The City of Swan
Planning Information
ECM Doc Set ID: 5193739
Approval Date: 11/10/2011

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The City makes every attempt to keep its published maps up to date; however, the subject document may have been superseded by a more recently approved document.

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 lots owners 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 Detailed Area Plan.
6. Mandatory nil side setbacks for a portion of the garage or residence are required on the southern boundary for dwellings located on lots 7725-7735 (inclusive).
7. Density Coding for lots designated (IP), being lots 7732-7739 (inclusive) is R60. The minimum permissible lot size is 145sqm.
8. For 5m-7m frontage lots a minimum open space coverage of 25% is applicable. For 2.5m-5m frontage lots, minimum open space site coverage of 30% is applicable. For all other lots, minimum open space site coverage of 40% is applicable.
9. Building envelopes are subject to the constraints of retaining wall, Landowner to consult their builder or structural engineer where necessary.
10. On laneway lots a bin pad (1.5m wide x 1m deep) shall be provided at a nil setback from the lane way. Bin pad areas to be designated as per City of Swan requirements and fencing is not to obstruct the designated bin pad area.
11. On corner lots a nil side setback to the street is not permitted.
12. For lots 7722-7729 (inclusive) a minimum open space area of 20sqm with a minimum dimension of 4m shall be provided, and may be erected by a permanent roof cover.
13. For lots 7720-7721 (inclusive), shall provide at least one onsite car garage/carpark.
14. For lots 7719-7728 (inclusive) dwellings shall consist of at least one habitable room and one major opening fronting Timmi Lane.
15. For boundaries marked 'development frontage' at least one of the following design features should be incorporated to that frontage, being balcony, verandah, terrace, pergola, habitable room windows, outdoor living areas.
16. Pedestrian access is to be afforded from Timmi Lane to lots 7719-7728 (inclusive) via a secure major entry (a front door) and is to be protected from weather.
17. Fencing to comprise of masonry pier with open style infill panels for passive surveillance and overhanging fence not to exceed 1.2 metres in height in pillars 1.8 metres in height above finished floor level.
18. No sheets, polystyrene, sheath cloth or potentially combustible structure, at the discretion of Council, are permitted within the 6 metre fire separation setback for lots 7729 to 7739 (inclusive).

Approved by:
LWP Building Co-ordinator
Planning and Regulatory Services

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

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