

DETAILED AREA PLAN VARIATIONS TO THE RESIDENTIAL DESIGN CODES

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 (LPS 17). The requirements of the R-Codes and LPS 17 shall be satisfied in all other matters. 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. Minor variations to the requirements of the R-Codes and to the provisions of this DAP may be approved by the City of Swan.

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.

The density code for each lot is as per the prevailing Residential Code Plan.

1) Minimum Street setbacks

- a) Primary street setback minimum 2.0m with and minimum 1.5m to porch/veranda, no maximum length.
- b) The primary street setback shall apply to the boundary of the Easement in Gross as shown on this LDP.

2) Minimum Lot Boundary Setbacks

- a) Boundary setback minimum 1.2m for wall height 3.5m or less with major openings.
- b) Boundary setback minimum 1.0m for wall height 3.5m or less without major openings.

3) Buildings on Boundary Setbacks

- a) Boundary walls are permitted to both side boundaries subject to (i) two thirds maximum length to one side boundary and (ii) one third maximum length to second side boundary for wall height 3.5m or less.

4) Front Fences

- a) 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.

5) Garages

- a) Primary street setback minimum 4.5m, which may be reduced to 4.0m where an existing or planned footpath or shared path is located more than 0.5m from the street boundary.
- b) The primary street setback shall apply to the boundary of the Easement in Gross as shown on this LDP.

6) Open Space

- a) An outdoor living area (OLA) to be provided with an area of 10% of the lot size or 20m², whichever is greater, directly accessible from a habitable room of the dwelling and located behind the street setback area.
- b) At least 70% of the OLA must be uncovered and includes areas under eaves which adjoin uncovered areas.
- c) The OLA shall have a minimum 3.0m length or width dimension.
- d) Apart from the above, no other R-Code site cover standards apply.

7) Visual Privacy

- a) Clause 5.4.1 (C1.1) of the R-Codes applies, however, the setback distance is 3.0m to bedrooms and studies, 4.5m to major openings to habitable rooms other than bedrooms and studies and 6.0m to unenclosed outdoor active habitable spaces.




8) Overshadowing

- a) No maximum overshadowing for wall height 3.5m or less.
- b) No maximum overshadowing for wall height greater than 3.5m where overshadowing is confined to the front half of the lot.
- c) If overshadowing intrudes into rear half of the lot, shadow cast shall not exceed 35%.

This Detailed Area Plan () has been adopted by Council and signed by the Manager of Planning Services:

 Manager/Coordinator Statutory Planning Date

LEGEND

-  Primary orientation of dwelling
-  Preferred garages/carport location
-  Easement in Gross (Right of Carriageway)



Avonlee
 BRABHAM

**LOCAL DEVELOPMENT PLAN
 ESTATE LOTS 376 - 379
 BRABHAM**

