LOCATION PLAN

DETAILED SITE PLANS
R-CODE VARIATIONS

All buildings (as defined in the R-Codes) are to be located within the building envelopes. 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 to the extent practicable.
3. Consultation with adjoining or other landowners to achieve a variation of the R-Codes is to be undertaken prior to submission of the approved Detailed Site Plan, to the satisfaction of the City.
5. Set back lines on corner lots to be in accordance with Ellenbrook Management Pty Ltd and Local Authority Approved
6. The set back requirements are mandatory for the main residence on all lots with frontages of 15m and less.
7. On all other lots the 2m set back is only applicable to housing based on a zero lot line design.
8. For 5-10m frontage lots, a minimum open space coverage of 30% is applicable. For all other lots, a minimum open space site coverage of 40% is applicable in accordance with sub-clause 3.4.1 of the R-Codes.
9. Building envelopes subject to the requirements of retaining wall. Purchasers to consult their builder or structural engineer where necessary.
10. A verandah (subject to the Building Code of Australia) and the location of windows and doors may project not more than one front into the front and retaining wall. Wider projection is limited to 50% of the R-Codes.
11. 1.5m garage setbacks are subject to achieving a minimum grade of 1:6 vertical horizontal front boundary or verge to garage Finished Floor Level (FFL).
12. For lots 6202-6206 any development shall comply with sub-clause 3.3.11 of the R-Codes regarding side access for adjoining sites.

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

CITY OF SWAN
11/04/07
received

Principal Planner

robert day