

**DETAILED AREA PLAN R-CODE VARIATION**

The District Town Planning Scheme and R Codes are varied in the following manner:

**R CODING**

1 Density Coding is R20.

**SCHEME AND RESIDENTIAL DESIGN CODE VARIATIONS**

2 The requirements to consult with adjoining or river 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 site area.

5 Council has discretion to vary the provisions of the Detailed Area Plan to improve solar penetration.

6 A minimum open space of 40% is applicable to Lots 16 and 27 Howitzer Turn only. All other 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 of the dwelling including solar penetration of treed areas; and  
 b) access to the rear of the property is maintained from outside the dwelling.

8 A fill setback along the eastern side boundary on Lots 16 and 27 to a maximum 2/3 length of the side boundary is permitted.

**GARAGES, VEHICULAR ACCESS AND DRIVEWAYS**

9 An alternative garage location to that shown on the plan may be approved by the Shire on Lots 16 and 27 Howitzer Turn only subject to the design meeting solar orientation principles, streetscape objective, intersection setback safety distances and statutory requirements.

10 Garages/carports may be located in the 2 metre solar setback.

11 The crossover locations for lots 17 to 24 are to be as depicted on this plan.

**OUTBUILDINGS, PATIOS & GAZEBOS**

12 Sheds and outbuildings are to be constructed of the same materials and colours as the dwelling where they are visible from the street.

13 The roofing material used for patios and garages shall match the colour of the roof of the dwelling to the satisfaction of the Shire.

**WASHING LINES & RUBBISH BINS**

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

**AIR CONDITIONING/COOLING UNITS & SOLAR HOT WATER SYSTEMS**

15 Air conditioning/cooling units must be of similar colour to the roof and must not protrude above any rooflines 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.

16 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**

17 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**

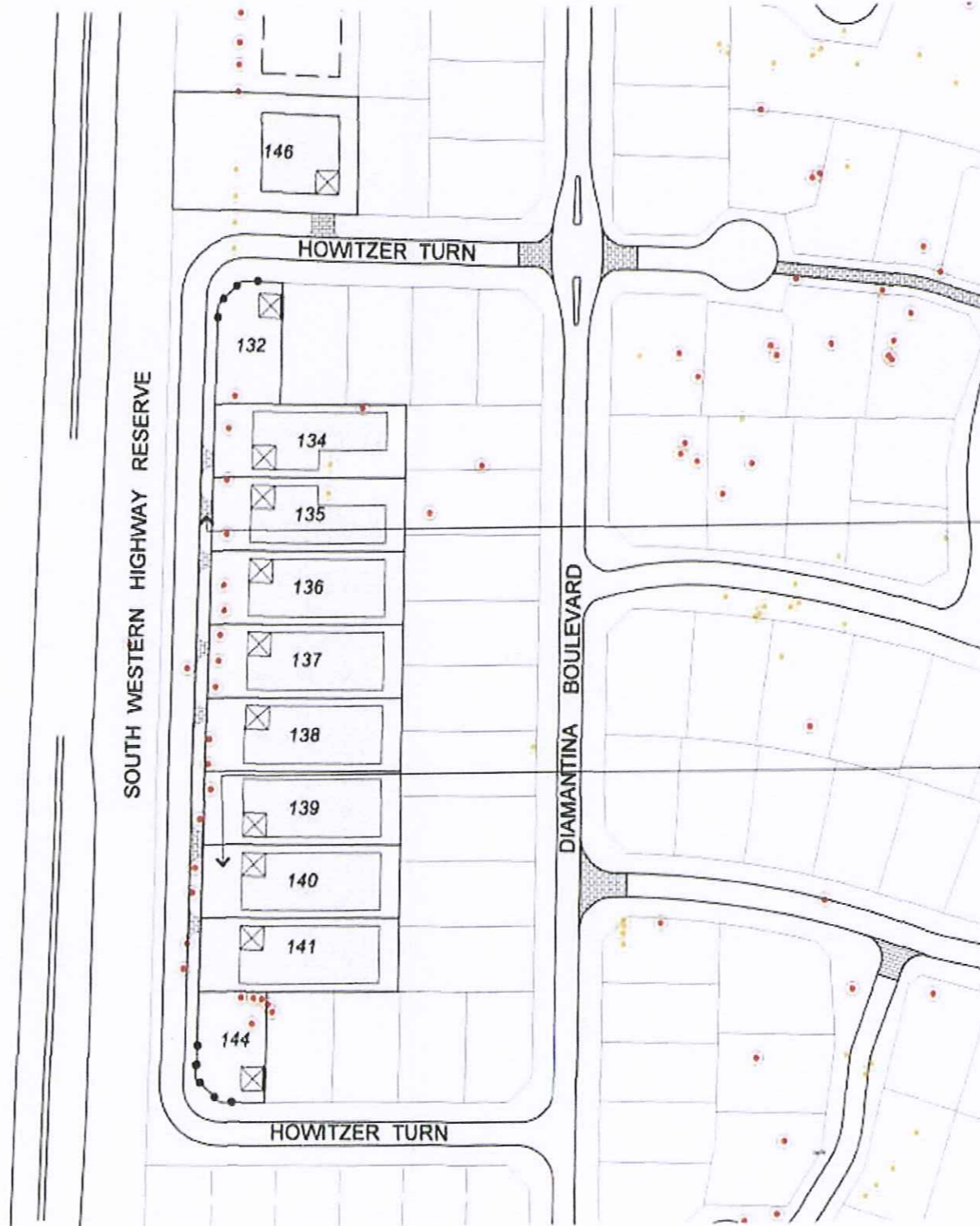
18 Lots adjacent to South Western Highway may be affected by traffic noise. Future dwellings on these lots shall be designed and constructed to attenuate traffic noise and emissions to the satisfaction of the Shire. Construction and mitigation methods shall be in accordance with the Building Code of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

**NOTIFICATION OF PROSPECTIVE PURCHASERS**

19 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.

**LEGEND**

- Preferred garage location
- Building envelopes
- Existing Tree Location
- No Vehicle Access
- Designated side zero setback
- Average quality tree (can be removed if necessary)



NOMINATED DRIVEWAY CROSSOVER LOCATIONS TO AID PRESERVATION OF EXISTING TREES

10.0m MINIMUM SETBACK FROM WESTERN BOUNDARY

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

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

**TAYLOR BURRELL BARNETT**  
 Town Planning and Design  
 187 Roberts Road Subiaco  
 Western Australia 6008  
 Telephone (08) 9382 2311  
 Facsimile (08) 9382 4568  
 admin@tbbplanning.com.au

**BYFORD BY THE SCARP - STAGE 3C  
 PROPOSED LOTS 132, 134 - 141, 144 & 146  
 DETAILED AREA PLAN 3**

CLIENT	DESIGNER	APPROVED	DESCRIPTION	APPROVAL
LWP ON BEHALF OF BRADWELL PTY LTD	Y.H.			
DATE: 17 JULY 07	PLAN NUMBER: 01/090/046b	SCALE: 1:1500		

