



**REDGUM BROOK ESTATE
DETAILED AREA PLAN OF LOTS 1 - 3 INCLUSIVE**

- LEGEND:**
- BUILDING ENVELOPE
 - PREFERRED GARAGE LOCATION
 - NO VEHICLE ACCESS STRIP AND PROVISION OF UNIFORM FENCING BY THE SUBDIVIDER
 - DAP BOUNDARY
 - PRIMARY DWELLING ORIENTATION
 - SECONDARY DWELLING ORIENTATION
 - STEP AND GATE

R CODING

1. THE RESIDENTIAL DESIGN CODE APPLYING TO THESE LOTS IS R30

SCHEME AND RESIDENTIAL DESIGN CODE VARIATIONS

2. THE SCHEME AND RESIDENTIAL DESIGN CODES ARE VARIED AS DESCRIBED IN THESE NOTATIONS.
3. THE REQUIREMENTS OF THE SCHEME AND RESIDENTIAL DESIGN CODES SHALL BE SATISFIED IN ALL OTHER MATTERS HOWEVER.

DESIGN ELEMENTS

4. THE FOLLOWING MATTERS APPLY TO THE DEVELOPMENT OF LOTS AFFECTED BY THE DETAILED AREA PLAN:
 - (a) ALL HOUSES AND GARAGES MUST BE CONSTRUCTED WITHIN THE NOMINATED BUILDING ENVELOPE;
 - (b) MINIMUM OPEN SPACE MAY BE VARIED FROM 45% TO 40% SUBJECT TO AT LEAST ONE MAJOR OPENING TO AN INDOOR LIVING AREA BEING INSTALLED ON THE NORTHERN ELEVATION OF THE DWELLING IN ORDER TO MAXIMISE SOLAR ORIENTATION;
 - (c) HOUSES ARE REQUIRED TO SUITABLY ADDRESS ADJACENT LANEWAY FRONTAGES AS INDICATED, AS WELL AS THE ADJACENT AREA OF PUBLIC OPEN SPACE.

SETBACKS

5. SETBACKS FOR DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
 - REAR SETBACK TO POS (Lots 1 - 3): MINIMUM 2.0m
 - FRONT SETBACK TO LANEWAY (Lots 1 - 2): MINIMUM 3.0m TO DWELLING AND GARAGE
 - LOT 3: 6m MINIMUM FROM NORTHERN BOUNDARY TO PROVIDE FOR VEHICLE REVERSING.
 - SIDE SETBACK: BUILDINGS CONSTRUCTED TO ONE SIDE BOUNDARY ARE PERMITTED FOR A TOTAL MAXIMUM 2 / 3 OF THE LENGTH OF THE BOUNDARY BEHIND THE FRONT SETBACK AS PER RESIDENTIAL DESIGN CODES. BUILDINGS BUILT UP TO SECOND SIDE BOUNDARY ARE PERMITTED FOR PURPOSES GARAGE / STORE ONLY.
 - SECOND STOREY SETBACK: SECOND STOREY SETBACKS IN ACCORDANCE WITH THE RESIDENTIAL DESIGN CODES.
 - SECONDARY STREET / KARDAN BOULEVARD SETBACK: MINIMUM 1.5m

ELEVATIONS, OUTDOOR LIVING AREAS AND POSTAL ADDRESSES

6. HOUSES SHALL HAVE ONE OR MORE MAJOR OPENINGS TO A HABITABLE ROOM AND AN OUTDOOR LIVING AREA FACING THE PUBLIC OPEN SPACE;
7. THE POSTAL STREET ADDRESS IS TO BE AT THE REAR LANE;
8. ACCESS TO UTILITIES IS TO BE FROM THE REAR LANEWAY UNLESS OTHERWISE APPROVED BY COUNCIL.

GARAGES, VEHICULAR ACCESS AND DRIVEWAYS

9. GARAGES SHALL BE DEVELOPED AND ACCESSED FROM THE ADJACENT REAR LANEWAY;
10. GARAGES SHALL BE A MAXIMUM TWO CAR WIDTH ONLY (MAXIMUM 6m EXTERNAL WIDTH);
11. AN ALTERNATIVE GARAGE LOCATION MAY BE APPROVED ALONG THE ADJACENT REAR LANEWAY OF THE LOTS SUBJECT TO DESIGN PLACEMENT AND ACCESSIBILITY REQUIREMENTS BEING MET TO THE SHIRE'S SATISFACTION;
12. ALL VEHICLE ACCESS IS TO BE FROM THE ADJACENT REAR LANEWAY AT ALL TIME;
13. EACH HOUSE SHALL HAVE A DRIVEWAY AND CROSSOVER COMPLETED PRIOR TO OCCUPATION OF THE HOUSE;
14. MAXIMUM WIDTH OF CROSSOVER SHALL BE 6m;
15. ALL DRIVEWAYS AND CROSSOVERS SHALL BE BRICK PAVED OR ASPHALT SEALED.

FENCING

16. ALL FENCING IS TO BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARD:
 - (a) ALL SIDE BOUNDARY FENCING 1.8m HIGH AND FULLY INSTALLED PRIOR TO OCCUPATION OF THE DWELLING (BY DEVELOPER).
 - (b) NO SIDE FENCING IS PERMITTED FORWARD OF THE GARAGE LINE AND NO SIDE FENCING IS PERMITTED AT THE END OF THE LANEWAY AT LOT 3.

STOREEROOM

17. A STOREEROOM OF 4m FLOOR AREA SHALL BE INTEGRATED INTO THE DWELLING (ie UNDER THE SAME ROOF) AND CONSTRUCTED OF THE SAME MATERIALS.

ADVISE NOTE

1. PLANNING APPROVAL IS NOT REQUIRED FOR THE CONSTRUCTION OF A DWELLING ON ANY LOT WITHIN THE AREA COVERED BY THE DETAILED AREA PLAN (INCLUDING THE LOTS WITH A LAND AREA OF LESS THAN 280 SQUARE METRES) 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..... IN ACCORDANCE WITH CLAUSE 5.18.5.1(c)(i) OF THE SHIRE OF SERPENTINE / JARRAHDALE TOWN PLANNING SCHEME No.2

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NOTE
Pavements diagrammatic only

DETAILED AREA PLAN No.15
REDGUM BROOK ESTATE - STAGE 10A
SHIRE OF SERPENTINE - JARRAHDALE
PREPARED FOR THOMAS ROAD DEVELOPMENTS LTD
DATE: 3rd APRIL 2014

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