

# DEVELOPMENT PLAN TWO

# VALE

## DETAILED AREA PLAN 72



Diagram 1 (1:1000)

### Legend

- Detailed Area Plan Boundary
- No Vehicular Access
- ▶ Primary Building Orientation

### RESIDENTIAL DESIGN CODE VARIATIONS

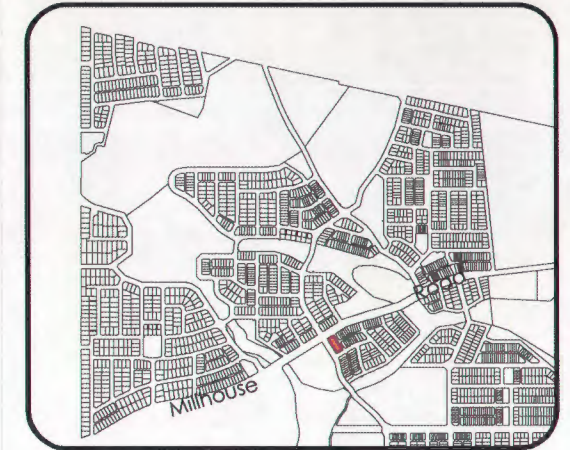
1. The R-Code for the lots is as per Figure S3 of Development Plan Two.
2. The requirements of the R-Codes are varied as shown on the plan and below.
3. Where there is a conflict between the R-Codes and the DAP provisions, the DAP provisions shall prevail.
4. Compliance with the DAP 'Deemed to Comply' provisions will not require consultation with adjoining and/or nearby landowners.
5. Buildings on corner lots shall provide a minimum of one opening that has a clear view of the secondary street and secondary street setback area.
6. Boundary walls are permitted on both side boundaries in accordance with Table 1. A boundary wall is not permitted adjoining a secondary street.

| Description                   | Max. height * | Max. length |
|-------------------------------|---------------|-------------|
| Dwelling - Single Storey      | 3.5m          | No limit    |
| Dwelling - Two Storey & Above | 6.5m          | 15m         |

\* Height to be measured from Natural Ground Level.

\* For dwellings with a pitched roof, the height of walls on side boundaries may be increased to the top of the ridge line where this runs parallel to the front boundary and abuts a similarly configured wall or secondary street.

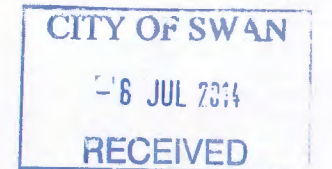
7. The minimum open space to be provided is 25% of the site (75% site cover) subject to the provision of an Outdoor Living Area with a minimum useable space of 24m<sup>2</sup>, minimum dimension of 4m and may include the nominated secondary street area.
8. Permanent roof cover is permitted up to a maximum of two thirds of the outdoor living area provided the outdoor living area is open on at least two sides.
9. With the exception of setbacks to major openings to bedrooms and studies, a minimum 4.5m cone of vision setback applies to major openings to side and rear boundaries abutting residential properties where the floor level to any habitable space is greater than 500mm above natural ground level.
10. The overshadowing provisions of the R-Codes do not apply.



Location Plan (N.T.S.)

CITY OF SWAN  
**Planning Information**  
 ECM Doc Set ID: 5131069  
 Approval Date: 8/10/2014

*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.



This Detailed Site Plan has been adopted by Council and signed by the Manager of Planning Services.

Manager Planning Services... *[Signature]* Date... 8 OCT 2014  
 City of Swan  
 C.o.S. Ref... DAP-262