The District Town Planning Scheme and R-Codes are Valid in the Following Manner:

1. All dwellings, garages and garages must be within the building envelopes.
2. The requirements of the R-Codes are varied as shown on plan.
3. The requirements of the R-Codes and Town Planning Scheme shall be satisfied in all other matters.
4. The requirements to control with adjoining or other owners to ensure that the R-Codes is not required.
5. Density is in R-30.
6. An alternative garage location is shown on the plan may be approved by the principal planner subject to the development meeting solar orientation, streetcape objectives and statutory requirements.
7. Zero lot line lot line variations to be in accordance with Ellenbrook Management Pty Ltd and Local Authority approval.
8. The zero lot line is required to be completed for a portion of the main residence on all 10m and at 15m to 10m setback distances.
9. On all other setbacks adjacent the 2m setback is only applicable to looking towards a zero lot line design.
10. A minimum open space area coverage of 42% is applicable.
11. Building part of the main residence on the setback boundary within the 2m setback is permitted.

- The solar aspect of design of the residence is not compromised.
- Access to the rear of the property is maintained from the public.
- Construction of the wall on the boundary does not exceed 21% of the overall height of the boundary.
- The development as shown have been adopted by Council and signed by the Executive Officer.

Signed: [Signature]  Date: 25/12/37

NOTE: Side and rear boundary fencing shall be presided by Ellenbrook Management Pty Ltd.

LEGEND

BUILDING ENVELOPE
PREFERRED GARAGE LOCATION
DESIGNATED GARAGE LOCATION
NO ACCESS

DETAILED SITE PLAN
LOT 1030 SHERBROOKE RETREAT
ELLENBROOK – SHIRE OF SWAN

CITY OF SWAN
Planning Information
ECM Doc Set ID: 544490
Approval Date: 23/12/1997

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subject document may have been superseded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.