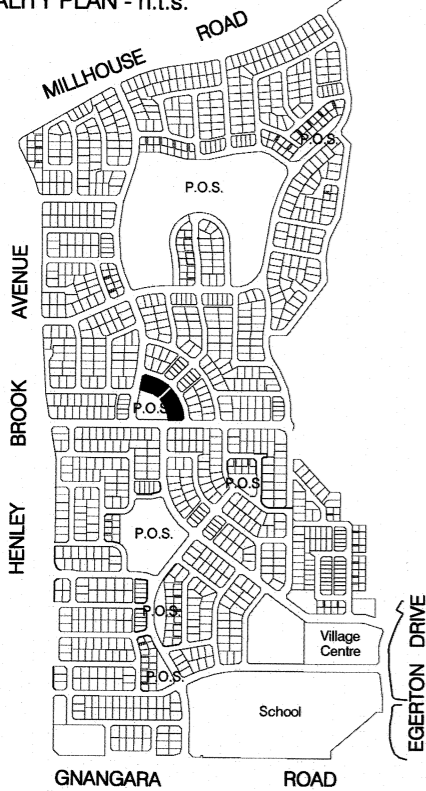


LOCALITY PLAN - n.t.s.



CITY OF SWAN
Planning Information
 ECM Doc Set ID: 5131556
 Approval Date: 7/08/2006
 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 The City makes every attempt to keep its published records up to date; however the subject document may have been superseded by a more recently approved document.

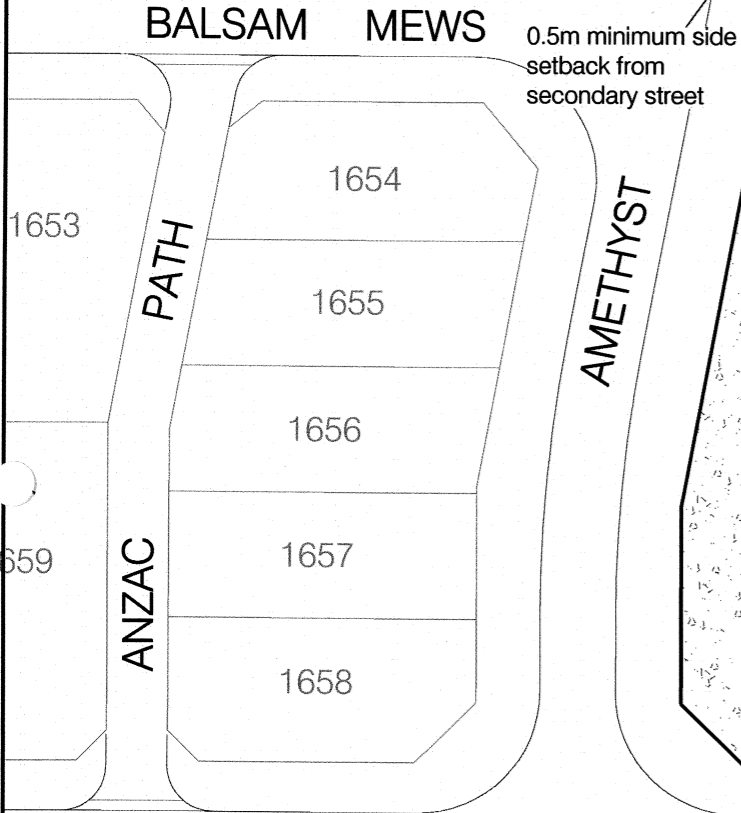
LEGEND

- 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 SITE PLAN RD-CODE VARIATIONS FOUR PACK LOTS

All dwellings & outbuildings 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 R-30 (Refer Density Site Plan).
3. Maximum site cover of 60% applies to lots directly adjoining the primary street. 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 adjoining the public open space. 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 street and public open space through the use of major openings, front verandahs, porches and outdoor living areas.
6. Side elevations of dwellings encouraged to address the internal access leg through the use of major openings and architectural features.
7. Manoeuvring space required beyond garages to ensure vehicles exit in forward gear.



Approved by the City of Swan

 Principal Planner Date 7/08/06

CITY OF SWAN
 26 JUL 2006

FOUR PACK LOTS - DETAILED AREA PLAN No. 11
LOTS 1047-1060 - VALE, EGERTON
CITY OF SWAN

	CHAP & LAMBERT TOWN PLANNING URBAN DESIGN				
	SCALE 1 : 750 @ A3	DATE 10.03.06	COMPILED C&L, MAPS	REVISED 24.07.06	