



**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 398, 507 - 513 to be setback 2m from the primary street or Public Open Space.
5. Maximum site cover of 65% applies to lots 398, 509, 510 and 513 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 507, 508, 511 and 512 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 398, 507, 512 and 513 to be setback a minimum of 0.5m from the 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.

Approved by the City of Swan

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