

All enquiries to Planning Services on 9526 1166

Our ref: SJ1180 WJ:gl

Electronic Ref: OC14/9171



Shire of
Serpentine
Jarrahdale

Sustainable. Connected. Thriving!

6 June 2014

Gray & Lewis Land Use Planners
Suite 5, 2 Hardy Street
SOUTH PERTH WA 6151

Dear Sir / Madam

**BYFORD CENTRAL – DAP 8 AMENDED
DETAILED AREA PLAN**

Please find enclosed a copy of Byford Central – DAP 8 – AMENDED for your information and records.

The Detailed Area Plans have now been approved pursuant to Clause 5.18.5.4 of the Shire's Town Planning Scheme No.2.

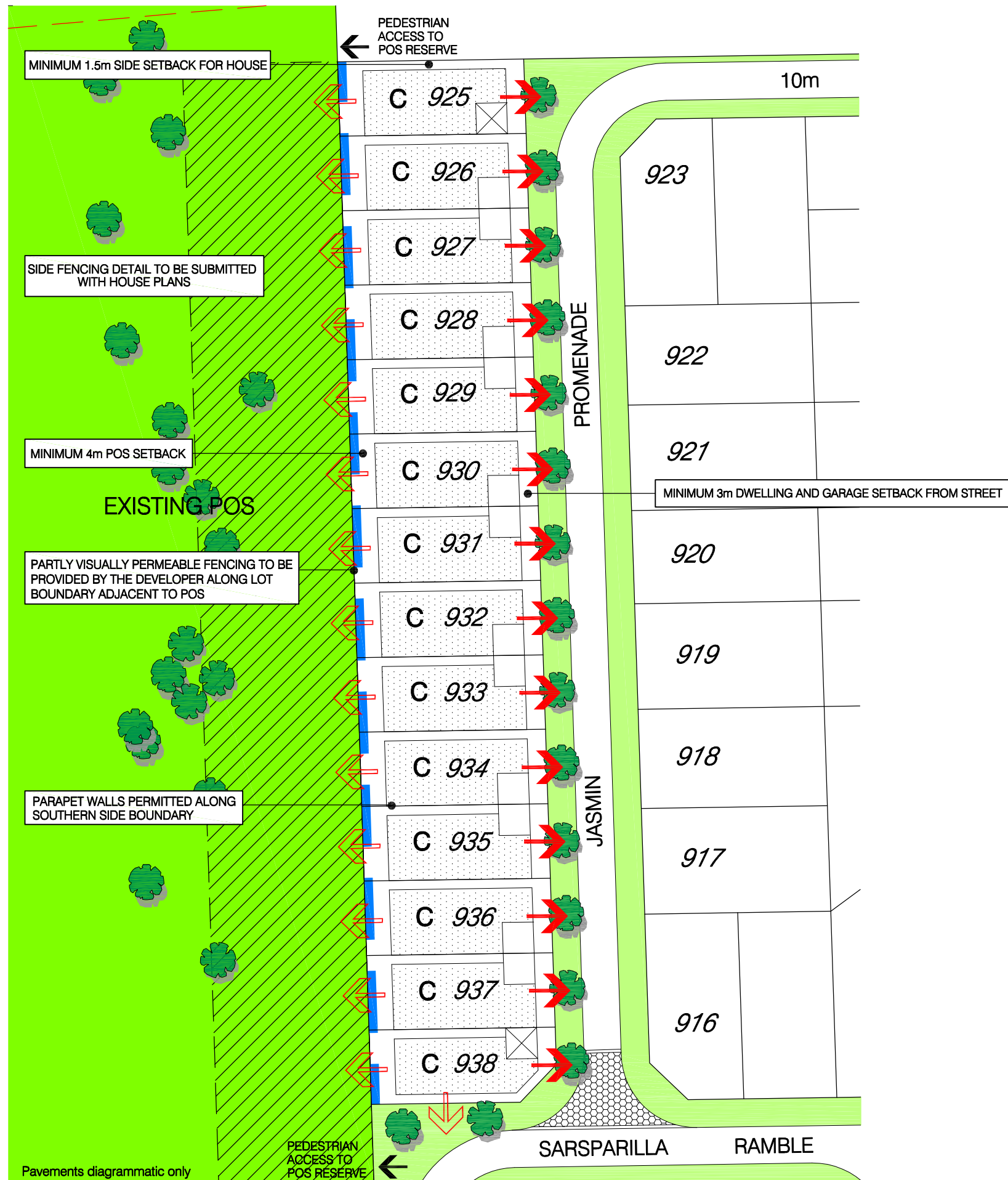
Should you require any further information, please do not hesitate to contact Planning Services on 9526 1166.

Yours faithfully

A handwritten signature in grey ink, appearing to read 'Louise Hughes'.

Louise Hughes
MANAGER STATUTORY PLANNING

enc.



BYFORD CENTRAL
DETAILED AREA PLAN OF LOTS 925-938

R CODING

1. THE RESIDENTIAL DESIGN CODE APPLYING TO THESE LOTS IS R30
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) HOUSES ARE REQUIRED TO SUITABLY ADDRESS ADJACENT STREET FRONTAGES AS INDICATED, AS WELL AS THE ADJACENT AREA OF PUBLIC OPEN SPACE

ELEVATIONS, OUTDOOR LIVING AREAS AND POSTAL ADDRESSES

5. HOUSES SHALL HAVE ONE OR MORE MAJOR OPENINGS TO A HABITABLE ROOM AND AN OUTDOOR LIVING AREA FACING THE PUBLIC OPEN SPACE.
6. ACCESS TO UTILITIES IS TO BE FROM THE STREET FRONTAGES OF THE LOTS ONLY

SETBACKS

7. SETBACKS FOR DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE FOLLOWING;
REAR SETBACK : MINIMUM 4m SETBACK FOR HOUSE
FRONT SETBACK : MINIMUM 3m SETBACK FOR HOUSE AND GARAGE. AVERAGING OF FRONT SETBACK IS NOT PERMITTED.

SIDE SETBACK : NIL SETBACK FOR GARAGE TO SIDE BOUNDARY;
PARAPET WALLS MAY BE DEVELOPED ALONG SOUTHERN SIDE BOUNDARIES OF LOTS 925-937 AS PER THE R CODES;
MINIMUM 1.5 METER SOLAR SETBACK ALONG NORTHERN SIDE BOUNDARIES.

GARAGES, VEHICULAR ACCESS AND DRIVEWAYS

8. GARAGES SHALL BE DEVELOPED AND ACCESSED FROM THE STREET FRONTAGE.

FENCING

9. FENCING OF LOT BOUNDARIES ABUTTING STREET AND PUBLIC OPEN SPACE SHALL BE DESIGNED AND CONSTRUCTED TO SATISFY THE REQUIREMENTS OF THE FIRE MANAGEMENT PLAN AND SHIRE OF SERPENTINE - JARRAHDALÉ;
10. FENCING OF BOUNDARIES BETWEEN LOTS 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.

OUTBUILDINGS

11. A STOREROOM OF 4m² FLOOR AREA SHALL BE INTEGRATED INTO THE DWELLING (ie UNDER THE SAME ROOF) AND CONSTRUCTED OF THE SAME MATERIALS. A 1m EXTENSION TO THE SIDE OR REAR OF THE GARAGE IS ACCEPTABLE IN LIEU OF PROVIDING A SEPARATE STOREROOM.
12. NO ADDITIONAL SHEDS OR OUTBUILDINGS ARE PERMITTED ON LOTS

WASHING LINES AND RUBBISH BINS

13. CLOTHES LINES AND RUBBISH BIN STORAGE MUST BE SCREENED FROM VIEW OF THE STREET AND PUBLIC OPEN SPACE AREA BY MASONRY WALLS OR OTHER METHODS OF CONSTRUCTION TO MATCH THE MATERIALS USED FOR THE DWELLING AND WITH A HEIGHT OF 1.8 METRES.

AIR CONDITIONING / COOLING UNITS AND SOLAR HOT WATER SYSTEMS

14. AIR CONDITIONING / COOLING UNITS MUST BE OF SIMILAR COLOUR TO THE ROOF AND MUST NOT PROTRUDE ABOVE ANY ROOF RIDGELINES OR GABLES. UNITS ARE NOT TO BE VISIBLE FROM THE ADJACENT FRONT STREET OR PUBLIC OPEN SPACE AREAS AND MUST BE POSITIONED TO PREVENT NOISE IMPACTS IN ACCORDANCE WITH THE DEPARTMENT OF ENVIRONMENT'S 'INSTALLERS GUIDE TO AIR CONDITIONER NOISE' PUBLICATION;
15. SOLAR HOT WATER SYSTEMS MUST BE INTEGRATED WITH THE DESIGN OF THE ROOF, AND WHERE VISIBLE FROM THE ADJACENT FRONT STREET OR PUBLIC OPEN SPACE AREAS BE A SPLIT SYSTEM WITH THE TANK INSTALLED AT GROUND LEVEL OR OUT OF PUBLIC VIEW.

FIRE MANAGEMENT PLAN

16. A FIRE MANAGEMENT PLAN HAS BEEN PREPARED FOR THE LOTS ON THE DAP, THE DESIGN AND CONSTRUCTION OF ALL DWELLINGS WILL NEED TO SATISFY THE RELEVANT REQUIREMENTS OF AS 3959-2009.
A SECTION 70A NOTIFICATION WILL BE PLACED ON THE CERTIFICATE OF TITLE FOR EACH LOT
17. ON THIS DAP TO NOTIFY OWNERS OF THE RESPONSIBILITIES TO COMPLY WITH THE REQUIREMENTS OF THE FIRE MANAGEMENT PLAN.

NOTIFICATION TO PROSPECTIVE PURCHASERS

18. THE DEVELOPER IS REQUIRED TO GIVE PROSPECTIVE PURCHASERS A COMPLETE COPY OF ALL OF THE REQUIREMENTS OF THIS DETAILED AREA PLAN PRIOR TO OFFER AND ACCEPTANCE BEING MADE.

ADVICE 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 350 SQUARE METRES) EXCEPT WHERE VARIATIONS TO THE PROVISIONS OF THE DETAILED AREA PLAN OR RESIDENTIAL DESIGN CODES ARE SOUGHT.

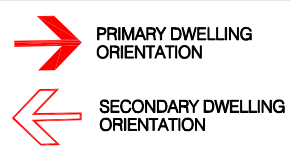
THIS PLAN HAS BEEN APPROVED BY THE SHIRE ON THE
IN ACCORDANCE WITH CLAUSE 5.18.5.1(c)(i) OF THE SHIRE OF
SERPENTINE /JARRAHDALÉ TOWN PLANNING SCHEME No.2

Koung flupue 06/06/2014
SIGNED

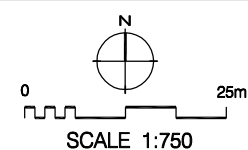
DETAILED AREA PLAN No.8
BYFORD CENTRAL
SHIRE OF SERPENTINE - JARRAHDALÉ
PREPARED FOR BYFORD CENTRAL PTY LTD



LOT TYPES
T TRADITIONAL LOTS
C COTTAGE LOTS



HAZARD SEPARATION ZONE BETWEEN STRUCTURES AND VEGETATION ONTO EXISTING POS RESERVE TO BE MAINTAINED BY THE SHIRE OF SERPENTINE JARRAHDALÉ IN ACCORDANCE WITH THE FIRE MANAGEMENT PLAN
 PARTLY VISUALLY PERMEABLE FENCING TO BE PROVIDED BY THE DEVELOPER TO MEET THE FIRE MANAGEMENT PLAN SPECIFICATIONS



Suite 5, 2 Hardy Street
South Perth, WA 6151
T (08) 9474 1722
F (08) 9474 1172
perth@graylewis.com.au