The District Town Planning Scheme and R-Codes are varied in the following manner:

1. The R-Code for each lot is per the prevailing Density Sites Plan.
2. The requirements of the R-Codes are varied as shown on plan.
3. The requirements of the R-Codes and Town Planning Scheme shall be satisfied in all other matters.
4. Consultation with adjoining or other landowners to achieve a variation of the R-Codes, in accordance with the approved Local Development Plan, is not required.
5. There is no average front setback requirement for all lots subject to the Local Development Plan.
6. At least one habitable room opening must overlook the primary street.
7. On corner lots, a nil side setback to the secondary street is not permitted.
8. Minor variations to the requirements of the Residential Design Codes and this LDP may be approved by the City of Swan.
9. A verandah (subject to the Building Code of Australia) may project not more than one metre into the front setback area.
10. Minimum Open Space the coverage of 40% is applicable for all lots except Lots 8638-8649 (inclusive).
11. Lots subject of this LDP are subject of an approved Bushfire Management Plan and have been assigned a Bushfire Attack Level as noted on the plan. Houses constructed on these lots must comply with additional planning and built form controls as specified in the Bushfire Management Plan (York Guim Services July 2012). Available of City of Swan or from the developer.
12. Design of driveways for lot 10 shall allow for vehicles to enter the street in a forward gear.
13. This LDP supersedes all provisions of DAP-M3.

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The City makes every attempt to keep its published records up to date; however the subject document may have been superseded by a more recently approved document.

**CITY OF SWAN**

**Planning Information**

ECM Doc Set ID: 3978267

Approval Date: 14/03/2017

**Disclosure**

The development guidelines as shown have been adopted by Council and approved by the State Government.