

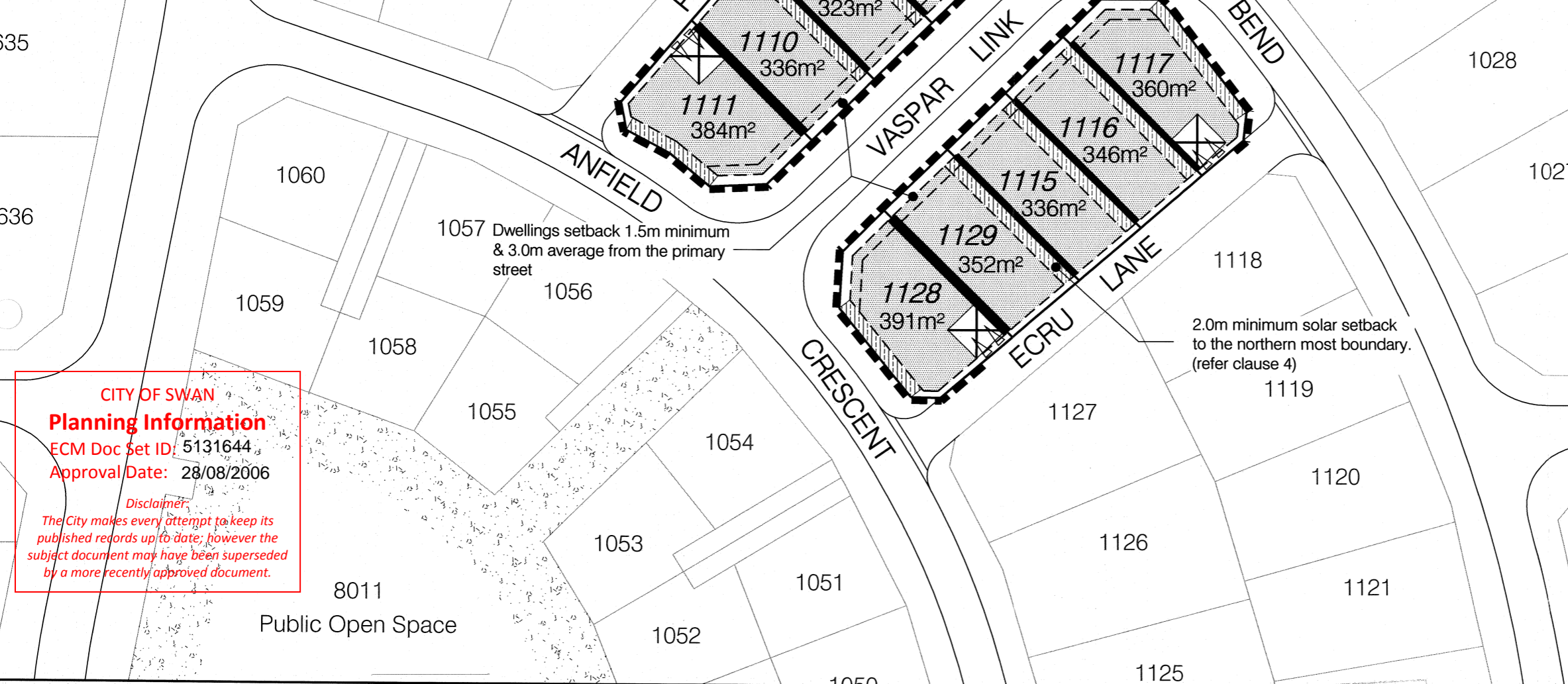
LEGEND

- Building envelope boundary.
- Building envelope area.
- Designated garage location.
- Nominated nil side setback location.
- No vehicular access permitted.
- 2m solar setback location

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. The front elevation of the dwellings shall address the primary and secondary street through the use of major openings, front verandahs, porches and outdoor living areas.
4. 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, and;
 - 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, and;
 - c) Provision of an Outdoor Living Area, in accordance with the RD-Codes, directly accessible from an internal living area. The outdoor living area is to adjoin the northernmost or eastern most lot boundary.
5. 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.



CITY OF SWAN
Planning Information
 ECM Doc Set ID: 5131644
 Approval Date: 28/08/2006

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 The City makes every attempt to keep its published records up to date; however the subject document may have been superseded by a more recently approved document.

Approved by the City of Swan

28/08/06
 Principal Planner Date

COTTAGE LOTS - DETAILED AREA PLAN No. 12
LOTS 1107-1111, 1115-1117, 1128 & 1129 - VASPAR LINK, EGERTON
CITY OF SWAN

CITY OF SWAN
 04 AUG 2006
 RECEIVED

	CHAPPELL & LAMBERT TOWN PLANNING URBAN DESIGN		
	SCALE 1 : 750 @ A3	DATE 10.03.06	
	REVISED 01.08.06	PLAN No. 995-142C	