

**CITY OF SWAN**  
**Planning Information**  
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*Disclaimer:*  
 The City makes every attempt to keep its published records up to date; however the subject document may have been superseded by a more recently approved document.

Outbuildings not to be located within the setback area to open space.

Visually permeable fencing to Public Open Space in accordance with the RD-Codes

Manoeuvring space required beyond garages to ensure vehicles exit in forward gear.

The front elevation of the dwellings shall address the street and public open space through the use of major openings, front verandahs, porches and outdoor living areas.

Side boundary setbacks and privacy setbacks in accordance with the RD-Codes.

Side elevations of dwellings encouraged to address the internal access leg through the use of major openings and architectural features.

Garages shall be located within the designated garage location.

Dwellings setback a minimum of 2m from the public open space

0.5m minimum side setback secondary street

2m minimum front setback to the dwelling.

The front elevation of the dwellings shall address the street through the use of major openings, front verandahs, porches and outdoor living areas.

Garages and dwellings setback 0.5m from the internal access leg.

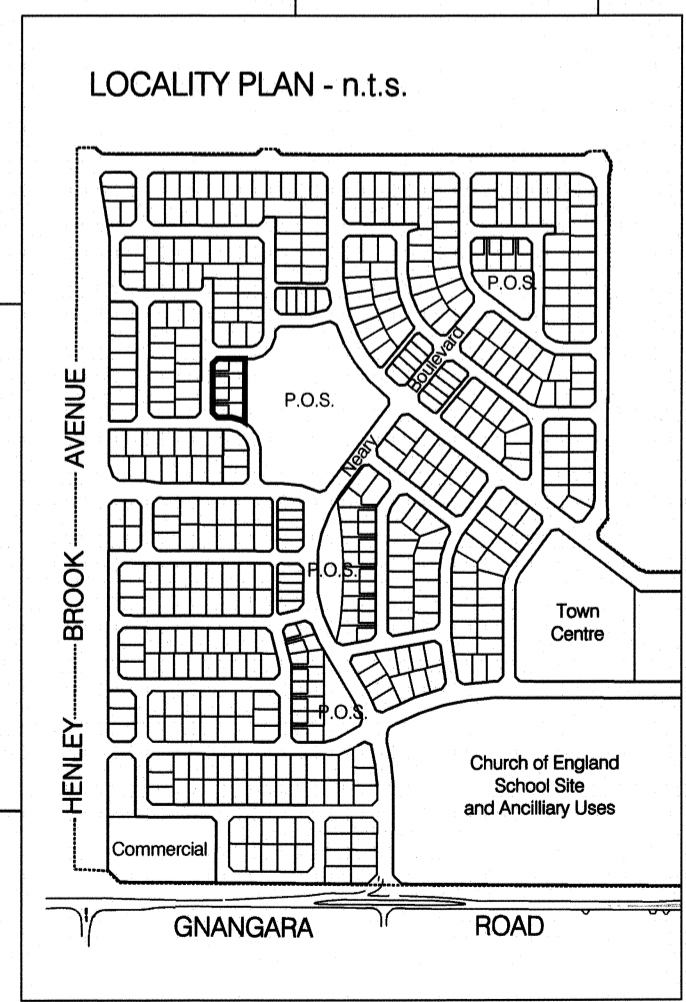
Visually permeable fencing in accordance with the RD-Codes

Dwellings to address and survey the secondary street.

0.5m minimum side setback secondary street

**LEGEND**

- Detailed Area Plan Boundary
- Building Envelope Boundary
- Designated Garage location.
- Visually permeable fencing above 1.2m to a maximum height of 1.8m, as per RD-Codes.
- Designated Driveway location. Reciprocal Rights of Access easement on Certificate of Title to ensure access.
- 2m minimum setback.
- No vehicular access permitted.
- Building Envelope Area. Maximum site cover of 60% applies to lots directly adjoining the public open space. (refer Clause 6) Dwellings are encouraged to address the adjoining public open space through the use of balconies, front verandahs, porches & major openings. Dwellings to be setback 2.0m from the boundary adjoining the public open space and road reserve.
- Building Envelope Area. Maximum site cover of 65% applies to lots directly adjoining the primary street. (refer Clause 5) The front elevation of the dwelling shall address the primary street.



**DETAILED SITE PLAN RD-CODE VARIATIONS**

All dwellings, patios, garages, and carports are to be located within the building envelopes. The requirements of the RD-Codes are varied as shown on the plan. The requirements of the RD-Codes and Town Planning Scheme shall be satisfied in all other matters. The District Town Planning Scheme and RD-Codes are varied in the following manner :-

1. Consultation with adjoining or other landowners to achieve a variation of the RD-Codes, in accordance with the approved Detailed Site Plan, is not required.
2. Density coding is R30 (Refer Density Site Plan).
3. Dwellings to be setback a minimum 0.5m from the internal access leg and secondary street.
4. Lots 542 - 549 to be setback 2m from the primary street or Public Open Space.
5. Maximum site cover of 65% applies to lots 542, 545, 546 and 549 where an outdoor living area of not less than 30m² is provided. Where an outdoor living area of less than 30m² is provided, a maximum site cover of 60% applies.
6. Maximum cover of 60% applies to lots 543, 544, 547 and 548 where an outdoor living area of not less than 30m² is provided. Where an outdoor living area of less than 30m² is provided, a maximum site cover of 55% applies.
7. Lots 542, 543, 548 and 549 to be setback a minimum of 0.5m from the secondary street.

Approved by the City of Swan

*[Signature]* 03/02/06  
 Principal Planner Date