



LOCATION PLAN

**DETAILED SITE PLANS
R-CODE VARIATIONS**

All dwellings, patios, garages, and carports are to be allocated within the building envelopes, unless otherwise approved by council. The District Town Planning Scheme and R-Codes are varied in the following manner:-

- The requirements of the R-Codes are varied as shown on plan.
- The requirements of the R-Codes and Town Planning Scheme shall be satisfied in all other matters.
- Consultation with adjoining or other landowners to achieve a variation of the R-Codes, in accordance with the approved Detailed Site Plan, is not required.
- Density coding is R-25/R-30 (Refer Density Site Plan).
- 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.
- Zero lot line on corner allotments to be in accordance with Ellenbrook Management Pty Ltd and Local Authority Approval.
- The zero lot line requirement is mandatory for the main residence on all 10m, 12m & 13m cottage allotments.
- On all other cottage allotments the 2m solar setback is only applicable to housing based upon a zero lot line design.
- A minimum open space site coverage of 40% is applicable in accordance with sub-clause 6.4.1 P1 of the R-Codes.
- The Local Authority subject to an appropriate application and consideration under the relevant statutory provisions may consider building part of the main residence within the 2 metre solar setback, subject to:
 - the solar aspect of design of the residence is not compromised;
 - Access to the rear of the property is maintained from the outside;
 - 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.
- Building envelopes subject to constraints of retaining wall. Purchase to consult their builder or structural engineer where necessary.
- A verandah may (subject to the Building Code of Australia) and the location of stairs and retaining walls project not more than one metre into the front building setback area in accordance with sub-clause 6.2.2 P2 of the R-Codes.
- For all allotments with frontages of 15m or less and front driveway access, the garage/ carport shall not protrude more than 1m in front of the dwelling (excluding the verandah).
- Minimum garage front setback of 4m (excluding laneway and side boundary lots).
- 0.5m garage setbacks are subject to achieving a maximum grade of 1:6 (vertical : horizontal) from laneway or verandah garage Finished Floor Level (FFL).

LEGEND

- NO ACCESS
- SECOND STOREY SETBACK
- DESIGNATED GARAGE LOCATION
- PREFERRED GARAGE LOCATION
- BUILDING ENVELOPE

CITY OF SWAN
Planning Information
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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.

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

Principal Planner 3/6/14
Date

DAP 152



Detailed Site Plan
Charlottes Vineyard - Stage 13A
 City of Swan

The new town in the Swan Valley

G Update Text F Lots 4981, 5020-5022 added E Lot 4980 added ISSUE DESCRIPTION	110024 SB AC 110017 SB AC 110004 SB AC 0	DRAWING NUMBER DAP 12 REV G REFERENCE NUMBER EJV VLS SHEET 04 SCALE: 1:100 30 60m	prepared by Design Plans only, for minor and structural changes subject to final design & survey. robertsday Perth Sydney Melbourne Level 1 135 Royal Street, East Perth Western Australia 6004 AUSTRALIA T: 61 8 9218 8700 F: 61 8 9218 8701 www.robertsday.com.au
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