DETAILED SITE PLAN
STAGE 5B. ELLENBROOK
SHIRE OF SWAN

LOCATION PLAN

1.8m MIN SECOND STOREY SETBACK FROM WESTERN BOUNDARY

ZERO LOT LINE TO EASTERN BOUNDARY (AS PER CLAUSE 1.5.6(F) OF THE R-CODES)

4.5m AVERAGED FRONT SETBACK
- MIN 2.25m WITH FRONT ACCESS GARAGE
- MIN 1.5m WITH SIDE ACCESS GARAGE

2m MIN SOLAR SETBACK

4.5m REAR HOUSE SETBACK

THE DISTRICT TOWN PLANNING SCHEME & R-CODES ARE VARIED IN THE FOLLOWING MANNER:

1. All dwellings, garages and courts must be within building envelopes.
2. The requirements of the R-Codes are varied as shown on plan.
3. The requirements of the R-Codes and Town Planning Scheme shall be satisfied in all other manners.
4. The requirements to consult with the adjoining or other owners to achieve a variation of the R-Codes is not required.
5. Density Coding is R.25.

The Development Guidelines as shown have been adopted by Council and signed by the Executive Manager of Community Planning and Development.

Signed: ___________________________ Date: 18/12/95

CITY OF SWAN
Planning Information
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Approval Date: 18/12/1995

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The City makes every attempt to keep its published records up to date; however, the subject document may have been superseded by a more recently approved document.