

DEVELOPMENT PLAN THREE

DETAILED AREA PLAN 73

CITY OF SWAN

Planning Information

ECM Doc Set ID: 5131172

Approval Date: 17/06/2015

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The City makes every attempt to keep its published records up to date; however the subject document may have been superseded by a more recently approved document.

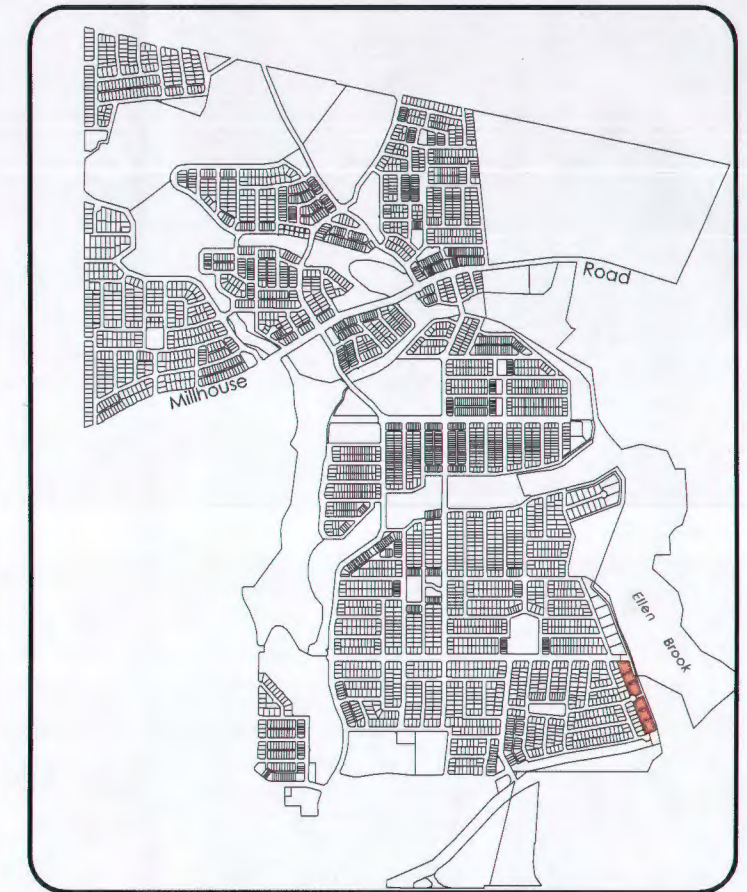
VALE



Diagram 1 (1:1500)

RESIDENTIAL DESIGN CODE VARIATIONS

1. The R-Code for the lots is as per Plan A of Development Plan Three.
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. The Building Orientation elevation is to include at least one major opening to a habitable room (other than a bedroom).
6. Site cover is to be determined as a percentage of the whole lot area.
7. Outbuildings and other non-habitable structures shall be located within the designated building envelope.
8. Building height to be provided in accordance with the R-Codes.
9. Fencing along the eastern lot boundary above 1.2m in height is to be visually permeable.
10. Zincolume is not permitted as a building material.
11. Setbacks
 - Front (Lots 6510, 6512, 6513 & 6515)
 - a. 3m minimum main dwelling setback (including porches, balconies, verandahs and the likes)
 - b. 4.5m minimum garage front setback
 - Side (All Lots)
 - c. 2m minimum setback
 - Other (All Lots)
 - d. 8m minimum setback from the public open space / unconstructed road reserve along the eastern edge of the application area.



Location Plan (N.T.S.)

Legend

- Detailed Area Plan Boundary
- Building Envelope
- Building Envelope Area
- Fencing (above 1.2m to be visually permeable)
- Building Orientation
- Vehicle Access Location
- Area subject to Revegetation Plan (2m wide)



Plan 995-1091G-01

CITY OF SWAN
 79 MAY 2015
RECEIVED

This Detailed Site Plan has been adopted by Council and signed by the Manager of Planning Services.
 Coordinator
 Manager, Planning Services.....
 City of Swan
 Date: 17 JUN 2015
 C.o.S. Ref: DAP-206