

**LOCATION PLAN**



**LEGEND**

- DETAILED AREA PLAN BOUNDARY
- PRIMARY BUILDING ENVELOPE
- BUILDING ORIENTATION
- ORIENTATION OF MANDATORY HABITABLE ROOM
- RETAINING WALL
- TYPE A LOT
- NO VEHICLE ACCESS
- PREFERRED GARAGE LOCATION

**SUMMERVILLE BOULEVARD**

**EPEISSIS WAY**

**CAVADO LANE**

**HASTIE LINK**

**ROTHERHAM BRACE**

**ARTHUR STREET**

**CASTELLA DRIVE**



DETAILED AREA PLAN No:  
**DAP-264**  
Approved by the City of Swan  
on **13 NOV 2014**  
DELEGATED OFFICER  
STATUTORY PLANNING

**CITY OF SWAN**  
**Planning Information**  
ECM Doc Set ID: 5143028  
Approval Date: 13/11/2014  
*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The City makes every attempt to keep its published records up to date; however the subject document may have been superseded by a more recently approved document.*

**DETAILED AREA PLAN PLANNING PROVISIONS**

The provisions of the DAP constitute variation to both R-Code '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. Minor variation to the requirements of the R-Codes and this DAP may be approved by the City of Swan.

**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.

**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:

Type A Lots	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

**Site Coverage**

Minimum Open Space required is 40% 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).

**SCALE** 1:1,000@A3

**DATE** 30 October 2014

**PLAN NO** TPE-4-010

**REVISION** D

**DRAWN** BDL

**NOTES**

Base data supplied by MAPS  
Projection PCC94  
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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**DETAILED AREA PLAN - STAGE 4**

**WESTERN CORPORATE**  
Project Managers & Consultants  
L1, 252 Fitzgerald St, Perth / PO Box 235, North Perth WA 6906  
P: (08) 9227 9429 F: (08) 9227 9490 W: www.westerncorporate.com.au