

DETAILED AREA PLAN PLANNING 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 DAP:

- All dwellings must include construction of a garage suitable for 2 cars.
- Residential development on the Grouped Housing Sites (Lots 1178 & 1179) is to be designed to achieve passive surveillance of the adjoining street and parkland.

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.

Vehicle Access
Lots 1166 to 1177 & 1254 to 1269 are to have vehicle access from a rear laneway where provided.

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

Type A Lots	Front: 3.0 metre minimum dwelling setback 4.0 metre average dwelling setback 4.5 metre minimum garage setback
Type B Lots	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
Type C Terrace Lots (Lots 1254 - 1269)	Front: 2.0 metre minimum dwelling setback No average setback applicable Rear/Laneway: 1.5 metre minimum dwelling setback 1.0 metre minimum garage setback
Type D Group Housing	Front: 2.0 metre minimum dwelling setback 3.0 metre average dwelling setback Garage: 3.0 metre minimum garage setback

Site Coverage

Lot Type A - Traditional Lots
Minimum Open Space required is 40% of the lot.

Lot Type B - Cottage Lots (front and laneway)
Minimum Open Space required is 30% of the lot.

Lot Type C - Terrace Lots (parkside and laneway)
Minimum Open Space required is 30% of the lot. No separate storage is required.

Lot Type D - Group Housing (Lots 1178-1179)
Minimum Open Space required is 30% of the lot.

Binpads
On laneway lots a bin pad (1.5m wide x 1m deep) shall be provided at nil setback from the laneway. Bin pad areas shall be designated as per City of Swan requirements. Fencing shall not obstruct the bin pad area.

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 1179 secondary street fencing shall be visually permeable above 1.2m in height for a minimum of 50% of the second street boundary.

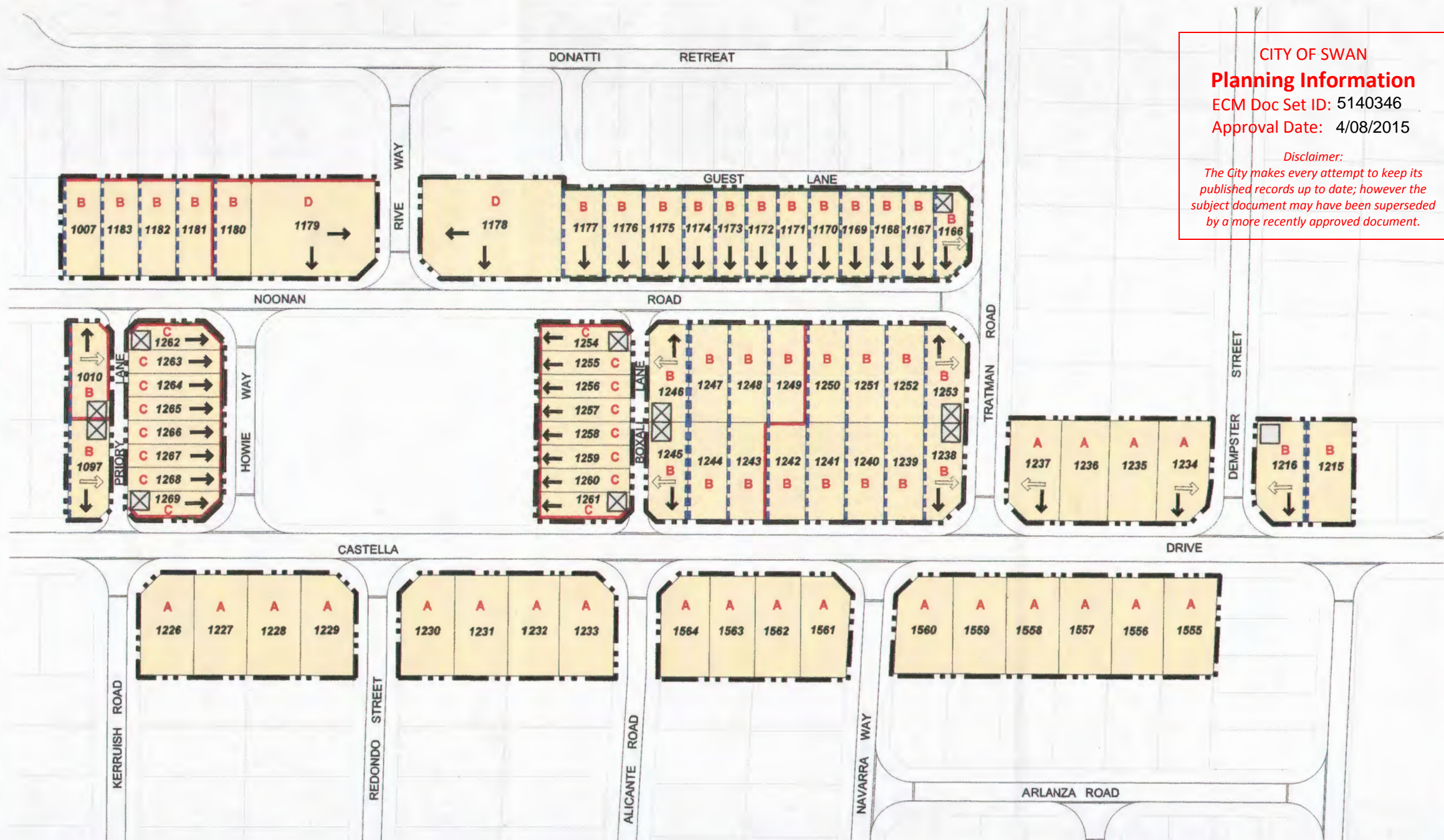
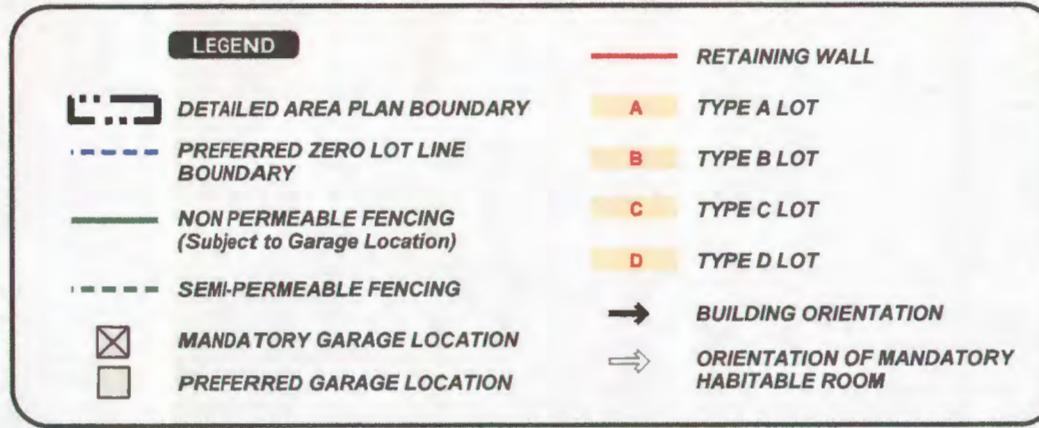
DETAILED AREA PLAN No:

DAP-247/A

Approved by the City of Swan

on 4 AUG 2015

DELEGATED OFFICER
STATUTORY PLANNING



CITY OF SWAN
Planning Information
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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.

NOTES

Base data supplied by MAPS
Projection PCGM4
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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SCALE	1:1,500@A3
DATE	1 April 2014
PLAN NO	TPE-5_6-010
REVISION	B
DRAWN	BDL



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