

30

Private Primary School

PROSPER ROAD

AVENUE

STREET

ARTHUR

SPARKLE VISTA

SUNLIT

Future Public Open Space

Future Public Open Space

9032

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. Except for the requirements under Provision 14 of this DAP, 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 20m<sup>2</sup>.

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. Garage setbacks are to be as per the R-Codes.
11. Boundary walls, to a maximum height of 3.5m, are permitted in locations depicted on this DAP.
12. Boundary walls, where designated, are only permitted along the nominated boundary of the effected lots. Where not designated, boundary walls are to be in accordance with Clause 5.1.3 C3.2 of the R-Codes.
13. Notwithstanding provision 12 of this DAP, a second boundary wall is permitted on all lots with a frontage of less than 11m for a maximum length of 9m for the purposes of a garage/store only.

Garages

14. For lots with a frontage of less than 12 metres, the width of garages shall not exceed 3.5 metres, or 6 metres 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.

Dwelling Orientation

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

LEGEND

- Detailed Area Plan Area
- Dayton Local Structure Plan No.4 Zoning and Reservations**
- Residential R30
- R-Code Variations**
- Minimum 2.0m primary street setback
- Minimum 1.0m secondary street setback
- Boundary wall permitted
- No vehicular access
- Designated garage Location

Endorsed by:

**APPROVED**  
Statutory Planning  
City of Swan

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

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

