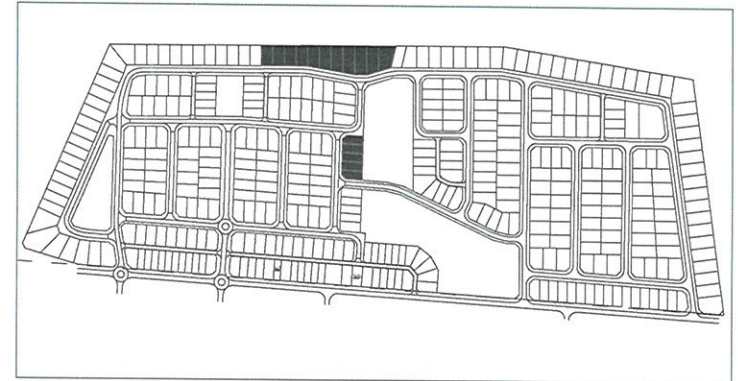
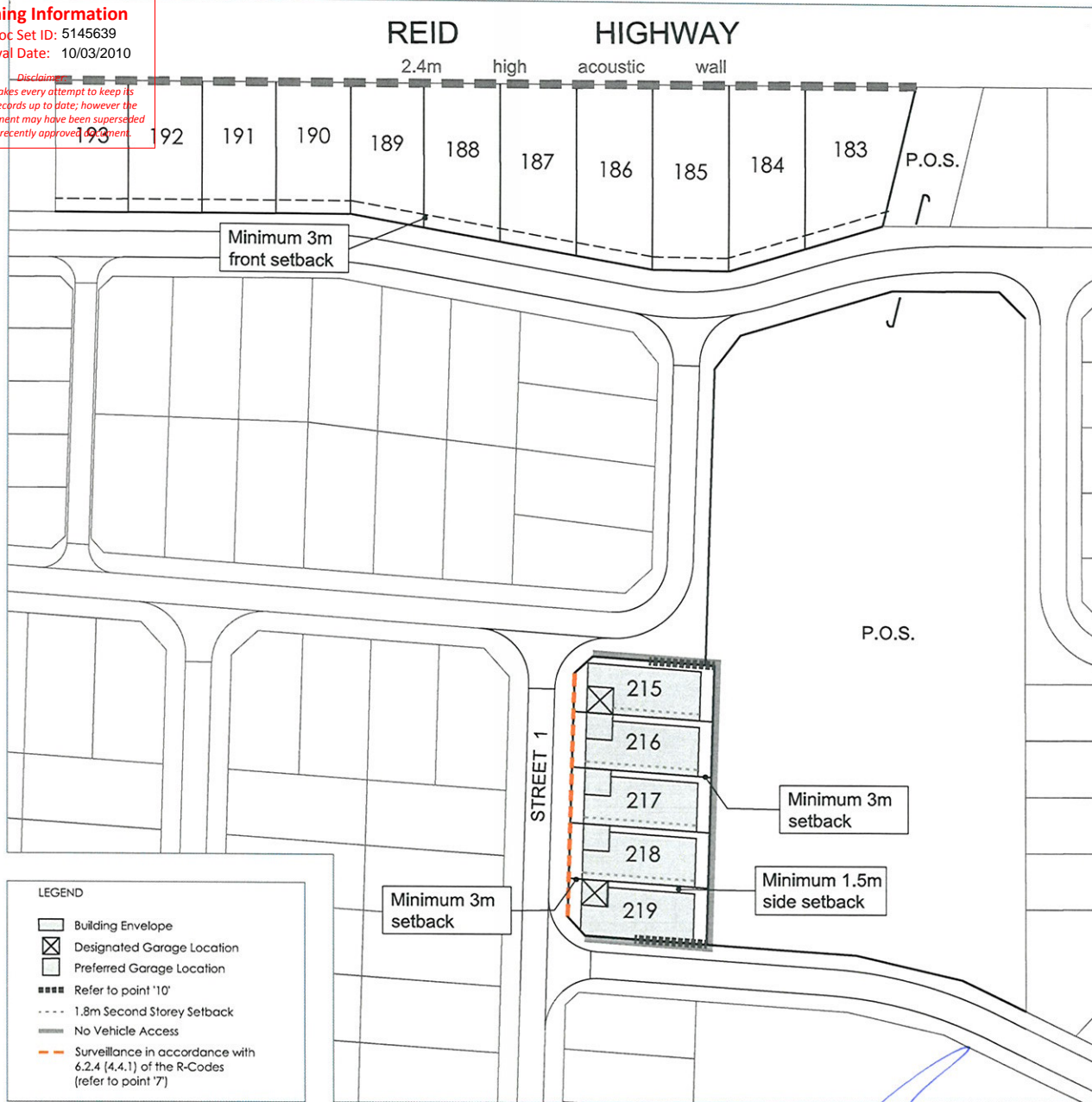


Planning Information

ECM Doc Set ID: 5145639
Approval Date: 10/03/2010

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The City makes every attempt to keep its published records up to date; however the subject document may have been superseded by a more recently approved document.



LOCATION PLAN [NOT TO SCALE]

■ Subject Land

DETAILED AREA PLAN R-CODE VARIATIONS

All buildings (as defined in the R-Codes) are to be allocated within the designated building envelopes. Local Planning Scheme No. 17 and R-Codes are varied in the following manner:

1. The requirements of the R-Codes are varied as shown on the Detailed Area Plan;
2. The requirements of the R-Codes and Local Planning Scheme No. 17 shall be satisfied in all other matters;
3. Consultation with adjoining or other landowners to achieve a variation of the R-Codes, in accordance with the approved Detailed Area Plan, is not required;
4. Zero setbacks on the secondary street boundary of corner allotments is to be in accordance with City of Swan approval;
5. The zero side setback requirement is mandatory for the main residence on all lots with frontages of 13 metres or less;
6. For 12-13 metre frontage lots the minimum open space coverage of 40% is applicable;
7. Dwellings constructed on Lots 215 to 219 shall be orientated to address both the adjoining public open space and Street 1.
8. Any fencing located between Lots 215 to 219 and the adjoining public open space is to be visually permeable 1.2 metres above natural ground level.
9. A veranda (subject to the Building Code of Australia) may project not more than 1 metre into the front setback area.
10. Dwellings constructed on Lots 215 & 219 shall address both the primary and secondary street frontages and at least 50% of the fencing on their secondary street boundary must be permeable above 1.2 metres above natural ground level to the satisfaction of the City of Swan.
11. A 2.4m fence is to be constructed at the developers cost on the rear boundaries of Lots 183-193. This fence is to remain in perpetuity and cannot be reduced in height
12. Minor variations to the requirements of the Residential Design Codes and the DAP may be approved by the City of Swan

NOTIFICATION

The subject lots are situated in the vicinity of major transport corridors. Residential amenity may be affected by noise from current or future traffic activity within these corridors. As a result, there may be a need to incorporate appropriate features in the design and construction of buildings to mitigate against any noise impacts, with special consideration given to noise attenuation measures for two storey dwellings. Further information about quiet house design standards for traffic noise affected property is available on request from the City of Swan.



Detailed Area Plan **DAP-117**
Caversham North - Stage 2 (Lots 183 - 193, 215 - 219)
City of Swan

10/3/10
SENIOR CO-ORDINATOR
STATUTORY PLANNING

ISSUE	DESCRIPTION	Y/M/D	DRAWN	APPVD	DRAWING NUMBER	REV	SCALE	DATE
G	remove lots 182 & 194-214	100119	BG	RD	UD1 406	G	1:1000	10/03/10
F	Include Lot 182, minor mods	100115	SJ	RD	UD1 406			
E	Setbacks	100114	BG	RD	QUB-CAV			
D	Street Names and Acoustic Wall	091127	SJ	RD	QUB-CAV			
C	Increase Lot Sizes, minor mods	091125	SJ	RD	0			
B	Minor mods, add road names	091123	SJ	RD	0			

based on design intent only, all minor and alterations are subject to local design & survey.
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