

**HIGHLAND RESERVE, PT LOT 502 JANE BROOK DRIVE
DETAILED AREA PLAN PROVISIONS -
R CODE VARIATIONS**

- The provisions of the City of Swan Local Planning Scheme No 17 (LPS17) and the R20 Residential Design Codes (R-Codes) apply, other than for Area 2 where the R40 Code applies, unless varied by this Detailed Area Plan (DAP).
- 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.
- Variations to the R-Code provisions, in accordance with this DAP, do not require consultation with adjoining/other landowners.
- Minor variations to the requirements of the R-Codes and the DAP may be approved by the City of Swan.

AREA 1 - SINGLE RESIDENTIAL R20

Subdivision

- No further green-title, survey-strata or strata subdivision, nor grouped or multiple dwellings are permitted on Lots 2109, 2110 or 2111.

R-Coding

- The Residential Density Code which applies to this land is R 20.

Setbacks

- A 5.0 metre minimum setback to the primary street applies to all dwellings unless the R-code provision related to the use of averaging the front setback is applied, whilst still using the 5m primary street setback variation. Therefore allowing a 2.5m averaged minimum setback to the primary street.

Garage Setback

- Garages shall be setback a minimum of 6m from the primary street; except for the following:
 - Lots 2071 & 2036 are to have a minimum 6.5m setback from the primary street lot boundary;
 - Lots 2072, 2078 & 2085 are to have a minimum 7m setback from the primary street lot boundary

Garage Setbacks should be determined on a site specific basis and may require greater than 6metres where constrained by topography. Designers and Builders should ensure that the City of Swan Driveway Gradient Standards (STD 29-3s and STD 29-1s) are achieved prior to lodging a Building Permit.

Open Space

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

AREA 2 - GROUPED HOUSING R40

R- Coding

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

Setbacks

- A 2.0 metre minimum front setback to the primary street applies to all dwellings.
- A 1.5 metre minimum setback to boundaries abutting Public Open Space applies to all dwellings.

Access

- Pedestrian access to abutting Public Open Space is to be limited to one gate per dwelling, subject to Council approval.

Open Space

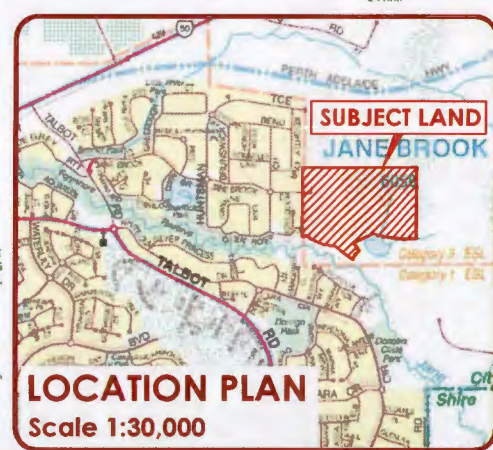
- A minimum 40% open space coverage applies to all lots.

Fencing

- Uniform fencing, of a maximum height of 1.8m and visually permeable above 1.2m in height is to be used on all boundaries abutting Public Open Space and Primary Street, subject to Council approval.

Orientation and Layout

- All dwellings adjacent to the Primary street or Public Open Space must address the Street or Public Open Space.
- All dwellings must incorporate at least one major opening on all northern elevations to maximise access to the northern sun.



LEGEND

- SUBJECT LAND
- AREA 1 - SINGLE RESIDENTIAL INDICATIVE BUILDING AREA
- INDICATIVE GARAGE LOCATION
- AREA 2 - GROUPED HOUSING INDICATIVE BUILDING AREA
- 5.0m PRIMARY STREET SETBACK
- 1.5m SECONDARY STREET SETBACK
- 1.5m SETBACK TO PUBLIC OPEN SPACE
- SEMI PERMEABLE UNIFORM FENCING

CITY OF SWAN
Planning Information
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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.*