DETAILED SITE PLANS
R-CODE VARIATIONS

All dwellings, garages, garages, and garages are to be built within the building envelopes, unless otherwise approved by Council. 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 set aside in all other matters.
3. Consultation with adjoining or other landowners to achieve a variation of the R-Codes, in accordance with the approved Detailed Site Plan, is required.
4. Density coding is R-25/S-30 (Rater Density Site Plan).
5. An alternative garage location to that shown on the plan may be approved by the principal planner or principal building surveyor subject to the development meeting the siting, strip, access, and setback requirements.
6. Zoning is on some allotments to be in accordance with Glenbrook Management Pty Ltd and Local Authority Approval.
7. The area on the plan is for the main residence on all 15m, 12m & 10m cottage allotments.
8. All other cottage allotments are not for a structural building plan is only applicable to housing based upon a zero setback.
9. A maximum of 20% of 40% is applicable in accordance with Glenbrook Management Pty Ltd.
10. The Local Authority subject to an appropriate application and consultation under the relevant statutory provisions may vary building part of the main residence within the 2 metre setback, subject to:
   a. The one level 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 20% of the overall length of the boundary.
   d. The portion of the wall constructed is in accordance with the Glenbrook Management Pty Ltd.
11. Building envelope subject to provisions of retaining wall. Purchases of structural engineer where necessary.
12. A verandah may be subject to the Building Code of Australia and the location of stairs and retaining walls project not more than 300mm into the front building setback area in accordance with Glenbrook Management Pty Ltd.
13. For all allotments with frontages of 15m or less and front driveway access, the garage setback shall not exceed more than 0m from the front of the driveway (excluding the verandah).
14. Minimum garage front setback of 0m
15. All garage setbacks are subject to achieving a maximum grade of 1:4 vertical (horizontal) from turbine or garage to garage finished floor level (FFL).

The development guidelines shown have been adopted by Council and endorsed by the Local Authority.

[Signature]
Principal Planner

[Date]
14/05/2005

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LEGEND
- NO ACCESS
- SECOND STOREY SETBACK
- DESIGNATED GARAGE LOCATION
- PREFERRED GARAGE LOCATION

DETAILED SITE PLAN - STAGE 14
COOLAMON, ELLENBROOK
CITY OF SWAN