

Our Ref: DAP-278
Fax: 9267 9444
Web Address: www.cityofswan.com



2 Midland Square, Midland
PO Box 196, Midland WA 6936
T: (08) 9267 9267
F: (08) 9267 9444
www.swan.wa.gov.au

30 January 2015



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

Dear Madam

**DETAILED AREA PLAN – (DAP-278) – EQUIS LAKE – STAGE 4 - LOT 9003
RAILWAY PARADE, THE VINES**

Further to your recent request for Council's endorsement of the revised Detailed Area Plan (DAP-278) relating to Lot 9003 Railway Parade, THE VINES, 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**

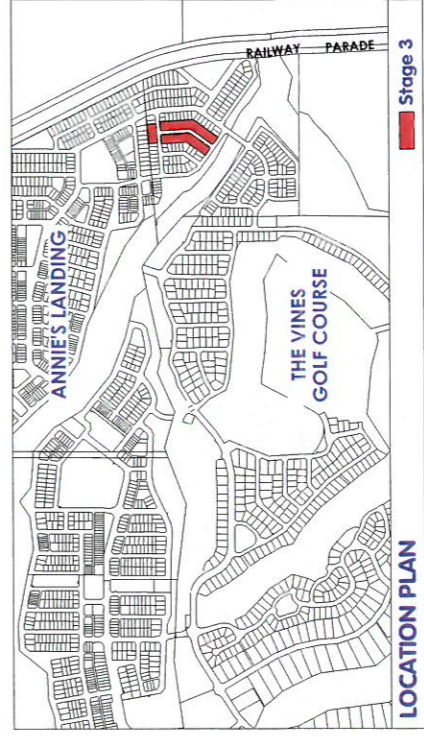
Enc.



LEGEND

- SUBJECT LOT BOUNDARY
- - - SETBACKS (DISTANCES VARY AS SHOWN)
- + BUSHFIRE ATTACK LEVEL 12.5 (HOUSES MUST COMPLY WITH SECTION 5.4 OF THE BUSHFIRE MANAGEMENT PLAN)
- NO VEHICLE ACCESS
- - - STAGE 4 BOUNDARY

DISCLAIMER: DETAILED AREA PLAN IN DRAFT FORMAT. STILL SUBJECT TO COUNCIL APPROVAL AND POSSIBLE AMENDMENTS.

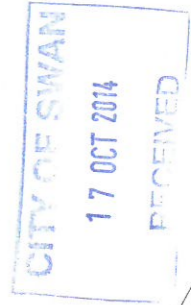


The development guidelines as shown have been adopted by Council and signed by the Principal Planner.

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

Date **30/01/2015** Cos Ref: **DAP-278**

- 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 service. 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. A verandah (subject to the Building Code of Australia) may project not more than one metre into the front setback area, subject to the constraints of retaining wall, access and service.
 9. For all lots a minimum open space site coverage of 40% is applicable.
 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 (Stretegen May 2014 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.



CADASTRAL INFORMATION
SOURCE: MAPS
Y/M/MDD: 140310
DWG REF: 95192-040-A
PROJECTION: PC994

SIZE A3
1:1000
0 metres

95 A BASE PLAN
REV DESCRIPTION

141010 Y/M/MDD
EJ DRAWN
APPRO

REF NO.
LWP EQS

DRAW NO.
RDI 405

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

DETAILED AREA PLAN - STAGE 4
Lots 373-377, 415-438, 459 & 460 Equis Lake
City of Swan