BYFORD CENTRAL

DETAILED AREA PLAN OF LOTS 895-904

R CODING

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

SCHEME AND RESIDENTIAL DESIGN CODE VARIATIONS

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 ADJACENT STREET FRONTAGES AS INDICATED, AS WELL AS THE ADJACENT AREA OF PUBLIC OPEN SPACE

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

7. 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 895-903
   MINIMUM 2 METER SOLAR SETBACK ALONG NORTHERN SIDE BOUNDARIES;
   SECOND STOREY SETBACKS IN ACCORDANCE WITH THE RESIDENTIAL DESIGN CODES.

GARAGES, VEHICULAR ACCESS AND DRIVEWAYS

8. GARAGES SHALL BE DEVELOPED AND ACCESSED FROM THE STREET FRONTAGE.
9. GARAGES SHALL BE A MAXIMUM TWO CAR WIDTH ONLY (MAXIMUM 6M EXTERNAL WIDTH);
10. EACH HOUSE SHALL HAVE A DRIVEWAY AND CROSSOVER COMPLETED PRIOR TO OCCUPATION OF THE HOUSE;
11. MAXIMUM WIDTH OF CROSSOVER SHALL BE 6m;
12. ALL DRIVEWAYS AND CROSSOVERS SHALL BE BRICK PAVED OR ASHPHALT SEALED OR OTHER SUITABLE MATERIALS TO THE SATISFACTION OF THE SHIRE

FENCING

13. FENCING OF LOT BOUNDARIES ABUTTING STREET AND PUBLIC OPEN SPACE SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH CLAUSE 3.2.5A5 OF THE RESIDENTIAL DESIGN CODES (OPEN FEATURE FENCING);
    SOLID SCREEN FENCING HIGHER THAN 1.2m IS NOT PERMITTED BETWEEN DWELLINGS AND PUBLIC OPEN SPACE
14. 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

15. 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. A 1m EXTENSION TO THE SIDE OR REAR OF THE GARAGE IS ACCEPTABLE IN LIEU OF PROVIDING A SEPARATE STOREROOM.
16. NO ADDITIONAL SHEDS OR OUTBUILDINGS ARE PERMITTED ON LOTS

WASHING LINES AND RUBBISH BINS

17. 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

18. 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;
19. 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

20. 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

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 15/12/2009 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.7
BYFORD CENTRAL
SHIRE OF SERPENTINE - JARRAHDALE
PREPARED FOR BYFORD CENTRAL PTY LTD

BUILDING ENVELOPE
PREFERRED GARAGE LOCATION
DESIGNATED GARAGE LOCATION

LOT TYPES
T TRADITIONAL LOTS
C COTTAGE LOTS

PRIMARY DWELLING ORIENTATION
SECONDARY DWELLING ORIENTATION

N
0 25m
SCALE 1:750

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EC 00274_lots1_2_DAP7 02 OCTOBER 2008

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SJS TRIM - IN10/1830