



- LEGEND**
- Subject Property Boundaries
 - Surrounding Property Boundaries
 - No Vehicle Access
 - Development Frontage
 - - - Preferred Garage Location
 - - - Setbacks (distances vary as shown)
 - * Bushfire attack level 19 (Houses must comply with section 6.2.1 of the Bushfire Management Plan)
 - + Bushfire attack level 12.5 (Houses must comply with section 6.2.2 of the Bushfire Management Plan)

The Local Planning Scheme and R-Codes are varied in the following manner:

1. The R-Code for each lot is as per the prevailing Density Sites Plan.
2. The requirements of the R-Codes are varied as shown on the plan.
3. The requirements of the R-Codes and the Scheme shall be satisfied in all other matters.
4. 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.
5. There is no average front setback requirement for all lots subject to this Detailed Area Plan.
6. For 7.5m-10m frontage lots, minimum open space site coverage of 30% is applicable. For all other lots, minimum open space site coverage of 40% is applicable.
7. All dwellings are to orientate towards the development frontage and must include at least one habitable room opening overlooking the primary street or public open space.
8. On corner lots a nil side setback to the secondary street is not permitted.
9. On laneway lots a bin pad (1.5m wide x 1m deep) shall be provided at a nil setback from the laneway. Bin Pad areas are to be designed as per the City of Swan requirements and fencing is not to obstruct the designated bin pad area.
10. Building envelopes are subject to the constraints of retaining walls. The landowner is to consult their builder or structural engineer where necessary.
11. Lot 8050 - 8062, 8065 - 8066, 8100 - 8103 and 8371 may be affected by noise associated with the operations of the Perth-Darwin National Highway. Therefore residential amenity may be the subject of impacts with regard to noise and vibration. As a result, there may be a need to incorporate appropriate features in the design and construction of residences to mitigate against any impacts. Special consideration should be given to noise attenuation measures for two storey dwellings. Dwellings on these lots should be developed in accordance with Quiet House Design principles and guidelines (*Herring Storer Acoustic Assessment August 2011 reference number 13464-1-10216-03 and Additional Information March 2012 reference number 14289-1-10216-03 are available at the City of Swan or from the developer*).
12. For corner lots gaining access from a laneway, the crossover/garage is to be located as close to the lot boundary opposite the corner truncation as possible (subject to engineering constraints).
13. A verandah (subject to the Building Code of Australia) may project not more than one metre into the front setback area.
14. Relevant lots are identified as having a Bushfire Attack Level of 19 and are therefore subject to the requirements outlined in the Bushfire Management Plan prepared by York Gum Services (October 2012). A copy of the Bushfire Management Plan is available at the City of Swan or from the developer.
15. Relevant lots are identified as having a Bushfire Attack Level of 12.5 and are therefore subject to the requirements outlined in the Bushfire Management Plan prepared by York Gum Services (October 2012). A copy of the Bushfire Management Plan is available at the City of Swan or from the developer.

DISCLAIMER: ISSUED FOR DESIGN INTENT ONLY. ALL AREAS AND DIMENSIONS ARE SUBJECT TO DETAIL DESIGN AND SURVEY.

CITY OF SWAN
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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.



The development guidelines as shown have been adopted by Council and signed by the Principal Planner.

[Signature]
 Principal Planner/ Co-ordinator Statutory Planning

Date: 29/7/13 CoS Ref: DAP208 (Revised)