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. There is no average front setback requirement for all of 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 or western boundary for dwellings located on lots 7609-7646 and 7680.
7. Density Coating for lots designated (IP), being lots 7681-7699 is R60. The minimum permissible lot size is 1.36ha.
8. For 5m-7m frontage lots, minimum open space site coverage of 25% is applicable. 7.5m-10m 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. The landowner is to consult their builder or structural engineer where necessary.
10. All dwellings are orientated towards the development frontage, which should incorporate at least one of the following design features, being balcony, verandah, pergola, porch, habitable rooms, or outdoor living areas.
11. On corner lots a nil side setback to the secondary street is not permitted.
12. On laneway lots a bin pad (1.5m wide x 1.5m deep) shall be provided at a nil setback from the laneway. 9m pad areas to be designated as per City of Swan requirements and fencing is not to obstruct the designated laneway area.
13. For lots 7607-7659 (inclusive) a minimum open space area of 20m² with a minimum dimension of 4m shall be provided, and may be enclosed by a permanent roof cover.
14. For lots 7607-7659 each dwelling shall provide at least one onsite carport / garage.
15. Lot 7556 may be used for a sales office, subject to Council approval.
16. Lot 7537 may be used for a temporary carpark, subject to Council approval. Notwithstanding annotations on the Detailed Area Plan, the Council may grant access to Lot 7537 from Addison Way for the duration of its use as a carpark.