DETAILED AREA PLAN R-CODE VARIATIONS - STAGE 3

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 western boundary for dwellings located on lots with frontages under 15m, including lots 8341-8346 (inclusive), 8177-8180 (inclusive), 8183-8185 (inclusive), 8190-8194 (inclusive), 8197 and 8204-8207 (inclusive).
7. Minimum open space site coverage of 40% is applicable to all lots.
8. Building envelopes are subject to the constraints of retaining walls. Landowner to consult their builder or structural engineer where necessary.
9. On corner lots a nil side setback to the secondary street is not permitted.

CITY OF SWAN
Planning Information
ECM Doc Set ID: 5193602
Approval Date: 29/03/2011

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The City makes every attempt to keep its published records up to date; however the subject document may have been superseded by a more recently approved document.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 stages as shown have been adopted by Council and signed by the Principal Planner.

[Signature]
Co-ordinator Statutory Planning
Date 29/3/11