

Residential Design Code Variations

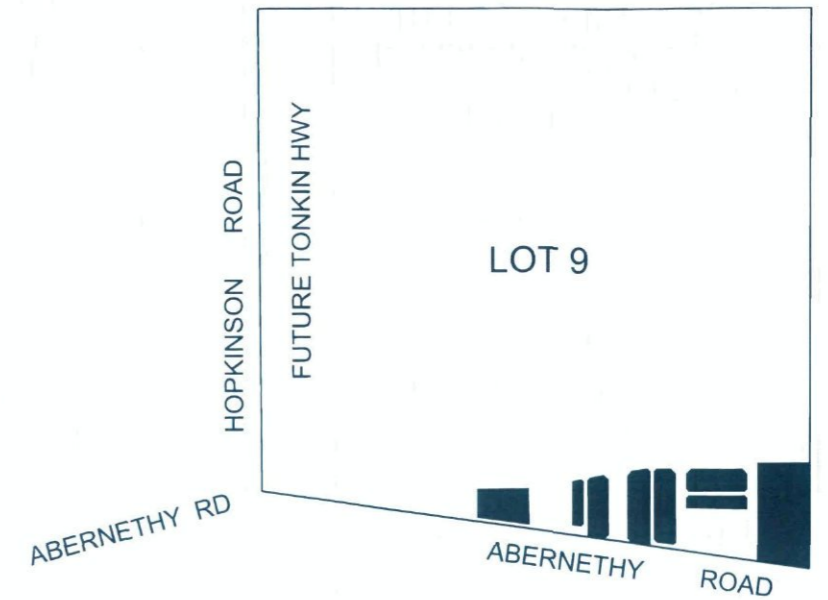
- The R5, R10 and R30 Residential Design Codes apply as identified on the plan.
- The acceptable development provisions of the Residential Design Codes are varied as described in these notations and as shown on the Detailed Area Plan.
- The requirements of Town Planning Scheme No. 2 and the Residential Design Codes shall be satisfied in all other matters.
- For all laneway lots, a minimum open space site coverage of 40% is applicable.
- For laneway lots, the minimum outdoor living area required under the Residential Design Codes shall be located where the 1m side setback is designated. Good solar orientation to the north is encouraged for all dwellings.
- 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.
- Dwellings shall be designed to address the primary street frontage with major openings and the main entry accessible via this frontage.
- 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.
- 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).

- 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.
- Dividing fencing forward of the minimum front setback line must be visually permeable above 1.2 metres in height.
- On Lot 407, dwellings adjacent the public open space shall be suitably designed and oriented to ensure passive surveillance of the public open space. These dwellings shall have at least one major opening to a habitable room and an outdoor living area facing the public open space.
- On Lot 407, the fencing between the lot and the public open space is to be visually permeable above 1.2 metres in height to allow for passive surveillance of the public open space.
- On Lot 407, garages/carports shall not project into the front setback area, unless they are level with or behind a portico/ porch/ verandah/ entry element.
- On laneway lots, 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.
- For laneway lots, 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.
- Any development shall comply with sub clause 6.5.4 (A4.3) of the Residential Design Codes.

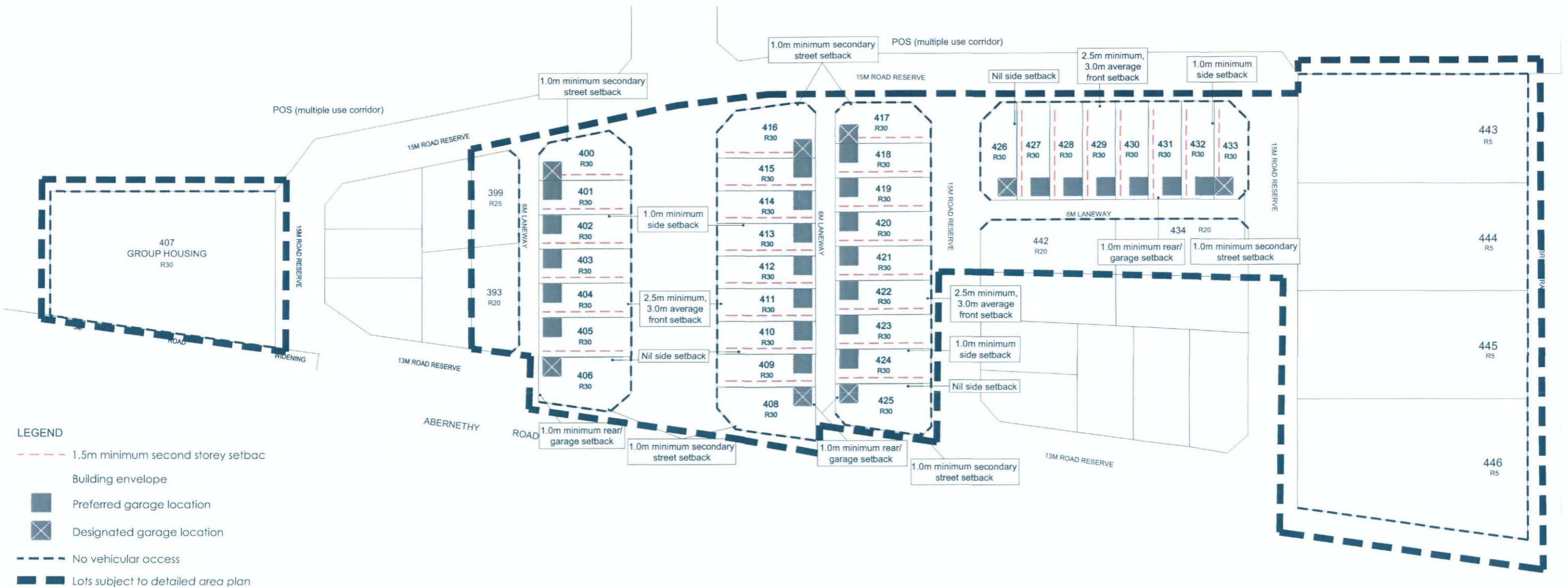
- For Lots 443 to 446, solid fencing is permitted on rear and side boundaries. Fencing forward of the minimum front setback line must comply with Condition 11. The fencing between Lot 443 and the Multiple Use Corridor public open space is to be visually permeable above 1.2 metres in height for at least the front third of the northern boundary of the lot, measured from the front boundary, to allow for passive surveillance of the public open space.
- For Lots 443-446, the garage/carport shall not project into the front setback area, unless it is level with or behind a portico/verandah/entry element.
- For Lot 443, sheds and outbuildings shall be located so as to avoid visual amenity impacts to the Multiple Use Corridor public open space.

Advice Note to Purchasee

- Building envelopes are subject to constraints of retaining wall. The purchasee is to consult their builder or structural engineer where necessary.
- Rear/garage setback for laneway lots is subject to the location of services.
- 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.
- Pedestrian access from Lots 443 to 446 to the bridle trail is encouraged.
- For Lots 393, 399, 434 & 442 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



Detailed Area Plan (2 of 5)
 Lot 9 Abernethy Road, Byford
 Shire of Serpentine-Jarrahdale

Director of Development Services _____ Date _____
 Shire of Serpentine-Jarrahdale Trim Reference

1. Maps to index 11 & 19	10/02/11	98	AM		
2. Maps to index	10/02/11	AD	AM		
3. Maps to notes	10/02/11	AE	AM		
4. Maps to notes	10/02/11	AF	AM		
5. Maps to setbacks & notes	09/12/10	9D	AM		
6. Text modifications	09/12/10	9D	AM		
7. Text modifications	09/12/10	9D	AM		
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