

**TABLE 5A: PRECINCTS 1 AND 2 R-CODE VARIATIONS - FRONT LOADED LOTS (FRONTAGE > 13M)**

The following provisions apply as R-Code deemed to comply provisions and development standards under City of Swan Local Planning Scheme for front loaded lots. Front loaded lots are those where vehicle access is provided via a primary or secondary street and are not serviced by a rear laneway. Where there is conflict between the following provisions and the R-Codes the provisions below prevail. Compliance with the deemed to comply provisions below will not require neighbour consultation. Where the criteria outlined below cannot be satisfied, the application shall be addressed in accordance with the applicable design principles, as outlined in Part 5 and 6 of the Residential Design Codes.

	RELEVANT R-CODE CLAUSE	DEEMED TO COMPLY PROVISIONS FOR SINGLE DWELLINGS WITH FRONTAGE GREATER THAN 13m
Setbacks	5.1.2 C2.1, C2.2 & C2.4	<p>Buildings to be setback from the primary street as follows:</p> <ul style="list-style-type: none"> <li>Minimum Setback – 2m (including verandahs, porticos and other minor incursions).</li> </ul> <p>Buildings to be setback a minimum of 1m from the secondary street.</p> <p>Garages shall be set back a minimum of 4.5m from the primary street. The garage setback may be reduced to a minimum of 4.0m from the primary street, where a footpath has not been installed within the verge at the front of the property boundary.</p> <p>The minimum garage setback may need to be increased where an acceptable driveway gradient cannot be achieved.</p> <p>A garage is permitted forward of the building line to a maximum of 2m where a portico/front verandah is provided. The portico/front verandah is required to be a minimum depth of 2m.</p>
Private Open Space	5.1.4 C4	The minimum open space requirement is reduced to 40% (60% site cover).
Directly Abutting POS	<p>Additional Requirement</p> <p>5.2.3 C3.2            5.2.4 C4            5.1.3 C3.2            5.2.1 C2.1</p>	<p>The following provisions apply to lots with a boundary directly abutting open space and does not apply to side boundaries of dwellings:</p> <ul style="list-style-type: none"> <li>All dwellings shall have a minimum of one habitable room with a major opening facing toward the public open space.</li> <li>All lots shall have visually permeable fencing to the public open space boundary, to the specification and satisfaction of the Local Authority.</li> <li>Boundary walls are not permitted abutting the primary frontage to the public open space boundary.</li> <li>Buildings on lots adjoining public open space shall be setback a minimum of 2m from the public open space boundary.</li> </ul>
Street Surveillance	5.2.3 C3.2	Dwellings on corner lots shall provide a minimum of one habitable room window that has a clear view of the secondary street and secondary street setback area.

**TABLE 5B: PRECINCTS 1 AND 2 R-CODE VARIATIONS - FRONT LOADED LOTS (FRONTAGE 13M OR LESS)**

The following provisions apply as R-Code deemed to comply provisions and development standards under City of Swan Local Planning Scheme for front loaded lots. Front loaded lots are those where vehicle access is provided via a primary or secondary street and are not serviced by a rear laneway. Where there is conflict between the following provisions and the R-Codes the provisions below prevail. Compliance with the deemed to comply provisions below will not require neighbour consultation. Where the criteria outlined below cannot be satisfied, the application shall be addressed in accordance with the applicable design principles, as outlined in Part 5 and 6 of the Residential Design Codes.

	RELEVANT R-CODE CLAUSE	DEEMED TO COMPLY PROVISIONS FOR SINGLE & GROUPED DWELLINGS WITH FRONTAGE 13m OR LESS
<b>Setbacks</b>	5.1.2 C2.1, C2.2 & C2.4  5.2.1	<p>Buildings setback from the primary street as follows:</p> <ul style="list-style-type: none"> <li>Minimum Setback – 2m (including verandahs, porticos and other minor incursions).</li> </ul> <p>Buildings to be setback 1m from the secondary street.</p> <p>Garages shall be set back a minimum of 4.5 metres from the primary street.</p> <p>The garage setback may be reduced to a minimum of 4.0 metres from the primary street, where a footpath has not been installed within the verge at the front of the property boundary.</p> <p>The minimum garage setbacks may need to be increased where an acceptable driveway gradient cannot be achieved.</p> <p>A garage is permitted forward of the building line to a maximum of 2 metres where a portico/front verandah is provided. The portico/front verandah is required to be a minimum depth of 2m.</p> <p>For lots with frontage less than 10m, garages shall not exceed 3.5 metres in width. A double garage is permitted for double storey dwellings with frontage less than 10m provided a habitable room provides surveillance of the street. The garage is to sit no further than 2m in front of the habitable room.</p> <p>For lots with a frontage of 10m-13m, double garages are permitted where:</p> <ul style="list-style-type: none"> <li>Surveillance of the street is provided from a habitable room; and</li> <li>The design includes provision of a portico, front verandah or similar, that is located equal to or forward of the garage facade.</li> </ul>
<b>Street Surveillance</b>	5.2.3 C3.1 & C3.2	<p>The principal pedestrian access to the dwelling to be clearly visible from the street. Dwellings on corner lots with garages fronting the primary street (narrow frontage) shall provide:</p> <ul style="list-style-type: none"> <li>Surveillance of the primary street via a major opening to a habitable room; and</li> <li>A principal pedestrian access (front door) facing the primary street facade and shall be visible from the street.</li> </ul> <p>Dwellings on corner lots shall provide a minimum of one habitable room window that has a clear view of the secondary street and the secondary street setback area.</p>

	RELEVANT R-CODE CLAUSE	DEEMED TO COMPLY PROVISIONS FOR SINGLE & GROUPED DWELLINGS WITH FRONTAGE 13m OR LESS						
Boundary Walls	5.1.3 C3.2	<p>Boundary walls are permitted to both side boundaries of a lot (excluding secondary street boundaries), within the following limits:</p> <table border="0"> <tr> <td><u>Single Storey</u></td> <td><u>Two Storey &amp; Above</u></td> </tr> <tr> <td>• Maximum height - 3.5m</td> <td>• Maximum height – 6.5m</td> </tr> <tr> <td>• Maximum length – No limit</td> <td>• Maximum length – Up to 12m in length</td> </tr> </table> <p>For dwellings with a single pitched roof and ridgeline parallel to the street, the height of walls on side boundaries may be increased to the top of the ridgeline where this runs parallel to the front boundary and abuts a similarly configured wall.</p>	<u>Single Storey</u>	<u>Two Storey &amp; Above</u>	• Maximum height - 3.5m	• Maximum height – 6.5m	• Maximum length – No limit	• Maximum length – Up to 12m in length
<u>Single Storey</u>	<u>Two Storey &amp; Above</u>							
• Maximum height - 3.5m	• Maximum height – 6.5m							
• Maximum length – No limit	• Maximum length – Up to 12m in length							
Private Open Space	5.1.4 C4 5.3.1 C1.1	<p>Minimum open space of 25% (site cover 75%) subject to the provision of an Outdoor Living Area with a minimum useable space of 24m<sup>2</sup>, minimum dimension of 4m and may include the nominated secondary street setback area.</p> <p>Permanent roof cover up to a maximum of two thirds of the outdoor living area.</p>						
Directly Abutting POS	<p>Additional Requirement</p> <p>5.2.3 C3.2 5.2.4 C4 5.1.3 C3.2 5.2.1 C2.1</p>	<p>The following provisions apply to lots with a boundary directly abutting open space and does not apply to side boundaries of dwellings:</p> <ul style="list-style-type: none"> <li>• All dwellings shall have a minimum of one habitable room with a major opening facing toward the public open space.</li> <li>• All lots shall have visually permeable fencing to the public open space boundary, to the specification and satisfaction of the Local Authority.</li> <li>• Boundary walls are not permitted abutting the primary frontage to the public open space boundary.</li> <li>• Buildings on lots adjoining public open space shall be setback a minimum of 2m from the public open space boundary.</li> </ul>						

**TABLE 6: PRECINCTS 1 AND 2 R-CODE VARIATIONS - REAR LOADED LOTS**

The following provisions apply as R-Code deemed to comply provisions and development standards under City of Swan Local Planning Scheme for rear loaded lots. Rear loaded lots are those where vehicle access is provided via a rear laneway. Where there is conflict between the following provisions and the R-Codes the provisions below prevail. Compliance with the deemed to comply provisions below will not require neighbour consultation. Where the criteria outlined below cannot be satisfied, the application shall be addressed in accordance with the design principles, as outlined in Part 5 and 6 of the Residential Design Codes.

	RELEVANT R-CODE CLAUSE	DEEMED TO COMPLY PROVISIONS APPLICABLE TO LOTS WITH A LANEWAY ADJOINING THE REAR BOUNDARY
Directly Abutting POS	Additional Requirement 5.2.3 C3.2 5.2.4 C4 5.1.3 C3.2 5.1.2 C2.1	<p>The following provisions apply to lots with a boundary directly abutting open space and does not apply to side boundaries of dwellings:</p> <ul style="list-style-type: none"> <li>All dwellings shall have a minimum of one habitable room with a major opening facing toward the public open space.</li> <li>All lots shall have visually permeable fencing to the public open space boundary, to the specification and satisfaction of the Local Authority.</li> <li>Boundary walls are not permitted abutting the primary frontage to the public open space boundary.</li> <li>Buildings on lots adjoining public open space shall be setback a minimum of 2m from the public open space boundary.</li> </ul>
Setbacks	5.1.2 C2.1, C2.2 & C2.4	<p>Buildings shall be setback from the primary street as follows:</p> <ul style="list-style-type: none"> <li>Minimum Setback – 2m dwelling and 1.5m for verandah/front facade treatment.</li> </ul> <p>Garages are permitted up to the rear laneway boundary, except where:</p> <ol style="list-style-type: none"> <li>There is conflict with service infrastructure such as power domes; or</li> <li>The lot width is less than 8m;</li> </ol> <p>In which case the minimum setback is 1m. Setback distances may need to be increased where an acceptable driveway gradient cannot be achieved. Garage doors shall not overhang the laneway reserve when open or in the process of being opened.</p> <p>A wall up to a maximum height of 3.5m containing major openings shall provide a 1m minimum setback from the side boundary.</p>
Street Surveillance	5.2.3 C3.2	Dwellings on corner lots shall provide a minimum of one habitable room window that has a clear view of the secondary street and secondary street setback area.

	RELEVANT R-CODE CLAUSE	DEEMED TO COMPLY PROVISIONS APPLICABLE TO LOTS WITH A LANEWAY ADJOINING THE REAR BOUNDARY						
Boundary Walls	5.1.3 C3.2	<p>Boundary walls are permitted to both side boundaries of a lot and the rear/side laneway, within the following limits:</p> <table border="0"> <tr> <td><u>Single Storey</u></td> <td><u>Two Storey &amp; Above</u></td> </tr> <tr> <td>• Maximum height - 3.5m</td> <td>• Maximum height – 6.5m</td> </tr> <tr> <td>• Maximum length – No limit</td> <td>• Maximum length – Up to 12m in length</td> </tr> </table> <p>Boundary walls up to 3.5m high and 6m in length are permitted up to the secondary street boundary where:</p> <ul style="list-style-type: none"> <li>• The secondary street boundary forms the southern or western boundary of the lot;</li> <li>• The boundary wall is set back a minimum of 4m from the corner truncation;</li> <li>• Surveillance of the secondary street is provided via a major opening to a habitable room.</li> </ul> <p>The height of walls to side boundaries may be increased to the top of the ridgeline for dwellings with a single pitched roof and ridgeline located parallel to the street, and where they abut a similarly configured wall.</p>	<u>Single Storey</u>	<u>Two Storey &amp; Above</u>	• Maximum height - 3.5m	• Maximum height – 6.5m	• Maximum length – No limit	• Maximum length – Up to 12m in length
<u>Single Storey</u>	<u>Two Storey &amp; Above</u>							
• Maximum height - 3.5m	• Maximum height – 6.5m							
• Maximum length – No limit	• Maximum length – Up to 12m in length							
Private Open Space	5.1.4 C4 5.3.1 C1.1	<p>The minimum open space to be provided is 25% of the site (75% site cover) subject to the provision of an Outdoor Living Area with a minimum useable space of 24m<sup>2</sup>, minimum dimension of 4m and may include the nominated secondary street setback area.</p> <p>Permanent roof cover is permitted up to a maximum of two thirds of the outdoor living area provided the outdoor living area is open on at least two sides.</p>						
Privacy	5.4.1 C1.1 (i)	<p>With the exception of setbacks to major openings to bedrooms and studies for R60 lots, a minimum 4.5m cone of vision privacy setback applies to major openings to side and rear boundaries abutting residential properties where the floor level to any habitable space is greater than 500mm above natural ground level.</p>						
Design for Climate	5.4.2	<p>Overshadowing provisions of the R-Codes do not apply.</p>						
Access & Parking	5.3.3 C3.1	<p>On site car parking may be reduced to 1 bay per dwelling where the dwelling does not provide more than 2 bedrooms.</p>						
Essential Facilities	5.4.5	<p>A recessed rubbish bin storage area shall be provided within the lot adjoining the laneway, 1m in depth and 1.5m in width, in accordance with the City of Swan requirements. Rubbish bin storage areas shall only extend into the 1m wide garage setback to the rear laneway on lots equal to or less than 8m in width and/or are corner lots with a rear truncation.</p>						
Ancillary Accommodation	5.5.1 C1 (i) & (iii)	<p>Ancillary Accommodation comprises an additional dwelling or independent accommodation associated with a dwelling on the same lot where the accommodation can be separate to the main dwelling, and where there is a maximum floorspace of 60m<sup>2</sup>.</p> <p>Ancillary Accommodation is permitted on lots less than 450m<sup>2</sup> where abutting a laneway.</p> <p>Ancillary Accommodation does not require an additional car parking bay on site where on-street parking is provided at the front of the property. Pedestrian access should be provided from the ancillary accommodation unit to the on-street car parking.</p>						