

RD-CODE VARIATIONS

- The provisions of the Detailed Area Plan (DAP) both constitute Residential Design Codes (RD-Codes) 'Acceptable Development' provisions and development standards under City of Swan Local Planning Scheme. Where there is a conflict between the RD-Codes and the DAP provisions, the DAP provisions shall prevail.
- The Acceptable Development provisions are 'as of right' subject to compliance with the Local Planning Scheme to the satisfaction of the City of Swan.
- All other acceptable development provisions of the RD-Codes and provisions of the Local Planning Scheme apply.
- Compliance with the DAP 'Acceptable Development' provisions will not require consultation with adjoining and/or other nearby landowners.
- The density coding for each lot is in accordance with the prevailing Outline Development Plan.
- The DAP provisions apply to all shaded lots in Diagram 1 below.

Dwelling Design

1. All dwellings adjacent to public open space/ golf course to have a minimum of one habitable room or major opening that has a clear view of the adjoining public open space/ golf course.
2. Buildings (as defined by the RD-Codes) shall be setback a minimum of 2 metres from the rear boundary (abutting the public open space).
3. Where visible from the public domain enclosed, non-habitable structures, such as storage sheds, are only permitted if attached to the dwelling and constructed of the same materials as the dwelling. Unenclosed, non-habitable structures such as gazebos, patios and pergolas are exempt from this provision.
4. For lots 1262-1284 & 1290 garages shall be setback a minimum of 4.5 metres from the primary street.
5. For lots 1262-1284 & 1290 buildings (as defined by the RD-Codes) shall be setback a minimum of 3 metres from the primary street (garages excluded).

Fencing

6. Uniform visually permeable fencing (as defined by the R-Codes) shall be provided along any boundary adjoining the public open space/ golf course.



Diagram 1



This Detailed Site Plan has been adopted by Council and signed by the Coordinator Development Assessment.

Signed: *[Signature]* Date: 1/02/2013
 City of Swan C.o.S. Ref: DAP-193

