

**DETAILED AREA PLAN R-CODE VARIATIONS**



**GENERAL**

1. The provisions of the City of Swan Local Planning Scheme No 17 (LPS17) and the R20 or R30 Residential Design Codes (R-Codes) apply unless varied by this Detailed Area Plan (DAP).
2. Where there is conflict between the requirements of LSP17 and/or the R Codes with this DAP, the provisions of this DAP prevail to the extent of any inconsistency.
3. Variations to the R-Code provisions, in accordance with this DAP, do not require consultation with adjoining/other landowners.
4. Minor variations to the requirements of the R-Codes and the DAP may be approved by the City of Swan.

**OPEN SPACE AND OUTDOOR LIVING**

5. The minimum Open Space requirement (%of site) for development on R20 coded lots within this DAP is 35%.
6. The minimum Open Space requirement (%of site) for development on R30 coded lots within this DAP is 25%.
7. The minimum 'Outdoor Living' area requirement for development on all lots within this DAP is 16m<sup>2</sup>.

**VEHICULAR ACCESS**

8. No vehicular access is permitted across property boundaries in locations depicted on this DAP.

**UNIFORM FENCING**

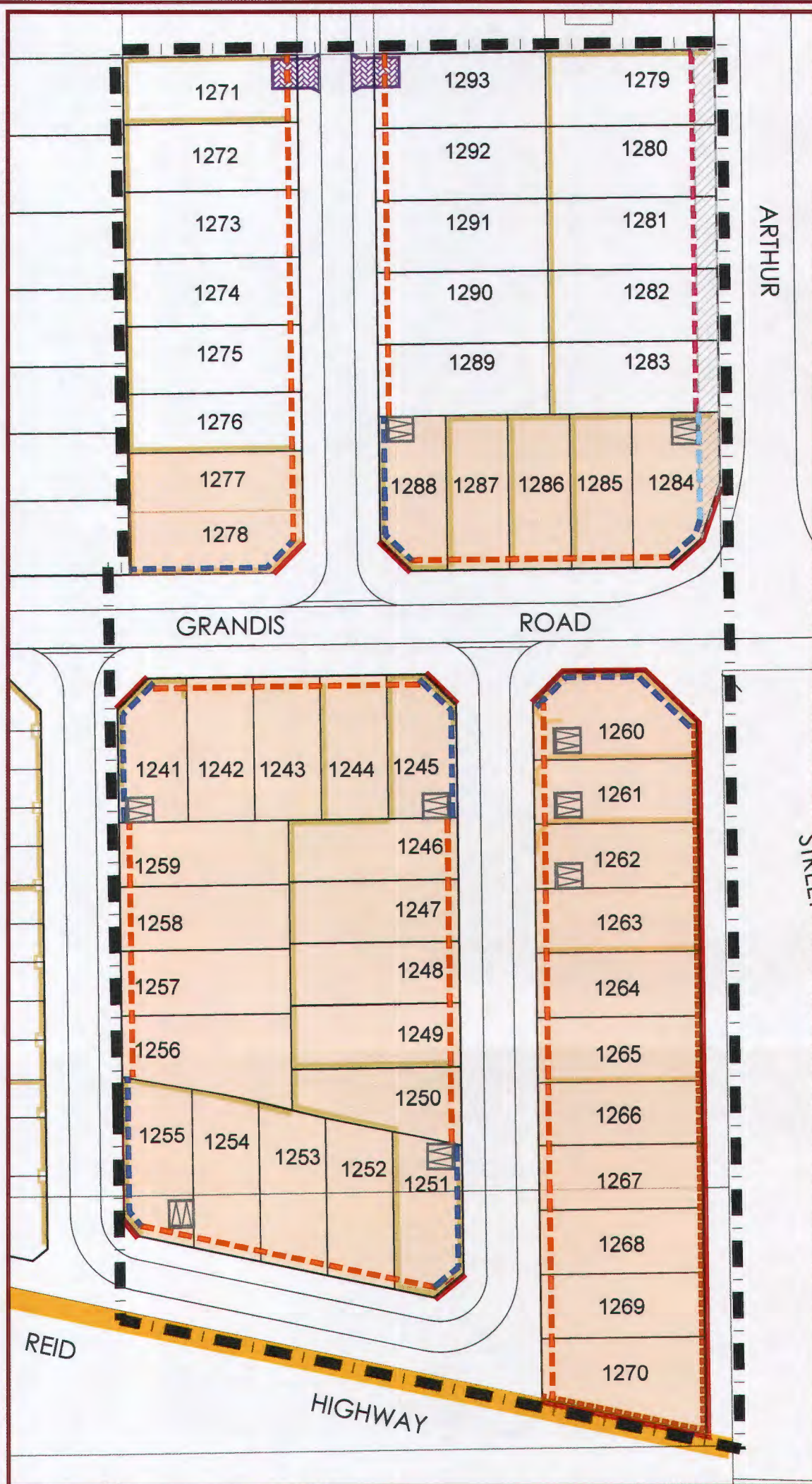
9. Uniform fencing installed by the developer cannot be modified, with the exception of maintenance and repair using materials that are as close as possible to those used in the original construction.

**SETBACKS**

10. A 2.0m minimum Primary Street setback is permitted for lots 1241 to 1278 and lots 1284 to 1293;
11. A 4.5m minimum Primary Street setback is permitted for lots 1279 to 1283;
12. A 1.0m minimum Secondary Street setback is permitted for lots 1241 to 1278 and lots 1285 to 1293;
13. A 4.0m minimum Secondary Street setback is permitted for lot 1284;
14. A 4.0m minimum setback from the primary street is permitted for garages (no averages apply);
15. The boundary of Lots 1260-1270 abutting the Arthur Street road reserve is to be treated as a rear boundary with setbacks in accordance with Tables 2a and 2b of the R-Codes.
16. The boundary of Lot 1270 abutting the Reid Highway primary regional road reserve is to be treated as a side boundary, with setbacks in accordance with Tables 2a and 2b of the R-Codes.

**QUIET BUILDING DESIGN**

17. All dwellings shall incorporate Quiet House Design principles to mitigate noise from Reid Highway and Achieve AS2107-2000 internal noise level.



**LEGEND**

- DAP AREA
- DAP Provisions:**
  - Minimum 2.0m Setback to Primary Street
  - Minimum 4.5m Setback to Primary Street
  - Minimum 1.0m Setback to Secondary Street
  - Minimum 4.0m Setback to Secondary Street
  - No Vehicular Access
  - Existing Noise Bund
  - Uniform Fencing
  - Designated Garage/Carport Location
  - Retaining Wall
  - Temporary Turning Pavement
  - Lots Coded R30
  - Western Power Easement

Endorsed by:   
 Coordinator Statutory Planning  
 City of Swan  
 City of Swan Reference No: ..DAP 234  
 22 APR 2014  
 Date

**CITY OF SWAN**  
**Planning Information**  
 ECM Doc Set ID: 5160684  
 Approval Date: 22/04/2014  
 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.

