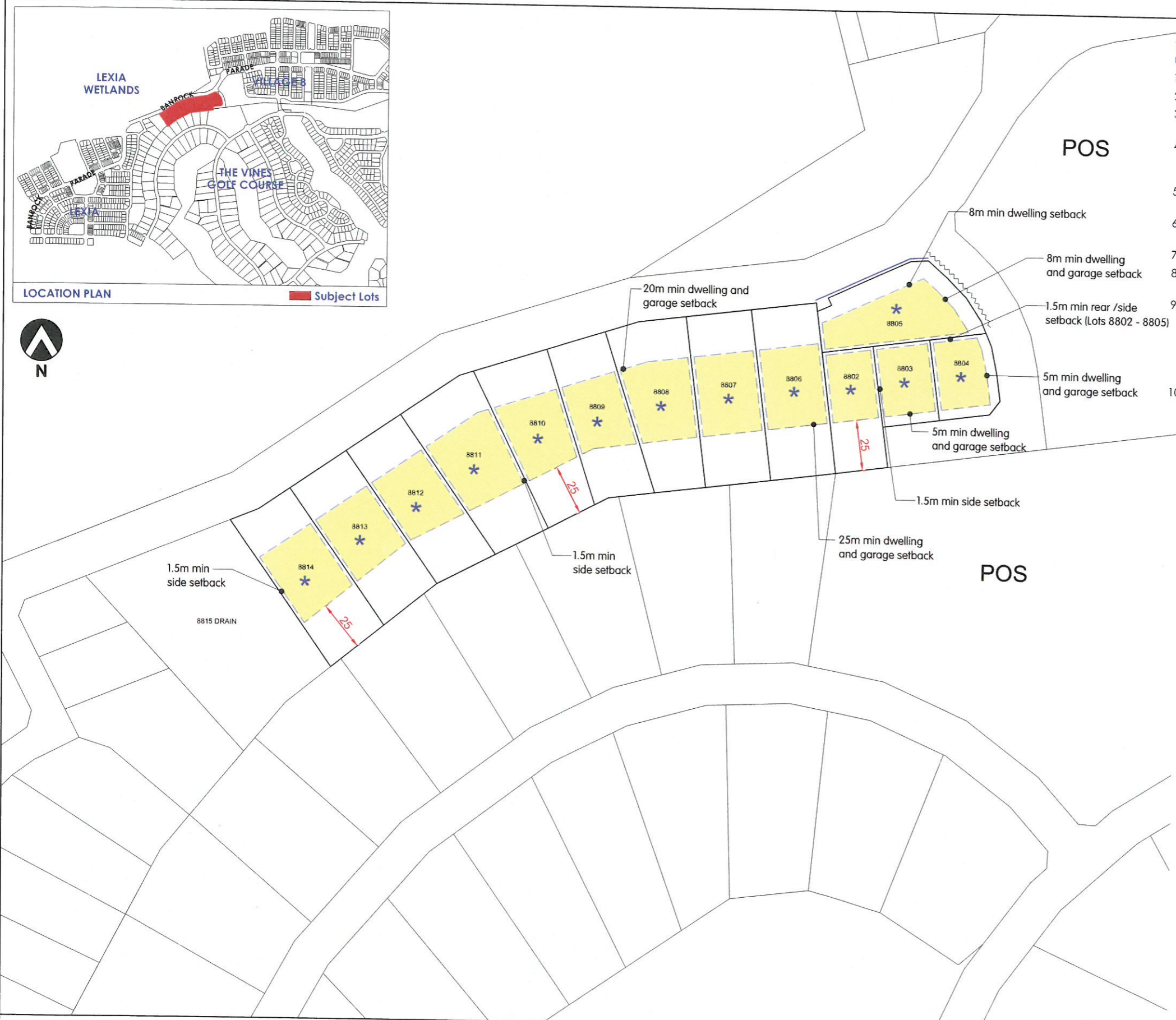


The District Town Planning Scheme and R-Codes are varied in the following manner:

1. The R-Code for each lot is as per the prevailing Density Sites Plan.
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. Consultation with adjoining landowners to achieve a variation of the R-Codes, in accordance with the approved Detailed Area Plan, is not required.
5. There is no average front setback requirement for all lots subject of this Detailed Area Plan.
6. Building envelopes are subject to the constraints of retaining wall. The landowner is to consult their builder or structural engineer where necessary.
7. At least one habitable room opening must overlook the primary street.
8. For corner lots, the crossover/garage is to be located the maximum distance from the truncation as possible (subject to engineering constraints).
9. Lots subject of this DAP are subject to an approved Bushfire Management Plan and have been assigned a bushfire attack level as notated on the Plan. Dwellings and incidental structures constructed on these lots must be constructed in accordance with AS3959-09 and must comply with additional planning and built form controls as specified in the Bushfire Management Plan (York Gum Services, April 2013 available from the City or the developer).
10. Minor variations to the requirements of the R-Codes and this DAP may be approved by the City of Swan.



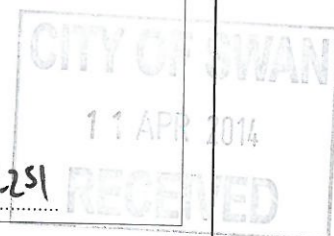
LEGEND

- Subject Property Boundaries
- Surrounding Property Boundaries
- - - Setbacks (distances vary as shown)
- No vehicle access
- * Bushfire attack level 19 (Houses must comply with section 6.2.1 of the Bushfire Management Plan)
- ~ Development frontage
- Permitted Building Envelope

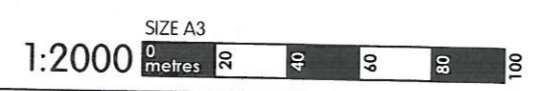
The development guidelines as shown have been adopted by Council and signed by the Principal Planner.

[Signature]
Principal Planner / Co-ordinator for Statutory Planning

Date: 4 SEP 2014
CoS Ref: DAP-251



robertsday.com.au planning-design-place



AERIAL PHOTOGRAPHY
SOURCE:
YYMMDD:

CADASTRAL INFORMATION
SOURCE:
YYMMDD:
DWG REF:
PROJECTION:

REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D
C	REVISION SETBACK MODS	140328	MI	EJ
B	SETBACK MODS	140115	RF	EJ
A	BASE PLAN	131206	RF	EJ

DETAILED AREA PLAN - STAGE 3B
Banrock Drive - Annie's Landings, Ellenbrook
City of Swan

REF NO. EJV VL7B
DRAW NO. RD1 409
REV. C

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