

All enquiries to Planning Services on 9526 1166

Our ref: SJ1181 GF:wj

Electronic Ref: OC14/9173



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 9 - AMENDED  
DETAILED AREA PLAN**

Please find enclosed a copy of Byford Central – DAP 9 – 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.

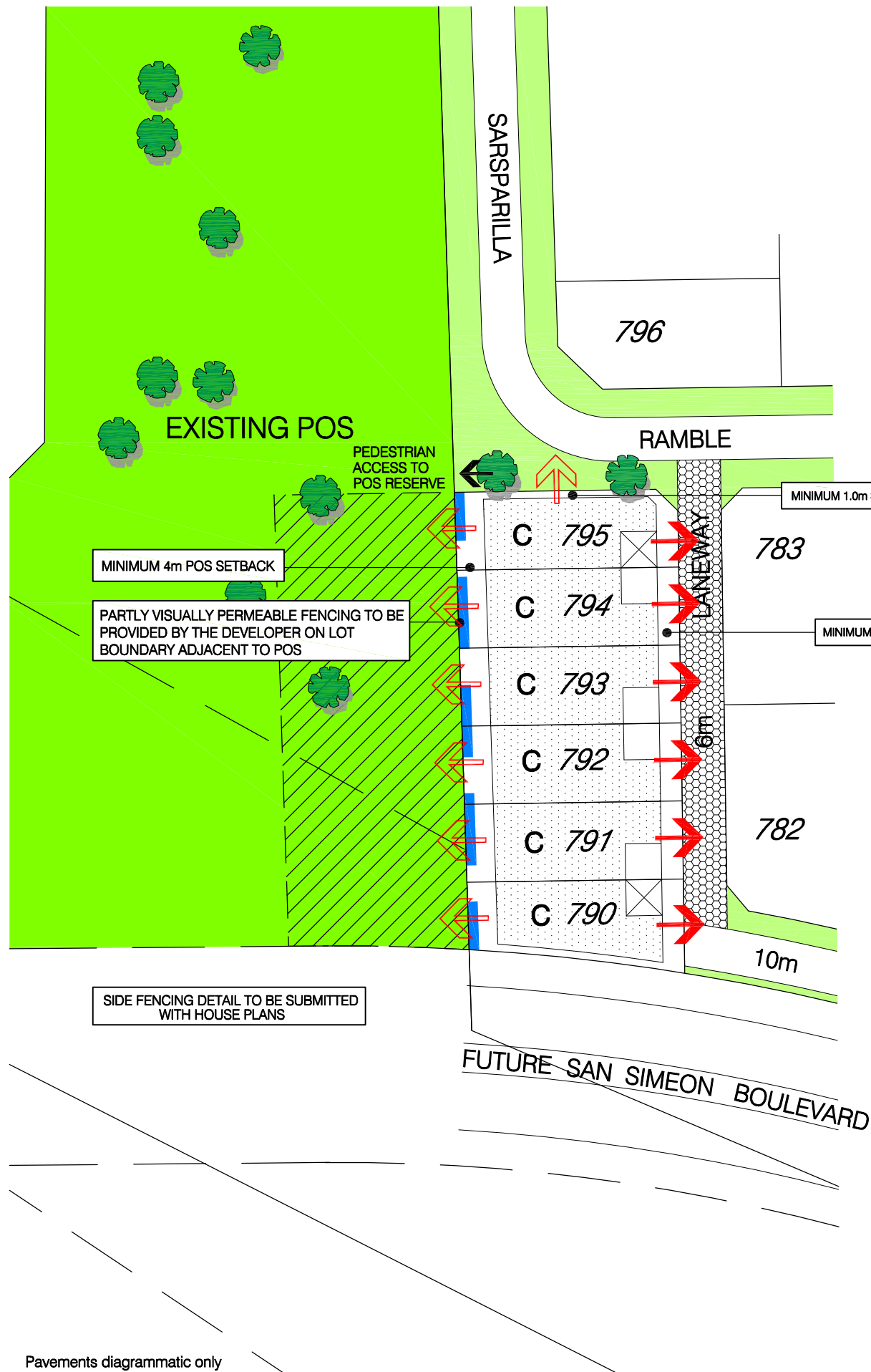
Should you require any further information, please do not hesitate to contact Planning Services on 9526 1166.

Yours faithfully

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

Louise Hughes  
MANAGER STATUTORY PLANNING

enc.



#### 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 /JARRAHDALE TOWN PLANNING SCHEME No.2

*Kouros Ruppel*  
06/06/2014  
SIGNED

## BYFORD CENTRAL

### DETAILED AREA PLAN OF LOTS 790-795

#### 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) AT LEAST ONE MAJOR OPENING TO AN INDOOR LIVING AREA IS TO BE INSTALLED ON THE NORTHERN ELEVATION OF A DWELLING IN ORDER TO MAXIMISE SOLAR ORIENTATION;
  - (c) 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;  
SETBACK OF 1.0m REQUIRED FOR SECONDARY ROAD FRONTAGES OF LOTS 790 & 795  
SECOND STOREY SETBACKS IN ACCORDANCE WITH THE RESIDENTIAL DESIGN CODES.

#### GARAGES, VEHICULAR ACCESS AND DRIVEWAYS

8. GARAGES SHALL BE DEVELOPED AND ACCESSED FROM THE STREET FRONTAGE.
9. GARAGES SHALL BE A MAXIMUM TWO CAR WIDTH ONLY (MAXIMUM 6M EXTERNAL WIDTH);
10. EACH HOUSE SHALL HAVE A DRIVEWAY AND CROSSOVER COMPLETED PRIOR TO OCCUPATION OF THE HOUSE;
11. MAXIMUM WIDTH OF CROSSOVER SHALL BE 6m;
12. ALL DRIVEWAYS AND CROSSOVERS SHALL BE BRICK PAVED OR ASPHALT SEALED OR OTHER SUITABLE MATERIALS TO THE SATISFACTION OF THE SHIRE

#### FENCING

13. 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 - JARRAHDALE;
14. 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

15. A STOREROOM OF 4m<sup>2</sup> FLOOR AREA SHALL BE INTEGRATED INTO THE DWELLING (ie UNDER THE SAME ROOF) AND CONSTRUCTED OF THE SAME MATERIALS. THIS ROOM SHALL ONLY BE ACCESSIBLE FROM OUTSIDE THE DWELLING 1m EXTENSION TO THE SIDE OR REAR OF THE GARAGE IS ACCEPTABLE IN LIEU OF PROVIDING A SEPARATE STOREROOM
16. NO ADDITIONAL SHEDS OR OUTBUILDINGS ARE PERMITTED ON LOTS

#### WASHING LINES AND RUBBISH BINS

17. 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

18. 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;
19. 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

20. 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. BASED ON THE MITIGATION MEASURES INCORPORATED INTO THE DESIGN, THE RELEVANT AS 3959-2009 DESIGN LEVEL WOULD GENERALLY CORRESPOND TO A MINIMUM BAL OF 12.5. IT IS NOTED THAT A POTENTIAL REDUCTION IN THE BAL REQUIREMENTS MAY BE PERMITTED WHEN MORE DETAILED ANALYSIS IS UNDERTAKEN AT THE BUILDING LICENCE APPLICATION PHASE.
21. A SECTION 70A NOTIFICATION WILL BE PLACED ON THE CERTIFICATE OF TITLE FOR EACH LOT ON THIS DAP TO NOTIFY OWNERS OF THE RESPONSIBILITIES TO COMPLY WITH THE REQUIREMENTS OF THE FIRE MANAGEMENT PLAN.

#### NOTIFICATION TO PROSPECTIVE PURCHASERS

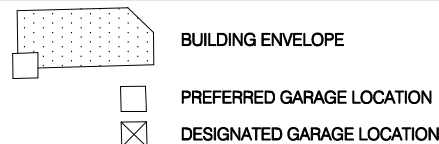
22. THE DEVELOPER IS REQUIRED TO GIVE PROSPECTIVE PURCHASERS A COMPLETE COPY OF ALL OF THE REQUIREMENTS OF THIS DETAILED AREA PLAN PRIOR TO OFFER AND ACCEPTANCE BEING MADE.

**DETAILED AREA PLAN No.9**  
**BYFORD CENTRAL**  
**SHIRE OF SERPENTINE - JARRAHDALE**  
PREPARED FOR BYFORD CENTRAL PTY LTD

EC 00274\_lots1\_2\_DAP9

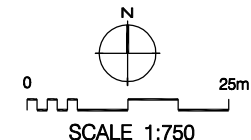
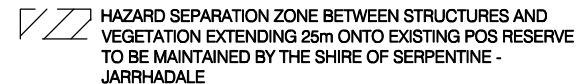
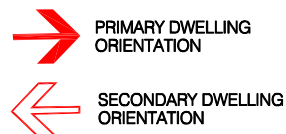
24th MARCH 2014

THE DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THE COMMISSION. UNAUTHORISED USE OF THIS DOCUMENT IN ANY FORM WHATSOEVER IS PROHIBITED.



#### LOT TYPES

- T TRADITIONAL LOTS  
C COTTAGE LOTS



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