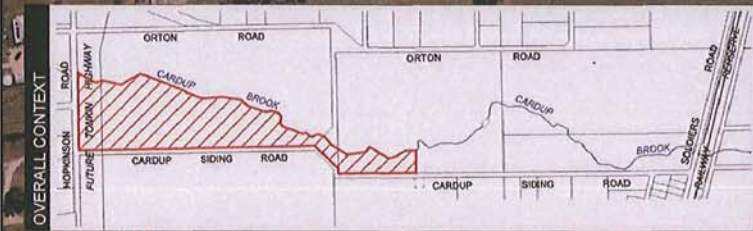


- LEGEND**
- - - DEVELOPMENT AREA
 - WATERCOURSE
 - EXISTING WRC MAPPED CONSERVATION CATEGORY WETLAND
 - EXISTING WRC MULTIPLE USE WETLAND
 - ATA REVISED WETLAND BOUNDARY (RESOURCE ENHANCEMENT)
 - 30m BUFFER FROM REVISED WETLAND BOUNDARY
 - /// POS - FORESHORE RESERVE
 - /// BUSH FOREVER SITE 351 & 352
 - /// BUILDING EXCLUSION ZONE
 - STRATEGIC FIREBREAK (IN ACCORDANCE WITH S5J SPECIFICATION)
 - SHARED USE PATH (IN ACCORDANCE WITH S5J SPECIFICATION)
 - XXX AREA SUBJECT TO REVEGETATION
- DEVELOPMENT REQUIREMENTS**
1. All dwelling locations to respect 30m buffer from revised wetland boundary and existing vegetation. Subject to further investigation at time of survey.
 2. The recommended minimum building floor level is 0.5m above the Cardup Brook 100 year ARI flood level, being a minimum of 1.25 m above the existing natural surface elevation.
 3. Any on-site effluent disposal system, including any irrigation areas, requires a minimum of 1.2m between the base of the effluent disposal system and the annual average maximum groundwater level.



Amended Detailed Area Plan adopted pursuant to provisions of clause 5.18.5.1 (c) (i) on 8th day of August 2008. The Detailed Area plan adopted 3 March 2006 is hereby superseded and shall have no further effect.

Brad Gieson
 Brad Gieson, Director Development Services
 Under delegated authority from the Council of the Shire of Serpentine Jarrahdale
 (CGAM064/02/08)

WESTERN SECTOR - DETAILED AREA PLAN
 BYFORD BY THE BROOK **MAP 2**

CLIENT	LWP PROPERTY GROUP PTY LTD	DATE	05/05/2008
PLAN NUMBER	82513	PAGE 21 OF 21	
COORDINATE	14200 6 43	NSGA 84	
DESIGNED BY	ENG 1151 ST	DRAWN BY	
PLANNER	PLANNER	N/A	

20m 0 20 40 60 80 100m



SJS TRIM - IN08/7385

DETAILED AREA PLAN PROVISIONS

Adopted by Council on 28 November 2005 and 23 January 2006

Vegetation Protection

1. No indigenous vegetation and trees shall be destroyed or cleared except, and subject to the subdivider or subsequent landowners obtaining the prior written consent of Council or where such vegetation is certified as dangerous, dead, dying or diseased by an accredited arborculturalist.
2. Notwithstanding special provision, the vegetation within areas designated as 'Building Exclusion', 'Roadside Swale', 'Roadside Vegetation', 'Foreshore Reserve' or 'Public Open Space' on the approved Detailed Area Plan shall not be destroyed or cleared without the approval of the Shire. Private land which contains any of these areas shall have suitable notification placed on the certificate of title advising of this special provision.

Landscape and Vegetation Management Plan (Including Maintenance)

3. The subdivider shall prepare and implement a Landscape and Vegetation Management Plan for the areas identified on the approved Detailed Area Plan as 'Roadside Swale', 'Roadside Vegetation', 'Foreshore Reserve' and 'Public Open Space'. The Plan shall specifically demonstrate:
 - i. Suitable planting of indigenous vegetation to increase and/or reinstate the biodiversity value of the 'Foreshore Reserve' areas;
 - ii. Suitable planting of indigenous vegetation within 'Public Open Space' area 3 to consolidate on the vegetation corridor which extends from the adjacent Bush Forever Site No. 352 (Cardup Nature Reserve) to the Cardup Brook 'Foreshore Reserve' area;
 - iii. For the 'Roadside Vegetation' areas, suitable planting of indigenous vegetation to consolidate on the vegetation found to be existing;
 - iv. For the 'Roadside Swale' areas, suitable planting of indigenous riparian vegetation to perform nutrient stripping functions of generated water runoff in accordance with special provision 6;
 - v. Suitable weed management for all areas, including the slashing and spraying of weeds and removal of invasive non-indigenous vegetation.
 - vi. For 'Building Exclusion' areas on private land within 30m of the Cardup Brook creek line and associated riparian vegetation, suitable planting of indigenous vegetation to reinstate and consolidate upon the biodiversity value of the adjacent 'Foreshore Reserve' area.

The Plan shall include details of a vegetation schedule, nominating each species, the spacing of each species, the numbers of plantings required and the size of each plant to be used at the time of planting, together with the anticipated height of each plant at maturity. The Plan shall be implemented prior to subdivision.

4. The subdivider shall maintain vegetation planted on private land until such land is sold, or shall plant sufficient vegetation numbers to allow for natural loss. Thereafter, the owners of the lots shall be responsible for the maintenance and replacement (if and where necessary) of the vegetation planted by the subdivider in accordance with the approved Landscape and Vegetation Management Plan.
5. The subdivider shall maintain vegetation planted on public land for a minimum of two summer periods following establishment, and until the required vegetation densities are established and the stems of taller vegetation species have reached a 50cm height.

Drainage and Nutrient Management Plan

6. The subdivider shall prepare and implement a Drainage Nutrient Management and Flood Mitigation Plan for the subject land. The Plan shall demonstrate how water quality and quantity draining from the subject land will be maintained and how any flood risk associated with Cardup Brook will be mitigated against following completion of subdivision. The Plan shall also map the average annual maximum groundwater level across the subject land and where this occurs within 1 metre of natural ground level will demonstrate how the groundwater level will be actively controlled through the adopted

drainage scenario. The Plan shall also identify nutrient stripping capabilities of the drainage system to meet the requirements of maintaining water quality and quantity. The Plan shall include details for the monitoring and maintenance of stormwater treatments located within the subdivision, and shall be prepared in accordance with best management practices for water sensitive urban design. The Plan shall be implemented prior to subdivision.

Fire Management Plan

7. The subdivider shall prepare and implement a Fire Management Plan for the subject land. The Plan shall identify the location and construction requirements applicable to strategic firebreaks, fire hydrants, water supplies, equipment and any other fire management requirements that may be deemed necessary for the subdivision. The Plan shall be implemented prior to subdivision.

Footpath Requirements

8. Footpaths shall be provided along internal road reserves and within the pedestrian access-ways as shown on the approved Detailed Area Plan.

General Development Requirements

9. All single house development within the subdivision shall be connected to an alternative domestic waste water treatment system with an adequate phosphorus retention capacity, and with the base of the system or the modified irrigation area being the required distance above the highest known water table with soil amendment used where required.
10. All buildings shall be setback from the property boundary in accordance with the following requirements:

Front Boundary:	6m
Rear Boundary:	6m
Side Boundary:	3m
Secondary Street Boundary:	3m
11. At the time of submitting a plan for building approval for each lot, a site plan shall be submitted which shows contours, all existing vegetation, any vegetation to be removed and proposals for additional vegetation and/or site maintenance.
12. The requirements of the Building Code of Australia for Construction of Housing in Bushfire Prone Areas shall be met in Single House design and construction for all lots. In addition, Single Houses shall have a 3 metre wide clearance of vegetation maintained both horizontally and vertically at all times.
13. Driveways shall be a maximum width of 5 metres and each lot shall have one driveway and formal access point only.
14. Boundary and internal private fencing shall comprise post and rail or post and wire only, except within the 'Building Exclusion' areas as shown on the approved Detailed Area Plan where no fencing shall be permitted.
15. Single houses on lots which abut areas of public open space or foreshore reserve must be suitably designed and orientated toward such areas. This is to be achieved through designing the elevation of the single house with major openings and living areas facing the public open space or foreshore reserve, as well as facing the road frontage of the lot.
16. The subdivider shall prepare and implement a Dieback Management Plan for the subject land to the satisfaction of the Shire. This is to specifically demonstrate how potential dieback importation and/or spread will be prevented during the construction stage of the subdivision. The Plan shall be prepared and approved prior to subdivision, and implemented through the construction phase of the subdivision.
17. The keeping or rearing of stock on lots is not permitted at any time.
18. In addition to condition 2 no fill and/or development is permitted to take place within the 'Building Exclusion' areas on private land.