



DETAILED AREA PLAN R-CODE VARIATIONS

All buildings (as defined in the R-Codes) are to be allocated within the designated building envelopes. Local Planning Scheme No. 17 and R-Codes are varied in the following manner:

1. The requirements of the R-Codes are varied as shown on the Detailed Area Plan.
2. The requirements of the R-Codes and Local Planning Scheme No. 17 shall be satisfied in all other matters.
3. Consultation with adjoining or other landowners to achieve a variation of the R-Codes, in accordance with the approved Detailed Area Plan, is not required.
4. A veranda (subject to the Building Code of Australia) may project not more than 1 metre into the front setback area or setback area adjoining public open space.
5. Minor variations to the requirements of the Residential Design Codes and this DAP may be approved by the City of Swan.

NOTIFICATION
The subject lots are situated in the vicinity of a major transport corridor. Residential amenity may be affected by noise from current or future traffic activity within this corridor. As a result, there may be a need to incorporate appropriate features in the design and construction of buildings to mitigate against any noise impacts, with special consideration given to noise attenuation measures for two storey dwellings.

LOT TYPES

- (A)** • 3.0m min - 6.0m max main dwelling front setback.
• 4.5m min garage front setback.
• 45% min open space coverage.
- (B)** • 2.0m min - 4.0m max main dwelling front setback.
• 4.5m min garage front setback.
• 1.0m min side setback to secondary street (walls with or without major openings)
• 30% min open space coverage.
- (C)** • 3.0m min - 4.5m max main dwelling front setback.
• 1.0m min garage rear laneway setback.
• 1.5m min dwelling rear laneway setback.
• 40% min open space coverage.
- (D)** • 3.0m min main dwelling front setback
• 4.5m min garage front setback
• 45% min open space coverage



An acoustic fence is to be constructed at the developers cost on the rear boundaries of lots 4011-4033 (inclusive) and cannot subsequently be reduced in height.

LEGEND

- SUBJECT LOT BOUNDARY
- NO VEHICLE ACCESS
- LOT TYPE (REFER TO TABLE)
- GARAGE SETBACKS
- PRIMARY DWELLING ORIENTATION
- SIDE ENTRY PIT
- PRAM RAMP
- DWELLING SETBACKS
- ACOUSTIC FENCE



LOCATION PLAN ■ SUBJECT AREA

The development guidelines as shown have been adopted by Council and signed by the Principal Planner.

Principal Planner/
Co-ordinator Statutory Planning

Date: 11/09/2014

CoS Ref: DAP-257



robertsday.com.au *planning-design-place*

11 SEP 2014

SIZE A3

1:1000

0 metres 10 20 30 40 50

RECEIVED

AERIAL PHOTOGRAPHY
SOURCE: NA
YYMMDD: NA

CADASTRAL INFORMATION
SOURCE: MAPS
YYMMDD: 140131
DWG REF: 98183-001-C
PROJECTION: PCG94

REV	DESCRIPTION	YYMMDD	RF	EJ
E	DEV. FRONTAGE	140911	RF	EJ
D	REMOVED PITS	140729	RF	EJ
C	REMOVED RCODE	140530	RF	EJ
B	4034 ADDED	140605	RF	EJ
A	BASE PLAN	140604	RF	EJ

DETAILED AREA PLAN - STAGE 1B (DAP 2)
Balwyn Estate, Caversham
City of Swan

REF NO. **LES CAV** DRAW NO. **RD1 404** REV. **E**