

DETAILED SITE PLAN

CITY OF SWAN
Planning Information
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*Disclaimer:
 The City makes every attempt to keep its published records up to date; however the subject document may have been superseded by a more recently approved document.*

Detailed Area Plan 180

Residential Design Code Variations

- Density as per the approved density plan.
- The requirements of the R-Codes and Town Planning Scheme shall be satisfied in all other matters.
- Where there is a conflict between the DSP provisions and the R-Codes, the DSP provisions shall prevail.
- Consultation with adjoining and/or nearby neighbours will not be required for applications consistent with the DSP.
- The DSP provisions apply to all lots indicated in Figure 1 below.

Minimum Open Space

- All lots zoned R20 shall have a minimum of 45% open space.
- All lots zoned R30 and R40 shall have a minimum of 40% open space.

Setback of Garages and Carports

- The location of garages shall comply with the vehicular access restriction as shown in Figure 1.
- The location of garages shall be generally in accordance with Figure 1.
- Garages shall be setback a minimum of 2m from Leaf Lane, Nature Lane and Tranquility Crescent.
- Garages for Lot 2840 will not be permitted from Fleetwood Link.

Dwelling Setback from the Boundary

- Where indicated in Figure 1, Outdoor Living Areas may be located within the primary street setback area.
- Dwellings on all lots (except Lot 2964) shall be setback a minimum of 1m from the secondary street, where applicable.
- The dwelling on Lot 2964 shall be setback a minimum of 5m from its secondary street frontage.
- Dwellings on all lots with primary street frontage to Bushside Drive shall be setback a minimum of 4m.
- Dwellings on all lots with primary street frontage to Fleetwood Link shall be setback a minimum of 4m.
- Boundary walls may be permitted up to two side boundaries where the wall has a maximum height as set out in Table 3 of the R-Codes and a maximum length of two-thirds the length of the boundary.

Uniform Fencing

- Uniform fencing as per figure 1.
- Permeable fencing is required along Haven Close.

Restricted Access

- Buildings facing Wilderness Way are to have no vehicle access to Nature Lane.
- Vehicle access to Haven Close is not permitted.



LOCATION (NTS)

Building Orientation

- Dwellings abutting Haven Close shall orientate outdoor living areas and habitable rooms towards the Bush Forever site.

LEGEND

- DETAILED SITE PLAN BOUNDARY
- UNIFORM FENCING
- ⊗ INDICATIVE GARAGE LOCATION
- RETAINING WALLS
- OUTDOOR LIVING AREAS



1:2000 @ A3 Figure 1

Note: Purchasers of lots 2863 - 2867, 2903 - 2890, 2964 and 2840 are advised that the subject lots adjoin a Bush Forever site that has a fire risk. As a precaution purchasers are advised to review the requirements of the Vale Development Plan Two Fire Management Plan March 2007 and Australian Standard AS3959, including construction standards relating to fly screens and air conditioners for the portion of the dwelling adjoining the fire risk area.

The Detailed Site Plan has been approved by the City of Swan under Clause 5A.1.1.16 of Local Planning Scheme No. 17:

Coordinator, Statutory Planning
 Executive Manager Planning Services

Date: 11 MAR 2014 DAP-180/A



CITY OF SWAN
 31 OCT 2013
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