LOCATION DIAGRAM (1:15000)

DETAILED SITE PLANS R-CODE VARIATIONS

The District Local Planning Scheme and R-Codes are varied in the following manner:

1. The requirements of the R-Codes are varied as shown on plan.
2. The requirements of the District Local Planning Scheme shall be satisfied in all other respects.
3. Consultation with adjoining or other landowners in order to achieve a variation of the R-Codes, in accordance with the approved Detailed Site Plan, is not required.
4. The density ceiling applied to lots 7376 - 7379 is 20.
5. There is no average front setback requirement for all lots the subject of this DCP.
6. A nil setback is granted to be in accordance with Local Authority Approval.
7. A maximum open space ratio of 40% is applicable.
8. A mandatory nil side setback on the western side boundary is required for dwelling (and excludes garage and carport) located on lots 7376 - 7379.
9. For lots 7376 - 7379 and 7376 - 7379, the building footprint shall consist of at least one habitable room and one major opening facing the adjoining street (The Broadway/Britton Crescent, The Broadway/Cores Lane).
10. Pergola area is to be located from Cores Lane to lots 7376 and 7379, as a secure major entry (to front door), and is to be protected from weather.
11. Pergola area is to be located from Britton Crescent to lots 7376 - 7379, as a secure major entry (to front door), and is to be protected from weather.
12. Lots subject to constraints of retaining wall. Landowner to consult their builder or structural engineer where necessary.
13. On-lotway lots 8 (1.5m wide x 1.0 deep) shall be provided at a nil setback from the on-lotway. On-lot areas to be designated so per the City of Swan requirements and fencing is not to obstruct the designated on-lot area.

The development guidelines as shown have been adopted by Council and signed by the Principal Planner.

[Signature]

Date: 11/03/05

Codic Ref: DCP 105

CITY OF SWAN
Planning Information
ECM Doc Set ID: 5192461
Approval Date: 11/09/2009

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The City makes every attempt to keep its published records up to date, however the subject document may have been superseded by a more recently approved document.