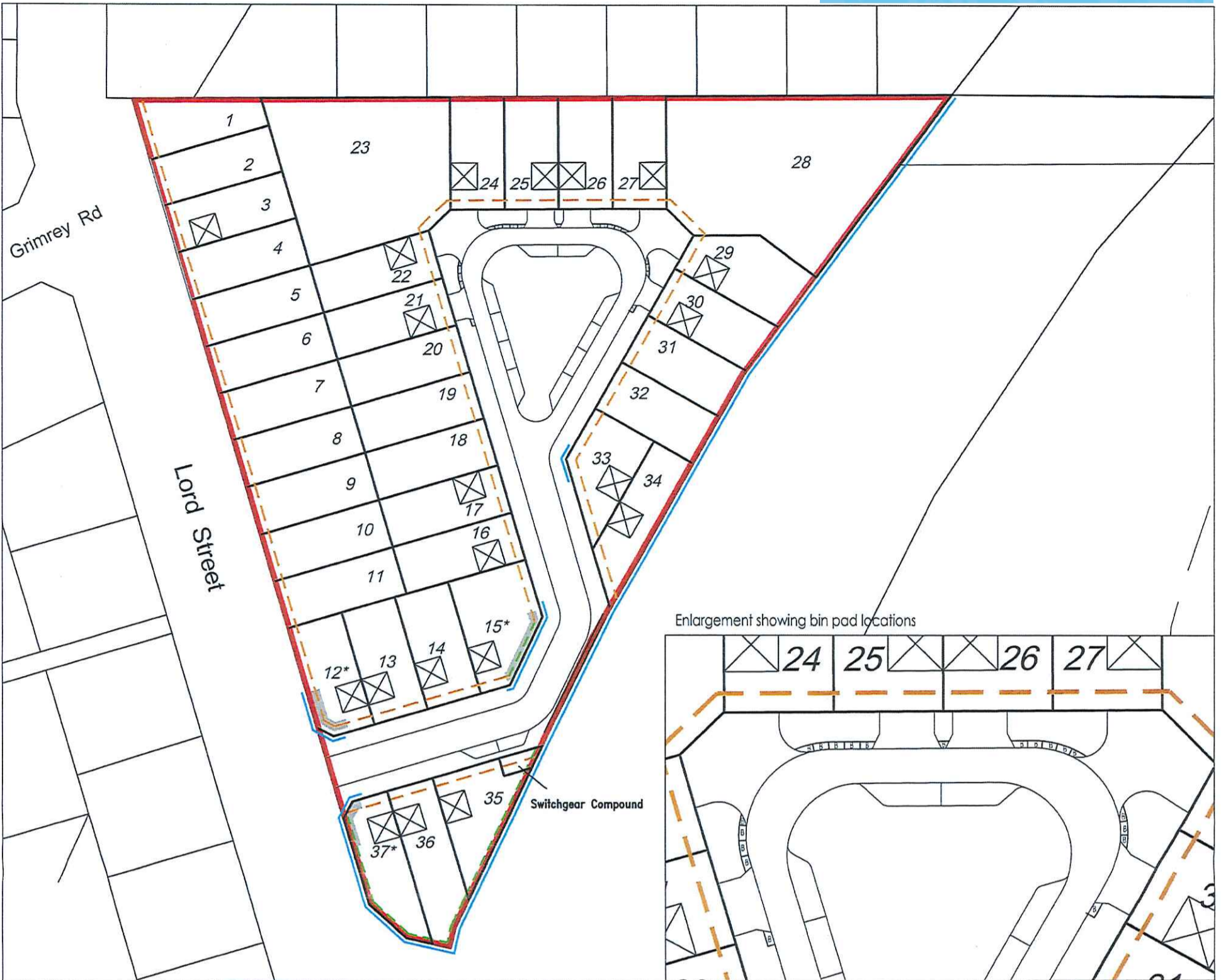


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**DETAILED AREA PLAN PROVISIONS AND R-CODE VARIATIONS**

**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 Detail 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 of 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.

**Vehicular Access**

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

**Setbacks**

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

**Dwelling Orientation**

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

**Scenic**

10. All air-conditioning equipment, water storage tanks or similar service items shall be positioned or screened so as not to be visible from the public realm.

**Visually Permeable Fencing**

11. Front fences are to comply with the visually permeable requirements of the R Codes. Lots 12, 15 & 37 (marked with an \*) require visually permeable fencing for the extent depicted on the DAP.

**Other**

12. The buyer in consultation with their builder to provide drainage onsite for each dwelling as specified in the Urban Water Management Plan.



Location Plan (not to scale)

- Land subject to the Detailed Area Plan
- Existing Lot Boundaries
- - - Minimum 2.0m primary street setback
- - - Minimum 1.0m secondary street setback
- No vehicular access
- Visibly Permeable Fencing
- X Mandatory garage location
- Designated Bin Pad locations



0 40m

Endorsed by:   
 Manager, Statutory Planning  
 City of Swan  
 City of Swan Reference No: DAP 291  
 Date 30/6/15

**CITY OF SWAN**  
 25 MAY 2015  
**RECEIVED**

**MGA**  
 TOWN PLANNERS  
 Ph: (08) 9321 3011  
 Fax: (08) 9324 1961  
 email: mga@global.net.au