CITY OF SWAN
Planning Information
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The City makes every attempt to keep its published records up to date; however, the subject document may have been superseded by a more recently approved document.

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 the 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 to 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. For 7.5m - 10.0m frontage lots, minimum open space site coverage of 30% is applicable. For all other lots, minimum open space site coverage of 40% is applicable.
7. All dwellings are to orientate towards the development frontage with all of one habitable room major opening and access to the major entry (front door).
8. For lots gaining vehicular access from a laneway, a bin pad (1.5m wide x 1.0m deep) shall be provided at a nil setback from the laneway. Bin pad areas designated as per City of Swan requirements and fencing is not to obstruct the designated bin pad area.
9. Building envelopes are subject to the constraints of retaining walls. The landowner is to consult theirbuilder or structural engineer where necessary.
10. Mandatory nil side setback for a portion of the dwelling or garage is required on at least one boundary for all lots excluding lots 6245, 6246, 6241, 6252, 6271 and 6272.
11. A nil setback is permitted to a portion of the dwelling or garage to both side boundaries on lots 6309-6313.
12. For corner lots gaining access from a laneway, the crossover/garage is to be located as close to the lot boundary opposite the corner truncation as possible (subject to engineering constraints).
13. Outdoor living areas are permitted to be located overlooking the primary street.
14. Permanent roof cover is permitted to a maximum of two-thirds of outdoor living areas.
15. Lots on this DAP are exempt from R-code provisions determining solar access for adjoining sites.
16. A verandah (subject to the Building Code of Australia) may project not more than one metre into the front setback area.
17. Single/tandem garages are mandatory for lots 6308, 6309, 6310 and 6311.
18. For lots 6310-6312, Double garages are permitted to exceed 50% up to a maximum of 60% (including supporting structures) of the lot frontage subject to the following criteria being met:
   i. Suitable articulation of the front facade to assist in reducing the dominant appearance of the garage from the primary street and
   ii. Garages shall be setback a minimum of 1.0 metre behind the main building line.
19. Minor variations to the Residential Design Codes and this DAP may be approved by the City of Swan.