



General

1. The provisions of the City of Swan Local Planning Scheme No 17 (LPS17) and the R40 Residential Design Codes apply unless varied by this Detailed Area Plan (DAP)
2. 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.
3. Variations to the R-Code provisions, in accordance with this DAP, do not require consultation with adjoining/other landowners.
4. 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

5. The minimum Open Space requirement (%of site) for development on all lots within this DAP is 35%.
6. The minimum 'Outdoor Living' area requirement for development on all lots within this DAP is 16m².

Dwelling Orientation

7. All dwellings on Lots 1096 & 1097 must be designed with habitable room windows facing Grandis Road.
8. All dwellings shall be designed to address (front) the Public Open Space area to provide surveillance of the public realm.
9. All dwellings on lots abutting Public Open Space or Primary Street must be designed with habitable room windows facing the Public Open Space or primary street, as applicable.

Quiet Building Design

10. All dwellings shall incorporate Quiet House Design principles to mitigate noise from Reid Highway and achieve AS107:2000 internal noise level.

Setbacks

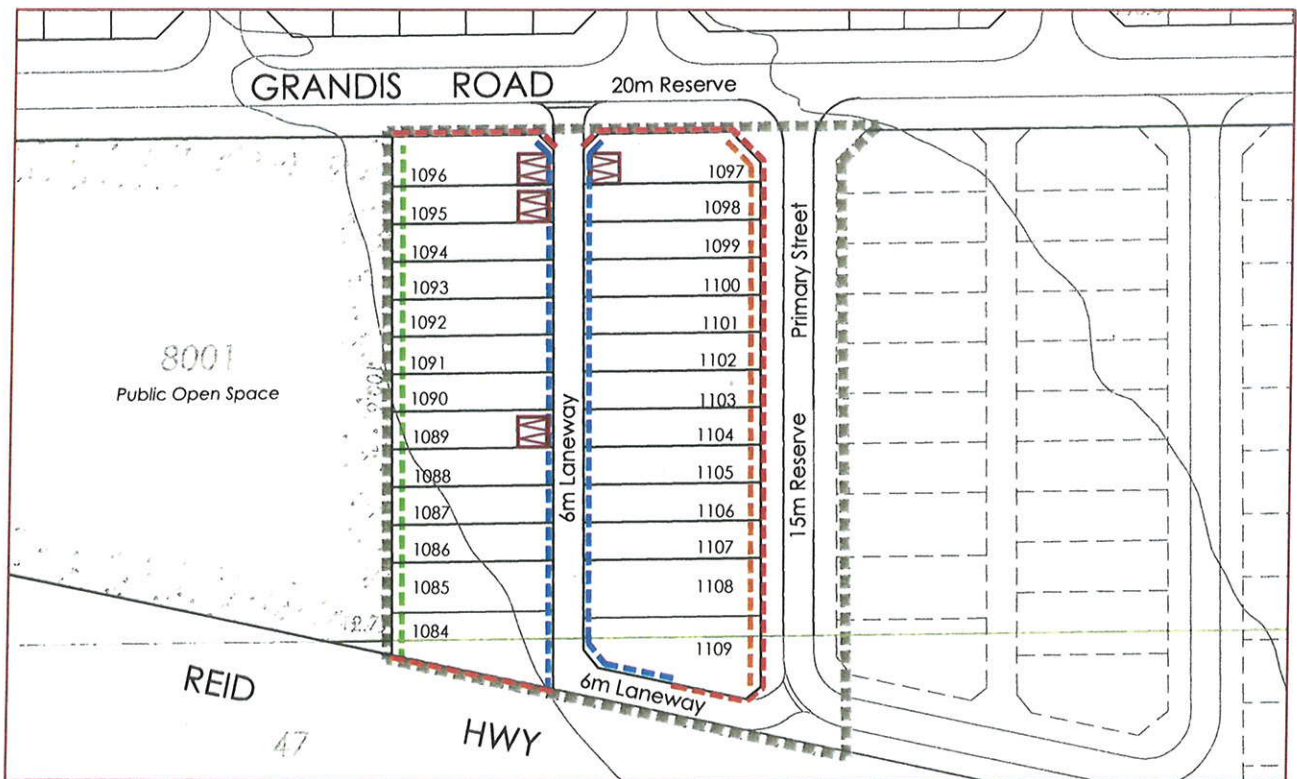
11. A minimum 2.0 metre setback applies to lots abutting the Public Open Space boundary.
12. A minimum 1.0 metre garage and carport setback applies to the laneway boundary.
13. A minimum 2.0 metre setback applies to the Primary Street (excluding minor projections as per RD Codes).

Bin Storage

14. Lots 1084 to 1109 are required to have a bin collection area, of a minimum dimension of 1.5m wide x 1m deep, abutting the rear laneway. Bins must not be stored in this collection area outside of bin collection days, unless the bin/s are screened from public view.

Vehicular Access

15. No vehicular access is permitted across property boundaries in locations depicted on the DAP.



LEGEND

- DAP AREA
- DAP Provisions:**
 - Minimum 1.0m Garage Setback to laneway
 - Minimum 2.0m Setback to Primary Street
 - Minimum 2.0m Setback to Open Space Boundary
 - No Vehicular Access
 - Designated Garage/Carport Location

Endorsed by:

[Signature] 12/11/2012
 Acting Coordinator
 Manager Statutory Planning
 City of Swan
 Date

City of Swan Reference No: ..DAP 178.....



DETAILED AREA PLAN: STAGE 1F
LOT 9016 GRANDIS RD
& LOT 47 ARTHUR ST, DAYTON

Plan No: ASP WES LSP1 8-04c
 Date: 17.10.12

Client: Aspen Living
 Planner: KW