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

1. All dwellings, patios, garages, and carports must be within the building envelopes. Residences oriented on a north-south axis may construct patios and pergolas within the 2m solar setback to the eastern boundary.
2. The requirements of the R-Codes are varied as shown on the plan.
3. The requirements of the R-Codes and Town Planning Scheme shall be satisfied in all other matters.
4. The requirements to consult with adjoining or other land owners to achieve a variation of the R-Codes is not required;
5. Density coding is R-25;
6. An alternative garage location to that shown on the plan may be approved by the principal planner subject to the development meetings, solar orientation, streetview objectives and statutory requirements;
7. Zero lot lines on corner allotments to be in accordance with Ellenbrook Management Pty Ltd and Local Authority Approval;
8. The zero lot line requirement is mandatory for the main residence on all 10m, 12m and 13m cottage allotments. A minimum 30% of the building (including carports and garages) shall be located on the boundary as indicated on the plan;
9. The 2m solar setback is applicable to all 10m, 12m and 13m cottage allotments oriented on an east-west axis. On all other cottage allotments oriented on an east-west axis, the 2m solar setback is only applicable to housing based upon a zero lot line design;
10. A minimum open space site coverage of 40% is applicable;
11. Building part of the main residence on the allotment boundary within the 2m solar setback is permitted if:
   a. the solar aspect of design the residence is not compromised;
   b. access to the rear of the property is maintained from the outside;
   c. A 2m solar setback to the northern boundary (with minor incursions, such as fire breaks) is a minimum of 70% of north elevation provided solar penetration to living areas is achieved.

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

**CONSTRUCTION OF A GARAGE**

Construction of a garage in one of the 'Designated Garage Location' for Lot 2561 shall extinguish the right to construct in the alternative location.

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**DETAILED SITE PLAN**

**COOLAMON - STAGE 4**

**ELLENBROOK - SHIRE OF SWAN**

**LEGEND**

- BUILDING ENVELOPES
- PREFERRED GARAGE LOCATION
- DESIGNATED GARAGE LOCATION
- NO ACCESS
- 1.5m minimum Second Storey SETBACK

**FILE No.** 110936

This plan relates to the approval to commence development dated:

[Signature]

Principal Planner

Date: 1 March 2000

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**CITY OF SWAN**

Planning Information

EDEM Fig 2570 - R25706

Approval Date: Jan 2000