

BYFORD CENTRAL

DETAILED AREA PLAN OF LOTS 925-938

R CODING

1. THE RESIDENTIAL DESIGN CODE APPLYING TO THESE LOTS IS R30

SCHEME AND RESIDENTIAL DESIGN CODE VARIATIONS

THE SCHEME AND RESIDENTIAL DESIGN CODES ARE VARIED AS DESCRIBED IN THESE NOTATIONS.
 THE REQUIREMENTS OF THE SCHEME AND RESIDENTIAL DESIGN CODES SHALL BE SATISFIED IN ALL OTHER MATTERS HOWEVER.

DESIGN ELEMENTS

4. THE FOLLOWING MATTERS APPLY TO THE DEVELOPMENT OF LOTS AFFECTED BY THE DETAILED AREA PLAN.

(a) HOUSES ARE REQUIRED TO SUITABLY ADDRESS ADJACENT STREET FRONTAGES AS INDICATED, AS WELL AS THE ADJACENT AREA OF PUBLIC

ELEVATIONS, OUTDOOR LIVING AREAS AND POSTAL ADDRESSES

5. HOUSES SHALL HAVE ONE OR MORE MAJOR OPENINGS TO A HABITABLE ROOM AND AN OUTDOOR LIVING AREA FACING THE PUBLIC OPEN SPACE.

6. ACCESS TO UTILITIES IS TO BE FROM THE STREET FRONTAGES OF THE LOTS ONLY

SETBACKS FOR DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE FOLLOWING; REAR SETBACK: MINIMUM 4m SETBACK FOR HOUSE

FRONT SETBACK : MINIMUM 3m SETBACK FOR HOUSE AND GARAGE. AVERAGING OF FRONT SETBACK IS NOT PERMITTED.

SIDE SETBACK: NIL SETBACK FOR GARAGE TO SIDE BOUNDARY; PARAPET WALLS MAY BE DEVELOPED ALONG SOUTHERN SIDE BOUNDARIES OF LOTS 925-937 AS PER THE R CODES; MINIMUM 1.5 METER SOLAR SETBACK ALONG NORTHERN SIDE

GARAGES, VEHICULAR ACCESS AND DRIVEWAYS

8. GARAGES SHALL BE DEVELOPED AND ACCESSED FROM THE STREET FRONTAGE.

9. FENCING OF LOT BOUNDARIES ABUTTING STREET AND PUBLIC OPEN SPACE SHALL BE DESIGNED AND CONSTRUCTED TO SATISFY THE REQUIREMENTS OF THE FIRE MANAGEMENT PLAN AND SHIRE OF SERPENTINE - JARRAHDALE;

10. FENCING OF BOUNDARIES BETWEEN LOTS IS TO BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARD;
(a) ALL SIDE BOUNDARY FENCING 1.8m HIGH AND FULLY INSTALLED PRIOR TO OCCUPATION OF THE DWELLING.

OUTBUILDINGS

11. A STOREROOM OF 4m² FLOOR AREA SHALL BE INTEGRATED INTO THE DWELLING (Ie UNDER THE SAME ROOF) AND CONSTRUCTED OF THE SAME MATERIALS. A 1m EXTENSION TO THE SIDE OR REAR OF THE GARAGE IS ACCEPTABLE IN LIEU OF PROVIDING A SEPARATE STOREROOM.

12. NO ADDITIONAL SHEDS OR OUTBUILDINGS ARE PERMITTED ON LOTS

WASHING LINES AND RUBBISH BINS

13. CLOTHES LINES AND RUBBISH BIN STORAGE MUST BE SCREENED FROM VIEW OF THE STREET AND PUBLIC OPEN SPACE AREA BY MASONRY WALLS OR OTHER METHODS OF CONSTRUCTION TO MATCH THE MATERIALS USED FOR THE DWELLING AND WITH A HEIGHT OF 1.8 METRES.

AIR CONDITIONING / COOLING UNITS AND SOLAR HOT WATER SYSTEMS

14. AIR CONDITIONING / COOLING UNITS MUST BE OF SIMILAR COLOUR TO THE ROOF AND MUST NOT PROTRIDE ABOVE ANY ROOF RIDGELINES OR GABLES. UNITS ARE NOT TO BE VISIBLE FROM THE ADJACENT FRONT STREET OR PUBLIC OPEN SPACE AREAS AND MUST BE POSITIONED TO PREVENT NOISE IMPACTS IN ACCORDANCE WITH THE DEPARTMENT OF ENVIRONMENT'S INSTALLERS GUIDE TO AIR CONDITIONER NOISE PUBLICATION;

15. SOLAR HOT WATER SYSTEMS MUST BE INTEGRATED WITH THE DESIGN OF THE ROOF, AND WHERE VISIBLE FROM THE ADJACENT FRONT STREET OR PUBLIC OPEN SPACE AREAS BE A SPLIT SYSTEM WITH THE TANK INSTALLED AT GROUND LEVEL OR OUT OF PUBLIC VIEW.

FIRE MANAGEMENT PLAN

16. A FIRE MANAGEMENT PLAN HAS BEEN PREPARED FOR THE LOTS ON THE DAP, THE DESIGN AND CONSTRUCTION OF ALL DWELLINGS WILL NEED TO SATISFY THE RELEVANT REQUIREMENTS OF AS 3959-2009.

A SECTION 70A NOTIFICATION WILL BE PLACED ON THE CERTIFICATE OF TITLE FOR EACH LOT 17. ON THIS DAP TO NOTIFY OWNERS OF THE RESPONSIBILITIES TO COMPLY WITH THE REQUIREMENTS OF THE FIRE MANAGEMENT PLAN.

NOTIFICATION TO PROSPECTIVE PURCHASERS

18. THE DEVELOPER IS REQUIRED TO GIVE PROSPECTIVE PURCHASERS A COMPLETE COPY OF ALL OF THE REQUIREMENTS OF THIS DETAILED AREA PLAN PRIOR TO OFFER AND ACCEPTANCE BEING MADE.

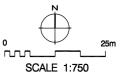
ADVICE NOTE

PLANNING APPROVAL IS NOT REQUIRED FOR THE CONSTRUCTION OF A DWELLING ON ANY LOT WITHIN THE AREA COVERED BY THE DETAILED AREA PLAN (INCLUDING THE LOTS WITH A LAND AREA OF LESS THAN 350 SQUARE METRES) EXCEPT WHERE VARIATIONS TO THE PROVISIONS OF THE DETAILED AREA PLAN OR RESIDENTIAL DESIGN CODES ARE SOUGHT.

THIS PLAN HAS BEEN APPROVED BY THE SHIRE ON THE IN ACCORDANCE WITH CLAUSE 5.18.5.1(c)(i) OF THE SHIRE OF SERPENTINE /JARRAHDALE TOWN PLANNING SCHEME No.2

Kouro Hughe. 06/06/2014

SIGNED





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DETAILED AREA PLAN No.8 BYFORD CENTRAL SHIRE OF SERPENTINE - JARRAHDALE

PREPARED FOR BYFORD CENTRAL PTY LTD

EC 00274_lots1_2_DAP8



BUILDING ENVELOPE

DESIGNATED GARAGE LOCATION

LOT TYPES TRADITIONAL LOTS

C COTTAGE LOTS

PRIMARY DWELLING ORIENTATION SECONDARY DWELLING ORIENTATION

THAZARD SEPARATION ZONE BETWEEN STRUCTURES AND VEGETATION ONTO EXISTING POS RESERVE TO BE MAINTAINED BY THE SHIRE OF SERPENTINE JARRAHDALE IN ACCORDANCE WITH THE FIRE MANAGEMENT PLAN

PARTLY VISUALLY PERMEABLE FENCING TO BE PROVIDED BY THE DEVELOPER TO MEET THE FIRE MANAGEMENT PLAN SPECIFICATIONS