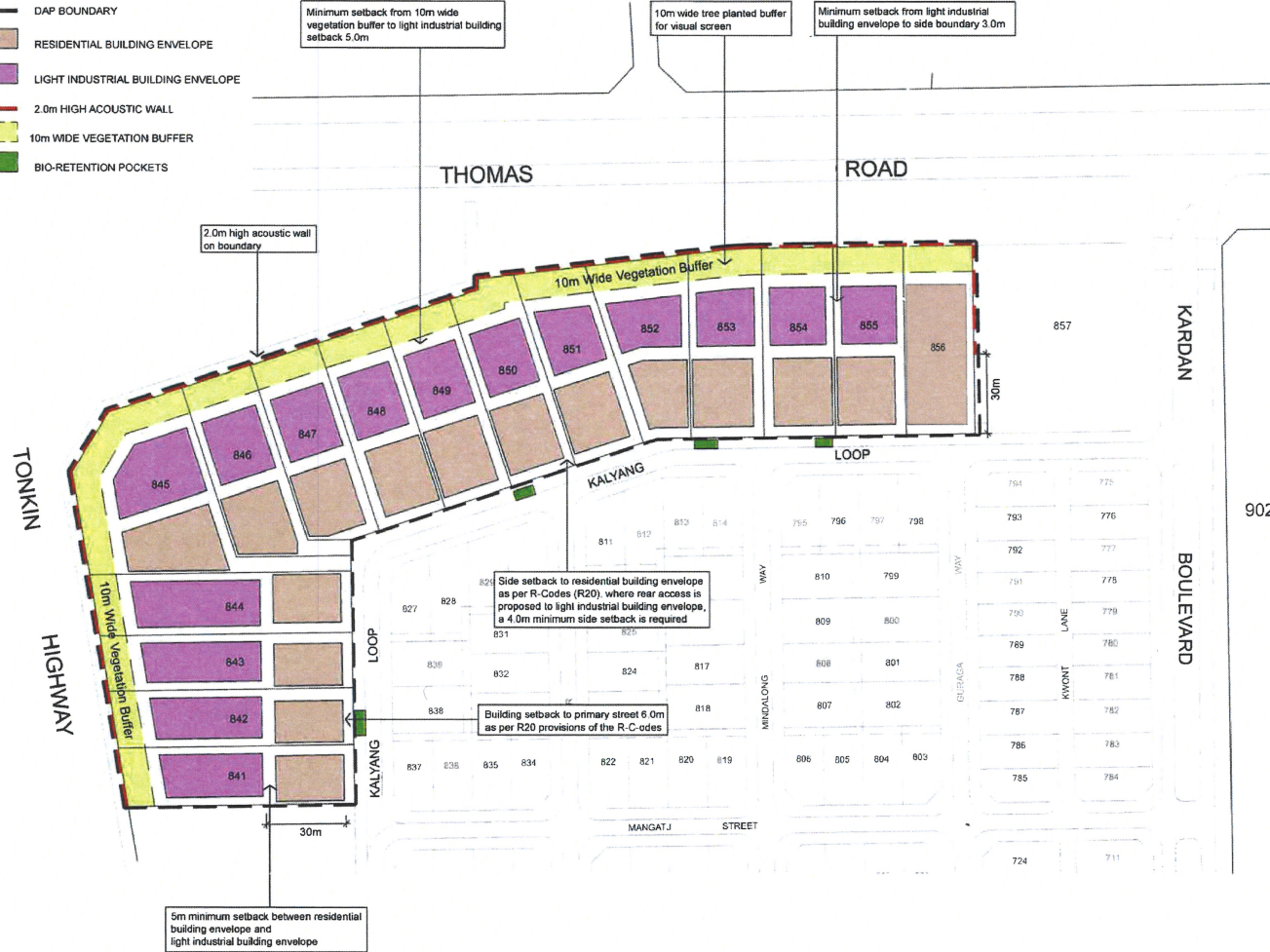


**TABLE OF AMENDMENTS**

Amendment No.	Summary of Amendment	Date Endorsed by Local Government
1	1. Extend the 'residential' building envelope into the 'light industrial' building envelope for Lot 856. 2. Modify the Quiet House Design Requirements by replacing in the first line 'dwelling' with 'noise sensitive premises' 3. Add new provision no.4 to Residential Area - R-Coding to restrict a dwelling on Lot 856 to within 30m of the street.	

**LEGEND:**

- DAP BOUNDARY
- R20 RESIDENTIAL BUILDING ENVELOPE
- LIGHT INDUSTRIAL BUILDING ENVELOPE
- 2.0m HIGH ACOUSTIC WALL
- 10m WIDE VEGETATION BUFFER
- BIO-RETENTION POCKETS



**REDGUM BROOK ESTATE**  
**LOCAL DEVELOPMENT PLAN OF LOTS 841 - 856 INCLUSIVE (STAGE 13)**

**GENERAL PROVISIONS**

Under the Redgum Brook North Local Structure Plan the subject lots are defined as composite lots - residential at the front, light industrial at the rear. (no further subdivision is allowed).

A light industrial use is not permitted unless accompanied by a residential dwelling at the front of the lot.

All structures must be constructed within the nominated building envelope.

**Residential Area - R Coding**

- The residential design code applying to the residential part of the lots is R20.
- No variation to the R-Codes are proposed for the residential part of the lot except that on one side of the dwelling the minimum side setback shall be 4.0m to allow vehicular access to the rear (this 4.0m side setback can be on either side of the lot).
- If no light industrial use is proposed at the rear, side setbacks are to be as per the R-Codes. Garages may be constructed on the side boundary in accordance with the R-Codes.
- On Lot 856 a dwelling will only be permitted within 30m of the primary street.

**Light Industrial Land Use**

It is intended that only small scale light industrial activities be allowed on the lots so as to minimise any impact on the adjoining residential areas.

**Permitted uses include:**

- Those use classes listed under light industry in table 1 - zoning table, their permissibility being in accordance with the symbols cross referenced in table 1 except that all 'P' uses become 'AA' uses and the use classes of automotive wrecking, transport depot, fuel depot, automotive repairs, fast food/take away and dry cleaning are uses not permitted in this zone.
- Any development for light industrial purposes shall be subject to those provisions of the scheme relating to light industrial zone. front and side setbacks, however shall be as follows:
  - Minimum front setback 35 metres from street or 5 metres from rear of dwelling.
  - Minimum side setback of 3.0 metres.
  - Minimum rear setback to tonkin highway or thomas road of 15 metres (includes 10m wide vegetation buffer).
  - Minimum separation distance between dwelling and light industrial structure to be 5.0 metres.
  - The maximum floorspace of any light industrial building is 300m<sup>2</sup> and the maximum height of any structure is 6.0m.

**Fencing**

All side fencing to be open rural style timber to be constructed by subdivider.

**Fire Management**

All lots on the DAP are subject to a fire management plan.

**Noise Attenuation**

All lots may be affected by traffic noise from Tonkin Highway or Thomas Road. a combination of 'quiet house' design measures and practical barrier s proposed to attenuate traffic noise.

**Quiet House Design Requirements**

The noise sensitive premises to be constructed on the subject lots are to be designed to comply with the following 'quiet house' criteria.

**Design Elements - Building Guidelines**

- External walls shall be of double brick construction.
- Casement or awning windows with exposure to Tonkin Highway or Thomas Road to be provided with compressive seals.
- Ground floor glazing to bedrooms with exposure to the Tonkin Highway or Thomas Road to be casement type windows with 6.38mm thick laminated glass. other living spaces with exposure to the Tonkin Highway or Thomas Road to be casement or awning type windows with minimum of 6mm glass.
- Eaves to be enclosed using 6mm thick compressed cement sheeting or equivalent.
- Sliding doors from living spaces to an outdoor area with exposure to Tonkin Highway or Thomas Road are acceptable, provided the sliding doors with seals and overlapping meeting styles.
- Sliding doors to bedrooms with exposure to Tonkin Highway or Thomas Road are not acceptable.
- Roofs to be colorbond (or equivalent) with minimum 50mm anticon, with ceilings of 13mm plasterboard to the bedrooms and minimum R2.5 insulation laid over the top. R4.1 ceiling insulation is also acceptable.

**Notification On Title**

The developer is required to provide prospective purchasers with a copy of this detailed area plan.

**Advice Note**

1. Planning approval is required for light industrial use at the rear of the lot.

THIS LOCAL DEVELOPMENT PLAN HAS BEEN APPROVED BY THE SHIRE OF SERPENTINE JARRAHDALE IN ACCORDANCE WITH CLAUSE 52 (1) OF SCHEDULE 2 OF THE PLANNING AND DEVELOPMENT (LOCAL PLANNING SCHEMES) REGULATIONS 2015.

COORDINATOR OF STATUTORY PLANNING  
 09/08/16  
 DATE

