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 manners.
3. Density coding is R40 (refer to density sites plan)
4. A minimum open space site coverage of 40% is applicable in accordance with sub-clause 3.4.1 P1 of the R-Codes.

The development plan guidelines as shown have been adopted by council and signed by the Principle Planner.

Date: 23 June 2004

Principle Planner

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CITY OF SWAN
Planning Information
ECM Doc Set ID: 5410433
Approval Date: 23/06/2004

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The City makes every attempt to keep its published records up to date; however the subject document may have been superseded by a more recently approved document.

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DETAILED SITE PLAN
TOWN CENTRE - R40 RESIDENTIAL/AGED CARE SITE
ELLENBROOK - CITY OF SWAN

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Pedestrian Movement Network

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Pinaster Parade

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PINASTER

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2.0m Minimum Front Setback

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Peasantry Gateway linkages to
the site to allow residents to access
Pinaster Parade or Bus Stop

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Peasantry Gateway linkages from
the site to access public roads and public
open space

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R40 RESIDENTIAL/ MEDICAL / MIXED USE

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2.0m Minimum Front Setback

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Built Form to be oriented to
overlook and address Pinaster
Parade

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R40 DENSITY DWELLINGS

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Fencing to comprise masonry piers
with open style infill panels to
provide for passive surveillance and
overlooking

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THE PARKWAY

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P.O.S

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2.0m Minimum Front Setback

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Built Form to be oriented to
overlook and address Pinaster
Parade

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R40 RESIDENTIAL
AGED CARE

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Garages to be internalised within
the site and screened from the
perimetre public roads and public
open space

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Fencing to comprise masonry piers
with open style infill panels to
provide for passive surveillance and
overlooking

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2.0m Minimum Front Setback

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