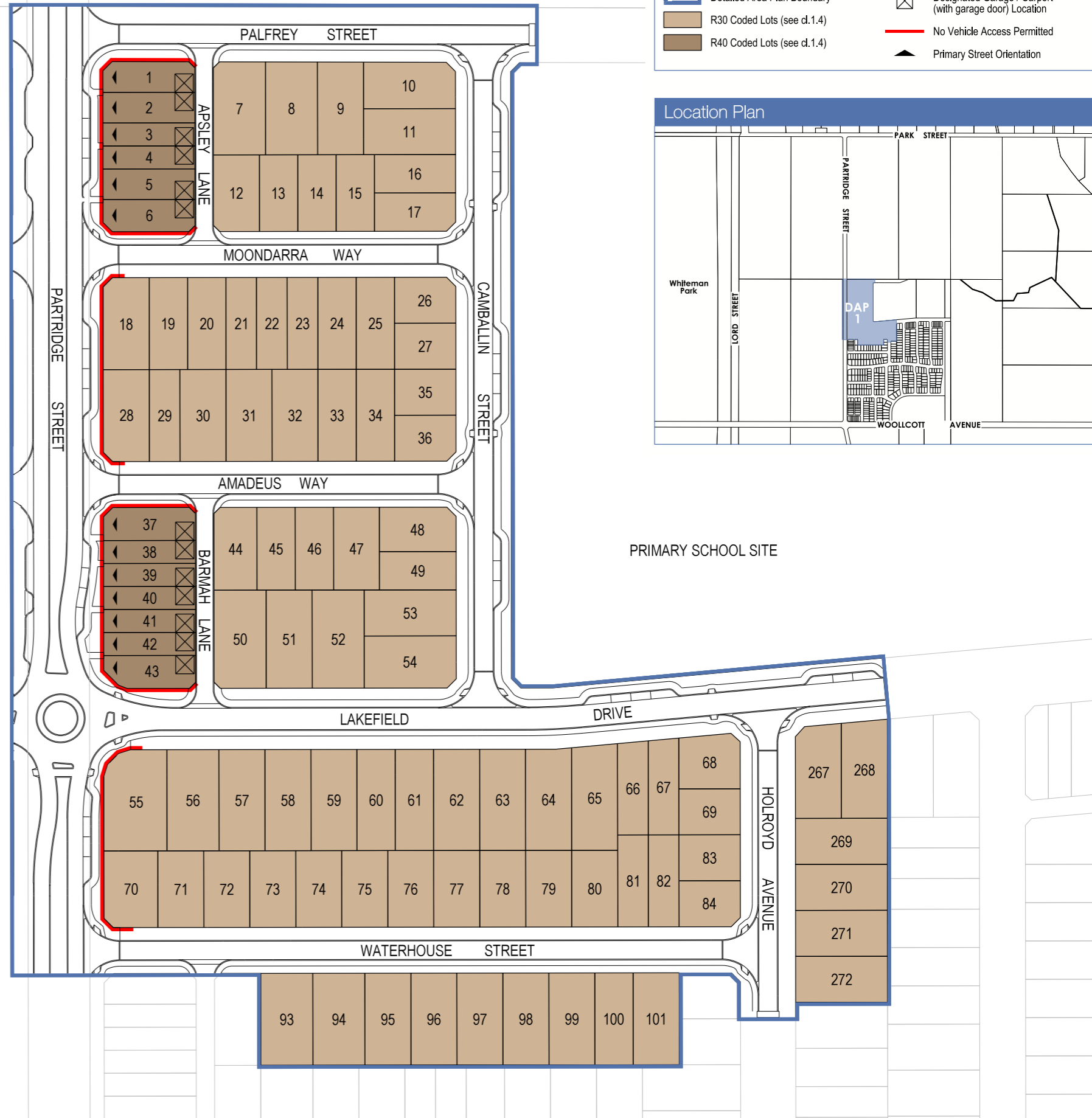
- 4.1 Modification to uniform fencing installed by the developer on the primary street and corner truncation boundary, including the installation of additional screening materials, is not permitted with the exception of maintenance and repair using materials that match or are otherwise as close as possible to those used in the original construction.
- 4.2 The installation of fencing on the lot shall not obstruct access to designated bin pad areas for refuse collection purposes.

5 CARPORTS

- 5.1 Carports are permitted for laneway lots only and shall have a solid garage door.
- 5.2 Garage / carport doors shall be designed so as not to overhang the laneway reserve when open or in the process of opening.

6 BIN PAD

- 6.1 A bin pad measuring 1.5m wide x 1.0m deep shall be provided abutting the laneway (rear) boundary of each lot. The bin pad areas are to be designated as per City of Swan requirements and shall be sited so as not to obstruct the driveway of any lot.



DETAILED AREA PLAN - STAGE 1

Ariella, Brabham



ENDORSEMENT TABLE	
This Detailed Area Plan has been adopted by Council and signed by the Manager/Coordinator Statutory Planning	
Manager/Coordinator Statutory Planning _____	CoS Ref: _____
Date _____	

1: scale 1:1500 @ A3

0m 5 10 15m

13/014/056C
25/08/2015
PCG-94

designed by JAF
checked by JAF
drawn by NM/YH

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