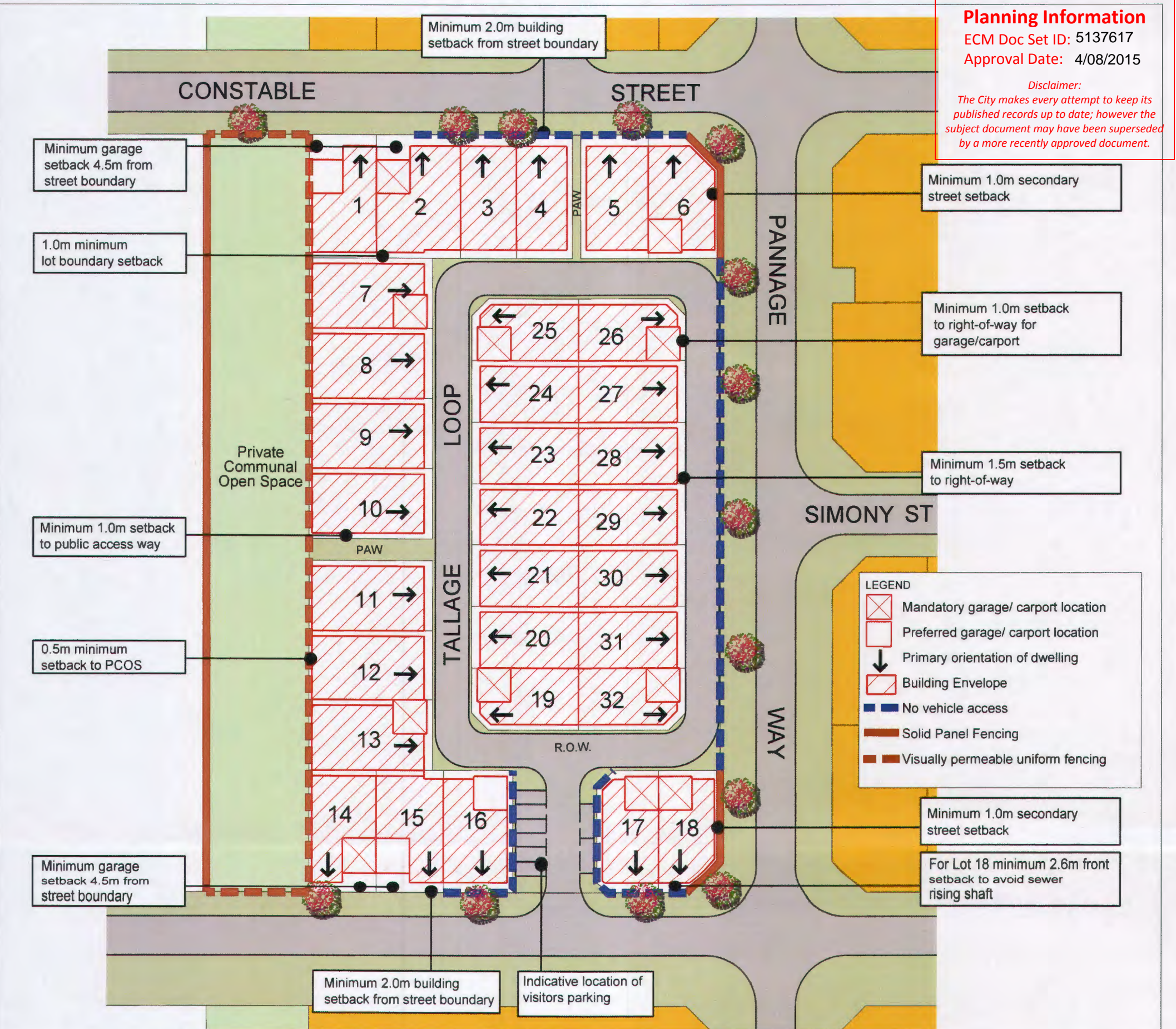


*Disclaimer:*

The City makes every attempt to keep its published records up to date; however the subject document may have been superseded by a more recently approved document.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 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 density code for each lot is as per the prevailing Residential Code Plan.

- 1) **Building Setbacks**
  - a) All buildings, as defined in the R-Codes, shall be located within the building envelopes as depicted on this DAP, and shall comply with the minimum building setbacks as notated on this DAP and/or stated within the provisions of this DAP.
  - b) Building envelopes are subject to constraints of retaining wall, access and services. The landowner is to consult their builder or structural engineer where necessary.
  - c) There is no average front setback requirement applicable to the lots subject to this DAP.
  - d) The minimum building setback to Private Communal Open Space (PCOS) is 0.5m.
  - e) A nil setback (boundary wall) is permissible on lots where shown on this DAP for single-storey development within the building envelope, provided that no boundary wall exceeds a 3.5m maximum height and a 3m average height.
  - f) A minimum 1.0m setback to lot boundaries and pedestrian access way (PAW) common property is applicable to single-storey development on all lots except where a minimum nil setback (boundary wall) is permissible as notated on this DAP and/or stated within the provisions of this DAP.
  - g) The minimum setback to the right-of-way (laneway) is 1.5m except where a minimum 1.0m setback for garages/carports is permissible as notated on this DAP and/or stated within the provisions of this DAP.
  - h) No minor projections or eaves overhang shall protrude into the 1.0m right-of-way (ROW) street setback area.
- 2) **Dwelling Design**
  - a) Dwellings on lots abutting the Private Communal Open Space (PCOS) shall be designed to address the PCOS by providing at least one major opening facing the PCOS, and at least one of the following architectural features facing the PCOS; verandah, pergola, balcony and/or patio.
- 3) **Open Space**
  - a) A minimum open space of 25% of the lot area, exclusive of any area of communal open space (PCOS), may be provided for any lot where this open space provision incorporates a minimum 20m outdoor living area with a minimum length and width dimension of 4m.
- 4) **Garages/ Carports**
  - a) Garages/carports are permitted to be setback 1.0m from the right-of-way (R.O.W).
  - b) Garages/carports shall be located in the mandatory location where applicable as depicted on this DAP, which includes a minimum setback distance from the street boundary as notated on this DAP.
  - c) Garages/carports are permitted to be built up to a lot boundary (boundary wall) provided that the boundary wall of the garage/carport does not exceed a 3.0m average height and a 7.0m maximum length.
- 5) **Bin Pads**
  - a) A bin pad measuring 1.5m wide x 1.0m deep shall be provided abutting the right-of-way (R.O.W) boundary of Lots 3 - 5, 8 - 12, and 19 - 32. 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.
- 6) **Fencing**
  - a) Visually permeable uniform fencing' as depicted on this DAP shall be visually permeable 1.2 metres above natural ground level.
  - b) Modification to the 'Visually Permeable Uniform Fencing', including the installation of additional screening materials, is not permitted with the exception of maintenance and repair using materials that are as close as possible to those used in the original construction.
  - c) The installation of fencing on the lot shall not obstruct access to designated bin pad areas for refuse collection purposes.

This Detailed Area Plan (DAP 267) has been adopted by Council and signed by the Manager - Statutory Planning

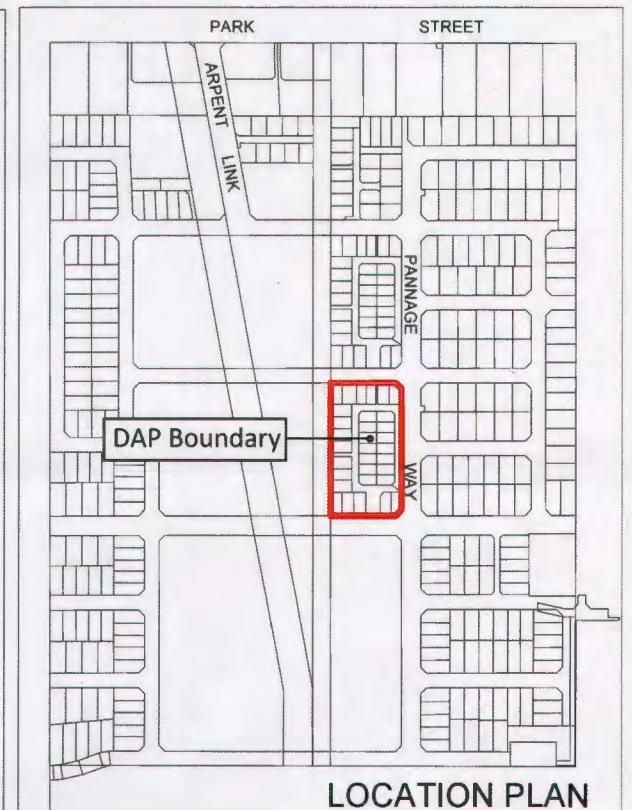
*[Signature]*  
 Manager - Statutory Planning  
 City of Swan

Date

4 AUG 2015

DAP-267

CoS: Ref



LOCATION PLAN

*Avonlea*  
 BRABHAM

DETAILED AREA PLAN  
 STRATA LOTS 1 - 32 (Lot 436) PANNAGE WAY  
 BRABHAM

TOWN PLANNING  
**Whelans**



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