



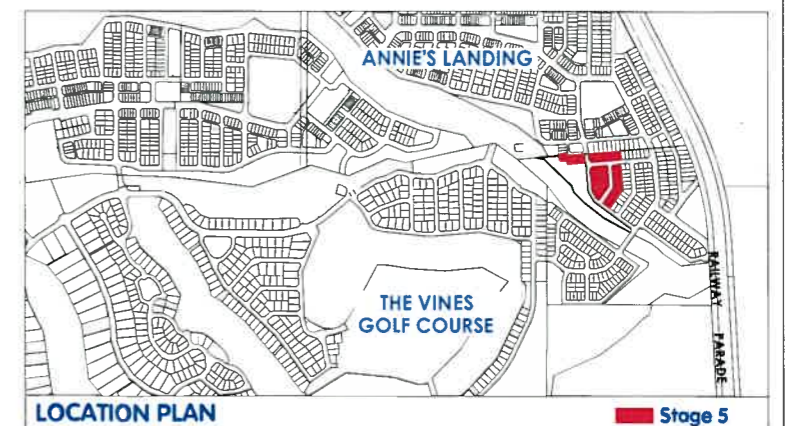
**The District Town Planning Scheme and R-Codes are varied in the following manner:**

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 7.5m - 10m frontage lots, minimum open space site coverage of 30% is applicable. All other 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. On laneway lots a binpad (1.5m wide x 1.0m deep) shall be provided at a 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.
12. Lots subject of this DAP are subject to an approved Bushfire Management Plan and have been assigned a bushfire attack level as noted 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).
13. Minor variations to the requirements of the R-Codes and this DAP may be approved by the City of Swan.

**LEGEND**

- SUBJECT LOT BOUNDARY
- SETBACKS (DISTANCES VARY AS SHOWN)
- BUSHFIRE ATTACK LEVEL 19 (HOUSES MUST COMPLY WITH SECTION 5.4 OF THE BUSHFIRE MANAGEMENT PLAN)
- BUSHFIRE ATTACK LEVEL 12.5 (HOUSES MUST COMPLY WITH SECTION 5.4 OF THE BUSHFIRE MANAGEMENT PLAN)
- NO VEHICLE ACCESS
- DEVELOPMENT FRONTAGE
- STAGE 5 BOUNDARY
- DESIGNATED GARAGE LOCATION
- PREFERRED GARAGE LOCATION

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 Statutory Planning

Date 15/10/2015

CoS Ref: DAP 290



CADASTRAL INFORMATION  
SOURCE MAPS  
YYMDD: 140310  
DWG REF: 95492-040-A  
PROJECTION: PCG94

1:1000  
0 10 20 30 40 50 metres

REV	DESCRIPTION	YYMDD	DRAWN	APPR'D
E	LOT 391 & 392 UPDATES	150814	RF	EJ
D	TEXT & VEHICLE ACCESS	150320	RF	EJ
C	NO VEHICLE ACCESS ADDED	150204	RF	EJ
B	AMENDED PLAN	150203	RF	EJ
A	PLAN BASED ON RD1 405A	150128	RF	EJ
REV	DESCRIPTION	YYMDD	DRAWN	APPR'D

DETAILED AREA PLAN - STAGE 5  
Lots 378 - 414 and 457 - 458, Equis Lake  
City of Swan

REF NO. LWP EQS  
DRAW NO. RD1 406  
REV. E