

ENDORSEMENT PAGE

This structure plan is prepared under the provisions of the City of Swan
Local Planning Scheme No.17

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

22 JULY 2026

In accordance with Schedule 2, Part 4, Clause 28 (2) and refer to Part 1, 2. (b) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Date of Expiry:

29 JULY 2031

LEGEND

-  SITE BOUNDARY
-  FUTURE ROAD CONNECTION
-  INDICATIVE LOCATION OF REGIONAL WALK TRAIL (EDGE OF POS)
-  INDICATIVE LOT BOUNDARIES
-  FOOTPATH
-  SHARED PATH

LAND USE AND DEVELOPMENT SUMMARY

-  RURAL
-  RESIDENTIAL (R20)
-  RESIDENTIAL (R25)
-  RESIDENTIAL (R30)
-  PARKS & RECREATION - TO BE VESTED FREE OF COST TO THE WAPC PENDING FUTURE MANAGEMENT ARRANGEMENTS. AREA TO BE REVEGETATED OR REHABILITATED WITH ENDEMIC SPECIES.
-  PUBLIC OPEN SPACE
-  NATIVE VEGETATION IN POS TO BE RETAINED
-  AN EMERGENCY VEHICLE ACCESS POINT TO BE CONSTRUCTED AND LANDSCAPED TO THE SATISFACTION OF THE CITY
-  WETLAND BUFFER
-  BUSHFIRE ATTACK LEVEL 12.5 (Refer to Fire Management Plan, Stratagen 2014)
-  BUSHFIRE ATTACK LEVEL 19 (Refer to Fire Management Plan, Stratagen 2014)
-  DESIGNATED BUSHFIRE PRONE AREA (100m SETBACK FROM BUSHFIRE HAZARD)
-  1.8m HIGH MASONRY WALL
-  1.8m HIGH SIDE FENCE

NOTES:

- Notwithstanding any statement to the contrary within AS3959-2009, (or relevant equivalent) any Class 1, 2 or 3 buildings or a Class 10a building or deck associated with a Class 1, 2 or 3 building to be erected on residential lots within Outline Development Plan 139, that are partially or wholly within 100 metres of the 'extreme' or 'moderate' Bushfire risk areas as identified in 'Appendix D Figure 9', shall comply with requirements of AS3959-2009, or equivalent Australian Standard.
- Subdivision is to occur generally in accordance with this plan.



THIS ROAD CONNECTION IS DEPENDENT ON THE CONSTRUCTION OF THE RAILWAY PARADE BRIDGE ACROSS THE ELLENBROOK / CONSTRUCTION OF THE ABUTTING SECTION OF RAILWAY PARADE

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SIZE A3
1:2500
0 metres 25 50 75 100 125

CADASTRAL INFORMATION
SOURCE: WHELAN'S
YYMMDD:
DWG REF:
PROJECTION: PCG84

J 'RMD' TO 'R' CODES
I R25 MODIFICATION
H UPDATE DESIGN
G TEXT MODIFICATIONS
F UPDATED FMP AND LOT DESIGN
REV DESCRIPTION

170406 HH RD
160921 HH RD
160121 SB RD
150916 SB RD
150814 RF EJ
YYMMDD DRAWN APPRD

EQUIS LAKE OUTLINE DEVELOPMENT PLAN - No. 139 (Rev D)
Railway Parade, The Vines
City of Swan

REF NO. LWP EQS
DRAW NO. RDI 202
REV. J