



**REDGUM BROOK ESTATE
DETAILED AREA PLAN OF LOTS 711 - 724 INCLUSIVE**

LEGEND:

- BUILDING ENVELOPE
- PRIMARY DWELLING ORIENTATION
- PREFERRED GARAGE LOCATION
- SECONDARY DWELLING ORIENTATION
- NO VEHICLE ACCESS STRIP AND PROVISION OF UNIFORM FENCING BY THE SUBDIVIDER
- 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 716 - 719): MINIMUM 2.0m
 - FRONT SETBACK TO LANEWAY (Lots 717 - 719): MINIMUM 3.0m TO DWELLING AND GARAGE
 - SETBACK TO LANEWAY (Lots 711 - 715 and 720 - 724): MINIMUM 1.0m TO DWELLING AND GARAGE
 - PRIMARY STREET SETBACK (Lots 711 - 715 and 720 - 724): MINIMUM 4.0m
 - SECONDARY STREET SETBACK: MINIMUM 1.0m
 - SIDE SETBACK: MINIMUM 1.0m
- 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. SECOND STOREY SETBACKS IN ACCORDANCE WITH THE RESIDENTIAL DESIGN CODES.

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 LOTS 712 - 715 AND 721 - 723 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).

STOREROOM

17. A STOREROOM OF 4m² FLOOR AREA SHALL BE INTERGRATED 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 260 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 17.1.14 IN ACCORDANCE WITH CLAUSE 5.18.5.1(c)(i) OF THE SHIRE OF SERPENTINE / JARRAHDALE TOWN PLANNING SCHEME No.2

SIGNED.....



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

NOTE
Pavements diagrammatic only

DETAILED AREA PLAN No.13
REDGUM BROOK ESTATE - STAGE 10A
SHIRE OF SERPENTINE - JARRAHDALE
PREPARED FOR THOMAS ROAD DEVELOPMENTS LTD

DATE: 17th JANUARY 2014

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