LOCATION PLAN

DETAILED SITE PLAN
R-CODE VARIATIONS

All buildings (as defined in the R-Codes) are to be allocated within the building envelope. 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 shall be satisfied in all other matters.
3. All building, landscaping or other land uses that are subject to the variance of the R-Codes, in accordance with the approved Detailed Site Plan, is not required.
5. Zero lot lines on corner allotments to be in accordance with Willowbrook Management Pty Ltd and Local Authority approval.
6. The zero lot line requirement is mandatory for the main residence on allotts with frontage of 5.0m or less.
7. On all other allotments the 2.0m solar setback is only applicable to housing based upon a zero lot line design.
8. For 3.0m frontage lots, a minimum open space site coverage of 35% is applicable. For all other lots, a minimum open space site coverage of 25% is applicable in accordance with sub-clause 3.4.1 of the R-Codes.
9. Building envelopes subject to considerations of visibility. Purchasers are required to consult their builder or structural engineer where necessary.
10. A variation to the Building Code of Australia and the location of walls and internal voids to meet the front building setbacks are in accordance with sub-clause 3.2.2 of the R-Codes.
11. A variation to the Building Code of Australia and the location of walls and internal voids to meet the side building setbacks are in accordance with sub-clause 3.2.2 of the R-Codes.
12. A variation to the Building Code of Australia and the location of walls and internal voids to meet the rear building setbacks are in accordance with sub-clause 3.2.2 of the R-Codes.
13. The development guidelines as shown have been approved by Council and signed by the Principal Planner.

CITY OF SWAN
13 NOV 2005
RECEIVED

Principal Planner
Date

[Signatures and official seal]

[City of Swan Logo]