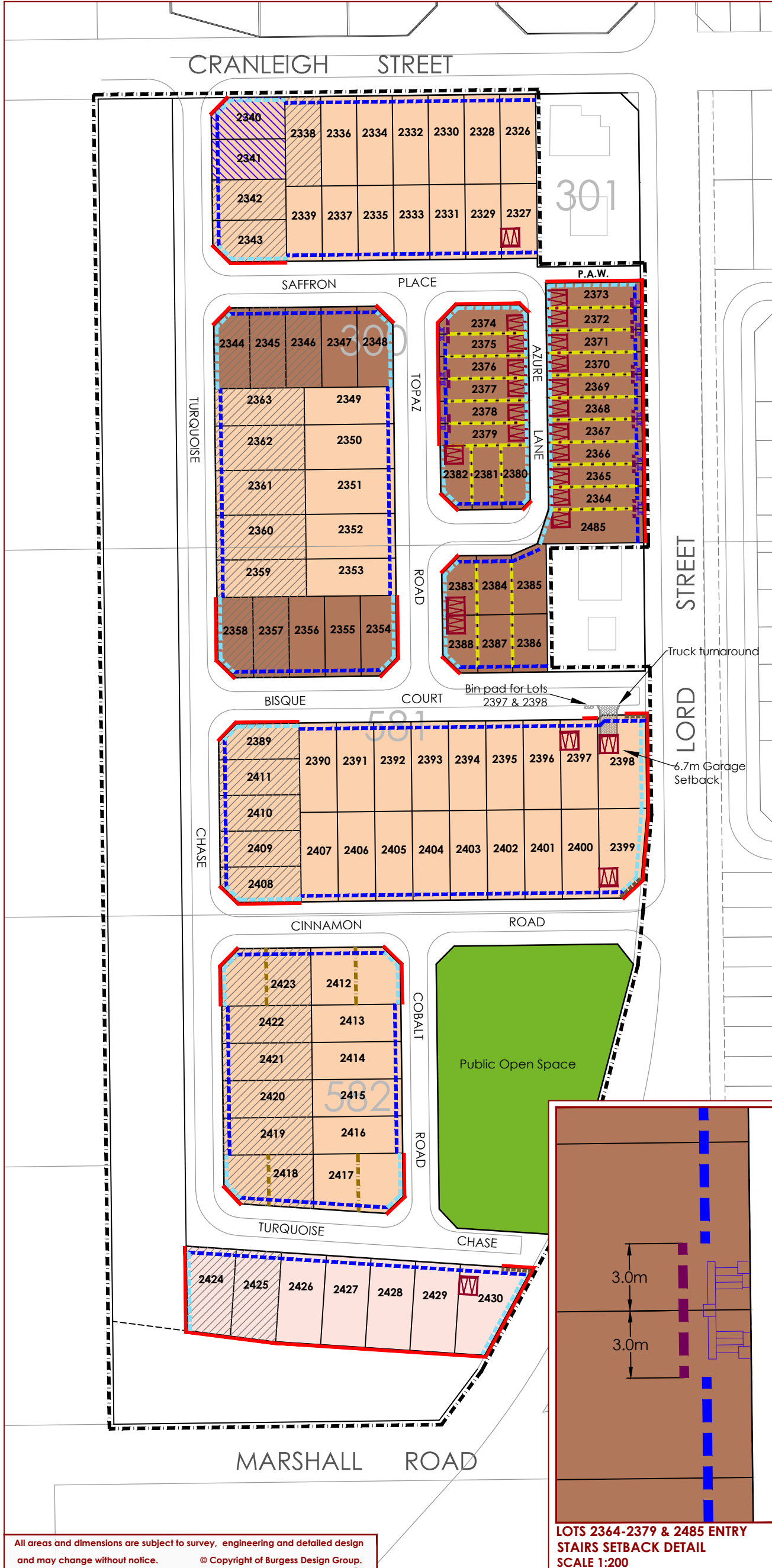


DETAILED AREA PLAN R-CODE VARIATIONS



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 R20 coded lots within this DAP is 35%.
6. The minimum Open Space requirement (%of site) for development on all R30 and R40 coded lots within this DAP is 25%.
7. The minimum 'Outdoor Living' area requirement for development on all lots within this DAP is 16m².

Vehicular Access

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

Setbacks

9. A 2.0m minimum primary street setback is permitted as shown (no averages apply).
10. A 1.0m minimum secondary street setback is permitted as shown (no averages apply).
11. Dwellings on laneway lots shall be set back a minimum of 3.0m to the primary street adjacent to entry stairs (refer 'entry stairs setback detail').
12. Where no setbacks are specified in this DAP, setbacks are to be as per the R-Codes.

Duplex Development

13. 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

14. Dwellings on corner lots must have at least one major opening from a habitable room facing the secondary street.
15. Dwellings abutting a pedestrian access way (P.A.W.) must have at least one major opening from a habitable room facing the P.A.W.

Fencing

16. Fencing is to be installed along retaining walls above 1m in height that abut a road reserve, generally in locations shown on this DAP.
17. Any fencing installed forward of the dwelling shall be at least 50% visually permeable above 1m in height (as measured from the lot level).

Garages

18. Front Loaded lots with a frontage of less than 12m may have a single garage not more than 3.5m wide, or a double garage not more than 6m wide where:
 - a) Surveillance of the street is provided from a habitable room; and,
 - b) The design of the dwelling incorporates a portico, front verandah, or similar entry statement that is located equal to or forward of the garage.

Quiet House Design

19. In accordance with the approved Noise Assessment (dated 19 February 2015), lots identified as requiring 'noise treatment package a' or 'noise treatment package b' shall comply with the relevant requirements for each package as set out in the Western Australian Planning Commission's *Implementation Guidelines for State Planning Policy 5.4 Road and Rail Transport Noise and Freight Considerations in Land Use Planning*. Where development of two or more storeys is proposed on the identified lots, further acoustic assessment is required to determine suitable noise attenuation measures.

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
 - 3.0m minimum primary street setback
 - 2.0m minimum primary street setback
 - 1.0m minimum secondary street setback
 - Boundary walls permitted
 - No vehicular access
 - Indicative future duplex subdivision boundary (boundary walls permitted)
 - Designated garage location
 - Lots require noise treatment package A
 - Lots require noise treatment package B
 - Entry Stairs
 - Fencing required above retaining wall
- Dayton Local Structure Plan No.1 Zoning**
- Residential R20
 - Residential R30
 - Residential R40

Endorsed by:

Manager Statutory Planning

Date

City of Swan Reference No: DAP 298

LOTS 2364-2379 & 2485 ENTRY STAIRS SETBACK DETAIL
SCALE 1:200

All areas and dimensions are subject to survey, engineering and detailed design and may change without notice. © Copyright of Burgess Design Group.



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Plan No: ASP WESLSP1 8-08k Client: St Leonards Estate Pty Ltd
Date: 27.10.15 Planner: MS/MB



0 10 20 30 40 50m
SCALE 1:1,500 (A3)

DETAILED AREA PLAN
STAGES O & P, ST LEONARDS ESTATE
LOT 301 CRANLEIGH ST, LOT 581 LORD ST &
LOT 582 MARSHALL RD, DAYTON
CITY OF SWAN