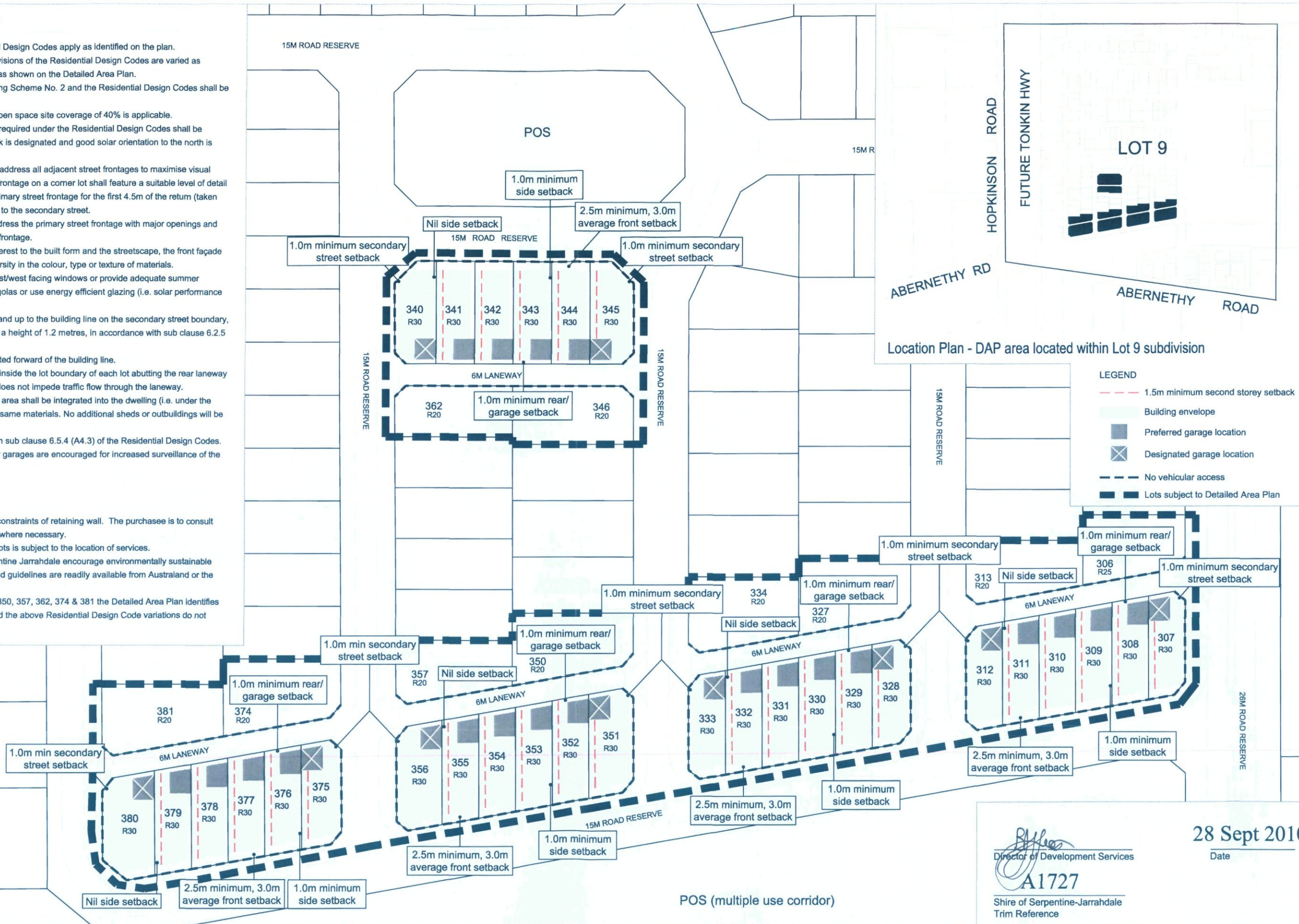


Residential Design Code Variations

1. The R5, R10 and R30 Residential Design Codes apply as identified on the plan.
2. The acceptable development provisions of the Residential Design Codes are varied as described in these notations and as shown on the Detailed Area Plan.
3. The requirements of Town Planning Scheme No. 2 and the Residential Design Codes shall be satisfied in all other matters.
4. For all laneway lots, a minimum open space site coverage of 40% is applicable.
5. The minimum outdoor living area required under the Residential Design Codes shall be located where the 1m side setback is designated and good solar orientation to the north is encouraged.
6. Dwellings are required to suitably address all adjacent street frontages to maximise visual surveillance. A secondary street frontage on a corner lot shall feature a suitable level of detail in a manner consistent with the primary street frontage for the first 4.5m of the return (taken from the established building line) to the secondary street.
7. Dwellings shall be designed to address the primary street frontage with major openings and the main entry accessible via this frontage.
8. In order to promote variety and interest to the built form and the streetscape, the front façade of dwellings must incorporate diversity in the colour, type or texture of materials.
9. Dwelling design must minimise east/west facing windows or provide adequate summer shading with awnings, eaves, pergolas or use energy efficient glazing (i.e. solar performance film, tinting, toned).
10. Fencing along the front boundary and up to the building line on the secondary street boundary, shall be visually permeable above a height of 1.2 metres, in accordance with sub clause 6.2.5 of the Residential Design Codes.
11. Solid dividing fencing is not permitted forward of the building line.
12. A paved bin pad is to be provided inside the lot boundary of each lot abutting the rear laneway to provide a bin pick up area that does not impede traffic flow through the laneway.
13. A storeroom of minimum 4m² floor area shall be integrated into the dwelling (i.e. under the same roof) and constructed of the same materials. No additional sheds or outbuildings will be permitted on these lots.
14. Any development shall comply with sub clause 6.5.4 (A4.3) of the Residential Design Codes.
15. For laneway lots, studios/lofts over garages are encouraged for increased surveillance of the laneway.

Advice Note to Purchasee

1. Building envelopes are subject to constraints of retaining wall. The purchasee is to consult their builder or structural engineer where necessary.
2. Rear/garage setback for laneway lots is subject to the location of services.
3. Australand and the Shire of Serpentine Jarrahdale encourage environmentally sustainable development. Information notes and guidelines are readily available from Australand or the Shire of Serpentine-Jarrahdale.
4. For Lots 306, 313, 327, 334, 346, 350, 357, 362, 374 & 381 the Detailed Area Plan identifies vehicle access restrictions only and the above Residential Design Code variations do not apply.



Location Plan - DAP area located within Lot 9 subdivision

LEGEND

- 1.5m minimum second storey setback
- Building envelope
- Preferred garage location
- ⊗ Designated garage location
- - - No vehicular access
- Lots subject to Detailed Area Plan

Byles
 Director of Development Services
A1727
 Shire of Serpentine-Jarrahdale
 Trim Reference

28 Sept 2010
 Date



Detailed Area Plan (1 of 5)
 Lot 9 Abernethy Road, Byford
 Shire of Serpentine-Jarrahdale

| | | | | | | | | | | |
|-------------------|--------------------------|--------|----|----|------------------|-----|---|--------|----|-----|
| I | Mods to setbacks | 110308 | SJ | AM | DRAWING NUMBER | REV | 1 | 1:1000 | 20 | 40m |
| H | Mods to notes | 100805 | AD | AM | DAP 01 | | | | | |
| G | Mods to notes | 100223 | SJ | AM | | | | | | |
| F | Mods to notes | 100112 | BG | AM | REFERENCE NUMBER | | | | | |
| E | Mods to setbacks & notes | 100105 | BG | AM | AST BYF | | | | | |
| D | Mods to setbacks & notes | 091222 | BG | AM | | | | | | |
| C | Text modifications | 091216 | BG | AM | | | | | | |
| ISSUE DESCRIPTION | YMMDD DRAWN APPROV | | | | | | | | | |