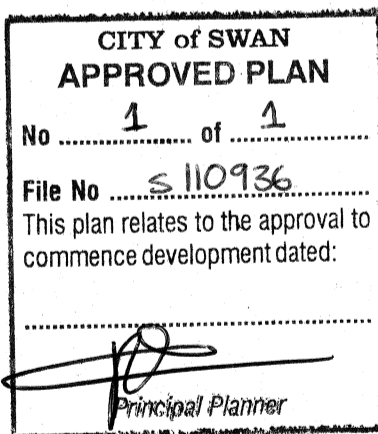


**DETAILED SITE PLANS  
R-CODE VARIATIONS**

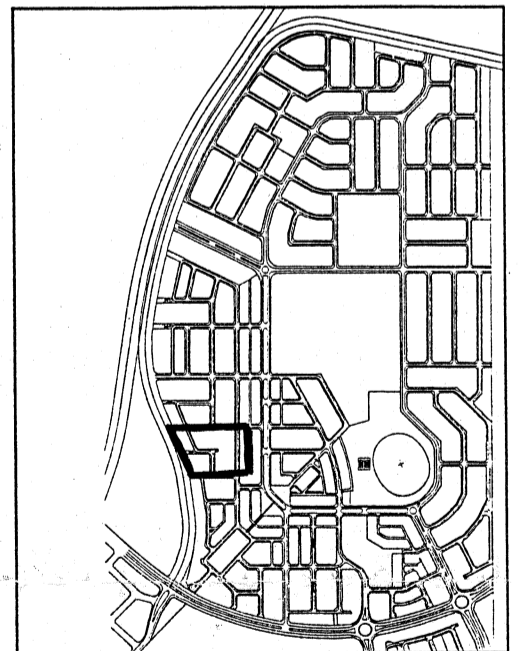
The District Town Planning Scheme and R-Codes are varied in the following manner:-

1. All dwellings patios, garages, and carports must be within the building envelopes. Residences orientated 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, streetscape objectives and statutory requirements;
7. Zero lot line 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 (not 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 orientated on an east-west axis. On all other cottage allotments orientated 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 of 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 a fire place) to a maximum of 70% of north elevation provided solar penetration to living areas is achieved.

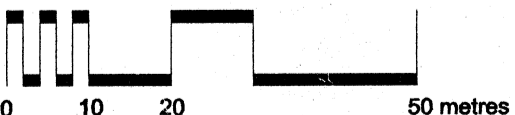
The development guidelines as shown have been adopted by Council and signed by the Principal Planner.



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



**DETAILED SITE PLAN  
COOLAMON - STAGE 4  
ELLENBROOK - SHIRE OF SWAN**

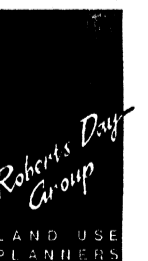


- LEGEND**
- BUILDING ENVELOPES
  - PREFERRED GARAGE LOCATION
  - ⊗ DESIGNATED GARAGE LOCATION
  - NO ACCESS
  - 1.8m minimum Second Storey SETBACK

Date 1 March 2000  
Scale: N.T.S.  
Dwg No: EJV/VL3 - DSP STAGE4

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Principal Planner \_\_\_\_\_ Date \_\_\_\_\_

**CITY OF SWAN**  
**Planning Information**  
ECM Doc Set ID: 5476764  
Approval Date: Jan 2000

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.