1. The R-Code for each lot is as per the prevailing Density Sites Plan.
2. The District Town Planning Scheme and R-Codes are varied in the following manner.
3. The requirements of the R-Codes are varied as shown on plan.
4. The requirements of the R-Codes and Local Planning Scheme shall be satisfied in all other matters.
5. 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.
6. There is no average front setback requirement for all of lots subject to this Detailed Area Plan.
7. Minimum Open Space site coverage of 40% is applicable for all lots except Lots 8258-8261 (inclusive).
8. Building envelopes may be 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.
10. A mandatory nil side setback for a portion of the main dwelling or garage is required on at least one side boundary for dwellings located on lots with frontages under 13m, including lots 8227, 8240, 8349 and 8350.
11. All dwellings are to orientate towards a development frontage, which should incorporate at least one of the following design features, being balcony, verandah, terrace, pergola or habitable rooms.
12. Minor variations to the requirements of the Residential Design Codes and this DAP may be approved by the City of Swan.

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

Date: 26/10/2012
CoS Ref: DAP-150/8

The City of Swan
Planning Information
ECM Doc Set ID: 5194752
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Disclaimer: The City makes every attempt to keep its information up-to-date. Any subject document may have been superseded by a more recently approved document.