

BYFORD CENTRAL STAGE 1
DETAILED AREA PLAN FOR LOTS 214-218, 286-287 AND 307-310
PEPPIES CRESCENT

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 (EXCLUDING REAR LANEWAYS), 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. THE POSTAL STREET ADDRESS IS TO BE THE STREET AT THE FRONT OF THE DWELLING AND NOT THE REAR LANE.
 7. ACCESS TO UTILITIES IS TO BE FROM THE REAR LANEWAY UNLESS OTHERWISE APPROVED BY COUNCIL.

8. SETBACKS FOR DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
 REAR SETBACK : MINIMUM 1.5m SETBACK FOR HOUSE
 MINIMUM 1m SETBACK FOR GARAGE
 FRONT SETBACK : MINIMUM 4m SETBACK FOR HOUSE (TO ALLOW OUTDOOR LIVING AREA WITHIN FRONT SETBACK). AVERAGING OF FRONT SETBACK IS NOT PERMITTED.
 SIDE SETBACK : NIL SETBACK FOR GARAGE TO SIDE BOUNDARY;
 MINIMUM 2m SOLAR SETBACK ALONG NORTHERN SIDE BOUNDARIES OF LOTS 286-287 AND 307-310;
 PARAPET WALLS MAY BE DEVELOPED ALONG THE SOUTHERN SIDE BOUNDARIES OF LOTS 286-287 AND 307-310 ONLY, AND ALONG BOTH BOUNDARIES OF LOTS 214-218, IN ACCORDANCE WITH THE RESIDENTIAL DESIGN CODES;
 SECOND STOREY SETBACKS IN ACCORDANCE WITH THE RESIDENTIAL DESIGN CODES.

GARAGES, VEHICULAR ACCESS AND DRIVEWAYS
 9. GARAGES SHALL BE DEVELOPED AND ACCESSED FROM THE ADJACENT REAR LANEWAYS ONLY.
 10. GARAGES SHALL BE A MAXIMUM TWO CAR WIDTH ONLY (MAXIMUM 6m EXTERNAL WIDTH).
 11. AN ALTERNATIVE GARAGE LOCATION MAY BE APPROVED ALONG THE ADJACENT REAR LANEWAY OF LOTS 287, 307, 310 214 AND 218 SUBJECT TO DESIGN, PLACEMENT AND ACCESSIBILITY REQUIREMENTS BEING MET TO THE SHIRE'S SATISFACTION.
 12. ALL VEHICLE ACCESS IS TO BE FROM THE ADJACENT REAR LANEWAY AT ALL TIMES.
 13. EACH HOUSE SHALL HAVE A DRIVEWAY AND CROSSOVER COMPLETED PRIOR TO OCCUPATION OF THE HOUSE.
 14. MAXIMUM WIDTH OF CROSSOVER SHALL BE 6m.
 15. ALL DRIVEWAYS AND CROSSOVERS SHALL BE BRICK PAVED OR ASPHALT SEALED

FENCING
 16. FENCING WITHIN ADJACENT STREET FRONTAGES OF LOTS (INCLUDING REAR LANEWAYS) SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH CLAUSE 3.2.545 OF THE RESIDENTIAL DESIGN CODES (OPEN FEATURE FENCING).
 17. ALL OTHER FENCING 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
 18. A STOREROOM OF 4th 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.
 19. NO ADDITIONAL SHEDS OR BUILDINGS ARE PERMITTED ON LOTS.

WASHING LINES AND RUBBISH BINS
 20. DRYING COURTS AND RUBBISH BIN STORAGE MUST BE PROVIDED OUT OF SIGHT FROM THE PUBLIC DOMAIN.
 21. A PAVED BIN PAD IS TO BE PROVIDED INSIDE THE LOT ABUTTING THE BOUNDARY TO THE REAR LANE FOR PICK UP OF BINS BY WASTE DISPOSAL CONTRACTORS.

AIR CONDITIONING / COOLING UNITS AND SOLAR HOT WATER SYSTEMS
 22. 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.
 23. 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.

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 ARE SOUGHT.

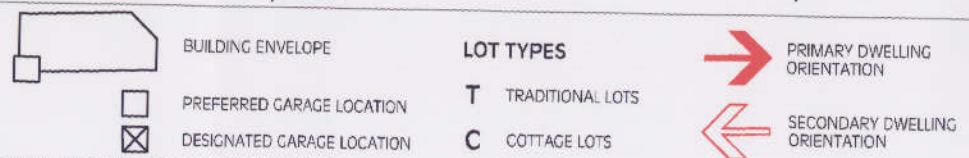
THIS PLAN HAS BEEN APPROVED BY THE SHIRE ON THE 27 FEBRUARY 2006 IN ACCORDANCE WITH CLAUSE 5.18.5.1(c)(i) OF THE SHIRE OF SERPENTINE / JARRAHDALE TOWN PLANNING SCHEME No.2

SIGNED



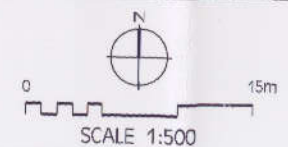
NOTE
 Pavements diagrammatic only

DETAILED AREA PLAN No.1
 BYFORD CENTRAL
 SHIRE OF SERPENTINE - JARRAHDALE
 PREPARED FOR BYFORD CENTRAL PTY LTD



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