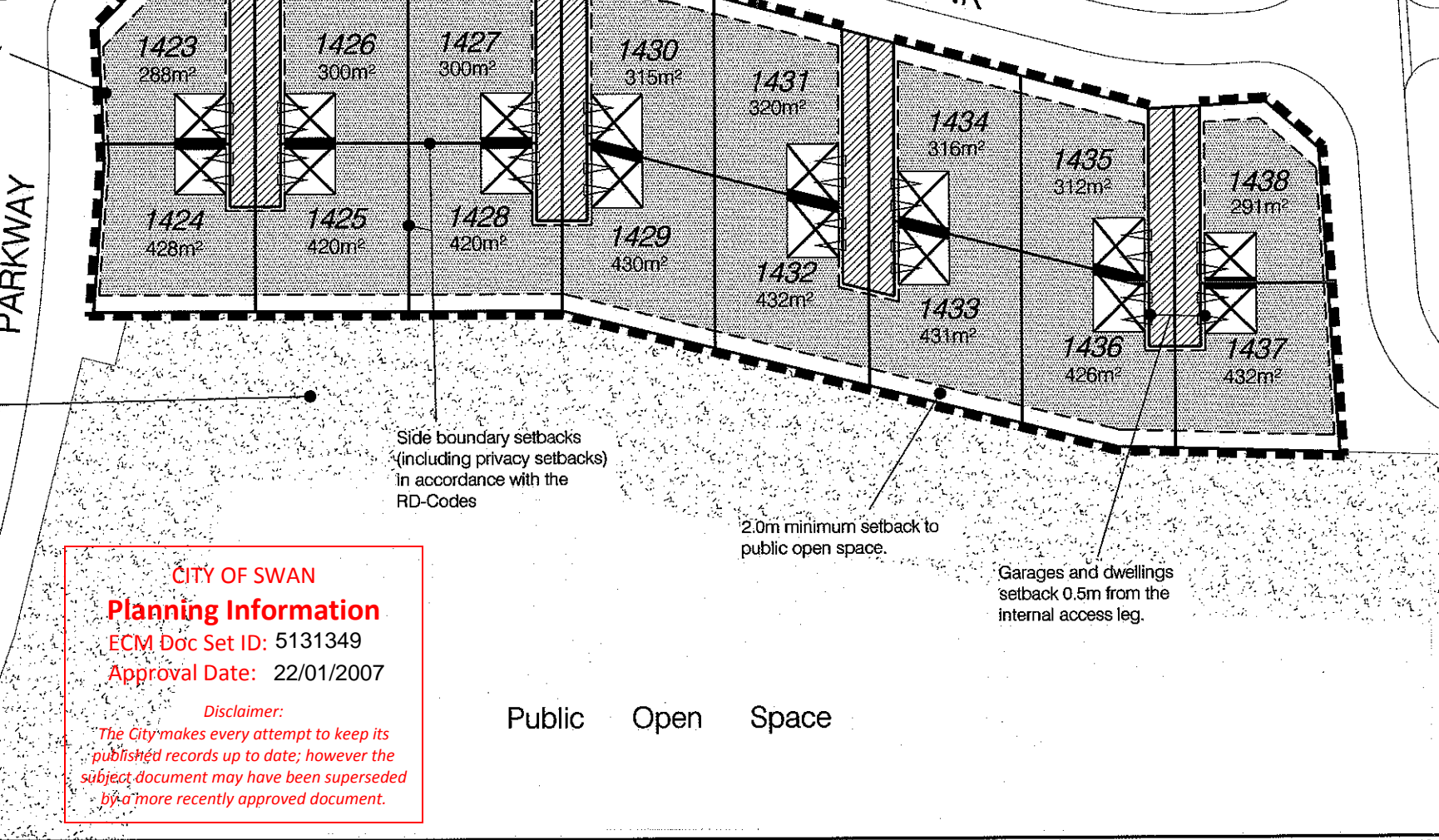
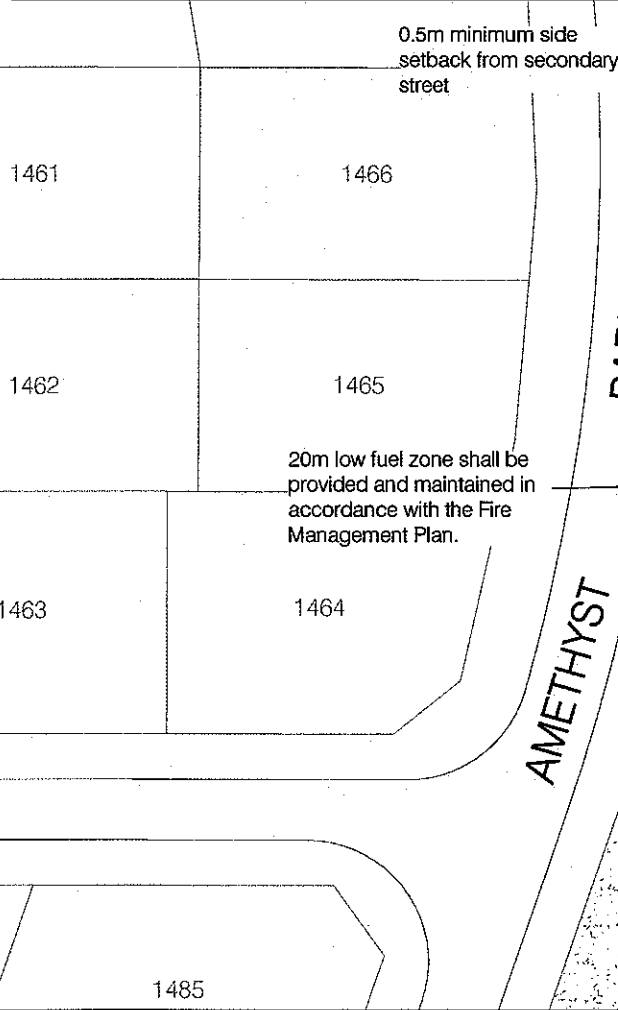


### LEGEND

- 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 adjoining Hirani Link (Lots 1423, 1426, 1427, 1430, 1431, 1434, 1435 and 1438). Where an outdoor living area of greater than 30m<sup>2</sup> is provided, a maximum site cover of 65% is permitted.
  4. Maximum site cover of 55% applies to lots directly adjoining the public open space (Lots 1424, 1425, 1428, 1429, 1432, 1433, 1436 and 1437). Where an outdoor living area of greater than 30m<sup>2</sup> is provided, a maximum site cover of 60% is permitted.
  5. The elevation of the dwellings shall address the primary and secondary streets and public open space 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**  
**Planning Information**  
 ECM Doc Set ID: 5131349  
 Approval Date: 22/01/2007

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 The City makes every attempt to keep its published records up to date; however the subject document may have been superseded by a more recently approved document.

Approved by the City of Swan

*[Signature]* 22/01/07  
 Principal Planner Date

## FOUR PACK LOTS - DETAILED AREA PLAN No.21 LOTS 1423-1438 HIRANI LINK - VALE, EGERTON CITY OF SWAN



CITY OF SWAN  
 15 DEC 2006  
**CHAPPELL  
 RECEIVED**  
 LAMBERT  
 EVERETT

DATE:	31.05.06
REVISED:	13.12.06
SCALE:	1:750 (A3)
COMPILED:	CLE, MAPS
PLAN No.:	995-155C

THIS PLAN IS CURRENT AT THE REVISED DATE & SUBJECT TO APPROVAL, SURVEY & ENGINEERING DETAIL. THIS PLAN IS THE PROPERTY OF CHAPPELL LAMBERT EVERETT O.  
 LEVEL 2-30 ROWLAND STREET SUBIACO WA 6008 PO BOX 700 SUBIACO WA 6004  
 phone: (08) 9382 1233 fax: (08) 9382 1127 e-mail: admin@cleplan.com.au