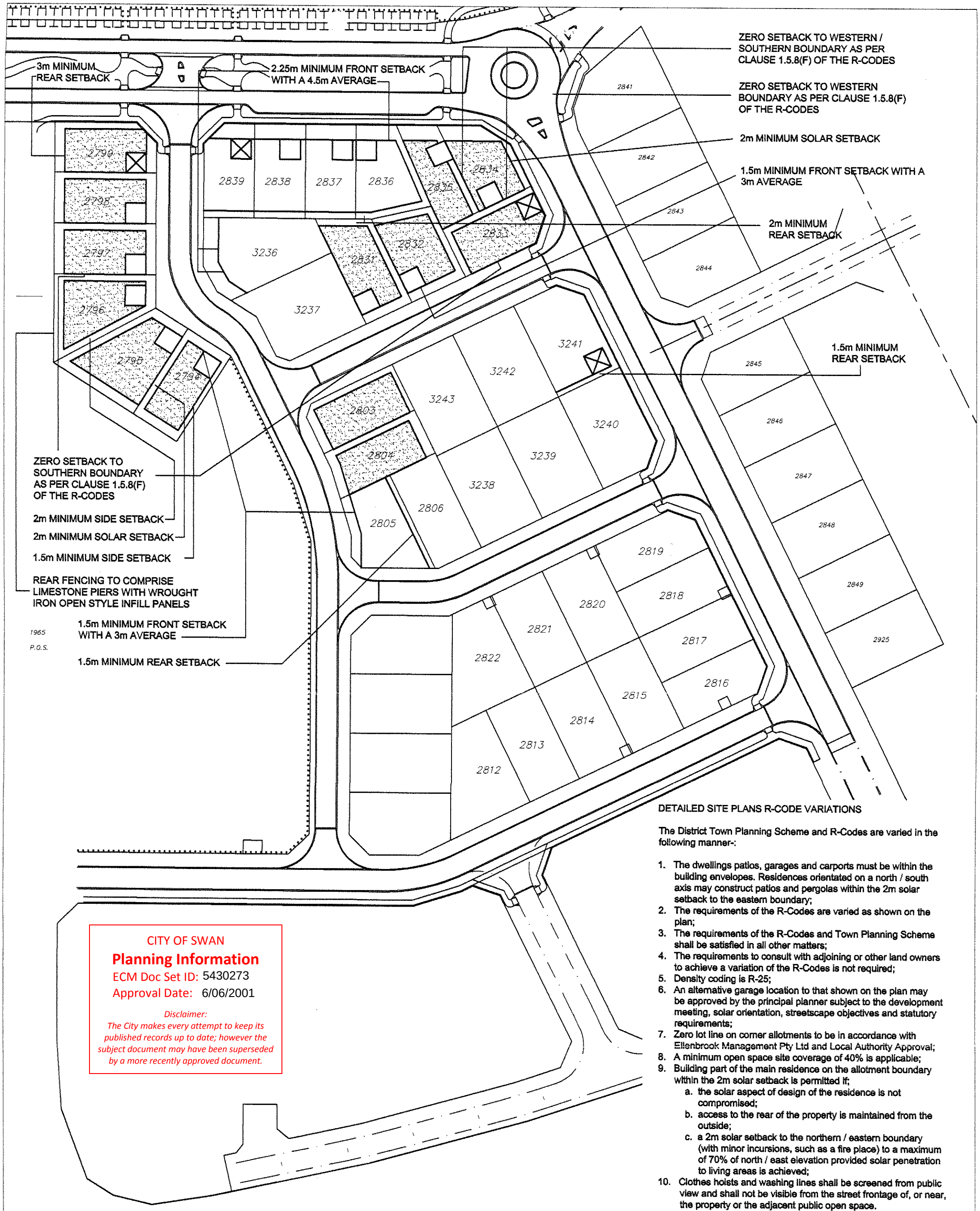

CITY OF SWAN
Planning Information
ECM Doc Set ID: 5430273
Approval Date: 6/06/2001

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The City makes every attempt to keep its published records up to date; however the subject document may have been superseded by a more recently approved document.

DETAILED SITE PLANS R-CODE VARIATIONS

The District Town Planning Scheme and R-Codes are varied in the following manner-:

1. The dwellings patios, garages and carports must be within the building envelopes. Residences orientated on a north / south axis may construct patios and pergolas within the 2m solar setback to the eastern boundary;
2. The requirements of the R-Codes are varied as shown on the plan;
3. The requirements of the R-Codes and Town Planning Scheme shall be satisfied in all other matters;
4. The requirements to consult with adjoining or other land owners to achieve a variation of the R-Codes is not required;
5. Density coding is R-25;
6. An alternative garage location to that shown on the plan may be approved by the principal planner subject to the development meeting, solar orientation, streetscape objectives and statutory requirements;
7. Zero lot line on corner allotments to be in accordance with Ellenbrook Management Pty Ltd and Local Authority Approval;
8. A minimum open space site coverage of 40% is applicable;
9. Building part of the main residence on the allotment boundary within the 2m solar setback is permitted if;
   a. the solar aspect of design of the residence is not compromised;
   b. access to the rear of the property is maintained from the outside;
   c. a 2m solar setback to the northern / eastern boundary (with minor incursions, such as a fire place) to a maximum of 70% of north / east elevation provided solar penetration to living areas is achieved;
10. Clothes hoists and washing lines shall be screened from public view and shall not be visible from the street frontage of, or near, the property or the adjacent public open space.

The development guidlines as shown have been adopted by Council and signed by the Principal Planner.

REVISED DETAILED SITE PLAN

COOLAMON - STAGE 1D
ELLENBROOK - CITY OF SWAN

0 10 20 50 metres

LEGEND
- BUILDING ENVELOPES
- PREFERRED GARAGE LOCATION
- DESIGNATED GARAGE LOCATION

Principal Planner

6/6/2001
Date

Date : 10 May 2001
Scale 1: 1000
Dwg No: EJV/VL3 - DSP STAGE1D

9 Havelock Street
West Perth 6005
PO Box 1498
West Perth
Western Australia

Tel: (618) 9321 8688
Fax: (618) 9321 8588
rdg@robertsday.com.au

Roberts Day Group
LAND USE PLANNERS