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The Local Town 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. Building Envelopes are subject to the constraints of retaining walls. The landowner is to consult their builder or structural engineer where necessary.
7. At least one habitable room opening must overlook the primary street.
8. A verandah (subject to the Building Code of Australia) may project not more than one metre into the front setback area.
9. Minor variations to the requirements of the Residential Design Codes and this DAP may be approved by the City of Swan.
10. Minimum Open Space site coverage of 40% is applicable for all lots.
11. Lots subject to this DAP are subject to an approved Bushfire Management Plan and have been assigned a bushfire attack level as noted on the Plan. Dwellings and incidental structures constructed on these lots must be constructed in accordance with AS3959-09 and must comply with additional planning and built form controls as specified in the Bushfire Management Plan (York Gum Services, October 2012 available from the City or the developer).
12. Lots 8376 and 8377 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).

The development guidelines as shown have been adopted by Council and approved by the Minister. The development guidelines as shown have been adopted by Council and approved by the Minister.

Co-ordinator Statutory Planning

Date: 25 MAR 2014

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LEGEND
- Subject Property Boundaries
- Surrounding Property Boundaries
- No Vehicle Access
- Development Frontage
- Setbacks (distances vary as shown)
- Bushfire attack level 19 (Houses must comply with section 6.2.1 of the Bushfire Management Plan)
- Building Exclusion Zone (refer to Bushfire Management plan)

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.