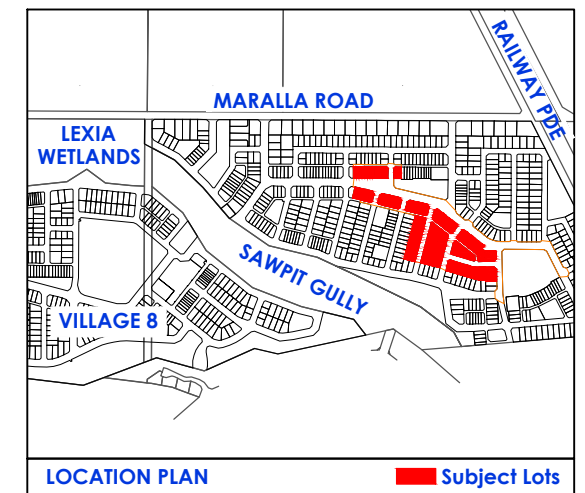




The District Town Planning Scheme and R-Codes are varied in the following manner:

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, access and services. 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 5.0m -7.0m frontage lots, minimum open space of 25% is applicable. For 7.5m-10m fronting lots, minimum open space of 30% is applicable. For all other lots, minimum open space of 40% is applicable.
9. A verandah may project not more than one meter into the front setback area subject to constraints of retaining wall, access, and services.
10. On laneway lots a bin pad (1.5m wide x 1.0m deep) shall be provided at nil setback from the laneway. Bin pad areas to be designated as per City of Swan requirements and fencing is not to obstruct the line designated bin pad area.
11. For corner lots, the crossover/garage is to be located the maximum distance from the truncation as possible (subject to engineering constraints).
12. 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).
13. 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
 - ~~~~~ Development Frontage
 - + Bushfire attack level 12.5 (Houses must comply with section 6.2.2 of the Bushfire Management Plan)



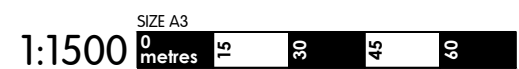
The development guidelines as shown have been adopted by Council and signed by the Principal Planner.

.....
Principal Planner/ Co-ordinator Statutory Planning

Date CoS Ref:



CADASTRAL INFORMATION
SOURCE: WHELANS
YYMMDD: 150812
DWG REF: 150812-TRUN_PCG84
PROJECTION: PCG 84



REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D
C	SETBACK FIX	150930	HH	EJ
B	SETBACK FIX	150924	HH	EJ
A	BASE PLAN	150827	HH	EJ
REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D

DETAILED AREA PLAN - STAGE 16, VILLAGE 8
Lots 10129-10131, 10143-10159, 10271-10282, 10287-10306, 10316-10322, 10339-10343, 10519-10527, 10555, 10556
Annie's Landing, Ellenbrook
City of Swan
REF NO. **EJV VL7B** DRAW NO. **RD1 421** REV. **C**