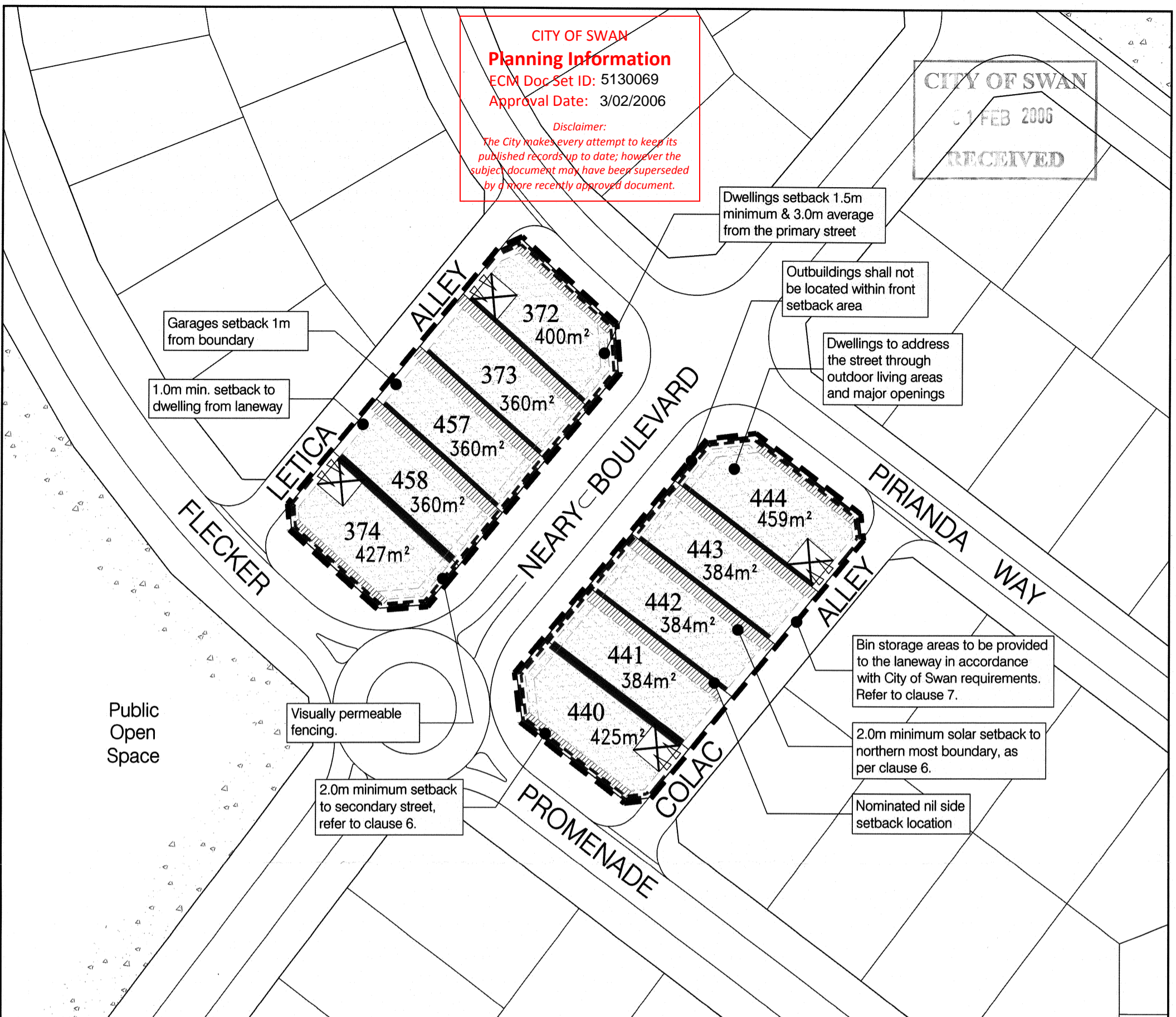


**CITY OF SWAN**  
**Planning Information**  
 ECM Doc Set ID: 5130069  
 Approval Date: 3/02/2006

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 The City makes every attempt to keep its published records up to date; however the subject document may have been superseded by a more recently approved document.

**CITY OF SWAN**  
 01 FEB 2006  
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Dwellings setback 1.5m minimum & 3.0m average from the primary street

Outbuildings shall not be located within front setback area

Dwellings to address the street through outdoor living areas and major openings

Garages setback 1m from boundary

1.0m min. setback to dwelling from laneway

Public Open Space

Visually permeable fencing.

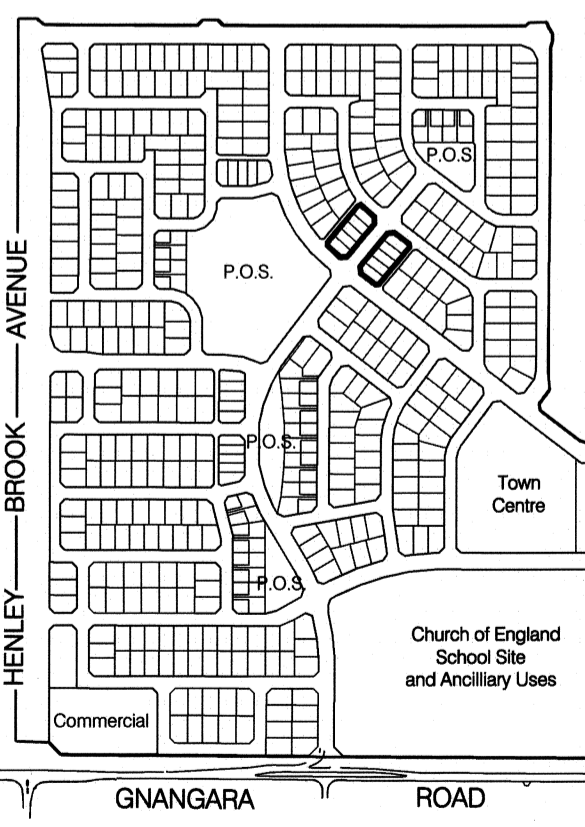
2.0m minimum setback to secondary street, refer to clause 6.

Bin storage areas to be provided to the laneway in accordance with City of Swan requirements. Refer to clause 7.

2.0m minimum solar setback to northern most boundary, as per clause 6.

Nominated nil side setback location

**LOCALITY PLAN - n.t.s.**



**DETAILED SITE PLAN RD-CODE VARIATIONS**

All dwellings & patios are to be allocated 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 R-30 (Refer Density Site Plan).
3. All dwellings to be setback 1.5m minimum and 3m average from the primary street.
4. The designated nil side setback location for lots 372, 373, 457, 458, 444, 443, 442 & 441 is the southern most boundary. Where proposed boundary walls shall be constructed in this location with length and height as per the RD-Codes.
5. The designated boundary wall location for lots 374 and 440 shall be on the northern most boundary, where proposed boundary walls shall be constructed in this location with the length and height as per RD-Codes.
6. The minimum open space requirement may be reduced from those specified in the RD-Codes to a minimum of 35% subject to compliance with the following criteria:
  - a) Minimum 2m side boundary setback to habitable rooms with major openings, to the designated boundary as shown on the DAP.
  - b) Any boundary wall (if proposed) to be built on the nominated zero lot line boundary and in accordance with the standards of the RD codes.
  - c) Provisions of an Outdoor Living Area designated in accordance with the RD-Codes and directly accessible from an internal living area on the northernmost or easternmost boundary.
7. Rubbish Bin storage area to be provided within the lot adjoining the laneway 1.0m deep and 1.5m wide, in accordance with City of Swan requirements.

**LEGEND**

- Detailed Area Plan No. 5 Boundary.
- Building Envelope Boundary.
- Designated Garage location.
- Visually permeable fencing above 1.2m to a maximum height of 1.8m, as per RD-Codes.
- Nominated Nil side setback location.
- 2m solar setback location.
- No vehicular access permitted.
- Building Envelope Area.

Approved by the City of Swan

*[Signature]* 03/02/06  
 Principal Planner Date

**REVISED PLAN**

DETAILED AREA PLAN No 5  
 LOTS 372-374, 457 & 458 LETICA ALLEY & LOTS 440-444 COLAC ALLEY, EGERTON  
 CITY OF SWAN

	<b>C H A P P E L L &amp; L A M B E R T</b> T O W N P L A N N I N G U R B A N D E S I G N <small>LEVEL 2 - 36 ROWLAND STREET SUBIACO WA 6008 PO BOX 706 SUBIACO WA 6904          TELEPHONE (08) 9382 1233 FACSIMILE (08) 9382 1127 EMAIL draft@ciplan.com</small>			
	SCALE 1:750	DATE 19.09.05		COMPILED C&L, MAPS