



REDGUM BROOK ESTATE
DETAILED AREA PLAN (LOCAL DEVELOPMENT PLAN) LOTS 858 - 905 INCLUSIVE (STAGE 9)

LEGEND:

- DAP BOUNDARY
- PRIMARY DWELLING ORIENTATION
- BUILDING ENVELOPE
- SECONDARY DWELLING ORIENTATION
- DESIGNATED GARAGE LOCATION
- PREFERRED GARAGE LOCATION
- STEP AND GATE
- NO VEHICLE ACCESS STRIP AND PROVISION OF UNIFORM FENCING BY THE SUBDIVIDER
- SUBSOIL DRAINAGE EASEMENT

R CODING

- THE RESIDENTIAL DESIGN CODE APPLYING TO THESE LOTS IS R25 AND R30 AS NOTED ON THE DAP

SCHEME AND RESIDENTIAL DESIGN CODE VARIATIONS

- THE SCHEME AND RESIDENTIAL DESIGN CODES ARE VARIED AS DESCRIBED IN THESE NOTATIONS
- THE REQUIREMENTS OF THE SCHEME AND RESIDENTIAL DESIGN CODES SHALL BE SATISFIED IN ALL OTHER MATTERS HOWEVER (WHERE A REQUIREMENT IS SILENT ON THE DAP, THE REQUIREMENTS OF THE RESIDENTIAL DESIGN CODES APPLY)

DESIGN ELEMENTS

- THE FOLLOWING MATTERS APPLY TO THE DEVELOPMENT OF LOTS AFFECTED BY THE DETAILED AREA PLAN:
 - ALL HOUSES AND GARAGES MUST BE CONSTRUCTED WITHIN THE NOMINATED BUILDING ENVELOPE.
 - HOUSES ARE REQUIRED TO SUITABLY ADDRESS ADJACENT LANEWAY FRONTAGES AS INDICATED, AS WELL AS THE ADJACENT AREA OF PUBLIC OPEN SPACE.
 - THE OUTDOOR LIVING AREA FOR ALL LOTS DIRECTLY ABUTTING THE POS BOUNDARY (LOTS 869 - 873 AND LOTS 900 - 905) IS TO BE LOCATED AT THE REAR ADJACENT TO THE POS. AT LEAST ONE MAJOR OPENING (WINDOW OR FULLY GLAZED DOORS) FROM A HABITABLE ROOM AND A DOUBLE DOOR TO THE OUTDOOR LIVING AREA IS TO BE PROVIDED FOR PASSIVE SURVEILLANCE OF THE POS

SETBACKS (R25)

- SETBACKS FOR DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
 - PRIMARY STREET SETBACK: MINIMUM 4.0m GARAGE 4.5m

SETBACKS (R30)

- SETBACKS FOR DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
 - SETBACK TO LANEWAY (Lots 858 - 868) MINIMUM 2.0m TO DWELLING AND GARAGE
 - SETBACK TO LANEWAY (Lots 874 - 884) MINIMUM 1.0m TO DWELLING AND GARAGE
 - SETBACK TO LANEWAY (Lots 869 - 873) MINIMUM 3.0m TO DWELLING AND GARAGE
 - PRIMARY STREET SETBACK (Lots 900 - 904) MINIMUM 3.0m
 - SECONDARY STREET SETBACK: MINIMUM 1.0m
 - SIDE SETBACK: BUILDINGS BUILT UP TO ONE SIDE BOUNDARY ARE PERMITTED FOR A TOTAL MAXIMUM 2/3 AS PER RESIDENTIAL DESIGN CODES. BUILDINGS BUILT UP TO SECOND SIDE BOUNDARY ARE PERMITTED FOR PURPOSES GARAGE / STORE ONLY.

ADVICE NOTE:

- PLANNING APPROVAL IS NOT REQUIRED FOR THE CONSTRUCTION OF A DWELLING ON ANY LOT WITHIN THE AREA COVERED BY THE DETAILED AREA PLAN EXCEPT WHERE VARIATIONS TO THE PROVISIONS OF THIS DETAILED AREA PLAN OR THE RESIDENTIAL DESIGN CODES ARE SOUGHT.

THIS PLAN HAS BEEN APPROVED BY THE SHIRE ON THE 23/05/16
 IN ACCORDANCE WITH CLAUSE 5.18.5.1(c)(i) OF THE SHIRE OF SERPENTINE / JARRAHDALE TOWN PLANNING SCHEME No.2

SIGNED:

NOTE
 Pavements diagrammatic only

DETAILED AREA PLAN (LOCAL DEVELOPMENT PLAN) No.19
REDGUM BROOK ESTATE - STAGE 9
SHIRE OF SERPENTINE - JARRAHDALE
 PREPARED FOR THOMAS ROAD DEVELOPMENTS LTD
 DATE: 6th MAY 2016

THE DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THE COMMISSION. UNAUTHORISED USE OF THIS DOCUMENT IN ANY FORM WHATSOEVER IS PROHIBITED.

0 50m
 SCALE 1:1500 @ A4

GRAY & LEWIS
 LAND USE PLANNERS

Suite 5, 2 Hardy Street
 South Perth, WA 6151
 T (08) 9474 1722
 F (08) 9474 1172
 perth@graylewis.com.au