CITY OF SWAN
Planning Information
ECM Doc Set Id: 5190785
Approval Date: 9/08/2006

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subject document may have been superseded by a more recently approved document.

LOCATION PLAN
DETAILED SITE PLANS
R-CODE VARIATIONS

All dwellings, poles, 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:

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
   of the R-Codes, in accordance with the approved Detailed Site Plan,
   is not required.
4. Density capping is R-269-30 (Refer Density Site Plan).
5. Zero lot line on corner allotments to be in accordance with
   Ellenbrook Management Pty Ltd and Local Authority Approval.
6. The zero lot line requirement is mandatory for the main residence
   on all 10m, 12m & 15m cottage allotments.
7. On all other cottage allotments the 2m solar setback is only applicable
   to housing based upon a zero lot line design.
8. A minimum open space coverage of 40% is applicable in accordance
   with sub-clause 34.2 of the R-Codes.
9. Building envelopes subject to compliance with retaining wall
   Purchasers to consult local builder or structural engineer where necessary.
10. A verandah may be subject to the Building Code of Australia
    and the location of slabs are determined with respect to
    council requirements in accordance with sub-clause 1.2.2 of the R-Codes.
11. For all allotments with footpaths of 10m or less and front
    driveway access, the garage/entrance shall not protrude more than 1m in front
    of the driveway (excluding verandah).
12. Minimum garage front setback of 4m (excluding tenancy and site boundary).
13. 5m garage setbacks are subject to achieving a maximum grade of 1:6
    (vertical: horizontal) from tenancy or verge to garage Finalised Floor Level (FFL).

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

Principal Planner
9/8/06

LWP beyond the plan

DETAILED SITE PLAN
CHARLOTTE VINEYARD - STAGE 14 (I)
ELLENBROOK - CITY OF SWAN

LEGEND
- NO ACCESS
- SECOND STOREY SETBACK
- BUILDING ENVELOPE

CITY OF SWAN
07 JUL 2005
RECEIVED