

DS-35 FORMER SWANBOURNE PRIMARY SCHOOL

DETAILED AREA PLAN PROVISIONS AND R-CODE VARIATIONS

The provisions of the Town of Claremont Town Planning Scheme No. 3 and the Residential Design Codes apply unless otherwise varied below:

- No further subdivision is permitted;
- Only one dwelling shall be permitted on each allotment;
- All dwellings shall be located within the designated building envelopes;
- All development shall be limited to a maximum of two storeys;
- A minimum front (primary street) setback of 4.5 metres applies to all lots;
- Zero lot lines permitted as shown on the Detailed Area Plan;
- A minimum rear boundary setback of 2 metres shall apply except as noted in Clause 7 for carports and Clause 8 for second storey setbacks;
- A minimum setback of 2 metres or 5.5 metres from the rear boundary applies in the case of a garage except on Lot 306 where a minimum 5.5 metre setback applies. A minimum setback of 1.5 metres or 5.5 metres from the rear boundary applies in the case of a carport except on Lot 306 where a minimum 5.5 metre setback applies;
- Double garages/carports are mandatory on all allotments;
- A minimum 2 metre x 2 metre visual truncation shall apply to all garages, and a minimum 1.5 metre x 1.5 metre visual truncation shall apply to all carports. No fencing shall be permitted within the visual truncation areas;
- A minimum of 1 visitor bay shall be provided on all lots;
- No fencing, gate or other potential impediment shall be constructed in front of visitor bays on all lots in order to allow for full, unimpeded access to and from each property;
- Dwellings on Lots 306, 307, 313 & 314 shall be designed to provide casual surveillance of the adjacent public open space;
- Boundary fencing adjacent to the public open space is to be of a permeable nature (except where it abuts a habitable room) and generally in accordance with Inset A;
- Fencing constructed from compressed cement sheeting (such as Super-Six) is prohibited;
- Courtyards (outdoor living areas) to be oriented to have a northern aspect (except on Lot 306) and to be located behind the closest habitable room to the street;
- All water heating shall be solar with gas booster;
- All dwellings to be designed such that bin storage, other service and utilities (including antennae and satellite dishes) are, as much as practicable, not visible from Derby Street, Devon Road or neighbouring properties;
- All dwellings shall achieve a minimum 5 star rating under a certified home energy rating scheme (FirstRate, NatHERS, AccuRate);
- Minor variations to building envelopes may be approved where such variations result in the retention of established trees on site;
- Minor modifications to the building envelope may be approved by the Chief Executive Officer subject to the design meeting the objectives of these design elements as well as other statutory requirements;
- These provisions cannot be amended or repealed without the express written consent of the Town of Claremont.

NOTES:

- Boundary walls (excluding garages and carports) to be a maximum 33 % of the common boundary to a maximum height of 3 metres (i.e. single storey). The location of boundary walls as per the Detailed Area Plan.
- Lot areas and dimensions subject to survey.
- The definition of dwelling as contained in the Residential Design Codes shall apply.
- The front and rear pad levels on Lot 308 cannot be raised.

ENDORSED BY:

Chief Executive Officer
Town of Claremont
Date
Mayor
Town of Claremont
Date

DS-35 DETAILED AREA PLAN
FORMER SWANBOURNE PRIMARY SCHOOL

Town of Claremont
08 FEB 2007
RECEIVED

VISUALLY PERMEABLE FENCING

INSERT A - PERMEABLE FENCING

Note:
a) Other than vegetation, no additional screening is permitted over the permeable portions of the fence.
b) Design and construction details within Insert A are indicative only.
c) All fencing abutting the public open space is, as much practicable, to be of a matching design and construction.



LEGEND:

- Subject Area.....
- Building Envelope.....
- No Vehicular Access.....
- Proposed Garage/Carport Location.....
- Designated Garage/Carport Location.....
- 0.5m Wide Landscaping Strip.....
- Potential Courtyard Location.....
- Rear Pad Level.....
- Front Pad Level.....
- Laneway Level.....



SCALE 1:500 @ A2
DATE: 8th DECEMBER 2006
Resolution passed 6th February 2007