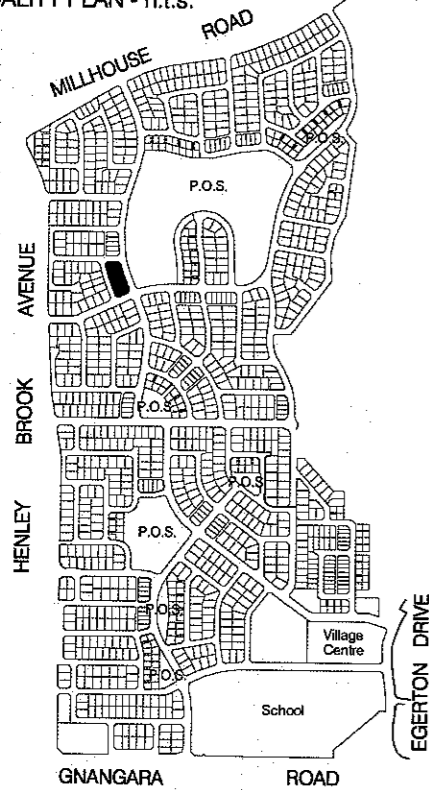


LOCALITY PLAN - n.t.s.



CITY OF SWAN
Planning Information
 EEM Doc Set ID: 5131328
 Approval Date: 6/12/2006

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 The City makes every attempt to keep its published records up to date; however the subject document may have been superseded by a more recently approved document.

Public
Open
Space

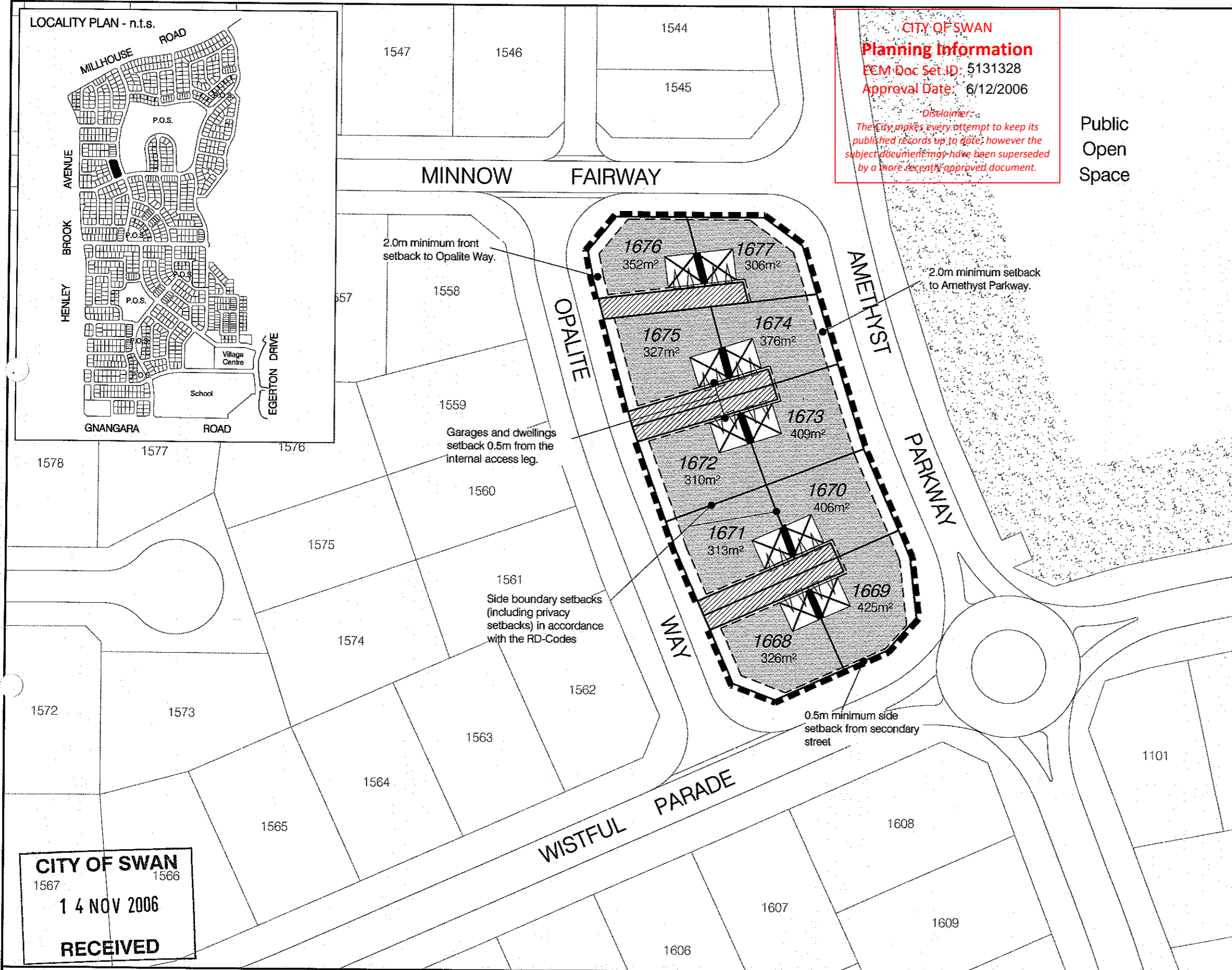
LEGEND

- Building envelope boundary.
- Building envelope area.
- Designated garage location.
- Nominated nil side setback location.
- No vehicular access permitted.
- Designated driveway location. Reciprocal Rights of Access easement on Certificate of Title to ensure access.

DETAILED AREA PLAN RD-CODE VARIATIONS

All dwellings & outbuildings are to be located within the building envelopes. The District Town Planning Scheme and RD-Codes are varied in the following manner. All other requirements of the RD-Codes and District Town Planning Scheme shall be satisfied.

1. Consultation with adjoining or other landowners to achieve a variation of the RD-Codes, in accordance with the approved Detailed Area Plan, is not required.
2. Density coding is R-30 (Refer Development Plan One Density Site Plan).
3. Maximum site cover of 60% applies to lots directly fronting Opalite Way and Minnow Fairway (Lots 1668, 1671, 1672, 1675, 1676 and 1677). Where an outdoor living area of greater than 30m² is provided, a maximum site cover of 65% is permitted.
4. Maximum site cover of 55% applies to lots directly fronting Amethyst Parkway (Lots 1669, 1670, 1673 and 1674). Where an outdoor living area of greater than 30m² is provided, a maximum site cover of 60% is permitted.
5. The elevation of the dwellings shall address the primary and secondary streets through the use of major openings, front verandahs, porches and outdoor living areas.
6. Side elevations of dwellings are encouraged to address the internal access leg through the use of major openings and architectural features.
7. Manoeuvring space is required beyond garages to ensure vehicles exit in forward gear.



CITY OF SWAN
 1566
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 14 NOV 2006
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Approved by the City of Swan

 ACTING Principal Planner Date 6/12/06

FOUR PACK LOTS - DETAILED AREA PLAN No. 20
LOTS 1668-1677 OPALITE WAY - VALE, EGERTON
CITY OF SWAN



CHAPPELL
LAMBERT
EVERETT
 TOWN PLANNING + URBAN DESIGN

DATE: 26.05.06
 REVISED: 09.11.06
 SCALE: 750 (A3)
 COMPILED: CLE, MAPS
 PLAN No.: 995-154B

THIS PLAN IS CURRENT AT THE REVISED DATE & SUBJECT TO APPROVAL, SURVEY & ENGINEERING DETAIL. THIS PLAN IS THE PROPERTY OF CHAPPELL LAMBERT EVERETT ©. LEVEL 2-30 ROWLAND STREET SUBIACO WA 6008 PO BOX 709 SUBIACO WA 6004 phone: (08) 9382 1233 fax: (08) 9382 1127 email: admin@cleplan.com.au