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 Plan, is not required.
4. A 2 metre (minimum wall length) mandatory set back for the ground floor on the southern boundary is required for dwellings (and excludes garages and carports) located on lots 7095-7099 (inclusive), 7117-7119 (inclusive), 7139-7143, 7239, 7241, 7242. There is no maximum length restriction.
5. There is no average front setback requirement for all lots subject to this DA.
6. For 7.5m+ 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.
7. Building envelopes subject to constraints of retaining wall, Landowner to consult their builder or structural engineer where necessary.
8. On laneway lots a bin pad (1.5m wide x 1m 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.
9. Modification of the internal retaining walls are permitted, subject to the variance being consistent with the no vehicle access provision and provided the site can be retained to engineering specifications, to the satisfaction of the City of Swan.
10. Vehicle access is to be no wider than 6 metres at the street frontage boundary.

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The City makes every attempt to keep its published records up to date; however the subject document may have been superseded by a more recently approved document.