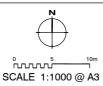


NOTE Pavements diagrammatic only

DETAILED AREA PLAN No. 12 LOTS 708 - 710 KANDIMAK BOULEVARD, BYFORD **REDGUM BROOK ESTATE** SHIRE OF SERPENTINE - JARRAHDALE PREPARED FOR THOMAS ROAD DEVELOPMENTS LTD DATE: 7th AUGUST 2013



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.

## **REDGUM BROOK ESTATE** DETAILED AREA PLAN No. 12 - LOTS 708 - 710 KANDIMAK BOULEVARD

PREFERRED GARAGE LOCATION

DESIGNATED GARAGE LOCATION

UNIFORM FENCING (COLORBOND)



PRIMARY DWELLING ORIENTATION SECONDARY DWELLING ORIENTATIC BUILDING PROTECTION ZONE

THE PURPOSE OF THIS DAP IS TO ADDRESS THE R-CODE DESIGN REQUIREMENTS THAT APPLY TO THE LAND TOGETHER WITH THE CONSTRUCTION STANDARDS FOR

## 1. R-CODING - DESIGN REQUIREMENTS

1.1 THE RESIDENTIAL DESIGN CODE APPLYING TO THESE LOTS IS R30. THE LOTS SHALL BE DEVELOPED FOR SINGLE DWELLINGS ONLY. THE REQUIREMENTS OF THE SHIRE OF SERPENTINE JARRAHDALE TOWN PLANNING SCHEME No. 2 AND RESIDENTIAL DESIGN CODES SHALL BE SATISFIED WITHOUT VARIATION - OTHER THAN THE SIDE BOUNDARY BUILDING SETBACK ON LOT 708 FOR FIRE PROTECTION.

2.1 FENCING ALONG YINAR LANE IS TO BE 1.8m HIGH COLORBOND. FENCING ALONG KARDAN BOULEVARD AND THE NORTHERN BOUNDARY OF LOT 708 IS TO BE OPEN FEATURE (50% MINIMUM VISUALLY PERMEABLE)

3.0 A BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT HAS BEEN UNDERTAKEN FOR LOTS 708 - 710 KANDIMAK BOULEVARD, BYFORD BY BUSHFIRE SAFETY CONSULTING. THE BAL IDENTIFIES APPROPRIATE CONSTRUCTION STANDARDS THAT APPLY FOR BUILDINGS IN BUSHFIRE-PRONE AREAS.

• THE PROPOSED DWELLING ON LOT 708 IS EXPOSED TO A BUSHFIRE ATTACK LEVEL (BAL) OF BAL-19. THE RECOMMENDED CONSTRUCTION SECTION IN (AS 3959-2009) CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS IS SECTION 3 AND 6 (TABLE 2).

• THE PROPOSED DWELLINGS ON LOTS 709 & 710 ARE

EXPOSED TO A BUSHFIRE ATTACK LEVEL (BAL) OF BAL-12.5. THE

RECOMMENDED CONSTRUCTION SECTION IN (AS 3959-2009) CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS IS SECTION 3 AND 5 (TABLE 2). 3.2 BUILDING PROTECTION ZONES

LOT 708 IS ALSO SUBJECT TO A BUILDING PROTECTION ZONE AS DEPICTED ON THE DAP. NO PART OF THE DWELLING MAY BE CONSTRUCTED WITHIN THE BUILDING PROTECTION ZONE.

4. NOTIFICATION TO THE PROSPECTIVE PURCHASERS

4.1 THE DEVELOPER IS REQUIRED TO PROVIDE PROSPECTIVE PURCHASERS WITH A COPY IF THIS DETAILED AREA PLAN.

5.1 PLANNING APPROVAL IS NOT REQUIRED FOR THE CONSTRUCTION OF A DWELLING ON ANY LOT COVERED BY THIS DETAILED AREA PLAN EXCEPT WHERE VARIATIONS TO THE PROVISIONS OF THIS DETAILED AREA PLAN OR THE RESIDENTIAL DESIGN CODES OF WA ARE SOUGHT.

5.2 VARIATIONS TO ANY PROVISION CONTAINED IN THIS DETAILED AREA PLAN WILL ONLY BE SUPPORTED BY THE SHIRE WHERE THE APPLICANT CAN DEMONSTRATE THAT THE OBJECTIVES AND INTENT OF THE RELEVANT PROVISIONS CAN STILL

THIS PLAN HAS BEEN APPROVED BY THE SHIRE ON THE.08/08/2013 IN ACCORDANCE WITH CLAUSE 5.18.5.1(c)(i) OF THE SHIRE OF SERPENTINE / JARRAHDALE TOWN PLANNING SCHEME No.2



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