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 Scheme 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. There is no average front setback requirement for all lots subject to this GAP.
6. For 8m-10m 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. All dwellings are to orientate towards and address the primary street, which should incorporate at least one of the following design features, being balcony, verandah, terrace, pergola, habitable rooms, or outdoor living areas.
9. On laneway lots a bin pad (1.5m wide x 1.0m 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. Mandatory side setbacks for a portion of the garage or residence are required on the southern boundary for dwellings located on lots 7726-7729, 7329-7334 and 7270-7275 (inclusive).
11. On all corner allotments a nil side setback is not permitted.