The District 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 Town Planning Scheme shall be satisfied in all other matters.
4. Consultation with adjoining 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 of this Detailed Area Plan.
6. Building envelopes are subject to the constraints of retaining wall. 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. For corner lots, the crossover/garage is to be located the maximum distance from the truncation as possible (subject to engineering constraints).
9. Minor variations to the requirements of the R-Codes and this DAP may be approved by the City of Swan.
10. Lots 4955-4959 may be affected by noise associated with the operations of the Perth-Darwin 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 attention measures for two storey dwellings. Dwellings on these lots should be developed in accordance with Quiet House Design principles and guidelines. (Herring Storey Acoustic Assessment March 2014 reference number 17667-1-14073 is available at City of Swan or from the developer).

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

Date: 12 AUG 2014

CoRef: DAP.254

The City of Swan
Planning Information
ECM Doc Set ID: 5197291
Approval Date: 12/08/2014

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The City makes every attempt to keep its published records up to date; however the subject document may have been superseded by a more recently approved document.