

LEGEND

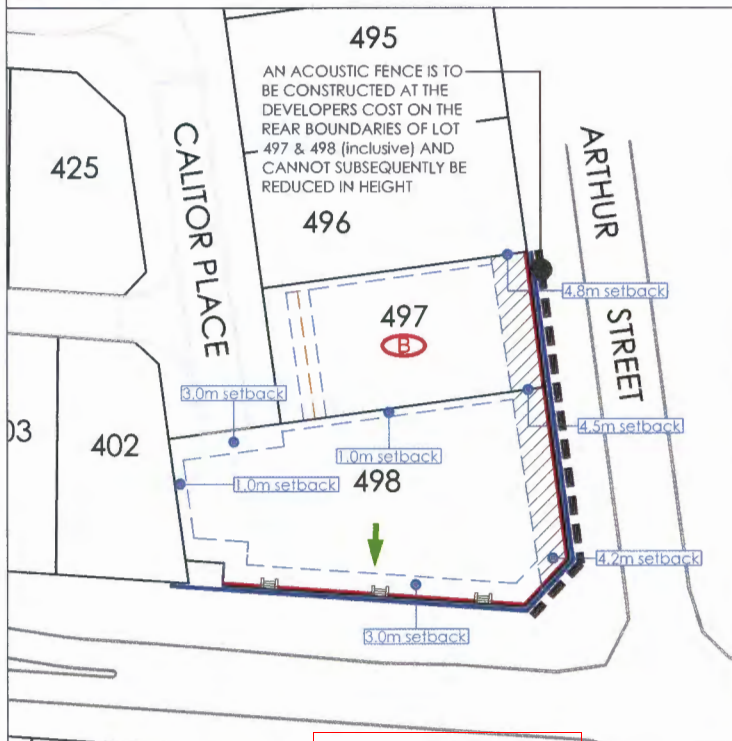
- Property Boundaries
- Setbacks (distances vary as shown)
- Garage Setback (distances vary as shown)
- No Vehicular Access
- Overhead Powerline Easement (varies as shown)
- Acoustic Fence
- Retaining Wall
- Development Orientation
- Stairs
- 3.0m min. - 6.0m max. setback from street boundary
4.5m min. garage front setback
1.0m min. main dwelling side setback (northern boundary)
Building setback from Arthur Street to follow Overhead Powerline Easement
45% min. open space coverage
Nil garage side setback

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. A veranda (subject to Building Code of Australia) may project not more than 1 metre into the front setback (Suffolk street) area.
5. Minor variations to the requirements of the Residential Design Codes and this DAP may be approved by the City of Swan.

Subject Land (scale 1:10,000)



The development guidelines as shown have been adopted by Council and signed by an *officer with delegated authority*
~~Principal Planner~~
Coordinator, Statutory Planning

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.

Date **11 MAR 2014**

CoS Reference **DAP-239**



CITY OF SWAN
Planning Information
 ECM Doc Set ID: 5140320
 Approval Date: 11/03/2014
 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.

CADASTRAL INFORMATION
 SOURCE: McMullen Nolan Group
 YYMMDD: 100524
 DWG REF: 94818pr-022 REV P
 PROJECTION: PCG 94

ENGINEER INFORMATION
 SOURCE: Wave Solutions
 YYMMDD: 120903



DETAILED AREA PLAN - CAVERSHAM NORTH STAGE 14
Lots 497 & 498 Calitor Place
 Caversham

REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D
C	VEHICLE ACCESS MODS	131210	RF	RD
B	INSERTED STAIRS	131128	RF	RD
A	PLAN BASED ON UD1 422D	131104	RF	RD

REF NO. **QUB CAV** DRAW NO. **RD1 426** REV. **C**