



- LEGEND**
- SUBJECT PROPERTY BOUNDARIES
 - SURROUNDING PROPERTY BOUNDARIES
 - - - SETBACKS (DISTANCES VARY AS SHOWN)
 - ~~~~~ DEVELOPMENT FRONTAGE
 - + BUSHFIRE ATTACK LEVEL 12.5 (HOUSES MUST COMPLY WITH SECTION 6.2.1 OF THE BUSHFIRE MANAGEMENT PLAN)
 - * BUSHFIRE ATTACK LEVEL 19 (HOUSES MUST COMPLY WITH SECTION 6.2.2 OF THE BUSHFIRE MANAGEMENT PLAN)

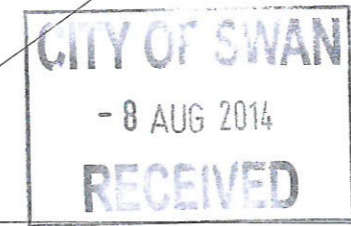


LOCATION PLAN ■ SUBJECT LOTS

Detailed Area Plan R-Code Variations

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

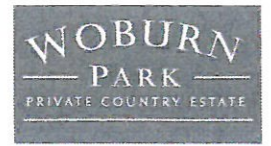
1. The R-Code for each lot is as per the prevailing Density Sites Plan.
2. The requirements of the R-Codes are varied as shown on plan.
3. The requirements of the R-Codes and Town Planning Scheme shall be satisfied in all other matters.
4. Consultation with adjoining or other landowners to achieve a 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, access and services. The landowner is to consult their builder or structural engineer where necessary.
7. A nil side setback for the garage is permitted to one side boundary for dwellings except to a secondary street.
8. At least one habitable room opening must overlook the primary must street.
9. Minimum open space site coverage of 40% is applicable for all lots.
10. A verandah (subject to the Building Code of Australia) 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. 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, March 2012 available from the City or the developer).
13. Minor variations to the requirements of the Residential Design 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.

nd. df.
Principal Planner/ Co-ordinator/ Statutory Planning

Date: **08 OCT 2014** CoS Ref: **DAP-260**



robertsday.com.au planning-design-place



AERIAL PHOTOGRAPHY
SOURCE: NA
YYMMDD: NA

CADASTRAL INFORMATION
SOURCE: WHELANS
YYMMDD: 131017
DWG REF: woburn-131017
PROJECTION: PCG84

REV	DESCRIPTION	DATE	BY	APP'D
C	R-CODE TEXT MODS	140807	PF	EJ
B	DESIGN AND SETBACK UPDATES	140617	RF	EJ
A	BASE PLAN	140611	PF	EJ
		YYMMDD	DRAWN	APP'D

DETAILED AREA PLAN (STAGE 14)
Lots 7803, 7804, 7839-7848,
8284-8286 and 8506 Woburn Park
City of Swan

REF NO. **EJV VIN** DRAW NO. **RD1 404** REV. **C**