DETAILED SITE PLAN
CHARLOTTE VINEYARD - STAGE 1
ELLENBOURK - CITY OF SWAN

LEGEND

- PREFERRED GARAGE LOCATION
- DESIGNATED GARAGE LOCATION
- NO ACCESS

AMENDED

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 3.4.1.1 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.

CITY OF SWAN
Planning Information
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The City makes every attempt to keep its public documents up to date, however the subject information may have been amended by a subsequently approved document.