

## ST LEONARDS ESTATE DETAILED AREA PLAN PROVISIONS - R CODE VARIATIONS

The provisions of the Detailed Area Plan (DAP) both constitute Residential Design Codes (RD-Codes) 'Acceptable Development' provisions and development standards under the City of Swan Local Planning Scheme. Where there is a conflict between the RD-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.

### DESIGN ELEMENTS

- All dwellings and incidental domestic structures must be within the building envelopes as depicted on the Detailed Area Plan.
- All garages are to be accessed from the laneways only.

### R-CODING

- The Residential Density Code which applies to this land is R40.

### SETBACKS

- Front**
  - 2 metre minimum front setback applies to all dwellings.
  - Minor projections (as described in the RD-Codes) into the 2.0m setbacks are not permitted.
- Side**  
Boundary walls are permitted on the lots where shown on the DAP (generally the western and southern boundaries where indicated) as per Clause 6.3.2 of the RD-Codes.
- Rear**
  - A nil minimum rear setback applies to all garages.
  - 2.0 metre minimum rear setback applies to all dwellings.
  - 3.0 metre minimum rear setback applies to all corner lots as depicted on the DAP.
  - Providing development is contained within building envelopes, no maximum rear setbacks apply to dwellings or garages.
- Second Storey**  
1.5 metre minimum second storey setback applies to all dwellings.
- Secondary Street Setback**  
1.0 metre minimum secondary street setback applies to all corner dwellings.

### SITE COVERAGE

- A minimum of 40% open space applies to all lots.

### GARAGES

- Each residence shall include an enclosed garage accessed from the rear laneway with an dimension of 6m x 6m as to allow two vehicles to be parked side by side.
- Garage doors shall not hang over the laneway reserve when open or when in the process of being opened.


### PRIMARY STREET / PUBLIC OPEN SPACE & BUILDING FAÇADE

- Dwellings to have habitable rooms and or windows facing public open space and primary streets as depicted on the plan as per Clause 6.2.4 of the RD-Codes.

### RUBBISH BINS

- Rubbish bin storage area to be provided within the lot adjoining the laneway, 1.0m deep and 1.5m wide, in accordance with City of Swan.

ENDORSED BY






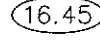


  
.....  
Manager, Statutory Planning  
City of Swan

29/6/10  
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Date:

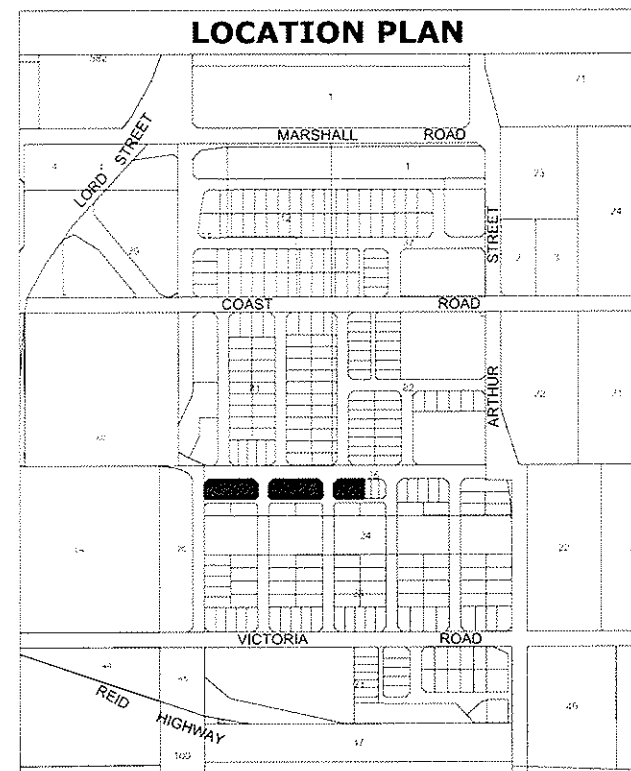
DAP - 127

**CITY OF SWAN**  
**Planning Information**  
ECM Doc Set ID: 5157398  
Approval Date: 29/06/2010  
*Disclaimer:*  
The City makes every attempt to keep its published records up to date; however the subject document may have superseded by a more recently approved document.

### LEGEND

-  Subject Area
-  Building Envelopes
-  Preferred Garage Location
-  1.5m Second Storey Setback
-  Retaining Walls
-  Finished Ground Levels
-  Staircase Access
-  Rubbish bin location

### LOCATION PLAN



## DETAILED AREA PLAN - B

'St Leonards'

LOTS 201-221  
WEST SWAN - CITY OF SWAN  
for ASPEN LIVING



SCALE 1: 1000 @ A3  
DATE: 30.06.2010  
DWG No: ASP WES-8-02b

