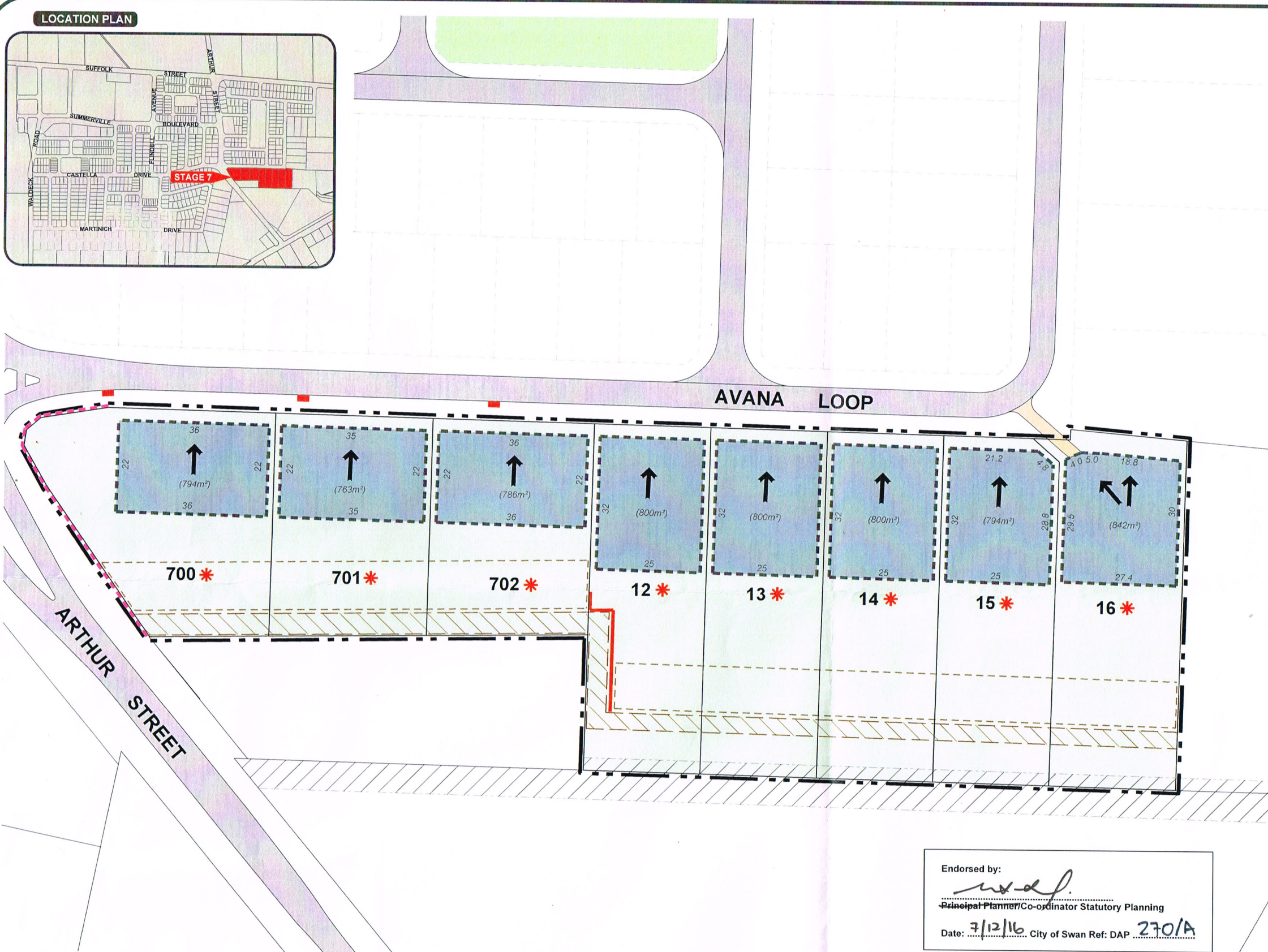
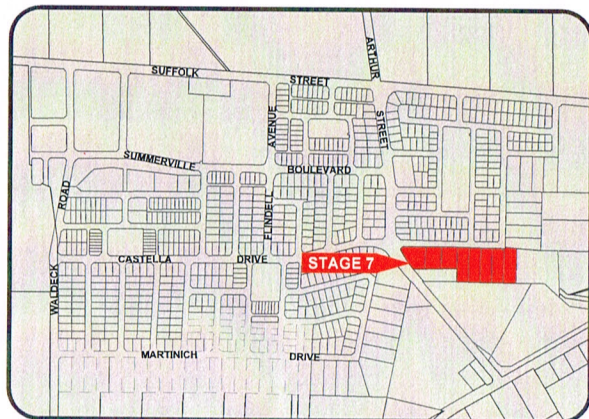


# LOCATION PLAN



## DETAILED AREA PLAN PROVISIONS

The provisions of the DAP constitute variation to both R-Code 'Acceptable Development' provisions and development standards under the City of Swan Local Planning Scheme. Where there is a conflict between the R-Codes and the DAP provisions, the DAP provisions shall prevail. Compliance with the DAP 'Acceptable Development' provisions will not require consultation with adjoining and/or nearby landowners. Minor variation to the requirements of the R-Codes and this DAP may be approved by the City of Swan.

- All habitable buildings (as defined by the R-Codes) are to be located within the designated building envelope.
- 'Primary dwelling orientation' shall require at least one 'major opening' as defined by the R-Codes to have a clear and uninterrupted view of the street and approach to the dwelling.
- The landowner must maintain the earthworked bund and artificial permanent barrier to the specification and satisfaction of the City of Swan.
- Lots 11-16 are subject to an approved Transition Lot Management Plan. Dwellings on these lots must generally comply with additional planning and built form requirements as specified in the Transition Lot Management Plan. These built form controls require habitable rooms fronting or perpendicular to viticulture lots to have:
  - Mechanical ventilation/air conditioning to allow windows to be closed
  - No vents to outside walls/eaves.
  - Closed eaves.
  - 10.38mm thick laminated glass in casement or awning style windows (6.38mm thick laminated glass for habitable rooms other than bedrooms perpendicular to viticulture lots).
  - Doors to be minimum 40mm thick, solid timber core with perimeter acoustic seals. Glass in-fills to be 10.38mm laminated. No external bedroom doors facing viticultural lots. Habitable rooms facing viticultural lots to have sliding doors fitted with acoustic seals.
  - Outdoor living areas encouraged to be located either:
    - On the side of the house, opposite to the viticulture lots; or
    - On the side of the house perpendicular to the viticulture lots with either a 2.4-metre high local wall separating it from the viticulture or within an alcove of the house, so that the house acts as a barrier.
- Setbacks:
  - Front: 3m min main dwelling front setback
  - 4.5m min garage front setback
  - Sides: 1.5m min side setback
- Non habitable buildings are to be setback in accordance with R-Code requirements.
- Outbuildings/sheds shall not be used for habitable purposes and shall conform with the following requirements:
  - Floor area not exceeding 100m<sup>2</sup>
  - Maximum roof height 4.2m
  - Maximum wall height 3m
- The point where a vehicle crossover wing intersects the kerb is not to be located within 300mm of the kerb transition to side entry drainage pits. Side entry drainage pit locations (indicative) are denoted on the adjacent plan.

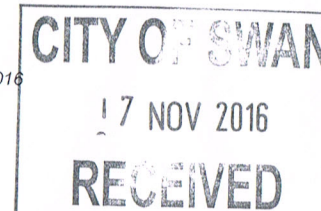
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DATE 17 November 2016

PLAN NO TPE-7-010

REVISION G

DRAWN BDL



Endorsed by:

*[Signature]*  
Principal Planner/Co-ordinator Statutory Planning

Date: 7/12/16 City of Swan Ref: DAP 270/A

Expiry Date: 7 December 2026.

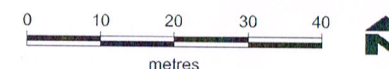
## LEGEND

- DETAILED AREA PLAN BOUNDARY
- MAIN DWELLING BUILDING ENVELOPE
- PRIMARY DWELLING ORIENTATION
- DRAINAGE EASEMENT
- STRATEGIC ACCESS EASEMENT (NO DEVELOPMENT PERMITTED)

- SIDE ENTRY DRAINAGE PIT
- EARTHWORKED BUND (NOT TO BE ALTERED) - NO DEVELOPMENT PERMITTED
- LOTS SUBJECT TO APPROVED TRANSITION LOT MANAGEMENT PLAN
- FIXED CROSSOVER LOCATION
- RETAINING WALL
- NO VEHICLE ACCESS

## NOTES

Base data supplied by MAPS  
Projection PCG94  
Areas and dimensions shown are subject to final survey calculations.  
All carriageways are shown for illustrative purposes only and are subject to detailed engineering design.  
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## DETAILED AREA PLAN - STAGE 7A / 7B



L1, 252 Fitzgerald St, Perth / PO Box 235, North Perth WA 6906  
P: (08) 9227 9429 F: (08) 9227 9490 W: www.westerncorporate.com.au