

**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 dwellings must include construction of a garage suitable for 2 cars.

**R Coding**

The Residential Density Code applies to all lots in the DAP area as per the approved LSP.

**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.

**Setbacks**

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

<b>Type A lots</b>	
Front:	3.0 metre minimum dwelling setback 4.0 metre average dwelling setback 4.5 metre minimum garage setback
Sides:	As per the R-Codes for R20 lots
Secondary Street:	As per the R-Codes for R20 lots
Building on Boundary:	For walls built to a boundary behind the front setback line, a garage may have an average height of 2.9m
<b>Type B lots</b>	
Front:	2.0 metre minimum dwelling setback 3.0 metre average dwelling setback 4.5 metre minimum garage setback
Rear/Laneway:	2.0 metre minimum dwelling setback 1.0 metre minimum garage setback
Sides:	As per the R-Codes for R30 lots
Secondary Street:	As per the R-Codes for R30 lots

**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.

**Type A lots**

All houses must be a minimum size of 170m<sup>2</sup>. Minimum Open Space required is 40% of the lot.

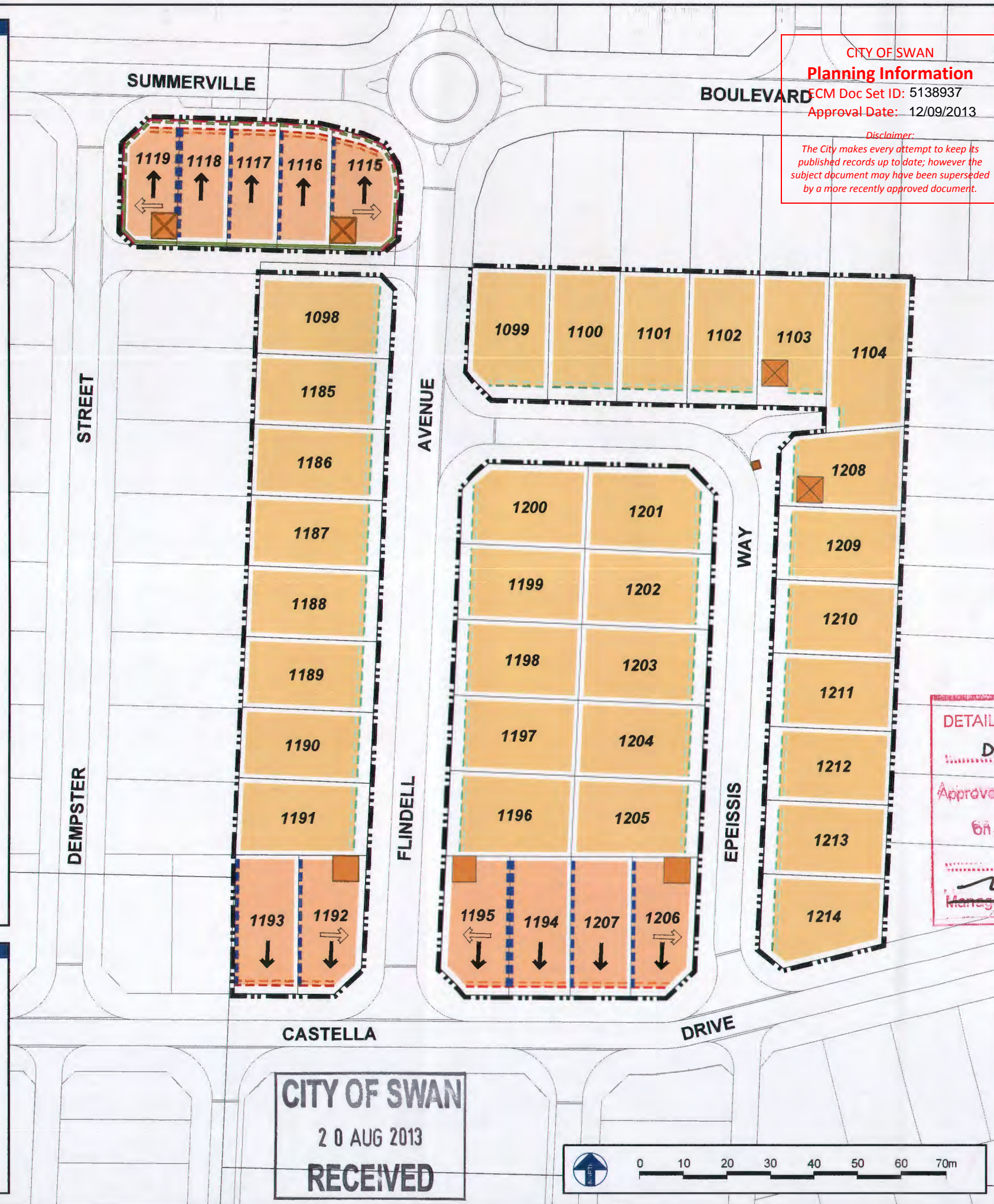
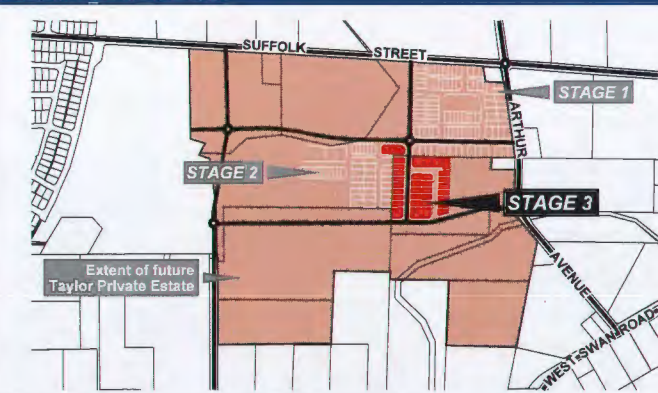
**Type B lots**

All houses required to be a minimum size of 140m<sup>2</sup>, except Lots 1192-1195 and 1206-1207 which are to be a minimum size of 150m<sup>2</sup>. Minimum Open Space required is 30% of the lot.

**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).

**LOCATION PLAN**



**CITY OF SWAN**  
**Planning Information**  
 ECM Doc Set ID: 5138937  
 Approval Date: 12/09/2013  
 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**  
**STAGE 3**

- 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
  - Primary Building Envelope Lot Type A
  - Primary Building Envelope Lot Type B
  - Building Orientation
  - ⇨ Orientation of Mandatory Habitable Room
  - ⊗ Mandatory Garage Location
  - Preferred Garage Location
  - Lot 1104 Bin Pad Location

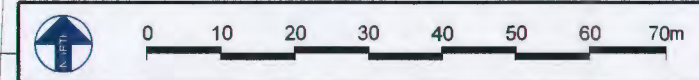
**DETAILED AREA PLAN No:**  
**DAP-215**  
 Approved by the City of Swan  
 On 12/9/2013  
 Manager Statutory Planning

Lightway Holdings Pty. Ltd. : CLIENT  
 1:1,000@A3 : SCALE  
 8 August 2013 : DATE  
 2435\_14-4-001c.dgn : PLAN No  
 L.R. : PLANNER  
 A.L. : DRAWN

Base data supplied by Landgate.  
 Accuracy +/- 4m. Projection PCG94.

Areas and dimensions shown are subject to final survey calculations.  
 All carriageways are shown for illustrative purposes only and are subject to detailed engineering design.

**CITY OF SWAN**  
 20 AUG 2013  
**RECEIVED**



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