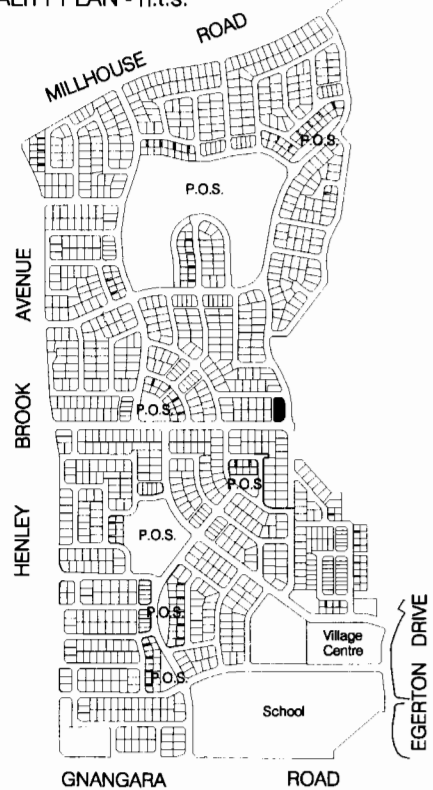


LOCALITY PLAN - n.t.s.



1020

AMERGIN STREET

2.0m minimum side setback from secondary street. (refer clause 4)

CITY OF SWAN
Planning Information
 ECM Doc Set ID: 5132193
 Approval Date: 29/03/2007
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 The City makes every attempt to keep its published records up to date; however the subject document may have been superseded by a more recently approved document.

LEGEND

- Building envelope boundary.
- Building envelope area.
- Designated garage location.
- Nominated nil side setback location. (refer clause 4)
- No vehicular access permitted.
- 2m setback location. (refer clause 4)

1017

1018

Nominated nil side setback in accordance with clause 4, length and height of boundary walls as per RD-Codes.

LANE

1001
367m²

1002
357m²

1003
360m²

1004
360m²

1005
355m²

LUCIA

2.0m minimum solar setback to northern most boundary. (refer clause 4)

1.0m min. setback to dwelling and garage from laneway

TULLAWOOD

Dwellings setback 1.5m minimum & 3.0m average from Tullawood Drive

Conservation

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 streets 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.

These provisions are only required to be met where the variation to the minimum open space requirements to 35% is sought, in all other instances the provisions of the RD-Codes apply.
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.

1009

1008

1007

1006

2.0m minimum side setback from secondary street. (refer clause 4)

P.O.S.

EDGECOMBE PASS

CITY OF SWAN
 23 MAR 2007
 RECEIVED

Approved by the City of Swan

 Principal Planner
 29/03/07
 Date

388

COTTAGE LOTS - DETAILED AREA PLAN No. 15
LOTS 1001-1005 - VALE, AVELEY
CITY OF SWAN



CHAPPELL DATE: 26.05.06
LAMBERT REVISED: 13.10.06
EVERETT SCALE (A3): 1:500
 DATA: CLE, MAPS
 PLAN No.: 995-149A

THIS PLAN IS CURRENT AT THE REVISED DATE & SUBJECT TO APPROVAL, SURVEY & ENGINEERING DETAIL. THIS PLAN IS THE PROPERTY OF CHAPPELL LAMBERT EVERETT & PARTNERS.

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