

DETAILED AREA PLAN PROVISIONS

The Detailed Area Plan is to be read in conjunction with the Vale Village Centre DAP. The boundaries indicated on the plan are indicative only and subject to the approval of a subdivision application.

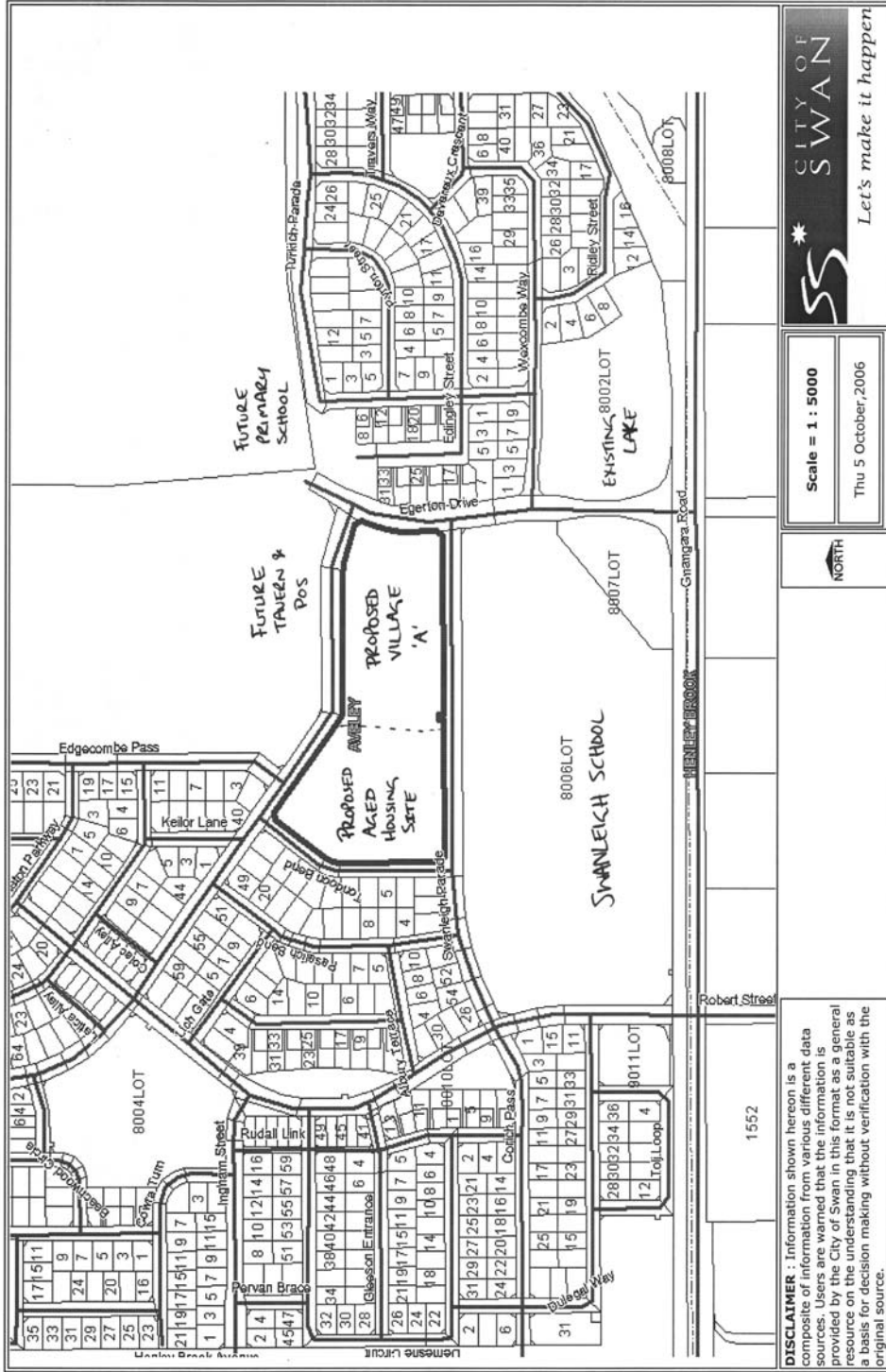
- 1) **Setbacks & Building Footprints**
 - 1.1) All building envelopes are indicative only and represent a maximum indicative maximum and minimum.
 - 1.2) Setbacks to buildings shall be as indicated on the plan.
 - 1.3) The building envelopes shall comply with the mandatory minimum 3 metre and maximum 5 metre setbacks indicated on this plan. The remaining 20% is to be setback greater than 3 metres two storeys in height shall be setback a minimum of 2.5m from the storey below.
- 2) **Vehicular & Pedestrian Access**
 - 2.1) Vehicular access points are indicated on the plan to be more detailed engineering design.
 - 2.2) A minimum of two north-south vehicular access points shall be provided as indicated on the plan.
 - 2.3) Pedestrian access ways shall be indicated on the plan. The location and design of the DAP foot locations and design crossings to be confirmed at subdivision approval and shall be provided to all buildings and tenements.
- 3) **Land Use**
 - 3.1) Land use permissibility is as per the relevant DCP7a.
 - 3.2) In the short term the Department for Education & Training (DET) intend to establish a play area in shops with a play area for the future operation of the school in 2008.
- 4) **Build Form & Services**
 - 4.1) Where building height is within 1.5m of the ground level, a maximum height of 2.5m shall be attached to the building envelope.
 - 4.2) Bin enclosures, storage areas and drying courts are screened from view of the street.
 - 4.3) In the north-western corner of the Vale Village, a minimum landscape area above the ground floor of 200m² shall be provided. This area shall include parapet features, projecting wall plant, landscaping and other architectural elements.

LEGEND

- Indicative building envelope
- Mandatory setback
- Lot boundary
- National lot boundary
- Indicative lot boundary
- Architectural feature
- Indicative pedestrian connection
- Cross over location
- Indicative vehicular connection
- Indicative car park location
- Temporary play area
- On-street parking
- Mandatory minimum setback 3m
- Mandatory maximum setback 5m
- DAP boundary
- Mandatory two storey building element
- Landscape area

VALE VILLAGE CENTRE 'A'
DETAILED AREA PLAN (DAP)

<p>DATE: 10/01/2008 SCALE: NOT TO SCALE DRAWN BY: [Name] CHECKED BY: [Name] PROJECT: [Name]</p>	<p style="text-align: center;">C H A M P E R L E T T O W N P L A N N I N G U R B A N D E S I G N</p> <p style="text-align: right;">18 A/19A 995/131D</p>
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DISCLAIMER: Information shown hereon is a composite of information from various different data sources. Users are warned that the information is provided by the City of Swan in this format as a general resource on the understanding that it is not suitable as a basis for decision making without verification with the original source.

1552

Robert Street

SWANLEIGH SCHOOL

EXISTING LAKE

8008 LOT

8007 LOT

8004 LOT

8011 LOT

Edgemoor Pass

Keilor Lane

Robert Street

Proposed Village 'A'

Proposed Aged Housing Site

Future Tavern & POS

Future Primary School

Swanleigh Park

Waxcomb Way

Riley Street

Edgemoor Street

Edgemoor Drive

Edgemoor Parade

Edgemoor Way

Edgemoor Crescent

Edgemoor Circle

Edgemoor Loop

Edgemoor Turn

Edgemoor Bend

Edgemoor Curve

Edgemoor Arch

Edgemoor Spur

Edgemoor Branch

Edgemoor Lane

Edgemoor Alley

Edgemoor Court

Edgemoor Place

Edgemoor Terrace

Edgemoor Walk

Edgemoor Drive

Edgemoor Road

Edgemoor Avenue

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