Malvern Springs - Detailed area plan 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 lots subject to this Detailed Area Plan.
6. Building envelopes are subject to the constraints of retaining walls. The landowner is to consult their builder or structural engineer where necessary.
7. All dwellings are to orientate towards the development frontage.
8. At least one habitable room opening shall overlook the primary street.
9. A verandah (subject to the Building Code of Australia) may project not more than 1.5m into the front setback area.
10. Minimum open space site coverage of 40% is applicable for all lots subject of this DAP.
11. Balconies, verandahs, terraces and pergolas are permitted to be located within the rear setback area.
12. At least one habitable room, balcony, verandah, terrace or pergola is to overlook the POS.
13. Uniform, permeable fencing will be constructed by the developer along the rear boundary of all lots subject of this Detailed Area Plan.
14. Minor variations to the requirements of the Residential Design Codes and this DAP may be Approved by the City of Swan.

LEGEND

- Subject Property Boundaries
- Surrounding Property Boundaries
- Setbacks (distances vary as shown)
- Development Frontage
- Retaining Wall
- Bushfire Hazard Zone (Low Fuel)

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

Principal Planner / Co-ordinator Statutory Planning (Acting)