

DETAILED AREA PLAN PROVISIONS

R-CODING

1. The Density Coding is R20.

SCHEME AND RESIDENTIAL DESIGN CODE VARIATIONS

- The Town Planning Scheme R-Codes are varied in the manner described in clauses 5 – 16
- The requirements to consult with adjoining or other land owners to achieve these variations is not required.
- The requirements of the Town Planning Scheme and R-Codes shall be satisfied in all other matters.

DESIGN ELEMENTS

- Dwellings must be located within the building envelopes where shown. Outbuildings must be setback a minimum of 1m from the rear boundary.
- Development shall be designed so that its shadow cast at Midday 21 June, onto any adjoining property does not exceed 40% of the adjoining property's site area.
- A minimum provision of 40% open space is applicable.
- A nil setback along the eastern side boundary to a maximum 2/3 length of the side boundary is permitted.

GARAGES, VEHICULAR ACCESS AND DRIVEWAYS

- An alternative garage location to that shown on the plan may be approved by the Shire subject to the design meeting solar orientation principles, streetscape objectives, intersection setback safety distances and statutory requirements.

OUTBUILDING, PATIOS & GAZEBOS

- Where sheds and outbuildings are visible from the street they are to be constructed of the same materials and colours as the dwelling.
- The roofing material used for patios and gazebos shall match the colour of the roof of the dwelling to the satisfaction of the Shire.

WASHING LINES & RUBBISH BINS

- Clothes lines and rubbish bins must be screened from public view.

AIR CONDITIONING/COOLING UNITS & SOLAR HOT WATER SYSTEMS

- Air conditioning/cooling units must be of similar colour to the roof and must not protrude above any ridgelines or gables. Units must not be visible from the adjacent 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.
- 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.

VEGETATION AND LANDSCAPE PROTECTION

- All existing trees adjacent to the western boundaries of the lots are to be retained and are to be protected prior to and during construction to the satisfaction of the Shire. Removal of any of these trees is not permitted without the prior written approval of the Shire.
- The subject lots are within the Landscape Protection Policy Area and as such restrictions apply with regards to colours of building materials. Zincalume, white and off-white colours are not permitted to be used. Planning approval is required for all development within the Landscape Protection Policy Area.

NOISE ATTENUATION

- Lots adjacent to South Western Highway may be affected by traffic noise. Future dwellings on these lots shall be designed and constructed to ameliorate traffic noise and emission to the satisfaction of the Shire. Construction and mitigation methods shall be in accordance with the Building Code of Australia and relevant Australian Standards.

NOTIFICATION OF PROSPECTIVE PURCHASERS

- The developer is required to give prospective purchasers a complete copy of all the requirements of this Detailed Area Plan.

SOUTH WESTERN HIGHWAY



LOCATION PLAN



Grey shaded areas: Lots subject to this Detailed Area Plan

LEGEND

- Preferred garage location
- Building envelopes
- Nil side setback permitted
- No vehicle access
- Extent of Detailed Area Plan

ENDORSEMENT TABLE

Detailed Area Plan approved pursuant to CI 5.18.5.1 (c) of Town Planning Scheme No.2

Authorised officer _____
 03/09/12
 Date

Detailed Area Plan 9
 PROPOSED LOTS 352 AND 360, BYFORD ON THE SCARP - STAGE 5
 AN ASPEN GROUP PROJECT

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date: 01/09/09	designed: RD	scale: 1:1250@A3
date: 03/09/2012	checked: RC	0 12.5 25m
projection: PCG 94	drawn: TB	