**LOCATION PLAN**

**DETAILED SITE PLAN**

**R-CODE VARIATIONS**

All dwellings, patios, garages, and carports are to be allocated within the building envelope, unless otherwise approved by Council in accordance with the variations stated below. The District Town Planning Scheme and R-Codes are varied in the following manner:

1. The requirements of the R-Codes are varied as shown on plan.
2. The requirements of the R-Codes and Town Planning Scheme are varied as shown on plan.
3. Consultation with adjoining or other landowners to achieve a variation in the R-Codes. In accordance with the approved Detailed Site Plan, it is not required.
5. 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.
6. Zero lot line on corner allotments to be in accordance with Elenbrook Management Pty Ltd and Local Authority Approval.
7. The zero lot line requirement is mandatory for the main residence on all allotments.
8. A minimum open space site coverage of 30% is applicable in accordance with sub-clause 3.4.1 (a) of the R-Codes.
9. Building envelopes subject to constraints of retaining wall. Please consult the builder or structural engineer where necessary.
10. 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-clauses 3.2.2.P1 of the R-Codes.
11. 1.5m garage setbacks are subject to a maximum grade of 8 degrees (vertical/horizontal) from the property or garage. Fruise Level (FFL).

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

Principal Planner

Date

CITY OF SWAN
Planning Information
ECM Doc Set ID: 5190456
Approval Date: 22/06/2006

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The City makes every attempt to keep its published records up to date; however, the subject document may have been superseded by a more recently approved document.

**CITY OF SWAN**

**15 JUN 2006**

**RECEIVED**

**DETAILED SITE PLAN**

COOLAMON - STAGE 12B

ELLENBROOK - CITY OF SWAN