1. Maximum plot ratio 0.6:1

2. No person within the Commercial Enterprise Precinct shall use the area of land between a building setback line and a street alignment for any other purpose other than one or more of the following:
   a. A means of access;
   b. Landscaping;
   c. The car parking of motor vehicles by employees or customers (no vehicle or equipment storage) provided screening/landscaping is provided to the street;
   d. For Lots 8384 & 9466 - 9467 a canopy and associated infrastructure may be located up to a 4m min front setback.
   e. Limited display, storage area, delivery and service access may be permitted within front/side setback areas.

3. Building height
   A height limit of 6.0 metres to the eaves or to top of the parapet wall applies within 10.0 metres of the street frontage.

4. The Landscaping theme is based on the use of trees, low shrubs and ground covers for a minimum of 15% of the site area, comprising:
   a. A minimum 3m Landscape strip adjacent to street boundaries is to be established with the exception of lots 3870 - 3874, 8384 and 9466-9467 where a minimum 1.0 metre landscape strip is to be provided;
   b. Landscaping is to be provided within parking areas to provide shade for parked cars and to soften the impact of paved car parking viewed from adjacent sites and roads;
   c. Landscaping is to be used to screen service and storage areas;
   d. Areas of the site visible from the road and not used for building, parking and storage are to be landscaped.

5. The 1.0 minimum rear and side setback from the retaining wall may be reduced to nil subject to the purchasers obtaining certification from a structural engineer and approval being obtained from the City of Swan for any construction adjacent to a retaining wall.

6. Setbacks
   Zero lot line development is permitted to both side boundaries unless there is a retaining wall or access is required to the rear of the lot.

As at the date of signing (below), Lots 9465, 9466 and 9467 (or Locke Lane) do not yet exist. This land is currently comprised in Lots 3852, 8385 and 8386.

Lot numbers shown are based on WAPC subdivision approval 14B780 issued 12 December 2013.

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

[Signature]

PMT 167/A

20 MAR 2014

Co Ref: WAPC survey

REF NO.
STATEMENT OF WORKS
COMMERCIAL ENTERPRISE PRECINCT
Ellenbrook Town Centre

ELLENBROOK

DISCLAIMER: ISSUED FOR DESIGN INTENT ONLY. ALL AREAS AND DIMENSIONS ARE SUBJECT TO DETAILED DESIGN AND SURVEY.