



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

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

Date **30.04.15** CoS Ref: **DAP-259**

**RD** great places\_ **ellenbrook**

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- 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. Dwellings may orient towards the laneway for Lot 10411, provided at least half of the dwellings address the development frontage.
  9. For 7.5m-10m fronting lots, minimum open space site coverage of 30% is applicable. For all other lots, minimum open space site coverage of 40% is applicable.
  10. A verandah may project not more than one metre into the front setback area subject to constraints of retaining wall, access, and services.
  11. For corner lots, the crossover/garage is to be located the maximum distance from the truncation as possible (subject to engineering constraints).
  12. 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 designated bin pad area.
  13. 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).
  14. 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 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)

**CITY OF SWAN**  
20 APR 2015  
**RECEIVED**

**CADASTRAL INFORMATION**  
SOURCE: WHELAN'S  
YYMDD: 141201  
DWG REF:  
PROJECTION: PCG 84

SIZE A3  
0 10 20 30 40 50 metres

REV	DESCRIPTION	YYMDD	DRAWN	APPR'D
D	TEXT & GARAGE	150320	RF	EJ
C	VARIOUS MODS	150130	RF	EJ
B	TEXT MODS	150128	RF	EJ
A	BASE PLAN	141211	RF	EJ

**DETAILED AREA PLAN - STAGE 13**  
**Annies Landing, Ellenbrook**  
City of Swan

REF NO. **EJV VL7B** DRAW NO. **RD1 417** REV. **D**

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