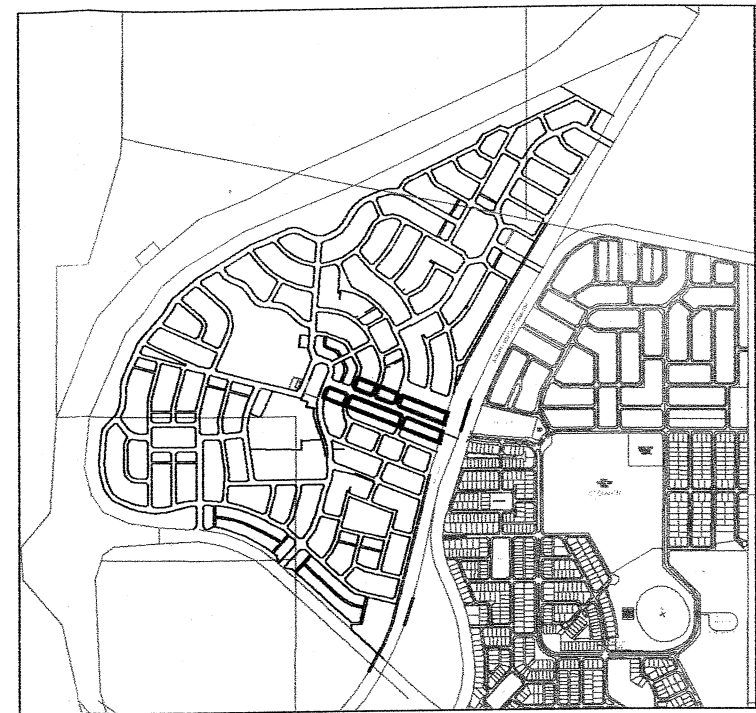


CITY OF SWAN
Planning Information
 ECM Doc Set ID: 5393649
 Approval Date: 20/08/2003

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 The City makes every attempt to keep its published records up to date; however the subject document may have been superseded by a more recently approved document.*



LOCATION PLAN

- DETAILED SITE PLANS
 R-CODE VARIATIONS**
1. All dwellings, garages and carports must be located within the building envelopes;
 2. The requirements of the R-Codes and Town Planning Scheme shall be satisfied in all other matters ;
 3. The requirement to consult with adjoining or other owners to achieve a variation of the R-Codes, as indicated on the subject Detailed Site Plan is not required;
 4. Density coding is R20;
 5. An alternative garage location to that shown on the plan may be approved by Ellenbrook Management Pty. Ltd and the Local Authority subject to the development meeting solar orientation, streetscape objectives and statutory requirements;
 6. A minimum open space requirement of 40% is applicable in accordance with sub-clause 3.4.1 P1 of the R-Codes;
 7. It is mandatory for all allotments with laneway access to locate carports and garages at the rear;
 8. A verandah is permitted within the front setback to a maximum of 1.2m in accordance with sub-clause 3.2.2 P2 of the R-Codes.

CDM
 Principal Planner
 Date: 20 August 03

DETAILED SITE PLAN
CHARLOTTE'S VINEYARD - STAGE 1
ELLENBROOK - CITY OF SWAN

AMENDED

- LEGEND**
- PREFERRED GARAGE LOCATION
 - DESIGNATED GARAGE LOCATION
 - - - - - NO ACCESS

Client: ELLENBROOK JV
 Scale: 1:1500
 Drawn: CM
 Checked:
 Approved:
 Date: 20.01.2003
 XREFS:

Size	Dwg.	Rev
A3	No. EJV VL5 DAP 01	A

robertsday
 town planning + design

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