CITY OF SWAN
Planning Information
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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The City makes every attempt to keep its published records up to date; however, the subject document may have been superseded by a more recently approved document.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 respects.
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 all lots, minimum open space site coverage of 45% is applicable.
9. A verandah may project not more than one metre into the front setback area subject to constraints of retaining wall, access, services and the Building Exclusion Zone.
10. For corner lots, the crossover/garage is to be located the maximum distance from the truncation as possible (subject to engineering constraints).
11. Lots subject of this DAP are subject to an approved Bushfire Management Plan and have been assigned a bushfire attack level as outlined 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).
12. Minor variations to the requirements of the R-Codes and this DAP may be approved by the City of Swan.

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

Co-ordinator Statutory Planning

Date: 23/01/2015

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