**DETAILED SITE PLANS**

**R-CODE VARIATIONS**

All dwellings, patios, garages and carports are to be located within the building envelope unless otherwise approved by Council in accordance with the conditions stated on the plan. The District Town Planning Scheme and R-Codes are varied in the following manner:

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 matters.
3. Consultation with adjoining or other landowners to achieve a variation of the R-Codes is not required.
5. Zero lot line setbacks shall be in accordance with Council requirements.
6. The one and two storey requirements are mandatory for the main residence on all lots with frontages of 15m and less.
7. All other setbacks and regulations of the building code shall apply.
8. Carport 9.50m setbacks shall be a minimum on open sites coverage of 20%.
9. Building envelope subject to scrutiny of the remaining wall. Purchasers to consult their builder or architect before commencing design and construction of the residence.
10. A verandah (subject to the Building Code of Australia) and the location of stair and railing walls may not exceed 0.3m from the front of the house.
11. For all dwellings with frontages of 15m or less, and with front driveway access, the garage eaves shall not extend more than 1.5m in front of the dwelling excluding the verandah.
12. 1.5m garage setbacks are subject to achieving a minimum grade of 1/6 (1:6) (levelled/contoured) from kerbs or verge to garage finish line.
13. For lots 5620 and 5621 dwellings are to be orientated to address the street as indicated on the plan by the dotted line.
14. On laneway lots a 5.5m deep (1.5m wide x 3.5m deep) shall be provided.

**Planning Information**

**CITY OF SWAN**

Approval: 56262/02

**Planning Information**

**LWP beyond the plan**

**Day**

**Coordinate**

**Date**

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*Note: The document includes a highlighted section indicating a deviation from standard residential design codes.*