DETAILED SITE PLANS R-CODE VARIATIONS

1. The District Town Planning Scheme and R-Codes are varied in the following manner:
   a. The dwellings, garages, 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.
   b. The requirements of the R-Codes are varied as shown on the plan.
   c. The requirements of the R-Codes and Town Planning Scheme shall be satisfied in all matters.
   d. The requirements to consult with adjoining or other land owners to achieve a variation of the R-Codes is not required.
   e. Density zoning is R-25.
   f. 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.
   g. Zero setback on corner allotments to be in accordance with Ellenbrook Management Pty Ltd and Local Authority Approval.
   h. A minimum open space site coverage of 40% is applicable.
   i. Building part of the main residential on the setback 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 minimum of 70% of north/east elevation provided solar penetration to living areas is achieved.
   j. The development guidelines as shown have been adopted by Council and signed by the Principal Planner.

REVISED DETAILED SITE PLAN

COOLAMON - STAGE 7A
ELLENBROOK - CITY OF SWAN

LEGEND

- BUILDING ENVELOPES
- PREFERRED GARAGE LOCATION
- DESIGNATED GARAGE LOCATION

City of Swan Reference: DAP 118

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The City makes every attempt to keep its published records up to date; however, the subject document may have been superseded by a more recently approved document.