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. A mandatory nil side setback on the southern side boundary is required for dwellings (and excludes garages and carports) located on lot 7065-7067, 7069-7072 & 7074-7076. There is no maximum length restriction.
5. There is no average front setback requirement for all lots subject to this DAP.
6. For 8-10m frontage lots, minimum open space coverage of 30% is applicable. For all other lots, a minimum open space 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. All lots are to orientate towards and address the primary street.
9. On laneway lots a bin pad (3.0m 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.
10. On all corners allotments a nil setback to the street is not permitted.