DETAILED AREA PLAN 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 Site Plan, is not required.
4. Density coding applicable to lots 6135-6157, 6865-6879, 6881-6882 is R20, 6880, 6166-6170 is R25.
5. A mandatory nil side setbacks (min. 2 metres) on the southern side boundary is required for dwellings (and excludes garages and carparks) located on 6167-6169. There is no minimum length restriction.
6. There is no average front setback requirement for all lots subject to the DAP.
7. A nil setback on corner allotments to be in accordance with Local Authority Approval.
8. For R-20m frontage lots, minimum open space site coverage of 30% is applicable. For all other lots, a minimum open space site coverage of 40% is applicable.
9. Building envelopes subject to constraints of retaining wall and final levels. Landowner to consult their builder or structural engineer where necessary.
10. All Lots are to orientate towards and address the primary street.
11. On laneway lots a 3m pad (1.5m wide x 1.0 deep) shall be provided at a nil setback from the laneway. Bin pad area to be designed as per City of Swan requirements and fencing is not to obstruct the designated bin pad area.