

RD-CODE VARIATIONS

- The provisions of the Detailed Area Plan (DAP) both constitute Residential Design Codes (RD-Codes) 'Acceptable Development' provisions and development standards under City of Swan Local Planning Scheme. Where there is a conflict between the RD-Codes and the DAP provisions, the DAP provisions shall prevail.
- The Acceptable Development provisions are 'as of right' subject to compliance with the Local Planning Scheme to the satisfaction of the City of Swan.
- All other acceptable development provisions of the RD-Codes and provisions of the Local Planning Scheme apply.
- Compliance with the DAP 'Acceptable Development' provisions will not require consultation with adjoining and/or other nearby landowners.
- The DAP provisions apply to all shaded lots in Diagram 1 below.

Dwelling Design

1. All dwellings to have a minimum of one habitable room or major opening that has a clear view of the adjoining public open space.
2. Buildings (as defined by the RD-Codes) shall be setback a minimum of 2 metres from the rear boundary (abutting the public open space).
3. Enclosed, non-habitable structures, such as storage sheds, are only permitted if attached to the dwelling and constructed of the same materials as the dwelling. Unenclosed, non habitable structures such as gazebos, patios and pergolas are exempt from this provision.

Fencing

4. Visually permeable fencing (as defined by the R-Codes) shall be provided along any boundary adjoining the public open space.



- Lots Subject to RD-Code Variations
- 2 metre rear boundary setback

