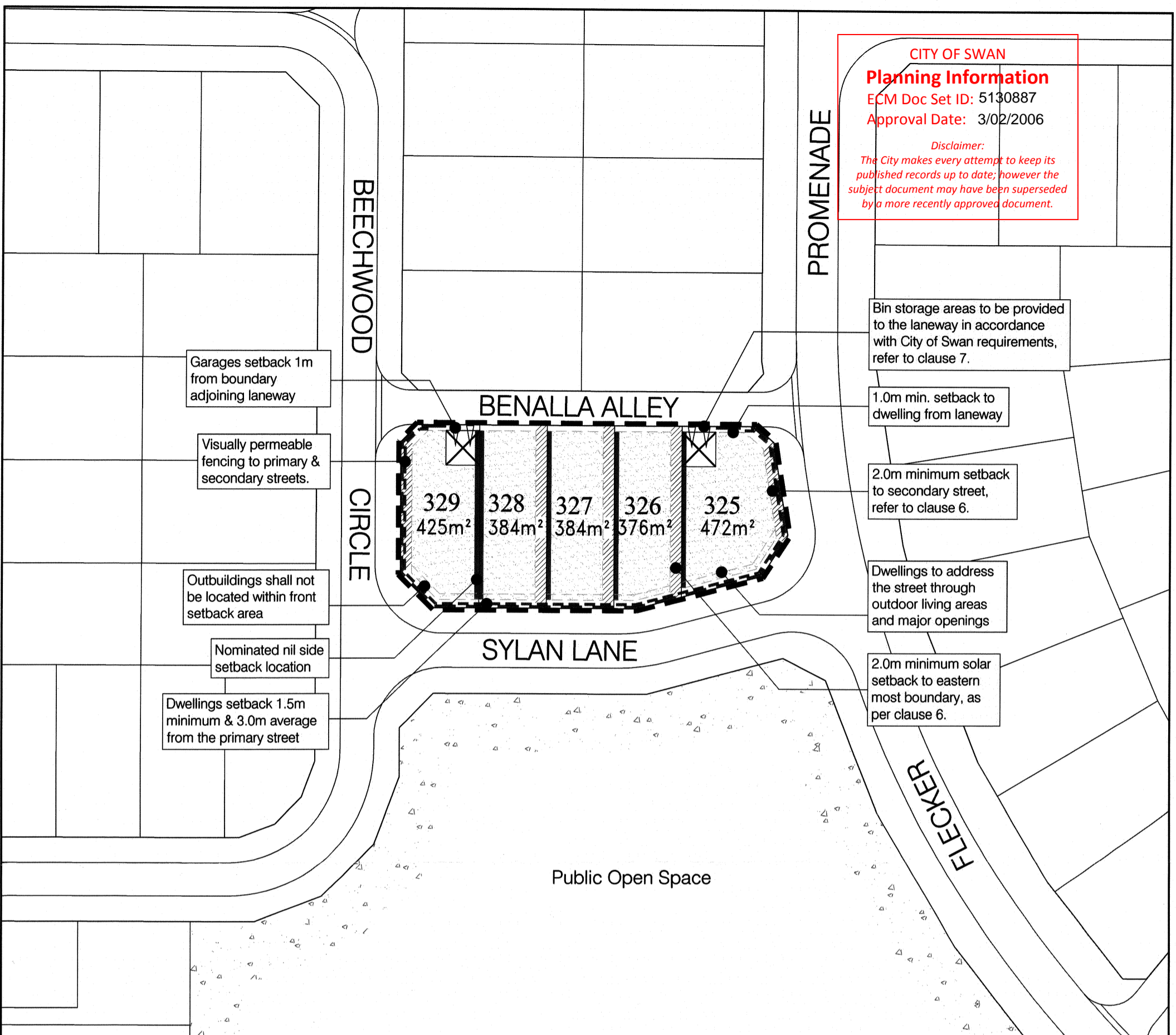


CITY OF SWAN
Planning Information
 ECM Doc Set ID: 5130887
 Approval Date: 3/02/2006

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 The City makes every attempt to keep its published records up to date; however the subject document may have been superseded by a more recently approved document.*



Garages setback 1m from boundary adjoining laneway

Visually permeable fencing to primary & secondary streets.

Outbuildings shall not be located within front setback area

Nominated nil side setback location

Dwellings setback 1.5m minimum & 3.0m average from the primary street

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

1.0m min. setback to dwelling from laneway

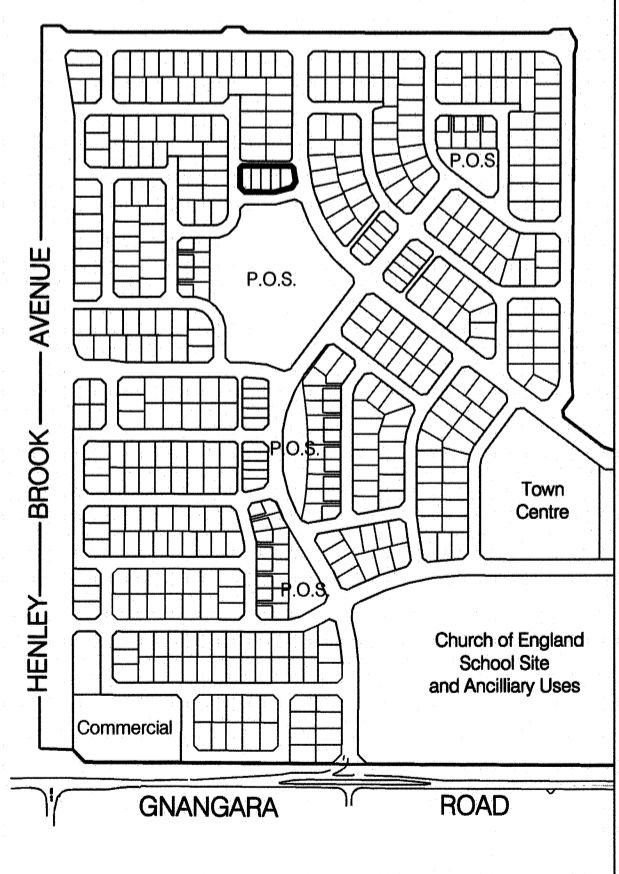
2.0m minimum setback to secondary street, refer to clause 6.

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

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

Public Open Space

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 325, 326, 327 & 328 is the western 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 lot 329 shall be on the eastern 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 30% 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 (excluding lot 329).
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. 9 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 setback location.
- No vehicular access permitted.
- Building Envelope Area.

Approved by the City of Swan

[Signature] 03/02/06
 Principal Planner Date

DETAILED AREA PLAN No 9
BENALLA ALLEY, EGERTON
CITY OF SWAN

CITY OF SWAN
 31 FEB 2006
RECEIVED

CHAPPELL & LAMBERT
 TOWN PLANNING URBAN DESIGN

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SCALE 1:750 DATE 19.09.05 COMPILED C&L, MAPS REVISED 31.01.06 PLAN No. 995-80D

REVISED PLAN