ACO
Acalinovich & Co
189 St. Georges Tce
Perth WA
Ph 08 9481 6749
Fax 08 9481 3903

1.5m min front setback
with 3m average

3m min rear setback

0.1m Pedestrian accessway
(No Vehicle Access)

2m min solar setback

1.8m min second storey setback

Zero lot line as per clause 1.5.8(F) of the R-Codes

No walls between adjoining garages in 1.3m setback

Visual transection to all carparks and garages

Highpoint Blvd

Sunray

P.A.W.

Woodlake Blvd

Circle

Centre

Legend

Building Envelope
Designated Carport Location

The District Town Planning Scheme and R-Codes are Varied in the Following Manner:

1. All dwellings, garages and carparks must be within the building envelope.
2. The requirements of the R-Codes are varied as shown on plans.
3. The requirements of the R-Codes and Town Planning Scheme shall be satisfied in all other matters.
4. The requirement to consult with adjoining or other owners to achieve a variation of the R-Codes is not required.
5. The identity coding is R4.98.
6. An alternative garage location to that shown on the plan may be approved by the Development Authority.
7. Zero lot line development guidelines and subject to Ellenbrook Sewerage Master Plan.
8. No walls between adjoining garages are permitted.
9. It is mandatory for all allotments with roadway access to locate carparks or garages at the rear.
10. A minimum open space coverage of 40% is applicable.
11. Building part of the main residence on the allotment boundary within the 2m solar setback is permitted.

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

Note: Side boundary fencing shall be prescribed timber flat at 1.8m in height.

Scale 1:750

Lots 420 & 537
Sunray Circle
Ellenbrook

Detailed Site Plan

CITY OF SWAN
Planning Information
ECM Doc Set ID: 5445868
Approval Date: 10/11/1998

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The City makes every attempt to keep its published records up to date; however, the subject document may have been superseded by a more recently approved document.

Plan No. 802/8
14 Oct 1998