

LEGEND

- Detailed Area Plan Boundary
- Building Envelope Boundary
- Designated Garage location.
- Visually permeable fencing above 1.2m to a maximum height of 1.8m, as per RD-Codes.
- Designated Driveway location. Reciprocal Rights of Access easement on Certificate of Title to ensure access.
- 2m minimum setback.
- No vehicular access permitted.
- Building Envelope Area. Maximum site cover of 60% applies to lots directly adjoining the open space. Dwellings are encouraged to address adjoining public space through balconies, front verandahs, porches & major openings. Dwellings to be setback 2.0m from the boundary adjoining the Public Open Space and road reserve.
- Building Envelope Area. Maximum site cover of 65% applies to lots directly adjoining primary street. The front elevation of the dwelling shall address the primary street.

CITY OF SWAN
Planning Information
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Disclaimer:
 The City makes every attempt to keep its published records up to date; however the subject document may have been superseded by a more recently approved document.

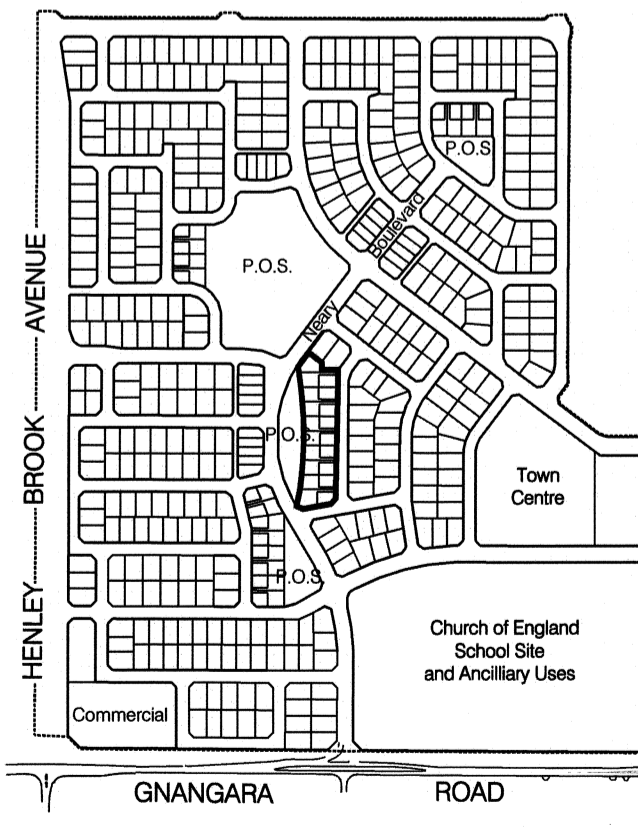
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DETAILED SITE PLAN RD-CODE VARIATIONS

All dwellings, patios, garages, and carports are to be located within the building envelopes. The requirements of the RD-Codes are varied as shown on the plan. The requirements of the RD-Codes and Town Planning Scheme shall be satisfied in all other matters. The District Town Planning Scheme and RD-Codes are varied in the following manner :-

1. Consultation with adjoining or other landowners to achieve a variation of the RD-Codes, in accordance with the approved Detailed Site Plan, is not required.
2. Density coding is R30 (Refer Density Site Plan).
3. Dwellings to be setback a minimum 0.5m from the internal access leg and secondary street.
4. Lots 518 - 536 to be setback 2m from the primary street and Public Open Space.
5. Maximum site cover of 65% applies to lots 520, 521, 524, 525, 528, 529, 532, 533 and 536 where an outdoor living area of not less than 30m² is provided. Where an outdoor living area of less than 30m² is provided, a maximum site cover of 60% applies.
6. Maximum cover of 60% applies to lots 518, 519, 522, 523, 526, 527, 530, 531, 534 and 535 where an outdoor living area of not less than 30m² is provided. Where an outdoor living area of less than 30m² is provided, a maximum site cover of 55% applies.
7. Lots 535 and 536 to be setback a minimum of 0.5m from the secondary street.

LOCALITY PLAN - n.t.s.



The front elevation of the dwellings shall address the street and Public Open Space through the use of major openings, front verandahs, porches and outdoor living areas.

Outbuildings not to be located at setback area to open space.

Garages setback 0.5m from the internal access leg.

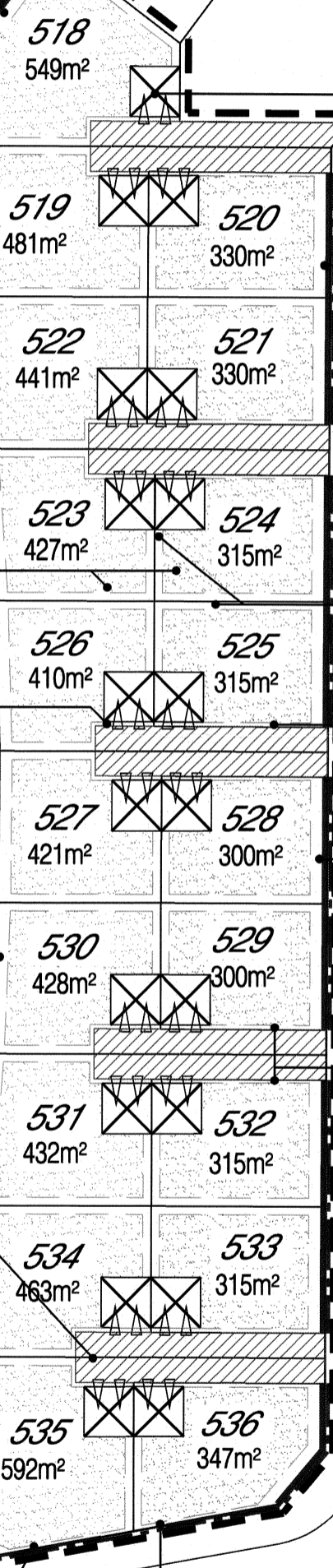
Public Open Space

Dwellings setback 2.0m from Public Open Space

Visually permeable fencing to Public Open Space in accordance with the RD-Codes

Manoeuvring space required beyond garages to ensure vehicles exit in forward gear.

Dwellings to address and survey the secondary street.



Garages shall be located within the designated garage location.

The front elevation of the dwellings shall address the street.

Side boundary setbacks and privacy setbacks in accordance with the RD-Codes.

0.5m minimum setback to dwelling from internal access leg.

2m minimum front setback to primary street.

Side elevations of dwellings encouraged to address the internal access leg through the use of major openings and architectural features.

ALBURY TERRACE

Approved by the City of Swan

 Principal Planner
 Date: 03/02/06