

Our Ref: DAP-277  
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23 January 2015

Attn: Emma Jeans  
Roberts Day  
GPO Box 6369  
EAST PERTH WA 6892

Dear Madam

**DETAILED AREA PLAN (DAP-277) – STAGE 12 – ANNIE’S LANDING (VILLAGE 8) –  
LOT 9286 MARALLA ROAD, ELLENBROOK**

Further to your recent request for Council’s endorsement of the revised Detailed Area Plan (DAP-277) relating to Lot 9286 Maralla Road, ELLENBROOK, I advise that the revised Detailed Area Plan has now been approved under delegated authority of the Council of the City of Swan.

A copy of the approved plan is enclosed for your information.

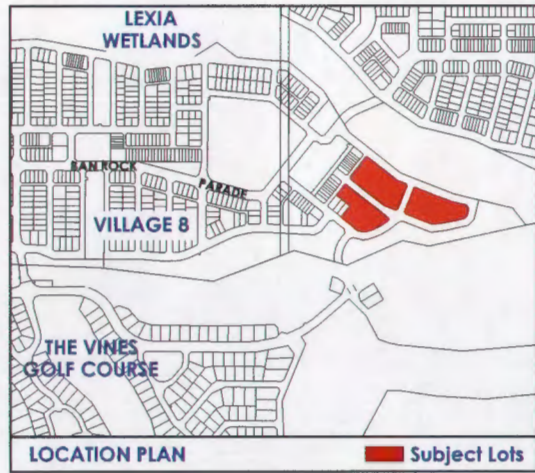
Should you have any queries regarding this matter, please do not hesitate to contact Ms Joslin Colli on 08 9267 9386.

Yours faithfully

A handwritten signature in black ink, appearing to read "Lyn Leong".

Lyn Leong  
**Coordinator, Development Assessment & Appeals  
STATUTORY PLANNING**

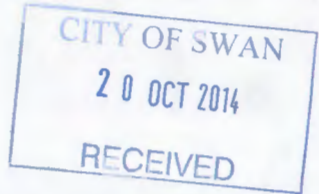
Enc.



- 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



- 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.

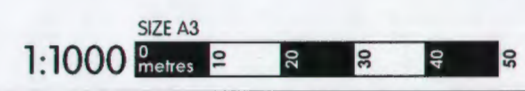
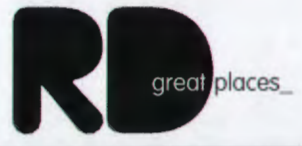


The development guidelines as shown have been adopted by Council and signed by the Principal Planner.

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

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

robertsdays.com.au planning-design-place



**CADASTRAL INFORMATION**  
SOURCE: WHELANDS  
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**

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