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 landowners to achieve a variation of the R-Codes, in accordance with the approved Detailed Area Plan, is not required.
5. There is no averaging front setback requirement for all lots subject of this Detailed Area Plan.
6. Building envelopes are subject to the constraints of retaining wall, access, and services. The landowner is to consult their builder or structural engineer where necessary.
7. Approximately one habitable room opening must overlook the primary street.
8. For 7.5m-10m fronting lots, minimum open space of 30% is applicable. For all other lots, minimum open space of 40% is applicable.
9. A verandah may project not more than one metre into the front setback area subject to constraints of retaining wall, access, and services.
10. If over the required line from the rear setback area, the dwelling may project up to the line designated bin pad area.
11. For corner lots, the crossover/garage is to be located the maximum distance from the truncation as possible subject to engineering constraints.

The development guidelines as shown have been adopted by Council and agreed to by the Principal Planner/Co-ordinator Statutory Planning.

Principal Planner/Co-ordinator Statutory Planning:

[Signature]

24/6/15

CITY OF SWAN
23 JUN 2015
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DISCLAIMER: ISSUED FOR DESIGN INTENT ONLY. ALL AREAS AND DIMENSIONS ARE SUBJECT TO DETAIL DESIGN AND SURVEY.

CITY OF SWAN Planning Information
EOM Doc Set ID: 5197767
Approval Date: 27/06/2015

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The City makes every attempt to keep its published records up to date; however, the subject document may have been superseded by a more recently approved document.