DETAILED R-CODE VARIATIONS

All dwellings, parks, garages, and carports are to be allocated within the building envelopes, unless otherwise approved by Council. The District Town Plan Designation and R-Codes are noted in the following paragraphs:

1. The requirements of the R-Codes are varied as shown on plan.
2. The requirements of the R-Codes and Town Planning Scheme shall be satisfied in all other respects.
3. Consultation with adjoining or other landowners to achieve a variation of the R-Codes. In accordance with the approved Detailed Site Plan, is not required.
4. Density zoning a 7:2:50:30 (Barefoot Site Plan).
5. An alternative garage location to that shown on the plan may be approved by the appropriate planner or principal building surveyor subject to the development meeting site orientation, streetscape objectives and statutory requirements.
6. Zero lot line on corner allotments to be in accordance with Swan Park Management Pty Ltd and Local Authority Approval.
7. The set of the requirement is mandatory for the main residence on all 12m & 15m lot line setbacks.
8. Small Garage Colour Performance on 3m setback only applicable in accordance with sub-clause 4.14 of the R-Codes.
9. The Local Authority is required to approve an application and consideration under the relevant statutory provisions may consider building beyond the main residence within the 3 metre setback, subject to:
   a. the rear aspect of the site or the residence is not compromised;
   b. Access to the site of the property must be maintained from the outside;
   c. Construction of the wall on the boundary does not exceed 2m of the overall length of that boundary. This is based on construction of wall commencing from the maximum front setback indicated on the Detailed Site Plan.
10. Building envelopes subject to conditions of sitting well. Purchasers to consult their builder or structural engineer where necessary.
11. A variation may subject to the Building Code of Australia and the location of sites and retaining walls subject not more than one metre into the land building setback area in accordance with sub-clause 4.2.4 of the R-Codes.
12. For all dwellings with frontages of 15m or less and front setback less, the garage cannot exceed 25% of the frontage of the dwelling (excluding boundary).
13. Minimum garage setback 600mm (excluding setback and side boundary).
14. Minimum garage setback 3m with a maximum grade of 1:6 (not exceeding 200mm in 1m) in front of the dwelling (excluding boundary).
15. 2.5m garage setbacks are subject to achieving a maximum grade of 1:6 (not exceeding 200mm in 1m) in front of the dwelling (excluding setback and side boundary).

CITY OF SWAN
Planning Information
ECM Doc Set ID: 5193842
Approval Date: 3/06/2011

Detailed Site Plan
Charlottes Vineyard - Stage 13A
City of Swan

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.