LOCATION PLAN: NOT TO SCALE

DETAILED SITE PLANS
R-CODE VARIATIONS

All buildings (as defined in the R-Codes) are to be located within the building envelopecs. The District Town Planning Scheme and R-Codes are noted in the following manner:

1. The requirements of the R-Codes are varied as shown on plan.
2. The requirements of the R-Codes and Town Planning Scheme shall be satisfied in all other matters.
3. Consultation with adjoining owners is to achieve a variation of the R-Codes, in accordance with the approved Detailed Site Plan, if not required.
4. The site is zoned " général " use in accordance with the Development Management Plan (DMP) and Local Authority Approval.
5. The 1.5m side setback requirement is mandatory for the main residence on all lots with frontages of 15m and over.
6. On all other lots the 1.5m side setback is only applicable to housing located upon a rear lot line and design.
7. For 15m frontage lots, a minimum open space (site coverage of 30%) is applicable. For all other lots, a minimum open space (site coverage of 45%) is applicable.
8. The building envelope is subject to constraints of retaining walls. Buildings to be elevated or clad in order to meet the minimum edge of the City of Swan and the location of streets and retaining walls may project not more than one metre into the front building setback area.
9. For lots 6228 and 6332, elevations are to be interpreted to address the Public Open Space.
10. The zoning between lots 6225 and 6226 and the Public Open Space is subject to visually permeable above 1.2m above natural ground level.

The development guidelines as shown have been adopted by Council and signed by the Principal Planner:

Principal Planner: 

Date: 2/10/07

Building Envelope
No vehicle access
Designated garage location

CITY OF SWAN
Planning Information
ECM Doc Set ID: 5191036
Approval Date: 8/10/2007

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The City makes every attempt to keep the published records up to date; however, the subject document may have been superseded by a more recently approved document.