


**DETAILED SITE PLANS
R-CODE VARIATIONS**

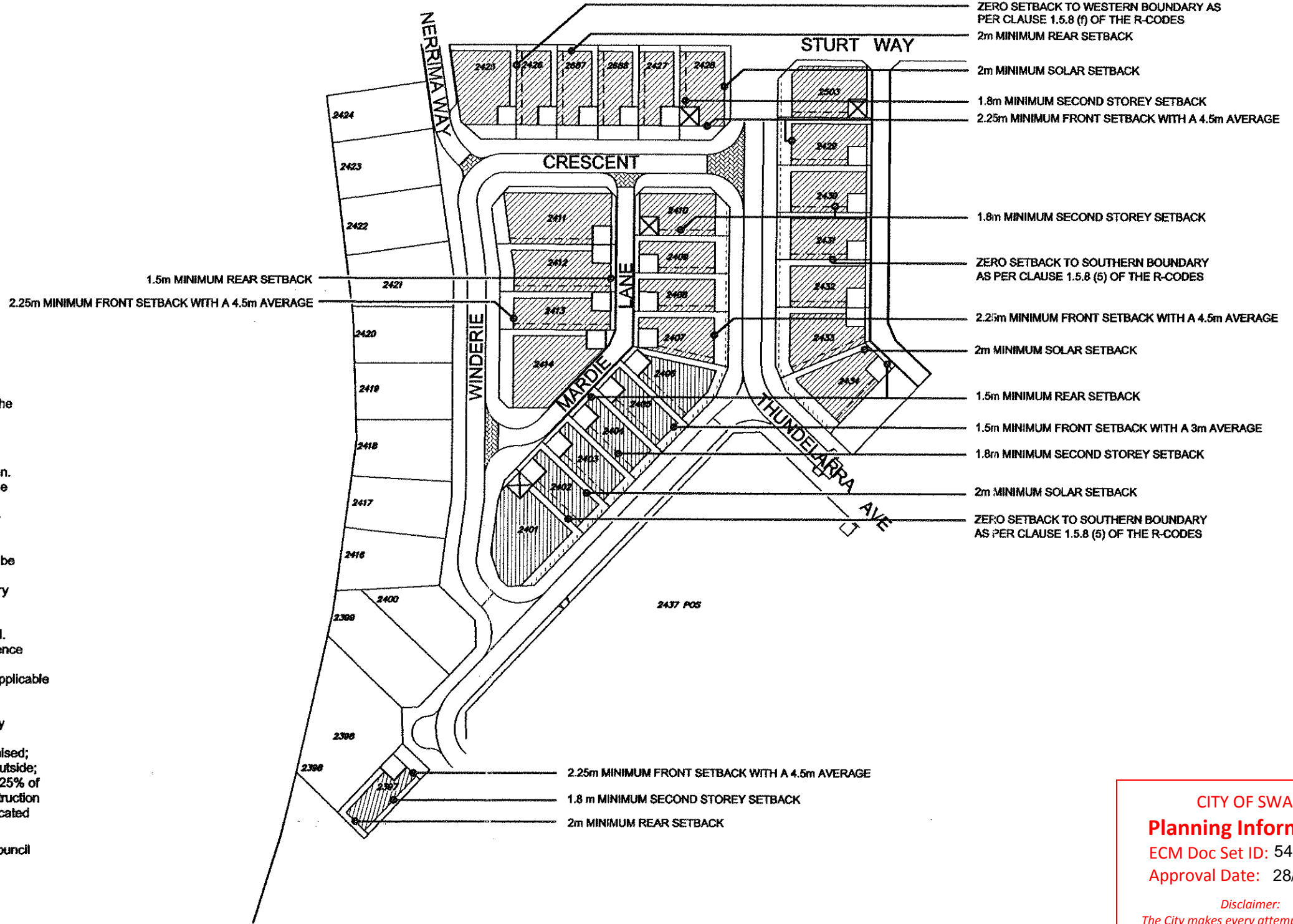
The District Town Planning Scheme and R-Codes are varied in the following manner: -

1. All dwellings, patios, garages, and carports must be within the building envelopes.
2. The requirements of the R-Codes are varied as shown on 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 owners to achieve a variation of the R-Codes is not required.
5. Density coding is R-20/R-25/R-30 (Refer Density Sites Plan)
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. The zero lot line requirement is mandatory for the main residence on all 10mand 12m cottage allotments.
9. On all other cottage allotments the 2m solar setback is only applicable to housing based upon a zero lot line design.
10. A minimum open space site coverage of 40% is applicable.
11. 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. Construction of the wall on the boundary does not exceed 25% 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.

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


Principal Planner

28/8/01
Date








CITY OF SWAN
Planning Information
ECM Doc Set ID: 5406238
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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The City makes every attempt to keep its published records up to date; however the subject document may have been superseded by a more recently approved document.

**DETAILED SITE PLAN
STAGE 3 - COOLAMON
ELLENBROOK - CITY OF SWAN**



- LEGEND**
-  BUILDING ENVELOPES
 -  PREFERRED GARAGE LOCATION
 -  DESIGNATED GARAGE LOCATION
 -  NO ACCESS
 -  1.8m MINIMUM SECOND STOREY SETBACK

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