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 on the plan.
3. The amendments of the R-Codes and Town Planning Scheme shall be notified to 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 setbacks are subject to the constraints of retaining wall, access, and services, 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. For 5.0m - 7.0m frontage lots, minimum open space site coverage of 25% is applicable, 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 45% is applicable.
9. For lots 9268 - 9269 each dwelling shall provide a minimum of one carport/garage.
10. For Lots 9137 - 9146, garages on single storey dwellings shall not exceed 3.5 metres in width. A double garage is permitted for double storey dwellings provided a habitable room overlooks the primary street. The garage is to be in line with or behind the front of the dwelling.
11. On laneway lots a bin and 5.5m wide x 7.0m deep) shall be provided at nil setback from the laneway. Bin areas are to be designated as per City of Swan requirements and fencing is not obstruct the designated bin area area subject to constraints of retaining wall, access, and the Building Exclusion Zone.
12. A veranda may project not more than one metre into the front setback area subject to constraints of retaining wall, access, and the Building Exclusion Zone.
13. For corner lots, the crossover/garage is to be located the maximum distance from the frontage lots. Minimum open space site coverage of 25% is applicable. 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 45% is applicable.
14. 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 bushfire planning and built form controls as specified in the Bushfire Management Plan (City of Swan, April 2013 available from the City or the developer).
15. Minor variations to the requirements of the R-Codes and this DAP may be approved by the City of Swan.

---

**DISCLAIMER:** Issued for design intent only. All areas and dimensions are subject to detailed design and survey.

**CITY OF SWAN**
Planning Information
ECM DocSet ID: 5197421
Approval Date: 8/10/2014
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 adopted document.