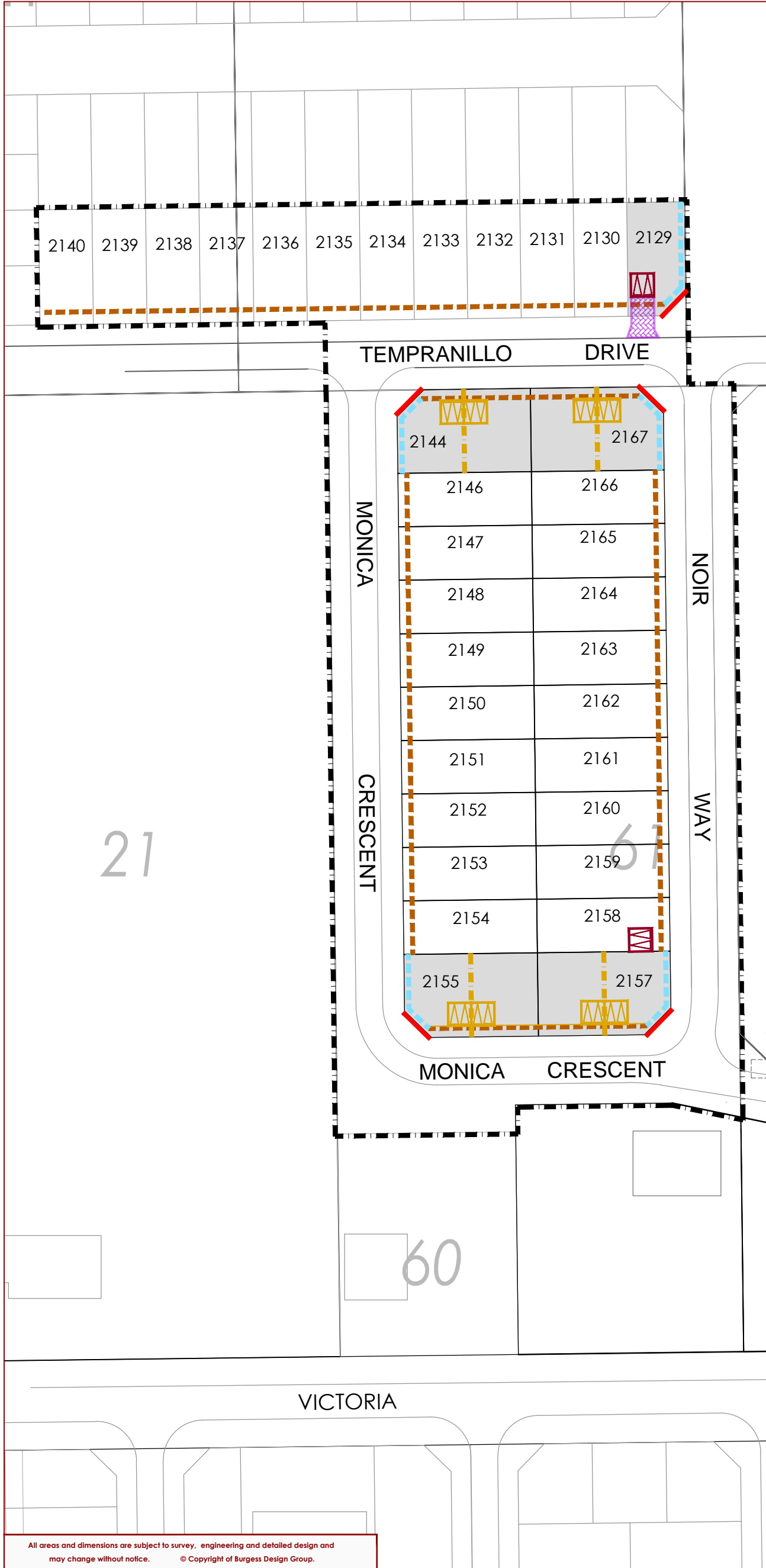


DETAILED AREA PLAN R-CODE VARIATIONS



PROVISIONS

General

1. 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).
2. 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.
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 25%.
6. The minimum 'Outdoor Living' area requirement for development on all lots within this DAP is 16m².

Vehicular Access

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

Setbacks

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

Duplex Development

11. 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

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

NOTES

1. 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 batters. 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).
2. 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:

..... Date
 Manager Statutory Planning City of Swan
 City of Swan Reference No: ..DAP

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