DETAILED AREA PLANS R-CODE VARIATIONS

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

1. The R-Code for each lot is as per the prevailing Density Sites Plan.
2. The requirements of the R-Codes are varied as shown on plan.
3. The requirements of the R-Codes and Town Planning Scheme shall be satisfied in all other matters.
4. 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.
5. Mandatory null side setbacks for a portion of the garage or residence are required on the southern boundary for dwellings located on lots 7263-7266, 7236-7239 & 7408-7409 (inclusive).
6. There is no average front setback requirement for all lots subject to this DAP.
7. For R-12m 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.
8. Building envelopes subject to constraints of retaining wall. Landowner to consult their builder or structural engineer where necessary.
9. All lots are to orientate towards and address the primary street.
10. On laneway lots a bin pad (1.5m wide x 1.0 deep) shall be provided at a null 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.
11. On all corner allotments a null setback to the street is not permitted.

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The City makes every attempt to keep its published records up to date, however the subject document may have been superseded by a more recently approved document.

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

Detailed Area Plan - Village 8/Stage 11
Lots 7013-7016, 7020-7038, 7046-7049, 7173-7149, 7251-7268, 7282, 7283, 7284-7297, 7238 Malvern Springs, Ellenbrook City of Swan