

CITY OF SWAN  
**Planning Information**  
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 Approval Date: 31/01/2012  
 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 The City makes every attempt to keep its published records up to date; however the subject document may have been superseded by a more recently approved document.

# DEVELOPMENT PLAN ONE VALE

## DETAILED AREA PLAN 35

(C.o.S. Ref. DAP 86)

### RD CODE VARIATIONS

- The provisions of the Detailed Area Plan (DAP) both constitute Residential Design Codes (RD-Codes) 'Acceptable Development' provisions and development standards under City of Swan Local Planning Scheme and other City of Swan Policies and Guidelines. Where there is a conflict between the RD-Codes and the DAP provisions, the DAP provisions shall prevail.
- The Acceptable Development provisions are 'as of right' subject to compliance with the Local Planning Scheme to the satisfaction of the City of Swan.
- Compliance with the DAP 'Acceptable Development' provisions will not require consultation with adjoining and/or other nearby landowners.
- All lots, the subject of the DAP, have a density coding of R30 as indicated on the DAP, and in accordance with Outline Development Plan 73.
- The DAP provisions apply to all shaded lots in Diagram 1 below.

#### Garages

1. The siting of garages shall comply with the vehicular access restrictions as shown on the DAP (Diagram 1);
2. Garages on all lots shall provide a minimum 1.0 metre rear (laneway) setback.
3. Garage doors shall not hang over the laneway reserve when open or when in the process of being opened.
4. A recessed rubbish bin storage area shall be provided within the lot adjoining the laneway, 1.0 m deep and 1.5 m in width, in accordance with the City of Swan requirements.

#### Boundary Walls

5. Any proposed boundary walls shall be located on the southern side boundary only, with the exception of lots 887 and 914 which are permitted to have a boundary wall to the northern boundary only.

#### Setbacks

6. Development on all lots shall be setback a minimum of 2.0 metres and an average of 4.0 metres from the primary street boundary.
7. Any single storey wall containing both major and/or minor openings shall provide a minimum 1.0 metre setback from the side boundary. Notwithstanding front and rear setback requirements, there is no maximum length applied to the wall.

#### Dwelling Design

8. Dwellings on all lots shall provide a minimum of one habitable room window that has a clear view of the street and the approach to the dwelling. The front facade of the dwelling shall also include at least one of the following building design features: verandah, porch, and / or portico, feature entrance pergola or gateway arch wall.
9. Dwellings on corner lots shall provide a minimum of one habitable room window that has a clear view of the secondary street and the secondary street setback area.

#### Fencing

10. Fencing on all lots shall provide a minimum 1.1 metre rear (laneway) boundary setback.

*Privacy = all first floor windows to comply with the Acceptable Development Criteria of clause 7.4.1 Visual Privacy of the RD codes*

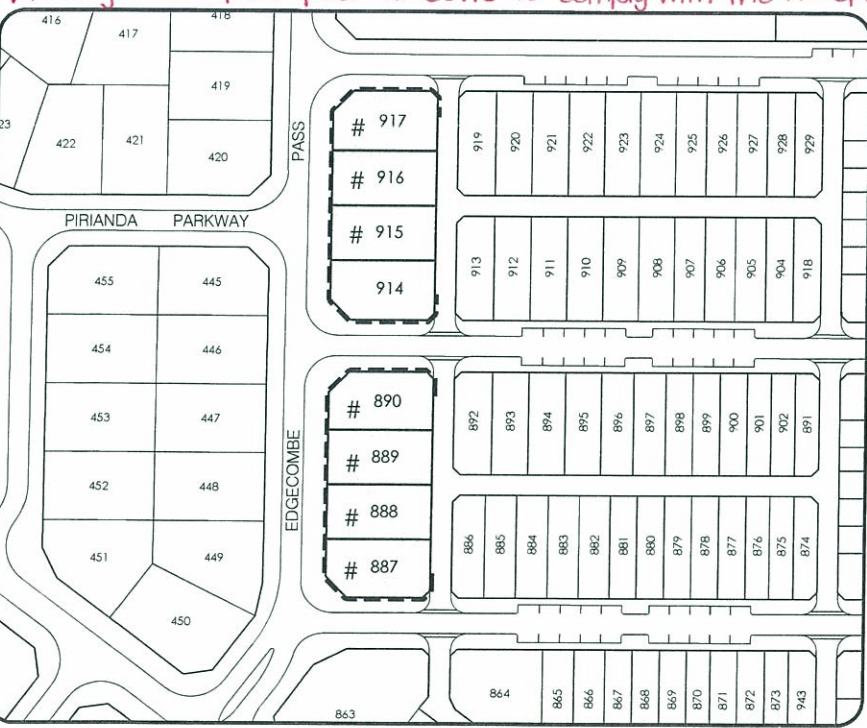
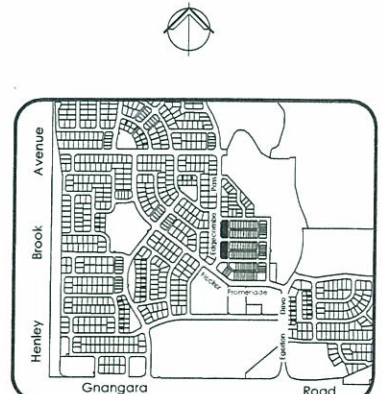


Diagram 1 (N.T.S.)

**Legend**

- Restricted Vehicular Access
- R30
- # Maximum dwelling height of single storey.



Location Plan (N.T.S.)

**RECEIVED**  
 7 DEC 2011  
 CITY OF SWAN - CUSTOMER SERVICES



Plan 995-3680-01

This Detailed Site Plan has been adopted by Council and signed by the Manager of Planning Services.  
 Manager, Planning Services  
 City of Swan  
 Date: 31/1/12  
 C.o.S. Ref: DAP 35/A