LOCATION PLAN

DETAILED SITE PLANS
R-CODE VARIATIONS

All buildings as defined in the R-Codes are to be allocated within the building envelope. The Dental 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 accordance with the plans and as approved by the Council.
3. Consideration will be given to a variation of the R-Codes in accordance with the approved floor plan, but may be subject to amendment.
5. Zoning lot and site alterations to be in accordance with Planner's Management Plan and Local Authority Approval.
6. The zero setback requirement is maintained for main residence on all lots with frontages of 12m and less.
7. On all other setback allotments the 2m side setback is only applicable to frontages of 20m.
8. For R10 lots frontage 30m, a minimum open space ratio of 35% is applicable. For all other lots, a minimum open space ratio of 40% is applicable in accordance with subdivision 9.4.1 of the R-Codes.
9. Siting of any building or structure on a lot must not extend beyond the building envelope.
10. Siting and materiality requirements are to be in accordance with the Design Plan.

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

CITY OF SWAN
Planning Information
ECM Doc Set ID: 5190989
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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The City makes every attempt to keep its published records up to date; however, the subject document may have been superseded by a more recently approved document.

Principal Planner

7/5/07
Date

LEGEND
BUILDING ENVELOPE
NO VEHICLE ACCESS
1.5M SECOND STORY SETBACK
DETERMINED GARAGE LOCATION

DETAILED SITE PLAN
VILLA GE 6 - STAGE 3
GLEN ELLYN VILLAGE EAST