

- 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)
 - + Bushfire attack level 12.5 (Houses must comply with section 6.2.2 of the Bushfire Management Plan)
 - ▨ Building Exclusion Zone

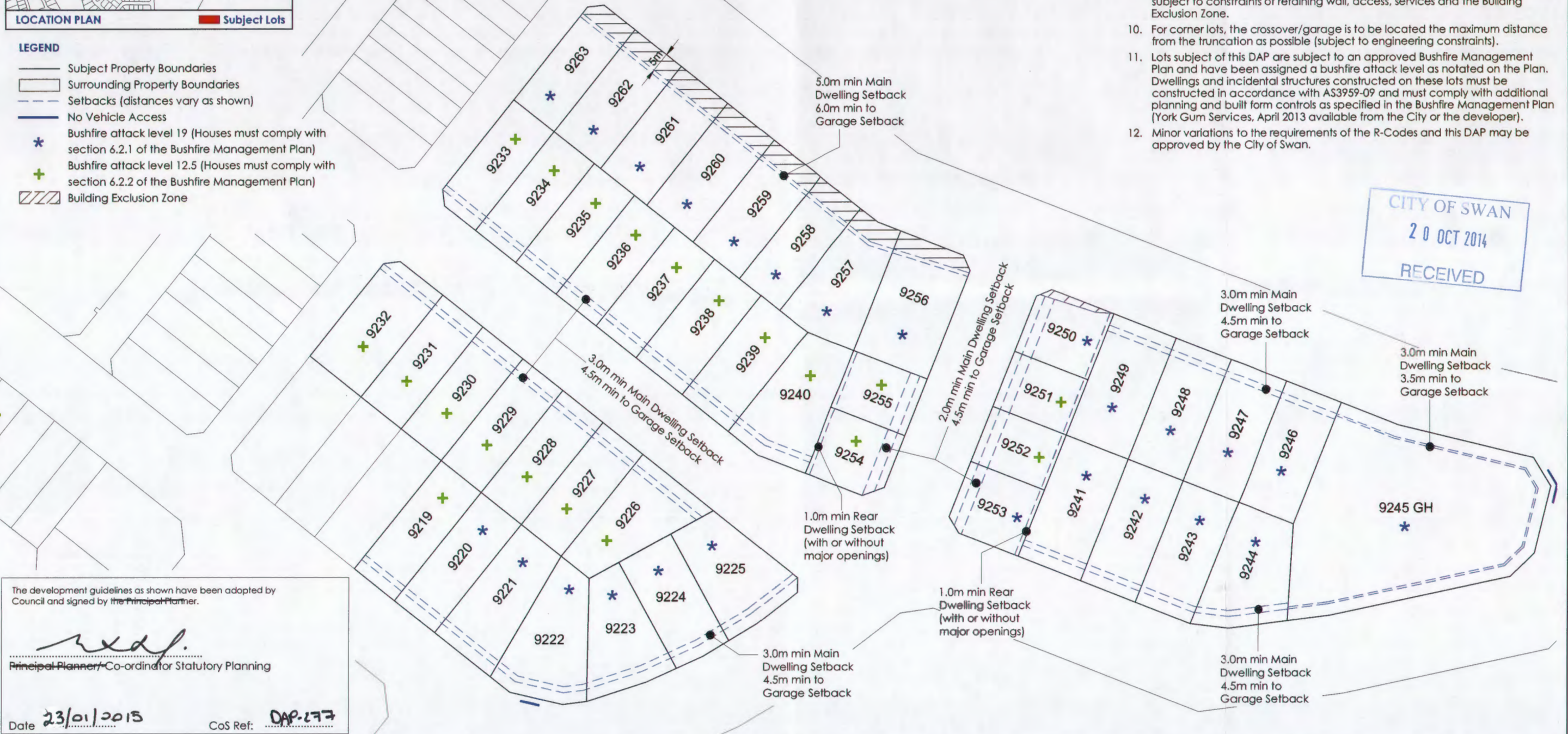
CITY OF SWAN
Planning Information
 ECM Doc Set ID: 5197469
 Approval Date: 23/01/2015

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 The City makes every attempt to keep its published records up to date; however the subject document may have been superseded by a more recently approved document.



- 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 all lots, minimum open space site coverage of 40% is applicable.
 9. A verandah may project not more than one metre into the front setback area subject to constraints of retaining wall, access, services and the Building Exclusion Zone.
 10. For corner lots, the crossover/garage is to be located the maximum distance from the truncation as possible (subject to engineering constraints).
 11. 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).
 12. Minor variations to the requirements of the R-Codes and this DAP may be approved by the City of Swan.

CITY OF SWAN
 20 OCT 2014
 RECEIVED

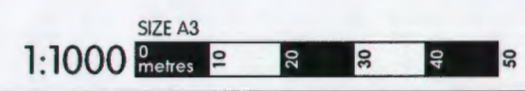
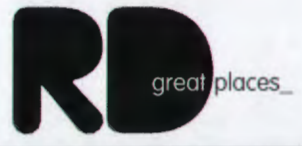


The development guidelines as shown have been adopted by Council and signed by the Principal Planner.

[Signature]
 Principal Planner / Co-ordinator Statutory Planning

Date: 23/01/2015 CoS Ref: DAP-177

robertsdays.com.au planning-design-place



CADASTRAL INFORMATION
 SOURCE: WHELANS
 YYMDD: 141020
 DWG REF: TRM 21.01.2014
 PROJECTION: PCG94

REV	DESCRIPTION	YYMDD	DRAWN	APPR'D
C	ADDED NO VEHICLE ACCESS	141016	RF	EJ
B	RETAINING & TEXT MODS	141008	RF	EJ
A	BASE PLAN	140915	RF	EJ

DETAILED AREA PLAN - STAGE 12
Annies Landing, Ellenbrook
 City of Swan

REF NO. **EJV L7B** DRAW NO. **RD1 416** REV. **C**