**CITY OF SWAN**

**Planning Information**
ECM Doc Set ID: 5198627
Approval Date: 22/10/2013

The City makes every effort to keep its published records up to date, however the subject document may have been superseded by a more recently approved document.

1. The R-Code for each lot is as per the prevailing Density Slices Plan.
2. The requirements of the R-Codes are varied as shown on the plan.
3. The requirements of the R-Codes and Town Planning Scheme shall be satisfied in all other matters.
4. Consultation with adjoining 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 of this Detailed Area Plan.
6. Building envelopes are subject to the constraints of retaining wall. The landowner is to consult their builder or structural engineer where necessary.
7. At least one habitable room opening must overlook the primary street.
8. A verandah (subject to the Building Code of Australia) may project not more than one metre into the front setback area.
9. For 7.5m - 10m frontage lots, minimum open space site coverage of 30% is applicable. For all other lots, minimum open space site coverage of 40% is applicable.
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 15m. Inclusive lots 8946-8952 and 8957-8961.
11. For corner lots, the crossover/garage is to be located the maximum distance from the transection as possible (subject to engineering constraints).
12. On laneway lots a bin pad (1.5m wide x 0.6m deep) shall be provided at a nil setback from the laneway. Bin Pad areas to be designed as per City of Swan requirements and fencing is not to obstruct the designated bin pad area.
13. Lots subject of this DAP are subject to an approved Bushfire Management Plan and have been assigned a bushfire attack level as noted on the plan. Dwellings and incidental structures constructed on these lots must be constructed in accordance with AS3959-09 and must comply with additional planning and built form controls as specified in the Bushfire Management Plan (York Gum Services, April 2013 available from the City or the developer).
14. Minor variations to the requirements of the R-Codes and this DAP may be approved by the City of Swan.

**Detailed Area Plan - Stage 5 Village 8**
Lots 8946-8953, 8955-8961, 9044-9048, 9056-9071 and 9077-9079, Ellenbrook

City of Swan