DETAILED SITE PLANS
R-CODE VARIATIONS

All dwellings, patios, garages, and carports are to be located within the building
envelopes, unless otherwise approved by Council. The District Planning Scheme
and R-Codes are varied in the following manner:

1. The requirements of the R-Codes are varied as shown on the plan.
2. The requirements of the R-Codes and Town Planning Scheme shall
be satisfied in all other matters.
3. A 1 metre minimum side setback is applicable for lots 4111 to 4114 with
the exception of walls with windows to habitable rooms being determined in
accordance with table 2b of the residential design codes.
4. Consultation with adjoining or other landowners to achieve a variation of
the codes, in accordance with the approved Detailed Site Plan,
is not required.
5. Density Coding is:
   - RS for lot 4111, 4112, 4126, 4133, and 4150
   - R15 for lots 4112 to 4114, and
   - R25 for lots 4045 to 4050, and lots 4054 to 4057
   (refer to density zones plan)
6. Zero lot line on corner allotments to be in accordance with
Elenbrook Management Pty. Ltd and Local Authority Approval.
7. The zero lot line requirement is mandatory for the main residence
on all 10m, 12m & 15m corner allotments.
8. On all other corner allotments the 2m solar setback is only applicable
to housing based upon a zero lot line design.

9. A minimum open space coverage of 40% is applicable in accordance
with subclass 3.4.1.1 of the R-Codes.
10. The Local Authority subject to an appropriate application and consideration
under the relevant statutory provisions may consider building part of the main
residence within the 2 metre solar setback, subject to:
a. the solar aspect of the design of the residence is not compromised;
b. Access to the rear of the property is maintained from the internal;
c. Comply with 3.4.1.1a of the R-Codes, i.e. they must not exceed 20% of
the overall length of that boundary. This is based on construction of
wall commencing from the minimum front setback indicated
on the Detailed Site Plan.
11. Building envelopes subject to constraints of retaining wall. Purchasee to
consult their builder or structural engineer where necessary.
12. A verandah may (subject to the Building Code of Australia) project no more
than one metre with the front building setback area in accordance with
sub-clause 3.2.2 of the R-Codes.
13. 0.5m garage setbacks are subject to achieving a maximum grade of 1:6
(vertical: horizontal) from kerbs to garage finished Floor Level (PPL).
   (vertical: horizontal) from kerbs to garage finished Floor Level (PPL).
14. An alternative garage location to that shown on the plan may be approved
by the principal planner or principal building surveyor subject to the
development meeting solar orientation, streetfront objectives and
statutory requirements.
15. The minimum front / primary street setback is 8.0 metres for lots 4111
to 4114 inclusive.

The development guidelines as shown have been adopted by Council
and agreed by the Principal Planner.

[Signature]

Date

[LOCATION PLAN]

1:30,000

[LEGEND]

NO DEVELOPMENT ZONE
(VEGETATION RETENTION / REVEGETATION AREA)

BUILDING ENVELOPES

PREFERRED GARAGE LOCATION

DESIGNATED GARAGE LOCATION

1.5m MINIMUM SECOND STOREY SETBACK

NO ACCESS

DEVELOPMENT IN THE SHAPED AREA MAY
REQUIRE THE DEPTH OF THE PROPERTY SEWER TO BE
GREATER THAN 2.5 METRES

8m no development zone

8m no development zone

PUBLIC
OPEN
SPACE

2.0m minimum solar setback

2.25m minimum front
setback with a 4.8m average

0.5m rear garage setback

0.5m rear garage setback

ZERO set back to the western boundary as per clause 3.3.2
of the residential codes

1.5m minimum rear setback

[MAP]

CITY OF SWAN
Planning Information
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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.