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

1. All dwellings, garages and carports 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 consult with adjoining or other owners to achieve a variation of the R-Code is not required.
5. Density coding is R-40.
6. An alternative garage location to that shown on the plan may be approved by the principal planner subject to the development meeting solar orientation, streetscape objectives and statutory requirements.
7. Zero lot line on corner allotments shall be first approved by Ellenbrook Management Pty Ltd.
8. The zero lot line requirement is mandatory for all 12m cottage allotments.
9. 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. Construction of the wall on the boundary does not exceed 25% of the overall length of that boundary. This is based on construction of wall commencing from the minimum front setback indicated on the Detailed Site Plan.
10. A minimum open space site coverage of 40% is applicable.

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

Signed: [Signature]
Date: [Date]

Note:
- Side boundary fencing shall be prescribed timberlap at 1.8m in height.
- Rear fencing shall be powder coated fencing at 1.5m in height prescribed by Ellenbrook Management Pty Ltd.