



LOCATION PLAN SCALE 1: 10,000

**DETAILED SITE PLANS  
R-CODE VARIATIONS**

All buildings are to be located within the building envelopes unless otherwise notated on the Detailed Site Plan and approved by Council. The District Town Planning Scheme is varied in the following manner:-

1. Minimum 80% of the building frontage to Main Street must be zero setback.
2. Each residential dwelling shall provide a secure storage area at least 1.5 sqm which is fully integrated into the dwelling design or garage space.
3. If fencing is constructed on the rear boundary an alcove / recess pick-up area should be located towards the rear of the lot as garbage collection will be via the rear laneway.
4. Refuse / storage areas are to be screened from the laneway, road and pedestrian accessway.
5. Fencing, walls and access gates fronting the rear laneway or pedestrian accessway shall be low level (up to 1.2m solid fence) with visually permeable fencing to 1.8m.
6. Where future garages are to be constructed separate pedestrian access shall be provided to the premises from the laneway.
7. Where possible the development shall promote passive surveillance of the carpark.
8. Where the first floor is used for residential purposes only, priority shall be given to the resident for the use of the on site parking bay.
9. A development application is required for any works / development within the road reserve. In particular verandahs and colonnades, will be required to be signed by the Land Assets Manager-Department for Planning and Infrastructure prior to it being submitted to the City of Swan for its consideration and approval.
10. Corner lots may be stepped back at right angles from the road intersection to allow built form to embrace the street corner and to provide flexibility in accomodating associated pedestrian and outdoor activities.
11. Parking for subject lots and subsequent development is provided in the form of a Public Carpark in accordance with Development Plan 001 (endorsed by the WAPC on 24 June 2003)

The development plan guidelines as shown have been adopted by council and signed by the principle planner.

**CITY OF SWAN**  
**Planning Information**  
 ECM Doc Set ID: 5191028  
 Approval Date: 6/08/2007

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 The City makes every attempt to keep its published records up to date; however the subject document may have been superseded by a more recently approved document.

- LEGEND**
- BUILDING ENVELOPES (GROUND FLOOR)
  - CAR PARKING/LOADING ZONE
  - NO VEHICLE ACCESS
  - REFUSE/ STORAGE ZONE

Principal Planner

6/8/07  
 Date