

DAP Design Elements

The following matters apply, where required, in the design and construction of residence or outbuildings on lots identified within the boundary of this DAP.

- Dwelling design must minimise east/west facing windows or provide adequate summer shading with awnings, eaves, pergolas or use of energy efficient glazing (i.e. solar performance film, tinting or toned).
- To promote variety and interest to the built form and streetscape, the front façade of dwellings must incorporate diversity in the colour, type or texture of materials.
- Dwellings are required to suitably address all street frontages to maximise visual surveillance. A secondary street frontage on a corner lot shall feature a suitable level of detail in a manner consistent with the primary street frontage for the first 4.5m of the return (taken from the established building line) to the secondary street.
- Dwellings adjoining public open space shall be designed to address the street and Public Open Space, with at least one major opening to a habitable room facing the Public Open Space.
- Any sheds or outbuildings not integrated into the dwelling shall not be permitted to be visible from any street.
- For laneway lots, studios/lofts over garages are encouraged for increased surveillance of the laneway.
- No solid dividing fencing shall be permitted forward of the building line.
- Where variations are sought, the proponent must provide adequate information for the Shire of Serpentine-Jarrahdale to assess the appropriateness of the variation(s) having regard for improved streetscape outcomes, improved sustainability outcomes and pedestrian/traffic safety matters.

Application of the Residential Design Codes (R-Codes)

All lots illustrated in this DAP are coded R30 except where specifically illustrated.

The Shire of Serpentine-Jarrahdale Town Planning Scheme No.2 (TPS 2) and the Residential Design Codes for the Marri Park Private Estate precinct are varied as illustrated in this Detailed Area Plan.

The requirements of TPS 2 and the R-Codes shall be satisfied in all other matters.

Setbacks (excluding R20)

- Front (laneway lots): 2.5m minimum, 3.0m average
- Rear/Laneway: 1.0m minimum dwelling setback
- Rear: Lots with POS frontage to have a maximum 2.5m setback to POS
- Secondary Street: 1.0m minimum, 1.5m minimum second storey setback
- Garage Setback (laneway lots): Zero metre minimum garage setback, 1.0m maximum garage setback. Nil rear/garage setbacks for laneway lots are subject to the location of services.

Site Coverage (excluding R20)

A minimum of 40% of the site area shall be comprised of open space

Estate Fencing

Estate fencing is to be provided by the vendor in the locations depicted on the Detailed Area Plan

Estate fencing is not to be removed or altered in any way

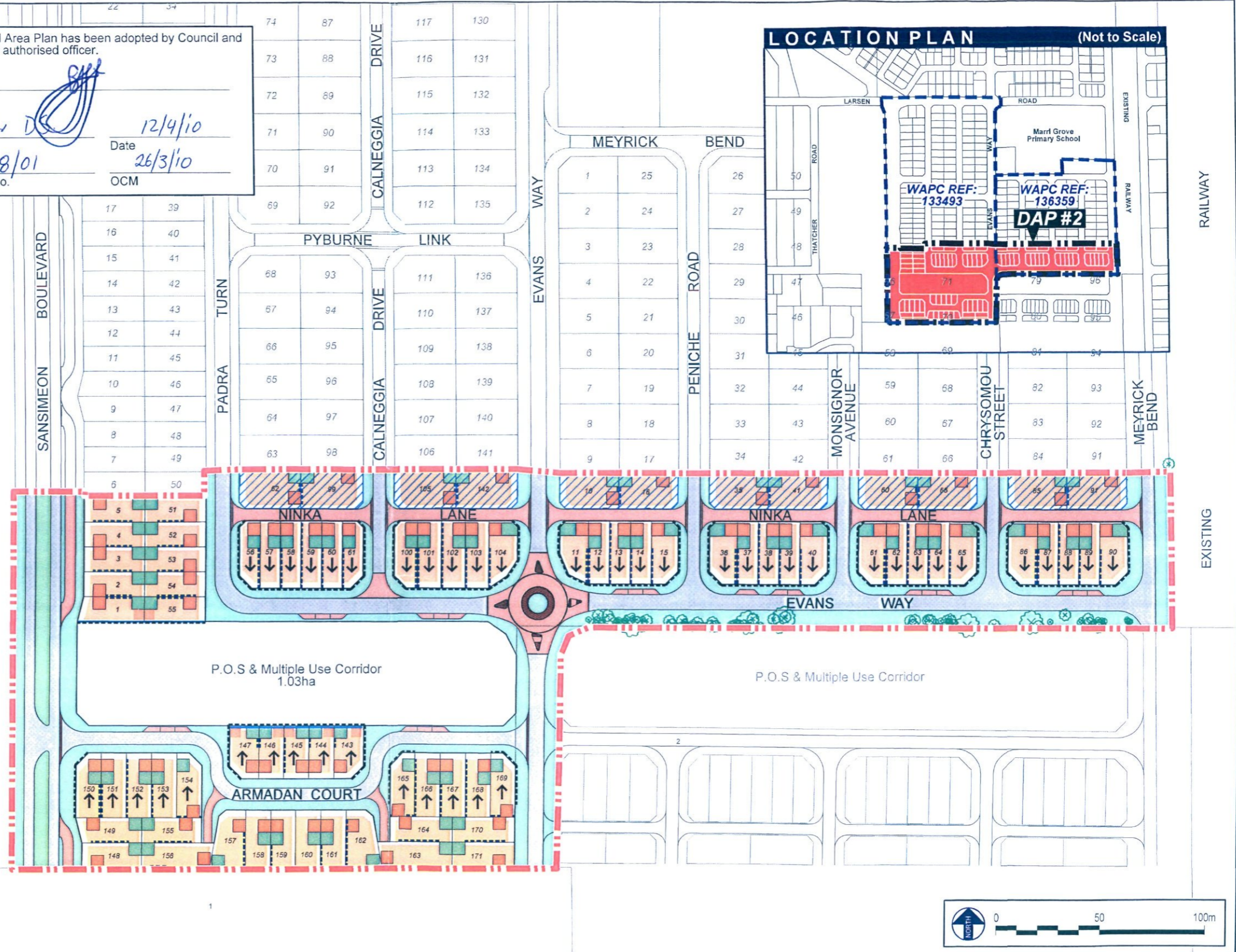
This Detailed Area Plan has been adopted by Council and signed by an authorised officer.

Signature

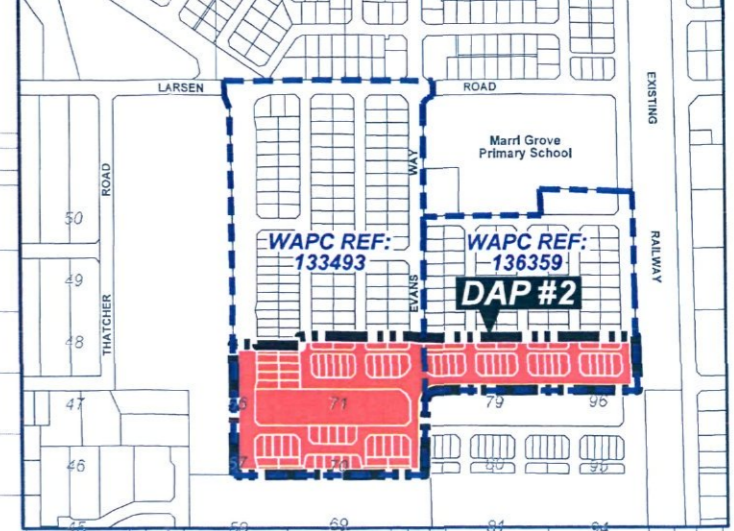
Director *[Signature]* 12/4/10

Title POS318/01 Date 26/3/10

Reference No. OCM



LOCATION PLAN (Not to Scale)



Base data supplied by Landgate Projection MGA Zone 50

Areas and dimensions shown are subject to final survey calculations. All carriageways are shown for illustrative purposes only and are subject to detailed engineering design.

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LEGEND

- DAP Boundary
- Building Envelope
- - - Zero Lot Line (Only applicable to subject lot where illustrated)
- - - No Vehicle Access
- Designated 'Estate Provided' Permeable Fencing
- ← Building Orientation
- Designated Garage Location / Carport / Parking Space
- Designated habitable room with window fronting POS
- ⊕ Existing Trees to be Retained
- ▨ R20 Coded Lots

SHIRE OF
13 APR 2010
SERPENTINE JARRAHDALÉ

"Marri Park Private Estate" DETAILED AREA PLAN #2
Lot 3 Larsen Road & Lot 3 Alexander Way, BYFORD (WAPC REF :133493 / 136359)

Goldtune Investments P/L : CLIENT
1:2 000@A3 : SCALE
29 March 2010 : DATE
2931_3-4-001f.dgn : PLAN No
f : REVISION
M.Z. : PLANNER
M.H. : DRAWN
R.S. : CHECKED

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