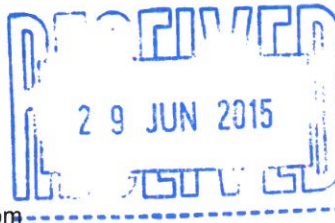


Our Ref: DAP-272
Fax: 9267 9444
Web Address: www.cityofswan.com



2 Midland Square, Midland
PO Box 196, Midland WA 6936
T: (08) 9267 9267
F: (08) 9267 9444
www.swan.wa.gov.au

25 June 2015

Attn: Mark Szabo
Burgess Design Group - Town Planning
PO Box 8779
PERTH BC WA 6849

Dear Sir

DETAILED AREA PLAN (DAP-272) – STAGE S - LOT 61 (NO.154) VICTORIA ROAD, DAYTON

Further to your recent request for Council's endorsement of the revised Detailed Area Plan (DAP-272) relating to Lot 61 (No.154) Victoria Road, DAYTON, I advise that the revised Detailed Area Plan has now been approved under delegated authority of the Council of the City of Swan.

A copy of the approved plan is enclosed for your information.

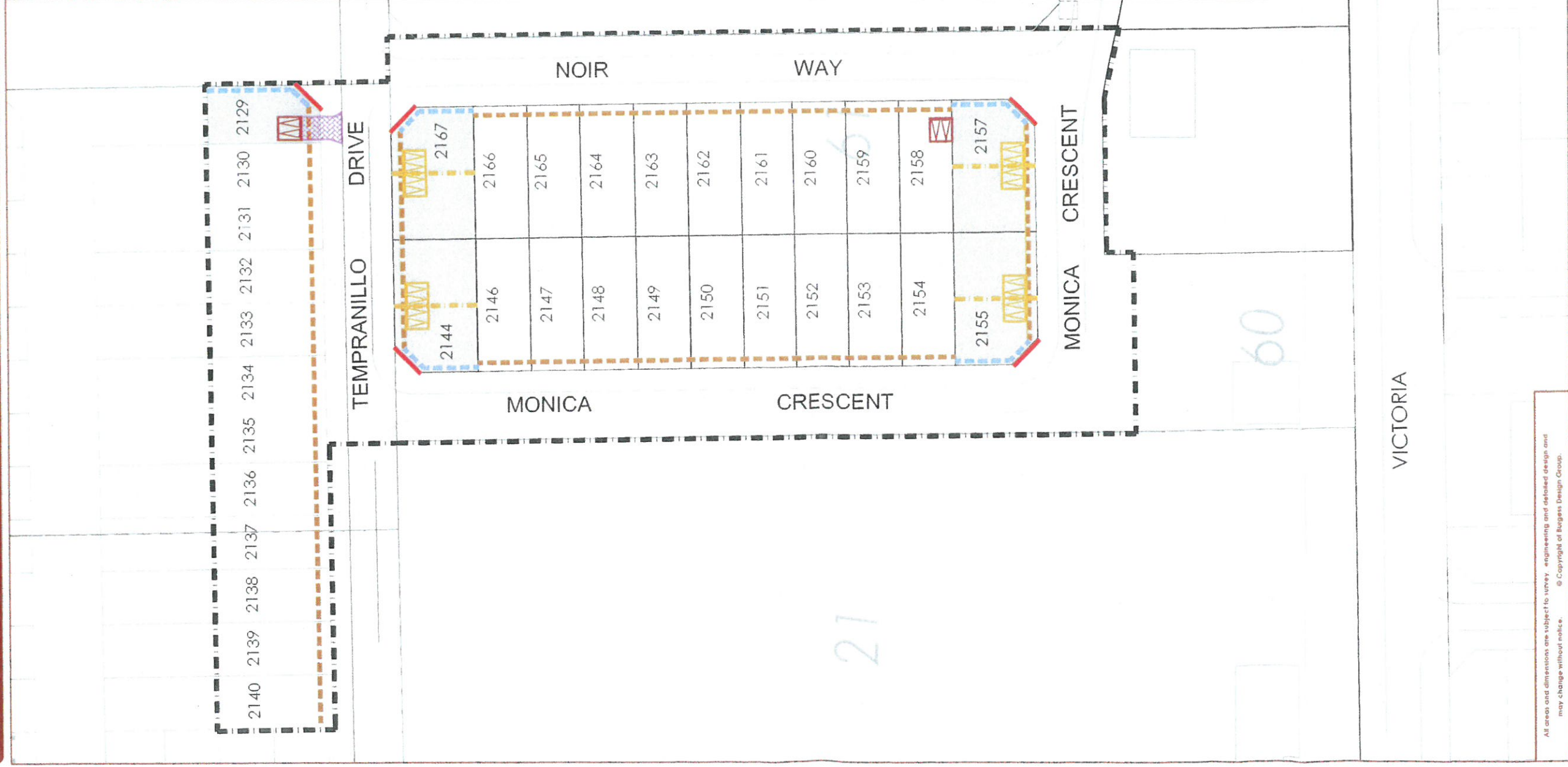
Should you have any queries regarding this matter, please do not hesitate to contact Dawid Jansen van Rensburg on 08 9267 9495.

Yours faithfully

Lyn Leong
Coordinator, Development Assessment & Appeals
STATUTORY PLANNING

Enc.

DETAILED AREA PLAN R-CODE VARIATIONS



PROVISIONS

General

- The provisions of the City of Swan Local Planning Scheme No 17 (LPS17) and the Residential Design Codes (R-Codes) apply unless varied by this Detailed Area Plan (DAP).
- Where there is conflict between the requirements of LPS17 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.

Open Space and Outdoor Living

- The minimum Open Space requirement [% of site] for development on all lots within this DAP is 25%.
- The minimum 'Outdoor Living' area requirement for development on all lots within this DAP is 16m².

Vehicular Access

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

Setbacks

- A 2.0m minimum primary street setback is permitted for all lots (no averages apply).
- A 1.0m minimum secondary street setback is permitted for all lots (no averages apply).
- Where setbacks are not specified in this DAP, setbacks are to be as per the R-Codes.

Duplex Development

- Corner duplex lots, if developed and/or subdivided in accordance with the indicative boundary shown on this DAP, will be subject to the provisions of this DAP.

Dwelling Orientation

- Dwellings on corner lots must have at least one major opening from a habitable room facing the secondary street.

NOTES

- Garage setbacks are to be as per the R-Codes and should take into consideration the driveway gradients and/or the presence of lot service connections and barriers. Reference should be made to the City's driveway gradient requirements (refer City of Swan drawings STD-29.1s, STD-29.2s, STD-29.3s, STD-29.4s).
- Boundary walls on top of retaining walls are subject to assessment by an independent structural engineer.

LEGEND

- Detailed Area Plan area
- Minimum 2.0m primary street setback
- Minimum 1.0m secondary street setback
- Indicative future duplex subdivision boundary with parapet wall
- Designated garage locations for future duplex dwellings, if developed as such
- Designated garage locations
- Developable to a maximum Density of R40, in accordance with Part One, Clause 5.2.2(d) of Dayton Local Structure Plan 2A
- Temporary turn-around
- No vehicular access

Endorsed by:

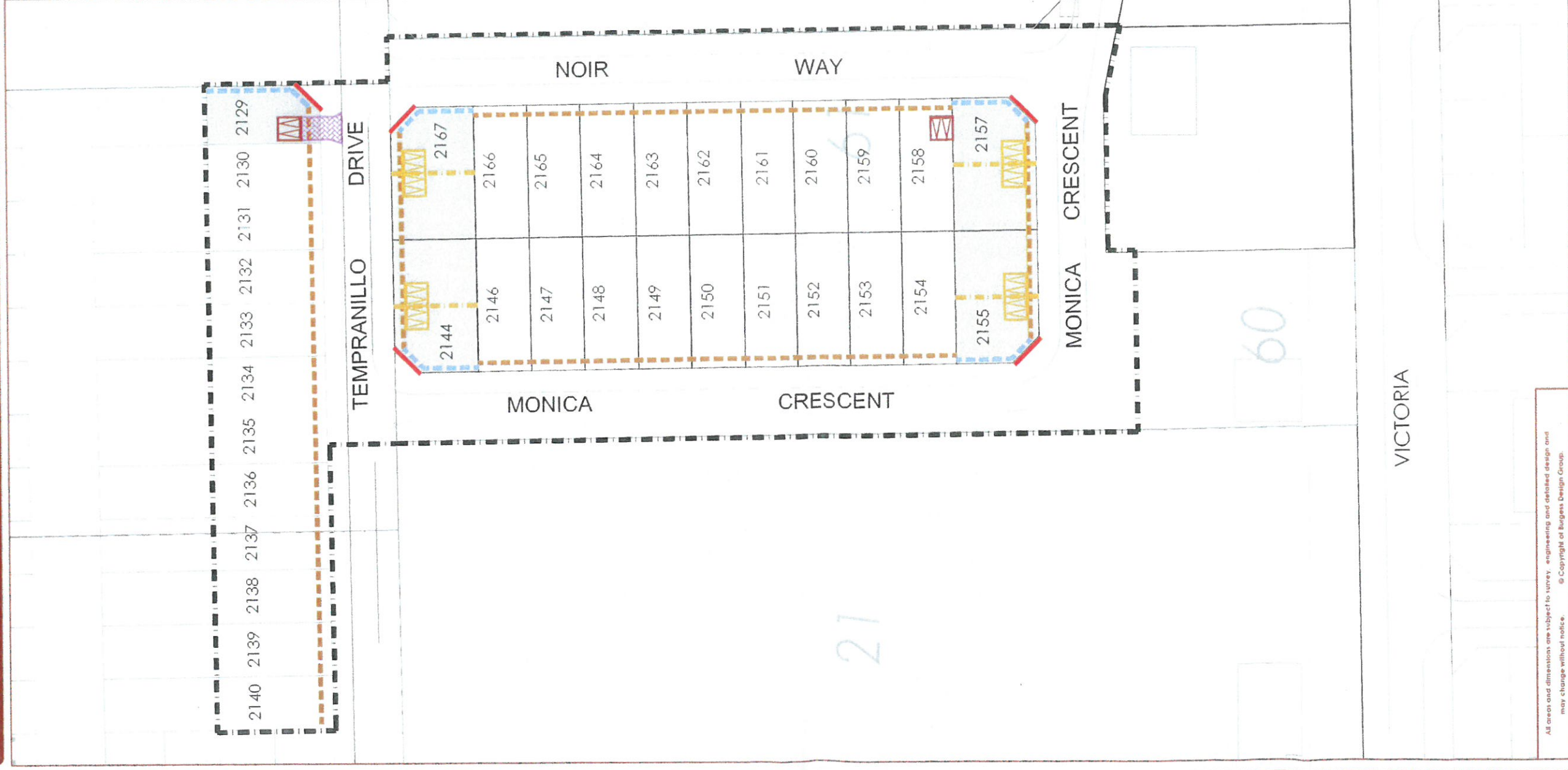
Manager Statutory Planning
City of Swan
City of Swan Reference No: DAP 272
Date 22/06/2015

All areas and dimensions are subject to survey, engineering and detailed design and may change without notice.
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DETAILED AREA PLAN
LOT 61 VICTORIA RD
STAGE S, ST LEONARDS ESTATE
DAYTON
CITY OF SWAN

DETAILED AREA PLAN R-CODE VARIATIONS



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LEGEND

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Endorsed by:

[Signature]
Manager Statutory Planning
City of Swan

22/06/2015

Date

City of Swan Reference No: DAP 272

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0 10 20 30 40 50m
SCALE 1:1000 (A3)

DETAILED AREA PLAN
LOT 61 VICTORIA RD
STAGE S, ST LEONARDS ESTATE
DAYTON