DETAILED SITE PLANS
R-CODE VARIATIONS

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

1. All dwellings, pubs, garages, and carparks 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. Consultation with adjoining or other landowners to achieve a variation of the R-Codes, if approved by the approved Detailed Site Plan, is not required.
5. Density zoning is R25/R25/50 in Elenbrook (Detailed Site Plan).
6. An alternative garage location to that shown on the plan may be approved by the principal planner subject to the development meeting, order orientations, streetview objectives and statutory requirements.
7. Zoning lot lines or corner allotments to be in accordance with the Development Management Plan and Local Authority Approval.
8. The zero lot line requirement is mandatory for the main residence on all allotments, 1m for additional buildings.
9. On all other lots in the area, the 2m solar setback is only applicable to an approved house located on a lot line frontage.
10. A minimum space site coverage of 40% is applicable.
11. The Local Authority seeks an appropriate application and consideration under the relevant statutory provisions, including building permits for the main residence within the 3m solar setback, subject to:
   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 the boundary. This is based on an assessment of the minimum front setback indicated on the Detailed Site Plan.

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

CITY OF SWAN
Planning Information
ECM Doc Set ID: 5402652
Approval Date: 27/08/2001
Disclaimer: The City makes every attempt to keep its published records up to date; however, the subject document may be superseded by a more recently approved document.