The District Town Planning Scheme and R-Codes are varied in the following manner:

1. All dwellings, garages, and garages must be within the 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 matters.
4. Consultation with planning or other authorities is required to satisfy a variation of the R-Codes.
5. Density is still 3.5:1 for lots 1676 & 1677 with the balance 1:1 being 3:2 (Roder Density Rails Tams).
6. An alternative garage location to that shown on the plan may be approved by the Principal Planner subject to the development meeting, solar orientation, shade, and statutory requirements.
7. Zero lot line on corner allotments is to be in accordance with Ellerbrook Management Pty Ltd and Local Authority Approval.
8. The zero zero lot line requirement is mandatory for the main residence on all 10m, 15m & 20m cottage developments.
9. All other cottage developments the 3m solar setback is only applicable to housing based upon a zero lot line design.
10. A minimum 50% of coverage of 30% is applicable in accordance with sub-clause 3.4.17 of the R-Codes.
11. The Local Authority subject to an appropriate application and consideration under the relevant planning provisions may consider building out the main residence within the 2 metre solar setback, subject to:
   a. The solar aspect of design of the residence is not compromised;
   b. Access to the rear of the property is maintained from the outside;
   c. Construction of the wall on the boundary does not exceed 2% of the overall length of that boundary. This is based on construction of wall commencing from the minimum front setback indicated on the Detailed Site Plan.

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

[Signature]
Principal Planner
Date: 23/10/03