1. All dwellings, patios, garages, and carports must be within the building envelopes.
2. The requirements of the R-Codes and Town Planning Scheme shall be adhered to in all other matters as per clause 1.5.8 (f) of the R-Codes.
3. The requirements to consult with adjourning or other owners to address a variation of the R-Codes is not required.
4. An alternative garage location to that shown on the plan may be approved by the principal officer subject to the development meeting, solar orientation, development objectives and statutory requirements.
5. A minimum distance to be maintained with Minimum Management Plan and Local Authority Approval.
6. The use of this requirement is restricted to the rear residence on all 10mood 10m or larger blocks.
7. On all other blocks, the 2m solar setback is only applicable to the rear residence on all 10mood 10m or larger blocks.
8. A minimum room space site coverage of 8% is applicable.
9. Building part of the main residence on the street boundary within the 2m solar setback is permitted.
10. The solar aspect of design of the residence is not compromised.
11. Building part of the main residence on the street boundary.
12. Construction of the wall on the boundary does not exceed 50% of the overall length of the boundary. This is based on construction of wall commencing from the minimum front setback included on the Detailed Site Plan.

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

SIGNED DATE

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The City makes every attempt to keep its published records up to date; however the subject document may have been superseded by a more recently approved document.