

**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.
- 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.

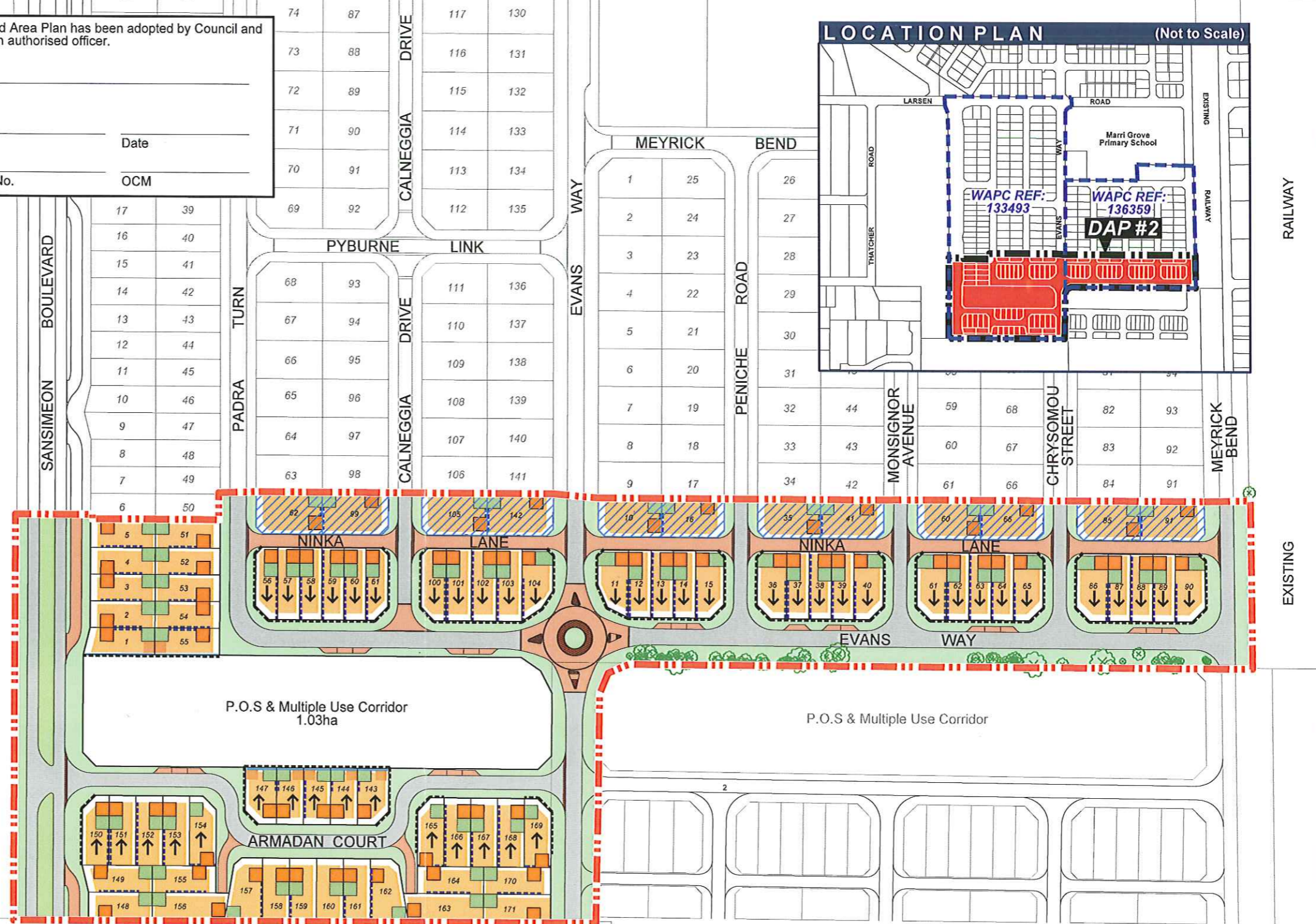
Signature \_\_\_\_\_

Title \_\_\_\_\_

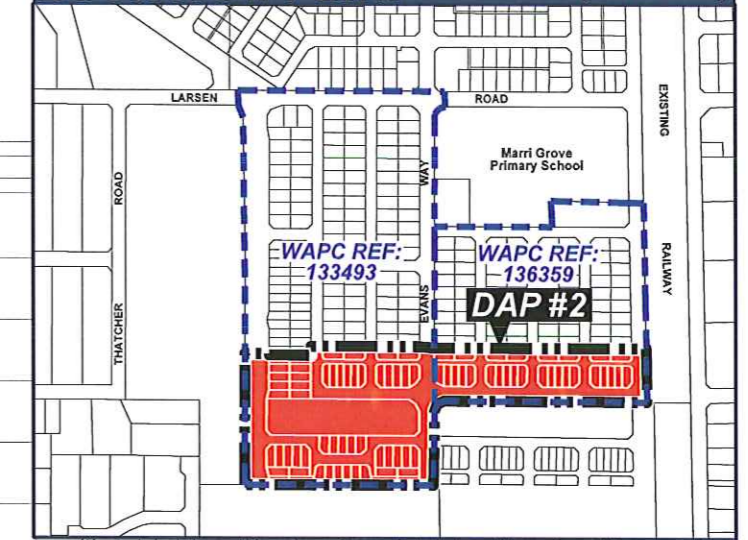
Date \_\_\_\_\_

Reference No. \_\_\_\_\_

OCM \_\_\_\_\_



**LOCATION PLAN (Not to Scale)**



**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

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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**"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
- 22 January 2010 : DATE
- 2931\_3-4-001e.dgn : PLAN No
- e : REVISION
- M.Z : PLANNER
- M.H : DRAWN
- R.S : CHECKED



TOWN PLANNING PROJECT MANAGEMENT URBAN DESIGN DEVELOPMENT CONSULTING  
141 Burswood Road BURSWOOD WA 6100 Tel. (08) 9486 2222 Fax. (08) 9486 2233  
PO Box 127 BURSWOOD WA 6100 Email:perth@ksap.com.au

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- 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)**

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- 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)**

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**Estate Fencing**

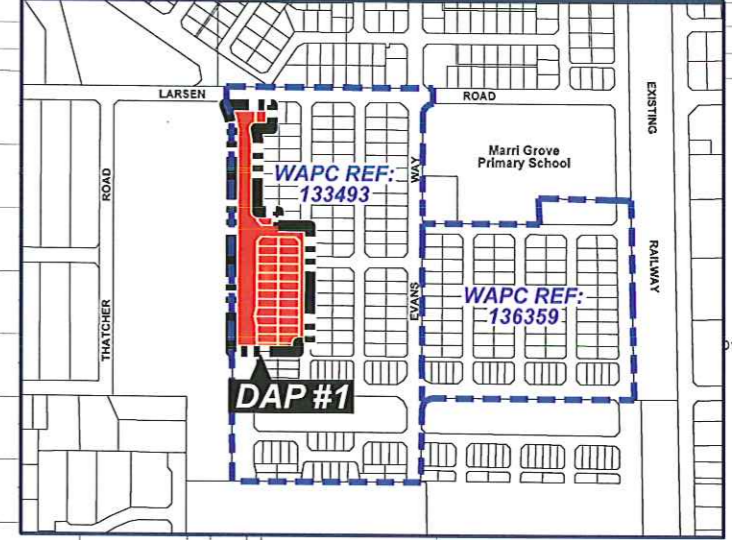
Estate fencing is to be provided by the vendor in the locations depicted on the Detailed Area Plan

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 \_\_\_\_\_  
 Title \_\_\_\_\_ Date \_\_\_\_\_  
 Reference No. \_\_\_\_\_ OCM \_\_\_\_\_

**LOCATION PLAN (Not to Scale)**



Local P.O.S & Kick-a-bout Area

P.O.S & Multiple Use Corridor

P.O.S & Multiple Use Corridor

**LEGEND**

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- 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
- Preferred location of Private Open Space
- ⊕ Existing Trees to be Retained
- ▨ R20 Coded Lots

Base data supplied by Landgate Projection MGA Zone 50

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**"Marri Park Private Estate" DETAILED AREA PLAN #1**

Lot 3 Larsen Road & Lot 3 Alexander Way, BYFORD (WAPC REF : 133493 / 136359)

Goldtune Investments P/L	: CLIENT
1.2.000@A3	: SCALE
22 January 2010	: DATE
2931_3-4-001e.dgn	: PLAN No
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**RPS koltasz smith**  
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