

### 6.10 Allen Park Residential Estate Design Standard For Lots 11 To 17 Clement Street And Lots 18 To 25 North Streets, Swanbourne (LPP)

<b>Introduction</b>	In recognition that the area in which the Allen Park Residential Estate is Located is re-coded from R60 to R35, the vendor and purchaser of the land have agreed with Council upon standards that will allow sub-division and development to proceed in a way consistent with orderly and proper planning.
<b>Purpose</b>	To provide for the orderly and proper planning of the Allen Park Residential Estate in a way that enhances amenity and promotes sustainability.
<b>Policy</b>	<p>Allen Park Residential Estate Design Standard.</p> <p>Land in the Allen Park Residential Estate (“the Estate”) has been re-coded from R60 to R35. The vendor and purchaser agree that development of land is not to exceed the R Code density of R35, and the following further development standards shall apply:</p> <p>Front Setback      6.0 metres minimum.</p> <p>Carport/Garage      4.5 metres minimum from the Primary Street frontage. 1.5 metres minimum from any Secondary Street frontage.</p> <p>Side Setback As per the –Codes.</p> <p>Parapet wall(s) is permitted on any side boundary as per cl. 1.5.8 (f) of the R-Codes without the need for consultation with neighbours.</p> <p>Rear Setback      4.0 metres minimum.</p> <p>Building Height      Cl.5.11 of the City’s Town Planning Scheme No. 2 shall apply as to the building height, provided that the purchaser agrees that no dwelling shall be erected with more than 2 storeys or with height more than 10 metres from the highest portion of the building to the benched ground level as set out in the attached Schedule (see Attachment R1).</p> <p>Open Space As per the R-Codes for R35 that is a minimum of 50% of the site area.</p> <p>Where a maximum or minimum standard is stipulated above, the maximum shall not be exceeded and the minimum shall not be reduced.</p>

<b>Related Procedure</b>	Nil
<b>Procedure Amendment Authority Level</b>	Not Applicable
<b>Adopted/Amended</b>	9 May 2000 (Report E103.00) 13 June 2000 (Report E135.00)
<b>Review History</b>	10 December 2002 (Report E166.02) 25 November 2003 (Report E109.03) 26 October 2004 (Report E130.04) 22 November 2005 (Report CP35.05) 10 October 2006 (Report D77.06)