LOCATION PLAN
SCALE 1: 25,000

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 Town 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. 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 capping is P20;

5. 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, streetscape objectives and statutory requirements.

6. A minimum open space requirement of 40 % is applicable in accordance with sub-clause 3.4.1P1 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;

9. 0.5m garage setbacks are subject to achieving a maximum grade of 1/6 (vertical / horizontal) from laneway to garage Finished Floor Level (FFL).

The development guidelines as shown above have been adopted by council and signed by the principal planner.

Client: ELENBROOK

Legend:

- BUILDING ENVELOPES
- PREFERRED GARAGE LOCATION
- DESIGNATED GARAGE LOCATION
- NO ACCESS

CITY OF SWAN
Planning Information
ECM Doc Set ID: 5393559
Approval Date: 18/12/2003

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The City makes every attempt to keep its published records up to date; however the subject document may have been superseded by a more recently approved document.