








EXISTING POS

LEGEND:

-  PREFERRED GARAGE LOCATION
-  DESIGNATED GARAGE LOCATION
-  UNIFORM FENCING (COLORBOND)
-  OPEN FEATURE UNIFORM FENCING (50% PERMEABLE)
-  PRIMARY DWELLING ORIENTATION
-  SECONDARY DWELLING ORIENTATION
-  BUILDING PROTECTION ZONE

THE PURPOSE OF THIS DAP IS TO ADDRESS THE R-CODE DESIGN REQUIREMENTS THAT APPLY TO THE LAND TOGETHER WITH THE CONSTRUCTION STANDARDS FOR BUSHFIRE PROTECTION.

**1. R-CODING - DESIGN REQUIREMENTS**

1.1 THE RESIDENTIAL DESIGN CODE APPLYING TO THESE LOTS IS R30. THE LOTS SHALL BE DEVELOPED FOR SINGLE DWELLINGS ONLY. THE REQUIREMENTS OF THE SHIRE OF SERPENTINE JARRAHDALE TOWN PLANNING SCHEME No. 2 AND RESIDENTIAL DESIGN CODES SHALL BE SATISFIED WITHOUT VARIATION - OTHER THAN THE SIDE BOUNDARY BUILDING SETBACK ON LOT 708 FOR FIRE PROTECTION.

**2. FENCING**

2.1 FENCING ALONG YINAR LANE IS TO BE 1.8m HIGH COLORBOND. FENCING ALONG KARDAN BOULEVARD AND THE NORTHERN BOUNDARY OF LOT 708 IS TO BE OPEN FEATURE (50% MINIMUM VISUALLY PERMEABLE)

**3. BUSHFIRE PROTECTION**

3.0 A BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT HAS BEEN UNDERTAKEN FOR LOTS 708 - 710 KANDIMAK BOULEVARD, BYFORD BY BUSHFIRE SAFETY CONSULTING. THE BAL IDENTIFIES APPROPRIATE CONSTRUCTION STANDARDS THAT APPLY FOR BUILDINGS IN BUSHFIRE-PRONE AREAS.

**3.1 BAL LOT ASSESSMENT**

LOT 708

- THE PROPOSED DWELLING ON LOT 708 IS EXPOSED TO A BUSHFIRE ATTACK LEVEL (BAL) OF BAL-19. THE RECOMMENDED CONSTRUCTION SECTION IN (AS 3959-2009) CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS IS SECTION 3 AND 6 (TABLE 2).

LOTS 709 & 710

- THE PROPOSED DWELLINGS ON LOTS 709 & 710 ARE EXPOSED TO A BUSHFIRE ATTACK LEVEL (BAL) OF BAL-12.5. THE RECOMMENDED CONSTRUCTION SECTION IN (AS 3959-2009) CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS IS SECTION 3 AND 5 (TABLE 2).

**3.2 BUILDING PROTECTION ZONES**

LOT 708 IS ALSO SUBJECT TO A BUILDING PROTECTION ZONE AS DEPICTED ON THE DAP. NO PART OF THE DWELLING MAY BE CONSTRUCTED WITHIN THE BUILDING PROTECTION ZONE.

**4. NOTIFICATION TO THE PROSPECTIVE PURCHASERS**

4.1 THE DEVELOPER IS REQUIRED TO PROVIDE PROSPECTIVE PURCHASERS WITH A COPY IF THIS DETAILED AREA PLAN.

**5. ADVICE NOTE**

- 5.1 PLANNING APPROVAL IS NOT REQUIRED FOR THE CONSTRUCTION OF A DWELLING ON ANY LOT COVERED BY THIS DETAILED AREA PLAN EXCEPT WHERE VARIATIONS TO THE PROVISIONS OF THIS DETAILED AREA PLAN OR THE RESIDENTIAL DESIGN CODES OF WA ARE SOUGHT.
- 5.2 VARIATIONS TO ANY PROVISION CONTAINED IN THIS DETAILED AREA PLAN WILL ONLY BE SUPPORTED BY THE SHIRE WHERE THE APPLICANT CAN DEMONSTRATE THAT THE OBJECTIVES AND INTENT OF THE RELEVANT PROVISIONS CAN STILL BE ACHIEVED.



THIS PLAN HAS BEEN APPROVED BY THE SHIRE ON THE 08/08/2013  
 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