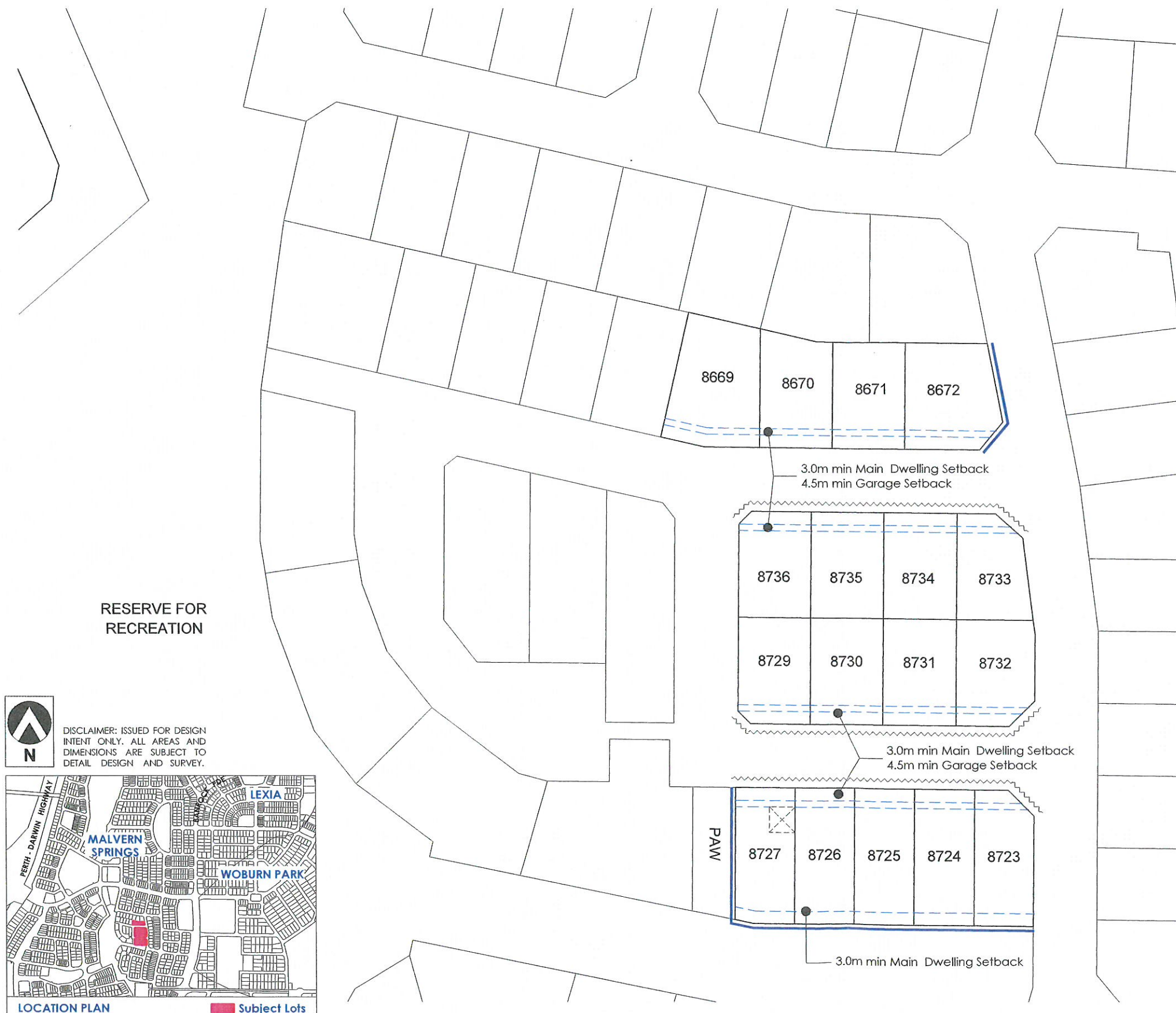
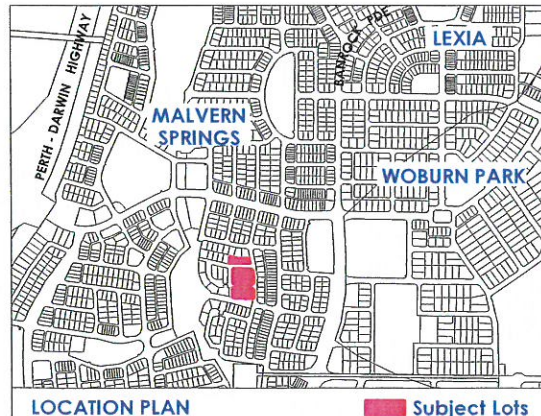


**The Local Town Planning Scheme and R -Codes are varied in the following manner:**

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 the Scheme shall be satisfied in all other matters.
4. Consultation with adjoining or other 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 to this Detailed Area Plan.
6. Building Envelopes are subject to the constraints of retaining walls. 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. Lots 8723 - 8727 must have at least one unobstructed habitable room opening overlooking POS.
9. On corner lots a nil side setback to the secondary street is not permitted.
10. A verandah (subject to the Building Code of Australia) may project not more than one metre into the front setback area.
11. Minor variations to the requirements of the Residential Design Codes and this DAP may be approved by the City of Swan.
12. Minimum Open Space site coverage of 40% is applicable for all lots.



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



- LEGEND**
- Subject Property Boundaries
  - Surrounding Property Boundaries
  - No Vehicle Access
  - ~ Development Frontage
  - ⊠ Mandatory Garage Location
  - - - Setbacks (distances vary as shown)

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

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

Date 27/8/2014 CoS Ref: DAP-253

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**CITY OF SWAN**  
- 1 JUL 2014  
**RECEIVED**

DRAFT DAP STATUS	ISSUED	COMMENT RECEIVED
DRAFT#		
(NO ENGINEERING COMMENTS)	130417	
(ENGINEERING COMMENTS)	130513	Marks comments received 130423
(FINAL DRAFT)		

AERIAL PHOTOGRAPHY  
SOURCE: NA  
YYMMDD: NA

CADASTRAL INFORMATION  
SOURCE: WHELANS  
YYMMDD: 121220  
DWG REF: malvern-121220  
PROJECTION: PCG94

REV	DESCRIPTION	YYMMDD	RF	MI	EJ	APPR'D
E	NO VEHICLE ACCESS	140627	RF	MI	EJ	
D	REV. TEXT	140523	MI	EJ		
C						
B	REV. EVL.FRONTAGE	140410	MI	EJ		
A	BASE PLAN	130417	RF	EJ		

**DETAILED AREA PLAN**  
Stage 2A and 2B Hillside - Malvern Springs, Ellenbrook  
City of Swan

SIZE A3  
1:1000

REF NO. **EJV VL6** DRAW NO. **RD1 403** REV. **E**