



Location Plan - DAP area located within Lot 9 subdivision

LEGEND

- Existing trees to be retained
- No vehicular access
- Preferred driveway location
- Lots subject to detailed area plan

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. 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.
5. For Lots 487 to 498, solid fencing is permitted on rear and side boundaries. Fencing forward of the minimum front setback line must comply with Condition 6. The fencing between Lot 498 and the district open space is to be visually permeable above 1.2 metres in height for at least the front third of the southern boundary of the lot, measured from the front boundary, to allow for passive surveillance of the public open space.
6. Dividing fencing forward of the minimum front setback line must be visually permeable above 1.2 metres in height.
7. The garage/carport shall not project into the front setback area, unless it is level with or behind a portico/ porch/ verandah/ entry element.
8. Any development shall comply with sub clause 6.5.4 (A4.3) of the Residential Design Codes.
9. For Lot 498, sheds and outbuildings shall be located so as to avoid visual amenity impacts to the district open space.
10. For Lots 487 and 488, dwellings, sheds and outbuildings shall be constructed to ensure the existing trees/vegetation as identified on the Detailed Area Plan are not damaged or removed unless approved by the Shire.
11. For Lot 498, the dwelling shall be designed to address the street and the District Open Space, with at least one major opening to a habitable room facing the District Open Space.
12. 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).

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. 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.
3. Pedestrian access from lots to the bridle trail is encouraged.

Director of Development Services _____ Date _____

Shire of Serpentine-Jarrahdale
Trim Reference



Detailed Area Plan (4 of 5)
Lot 9 Abernethy Road, Byford
Shire of Serpentine-Jarrahdale

ISSUE	DESCRIPTION	DATE	BY	APP'D
1	Made to issue	11/10/21	SB	AM
2	Made to plan	10/06/21	AD	AM
3	Made to notes	10/11/20	BC	AM
YIMMOD	DRAWN			

DRAWING NUMBER: DAP 04
 REF: 1
 SCALE: 1:200 (SHEET 4)
 REFERENCE NUMBER: AST BYF
 DATE: 11/10/21
 PROJECT: LOT 9 ABERNETHY ROAD, BYFORD
 DRAWN BY: [Name]
 CHECKED BY: [Name]

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