

LEGEND

- ☒ Preferred garage location
- Building envelope
- Existing Tree Location
- Average quality tree (can be removed if necessary)

DETAILED AREA PLAN R-CODE VARIATION

R CODING

1. Density Coding is R20.

SCHEME AND RESIDENTIAL DESIGN CODE VARIATIONS

2. The requirements to consult with adjoining or other land owners to achieve a variation to the R Codes is not required.

DESIGN ELEMENTS

3. Dwellings (including patios and gazebos) must be located within the building envelopes where shown.
4. 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 area.
5. Council has discretion to vary the provisions of the Detailed Area Plan to improve solar penetration.
6. All lots must achieve the minimum open space set out in Table 1 of the residential Design Codes.
7. Building part of the main residence on the allotment boundary within the 2 metre solar setback is permitted if:
 - a) The 2 metre solar setback to the northern boundary (except for minor incursions, such as a chimney) is maintained to a minimum of 70% of the north elevation including solar penetration of living areas; and
 - b) access to the rear of the property is maintained from outside the dwelling.

GARAGES, VEHICULAR ACCESS & DRIVEWAYS

8. The crossover locations are to be as depicted on this plan.
9. Garages/carports may be located in the 2 metre solar setback.

OUTBUILDINGS, PATIOS AND GAZEBOS

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

CLOTHES LINES AND RUBBISH BINS

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

AIR CONDITIONING/COOLING UNITS AND SOLAR HOT WATER SYSTEMS

13. 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.

14. 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 PROTECTION

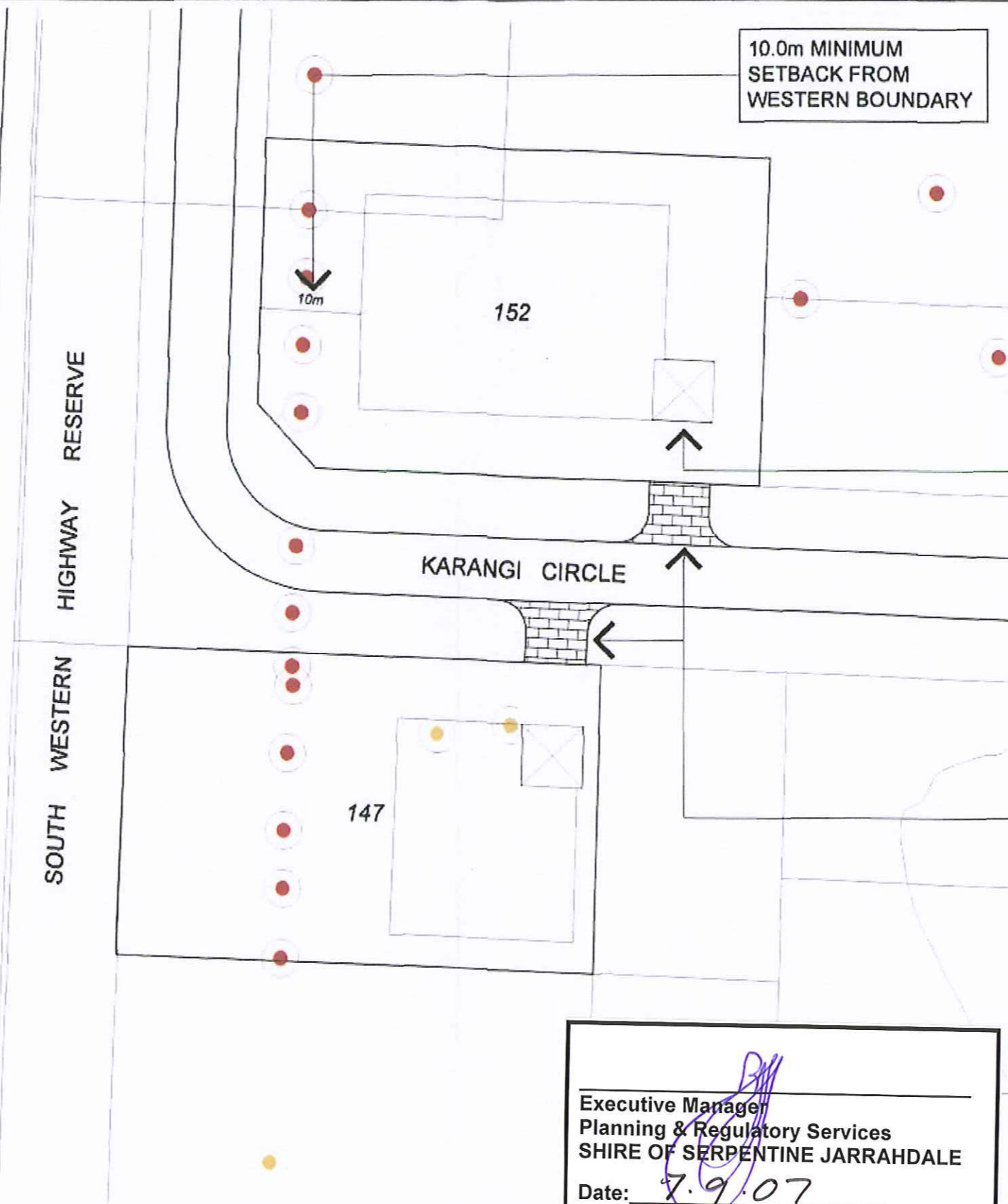
15. All existing trees adjacent to the western boundaries of the lots are to be retained and are to be protected prior to and during construction to the satisfaction of the Shire. Removal of any of these trees is not permitted unless with the prior written approval of the Shire.

NOISE ATTENUATION

16. 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 emissions 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

17. 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.



PREFERRED GARAGE LOCATION TO AID PRESERVATION OF EXISTING TREES ON WESTERN BOUNDARY

NOMINATED DRIVEWAY CROSSOVER LOCATION. PRECISE ALIGNMENT OF CROSSOVER MUST BE TO THE SATISFACTION OF DIRECTOR ENGINEERING SERVICES

EXCEPT WHERE NOTED ALL OTHER SETBACKS IN ACCORDANCE WITH R-CODES

Executive Manager
 Planning & Regulatory Services
 SHIRE OF SERPENTINE JARRAHDALE
 Date: 7.9.07

**BYFORD BY THE SCARP - STAGE 3C
 PROPOSED LOTS 147 AND 152
 DETAILED AREA PLAN 4**

CLIENT: LWP ON BEHALF OF BRADWELL PTY LTD
 DATE: 17 JULY 07
 PROJECT NUMBER: 01/090/048b
 SCALE: 1:500
 DRAWN BY: Y.H.
 10m 0 10 20 30m

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