DETAILED AREA PLANS R-CODE VARIATIONS

The District Town 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 R-Codes and Town Planning Scheme shall be satisfied in all other matters.
3. Consultation with adjoining or other landowners to achieve a variation of the R-Codes, in accordance with the approved Detailed Area Plans, is not required.
4. Density wording applicable to Lot 7527 - 7538 is R20.
5. For all lots frontage lots, minimum open space site coverage of 25% is applicable.
6. For lots 7527 - 7538, a minimum Outdoor Living Area of 30m² with a minimum dimension of 4m shall be provided.
7. A mandatory nil setback on the northern and southern side boundary is required for dwellings (and excludes garages and carports) located on Lots 7527 - 7538. There is no maximum length restriction.
8. There is no average front setback for all lots subject to this DAP.
9. On laneway lots a bin pad (1.0m wide x 1.5 deep) shall be provided at a nil setback from the laneway. The bin pad area to be designated as per City of Swan requirements and fencing is not to obstruct the designated bin pad area. Lot 7527 - 7538 are exempt from this requirement.
10. For Lots 7527 - 7538, dwelling must be oriented to address the P.O.S.
11. Each dwelling shall provide at least one on-site car space.
12. For lots 7628 - 7531; 7533 - 7537 the minimum permissible lot size is 145m².
13. No further subdivision of lots 7527 and 7538 is permissible.

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

CITY OF SWAN
6 JUL 2009
RECEIVED

LOCATION PLAN
Scale 1:10000 @ A3

Manager of Planning Services
18/4/07
Date
DAP 07
CoS Ref:

Planning Information
ECM Doc ID: 5192718
Approval Date: 18/11/2009

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The City makes every attempt to keep its published records up to date; however the subject document may have been superseded by a more recently approved document.