DETAILED SITE PLANS R-CODE VARIATIONS

All buildings (as defined in the R-Codes) are to be allocated 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 in all other matters.
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.
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 lots with frontages of 15m and less.
7. On all other cottage allotments the 1.5m setback is only applicable to housing based upon a zero lot line design.
8. For R-10m frontage lots, a minimum open space site coverage of 20% is applicable.
9. For all other lots, a minimum open space site coverage of 40% is applicable.
10. Building envelopes subject to constraints of retaining wall. Purchases to consult their builder or structural engineer where necessary.
11. A verandah (subject to the Building Code of Australia) and the location of stairs and retaining wall may project not more than one metre into the front building setback area.
12. The garage canopy shall not protrude more than 1m in front of the dwelling (excluding the verandah).
13. On lawns into a strip (3.5m wide x 1.0 deep) shall be provided.
14. For lots 6002 & 6008 dwellings are to be orientated to address the street on the development frontage.

Any fencing located between the lots and the public open space is to be visually permeable above 1.2 metres above natural ground level.

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

Principal Planner

Date: 21/08/2012

CITY OF SWAN
Planning Information
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