

BYFORD CENTRAL
DETAILED AREA PLAN OF LOTS 420-423 PORTWINE AVENUE



R CODING

1. THE RESIDENTIAL DESIGN CODE APPLYING TO THESE LOTS IS R30
2. THE SCHEME AND RESIDENTIAL DESIGN CODES ARE VARIED AS DESCRIBED IN THESE NOTATIONS.
3. 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) ALL HOUSES AND GARAGES MUST BE CONSTRUCTED WITHIN THE NOMINATED BUILDING ENVELOPE;
 - (b) AT LEAST ONE MAJOR OPENING TO AN INDOOR LIVING AREA IS TO BE INSTALLED ON THE NORTHERN ELEVATION OF A DWELLING IN ORDER TO MAXIMISE SOLAR ORIENTATION;
 - (c) HOUSES ARE REQUIRED TO SUITABLY ADDRESS ALL ADJACENT STREET FRONTAGES (EXCLUDING REAR LANEWAYS) AS INDICATED.

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. THE POSTAL AND STREET ADDRESS IS TO BE THE STREET AT THE FRONT OF THE DWELLING AND NOT THE REAR LANEWAY.
7. ACCESS FOR UTILITIES IS TO BE FROM THE STREET FRONTAGES OF THE LOTS ONLY.

SETBACKS

8. SETBACKS FOR DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
 - REAR SETBACK : MINIMUM 1.5m SETBACK FOR HOUSE
MINIMUM 1m SETBACK FOR GARAGE
 - FRONT SETBACK : PRIMARY STREET - MINIMUM 4m SETBACK.
SECONDARY STREET - MINIMUM 1.5m SETBACK.
AVERAGING OF SETBACK IS NOT PERMITTED.
 - SIDE SETBACK : NIL SETBACK FOR GARAGE TO SIDE BOUNDARY;
PARAPET WALLS MAY BE DEVELOPED ALONG SOUTHERN SIDE BOUNDARIES OF LOTS 421-423.
- MINIMUM 2 METRE SOLAR SETBACK ALONG NORTHERN SIDE BOUNDARIES.
 SECOND STOREY SETBACKS TO BE IN ACCORDANCE WITH THE RESIDENTIAL DESIGN CODES.

GARAGES, VEHICULAR ACCESS AND DRIVEWAYS

9. GARAGES SHALL BE DEVELOPED AND ACCESSED FROM THE ADJACENT REAR LANEWAYS ONLY;
10. GARAGES SHALL BE A MAXIMUM TWO CAR WIDTH ONLY (MAXIMUM 6m EXTERNAL WIDTH);
11. AN ALTERNATIVE GARAGE LOCATION MAY BE APPROVED ALONG THE ADJACENT REAR LANEWAY OF LOTS 421 AND 422 SUBJECT TO DESIGN PLACEMENT AND ACCESSIBILITY REQUIREMENTS BEING MET TO THE SHIRE'S SATISFACTION;
12. ALL VEHICLE ACCESS IS TO BE FROM THE ADJACENT REAR LANEWAY AT ALL TIMES;
13. EACH HOUSE SHALL HAVE A DRIVEWAY AND CROSSOVER COMPLETED PRIOR TO OCCUPATION OF THE HOUSE;
14. MAXIMUM WIDTH OF CROSSOVER SHALL BE 6m;
15. ALL DRIVEWAYS AND CROSSOVERS SHALL BE BRICK PAVED OR ASPHALT SEALED OR OTHER SUITABLE MATERIALS TO THE SATISFACTION OF THE SHIRE.

FENCING

16. FENCING WITHIN ADJACENT STREET FRONTAGES OF LOTS (INCLUDING REAR LANEWAYS) SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH CLAUSE 3.2.5A5 OF THE RESIDENTIAL DESIGN CODES (OPEN FEATURE FENCING);
17. ALL OTHER FENCING IS TO BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARD:
 - (a) ALL SIDE BOUNDARY FENCING BACK FROM BEHIND THE BUILDING LINE IS TO BE 1.8m HIGH AND FULLY INSTALLED PRIOR TO OCCUPATION OF THE DWELLING.

OUTBUILDINGS

18. A STOREROOM OF 4m² FLOOR AREA SHALL BE INTEGRATED INTO THE DWELLING (ie UNDER THE SAME ROOF) AND CONSTRUCTED OF THE SAME MATERIALS. THIS ROOM SHALL ONLY BE ACCESSIBLE FROM OUTSIDE THE DWELLING.
19. NO ADDITIONAL SHEDS OR BUILDINGS ARE PERMITTED ON LOTS.

WASHING LINES AND RUBBISH BINS

20. CLOTHES LINES AND RUBBISH BIN STORAGE MUST BE SCREENED FROM VIEW OF THE PUBLIC DOMAIN BY MASONRY WALLS OR OTHER METHODS OF CONSTRUCTION TO MATCH THE MATERIALS USED FOR THE DWELLING AND WITH A HEIGHT OF 1.8 METRES.
21. A PAVED BIN PAD IS TO BE PROVIDED INSIDE THE LOT ABUTTING THE BOUNDARY TO THE REAR LANEWAY FOR PICK UP OF BINS BY WASTE DISPOSAL CONTRACTORS.

AIR CONDITIONING / COOLING UNITS AND SOLAR HOT WATER SYSTEMS

22. AIR CONDITIONING / COOLING UNITS MUST BE OF SIMILAR COLOUR TO THE ROOF AND MUST NOT PROTRUDE 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;
23. 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.

NOTIFICATION TO PROSPECTIVE PURCHASERS

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

ADVICE NOTE

1. 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 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

SIGNED

DETAILED AREA PLAN No.5
BYFORD CENTRAL
SHIRE OF SERPENTINE - JARRAHDALE
 PREPARED FOR BYFORD CENTRAL PTY LTD

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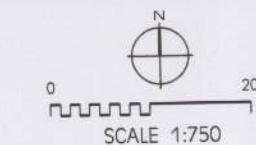
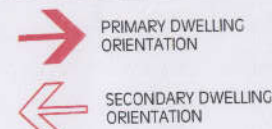
20 OCTOBER 2006

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LOT TYPES

- T TRADITIONAL LOTS
- C COTTAGE LOTS



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