LOCATIONS PLAN

DETAILED SITE PLANS
R-CODE VARIATIONS

All dwellings, patios, garages, and carports are to be located 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 satisfied 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 not required.
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 solar orientation, streetview objectives and statutory requirements.
6. Zero set line on corner allotments to be in accordance with Ellenbrook Management Pty Ltd and Local Authority Approval.
7. The Local Authority or the planning authority is mandatory for the main residence on all lots with frontages of 13m and less.
8. On all other lots, an existing 2m solar setback is only applicable to housing based upon a zero set line design.
9. For S.1000 profile lots a minimum open space site coverage of 30% is applicable.
10. For other lots, a minimum open space site coverage of 40% is applicable in accordance with sub-clause 3.4.1.1 of the R-Codes.
11. The Local Authority, subject to an appropriate application and consideration under the relevant statutory provisions, may consider bulk part of the main residence within the 2m 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 35% of the overall height of the boundary; and
   d. The setback from the front of the building part of the main residence does not exceed the setback required by the Local Authority for the setback from the front of the building part of the main residence in accordance with sub-clause 3.2.2 of the R-Codes.
12. For all allotments with frontages of 13m or less and front driveway access, the garage/serviced plots shall not be more than 5m in front of the dwelling (excluding the verandah).
13. Minimum garage front setbacks of 4m from frontage streets and 3m from side streets.
14. 1.0m garage setbacks are subject to achieving a minimum grade of 1:8.
15. 2m setback to side boundaries shall be as per Clause 3.4.1.2 of the R-Codes.
16. For Lot 5436 - 5442, 5506 - 5513 and 5502 - 5508 any development shall comply with Sub-Clause 3.3.1 of the R-Codes regarding solar access for adjoining sites.

The development plan variations shown have been adopted by Council and signed by the Principal Planner.

Principal Planner: [Signature]
Date: [Date]