

DETAILED AREA PLAN PROVISIONS

Design Elements
 The following matters apply, where required, in the design and construction of a residence or outbuilding on lots identified within the boundary of this D.A.P.:

- All single dwellings must include construction of a garage suitable for 2 cars.
- Residential development on the R40 sites (Lots 1150, 1151 & 1152) is to be designed to achieve passive surveillance of the adjoining Parkland/Drainage Area through the location of outdoor living areas and orientation of major openings to habitable rooms.

R Coding
 The Residential Density Codes of R20, R30 and R40 applies to all lots in the DAP area as shown.

R Code Variations
 The provisions of the Detailed Area Plan (DAP) both constitute Residential Design Codes (R-Codes) 'Acceptable Development' provisions and development standards under the City of Swan Local Planning Scheme. Where there is a conflict between the R-Codes and the DAP provisions, the DAP provisions shall prevail. Compliance with the DAP 'Acceptable Development' provisions will not require consultation with adjoining and/or nearby landowners.

Vehicle Access
 All R30 Lots to have vehicle access from rear laneway.

Setbacks
 Setbacks for the construction of improvements upon the land will not be other than in accordance with the following:

R20 Lots
 Front: 3.0 metre minimum dwelling setback
 4.0 metre average dwelling setback (this provision does not apply to corner Lots 1120, 1135 & 1142)
 4.5 metre minimum garage setback

Sides: As per the R-Codes
 Secondary Street: As per the R-Codes

R30 Lots
 Front: 2.0 metre minimum dwelling setback
 3.0 metre average dwelling setback (this provision does not apply to corner lots 1119, 1136, 1141, 1153 & 1164)

Rear/Laneway: 2.0 metre minimum dwelling setback
 1.0 metre minimum garage setback

Sides: As per the R-Codes
 Secondary Street: As per the R-Codes

R40 Lots
 Front: 2.0 metre minimum dwelling setback
 3.0 metre average dwelling setback

Sides: As per the R-Codes
 Secondary Street: As per the R-Codes

Home Size / Site Coverage
 Home size means the area between the external walls located under the main roof of the Residence but excludes the area of any alfresco, balcony, garage, outbuilding, patio, pergola, workshop or veranda.

R20 Lots
 All houses must be a minimum size of 170m². Minimum Open Space required is 40% of the lot.

R30 Lots
 All houses must be a minimum size of 140m². Minimum Open Space required is 30% of the lot.

R40 Lots
 Minimum Open Space required is 30%.

Fencing
 All side fencing forward of the building line is to be permeable or semi permeable to match the front fence. Fencing fronting the streetscape not installed by the developer shall comply with the requirements of the Taylor Private Estate Design Guidelines (as amended).

For Lot 1150, secondary street fencing shall be visually permeable above 1.2m in height for a minimum of 50% of the secondary street boundary.

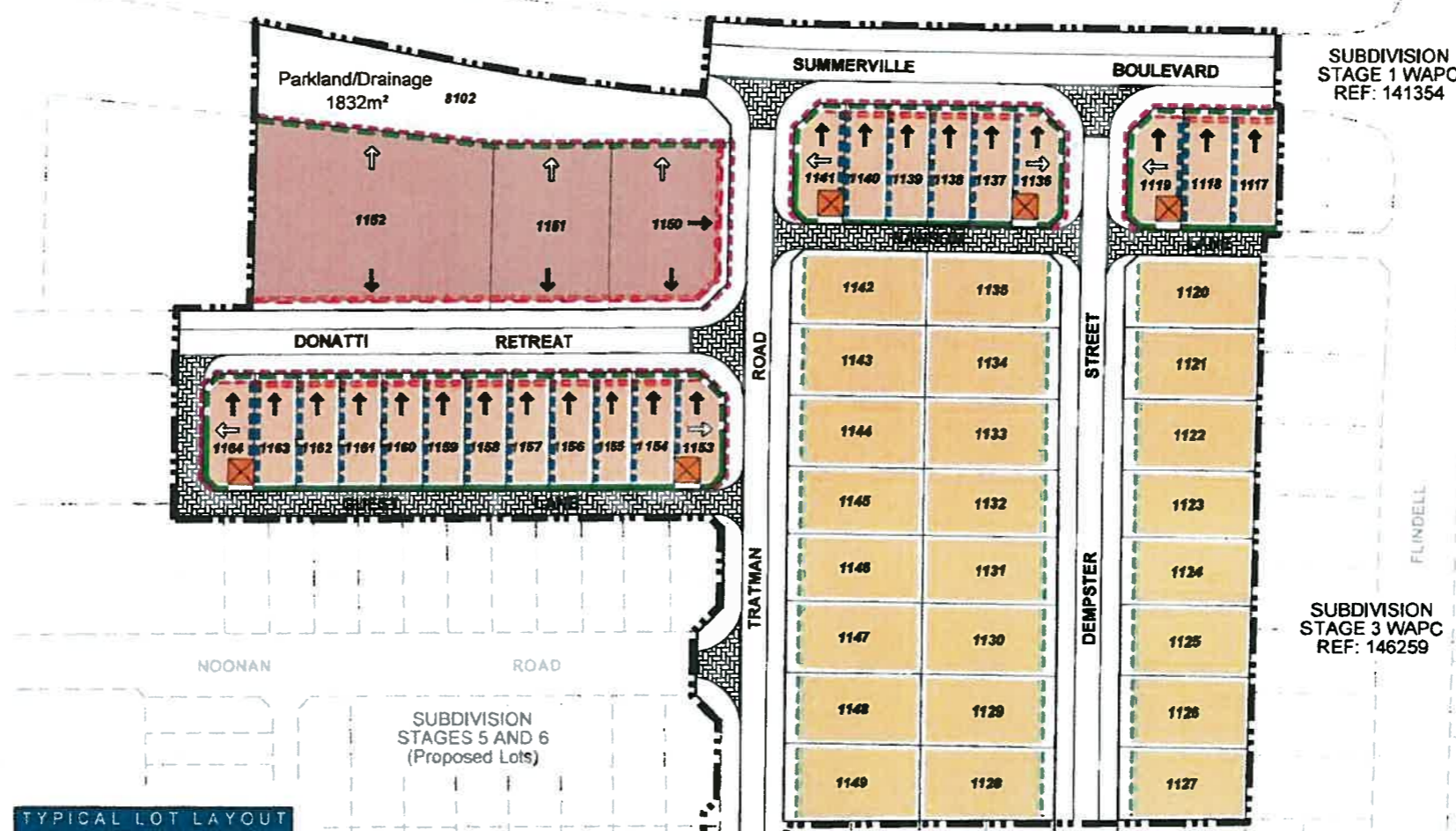
Note: Minor variations to the Residential Design Codes and the provisions of this DAP may be approved by the City of Swan

The development guidelines have been adopted by the Council and signed by the Principal Planner. This DAP has been amended in accordance with Part 5A.1.15.8 of LPS 17.
 X.....
 Date 19 JUN 2014 CoS ref... DAP-171

DETAILED AREA PLAN
 Stage 2


CITY OF SWAN
 06 DEC 2012
RECEIVED

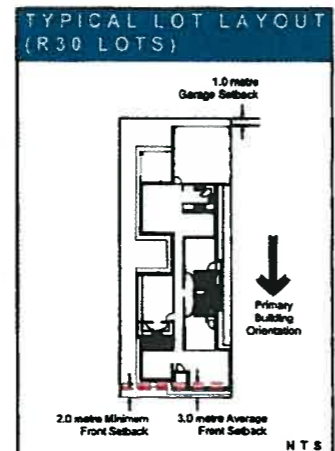
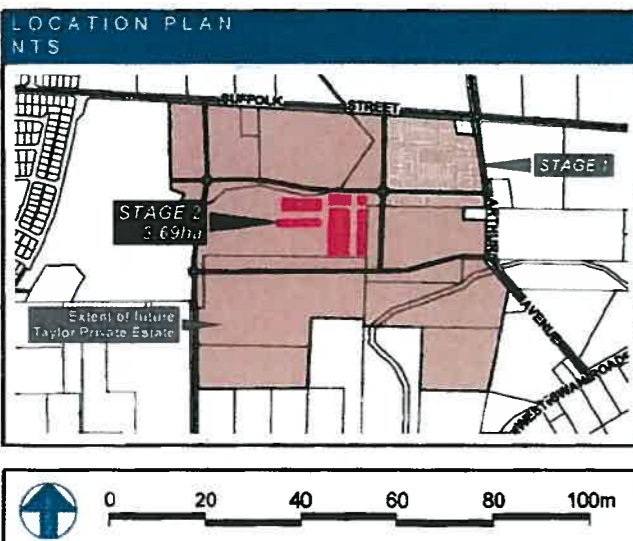
FUTURE PRIMARY SCHOOL AND KINDERGARTEN



- LEGEND**
- Detailed Area Plan Boundary
 - Preferred Zero Lot Line Boundary
 - Non-Permeable Fencing (Subject to Location of Garage)
 - Semi-Permeable Fencing
 - No Vehicle Access
 - 2.0m Minimum Front Dwelling Setback
 - 3.0m Average Front Dwelling Setback
 - 3.0m Minimum Front Dwelling Setback
 - 4.0m Average Front Dwelling Setback
 - Building Envelope (R20)
 - Building Envelope (R30)
 - Building Envelope (R40)
 - ➔ Primary Building Orientation
 - ➔ Orientation of Mandatory Opening from Habitable Room
 - ⊠ Mandatory Garage Location

SUBDIVISION STAGE 1 WAPC REF: 141354

SUBDIVISION STAGE 3 WAPC REF: 146259



CITY OF SWAN
Planning Information
 ECM Doc Set ID: 5138784
 Approval Date: 19/06/2014

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.

Lightway Holdings : CLIENT
 1:1,500@A3 : SCALE
 6 December 2012 : DATE
 2435_6-4-001b.dgn : PLAN No
 b : REVISION
 L.R. : PLANNER
 R.F. : DRAWN
 L.R. : CHECKED

Base data supplied by Landgate.
 Accuracy +/- 4m. Projection MGA Zone 50.
 Areas and dimensions shown are subject to final survey calculations. All cartageways are shown for illustrative purposes only and are subject to detailed engineering design.

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