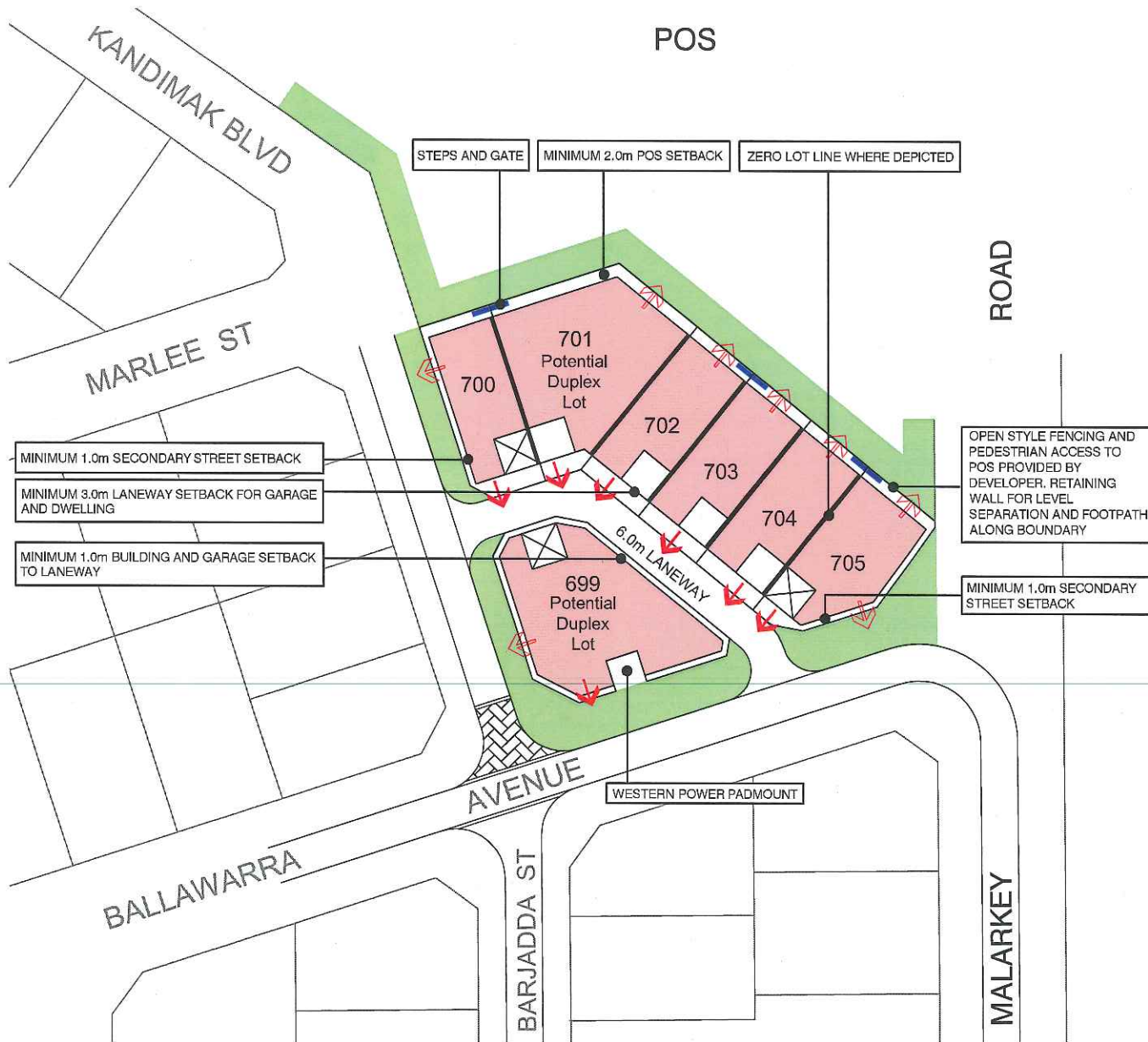


**REDGUM BROOK ESTATE**  
**DETAILED AREA PLAN OF LOTS 699 - 705**

POS



- R CODING**
- THE RESIDENTIAL DESIGN CODE APPLYING TO THESE LOTS IS R30
- SCHEME AND RESIDENTIAL DESIGN CODE VARIATIONS**
- THE SCHEME AND RESIDENTIAL DESIGN CODES ARE VARIED AS DESCRIBED IN THESE NOTATIONS.
  - THE REQUIREMENTS OF THE SCHEME AND RESIDENTIAL DESIGN CODES SHALL BE SATISFIED IN ALL OTHER MATTERS HOWEVER.
- DESIGN ELEMENTS**
- THE FOLLOWING MATTERS APPLY TO THE DEVELOPMENT OF LOTS AFFECTED BY THE DETAILED AREA PLAN.
    - ALL HOUSES AND GARAGES MUST BE CONSTRUCTED WITHIN THE NOMINATED BUILDING ENVELOPE;
    - MINIMUM OPEN SPACE MAY BE VARIED FROM 45% TO 40% SUBJECT TO 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;
    - HOUSES ARE REQUIRED TO SUITABLY ADDRESS ADJACENT LANEWAY FRONTAGES AS AS INDICATED, AS WELL AS THE ADJACENT AREA OF PUBLIC OPEN SPACE.
- SETBACKS**
- SETBACKS FOR DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE FOLLOWING;
    - REAR SETBACK TO POS: MINIMUM 2.0m
    - FRONT SETBACK TO LANEWAY: MINIMUM 3.0m TO DWELLING AND GARAGE
    - SIDE SETBACK:
      - NIL SETBACK FOR GARAGE TO SIDE BOUNDARY;
      - PARAPET WALLS MAY BE DEVELOPED ALONG BOTH BOUNDARIES OF LOTS 701 - 704 PROVIDING WALLS ARE NOT HIGHER THAN 3.5m WITH AN AVERAGE OF 3m FOR TWO THIRDS OF THE LENGTH OF THE BALANCE OF THE BOUNDARY BEHIND THE FRONT SETBACK IN ACCORDANCE WITH THE RESIDENTIAL DESIGN CODES.
      - PARAPET WALLS MAY BE DEVELOPED ALONG EASTERN SIDE BOUNDARY OF LOT 700 AND NORTHERN SIDE BOUNDARY OF LOT 705 IN ACCORDANCE WITH THE RESIDENTIAL DESIGN CODES.
      - SECOND STOREY SETBACKS IN ACCORDANCE WITH THE RESIDENTIAL DESIGN CODES.
- ELEVATIONS, OUTDOOR LIVING AREAS AND POSTAL ADDRESSES**
- HOUSES SHALL HAVE ONE OR MORE MAJOR OPENINGS TO A HABITABLE ROOM AND AN OUTDOOR LIVING AREA FACING THE PUBLIC OPEN SPACE;
  - THE POSTAL STREET ADDRESS IS TO BE AT THE REAR LANE;
  - ACCESS TO UTILITIES IS TO BE FROM THE REAR LANEWAY UNLESS OTHERWISE APPROVED BY COUNCIL.
- GARAGES, VEHICULAR ACCESS AND DRIVEWAYS**
- GARAGES SHALL BE DEVELOPED AND ACCESSED FROM THE ADJACENT REAR LANEWAY;
  - GARAGES SHALL BE A MAXIMUM TWO CAR WIDTH ONLY (MAXIMUM 6m EXTERNAL WIDTH);
  - AN ALTERNATIVE GARAGE LOCATION MAY BE APPROVED ALONG THE ADJACENT REAR LANEWAY OF LOTS 701 - 704 SUBJECT TO DESIGN PLACEMENT AND ACCESSIBILITY REQUIREMENTS BEING MET TO THE SHIRE'S SATISFACTION;
  - ALL VEHICLE ACCESS IS TO BE FROM THE ADJACENT REAR LANEWAY AT ALL TIMES;
  - EACH HOUSE SHALL HAVE A DRIVEWAY AND CROSSOVER COMPLETED PRIOR TO OCCUPATION OF THE HOUSE;
  - MAXIMUM WIDTH OF CROSSOVER SHALL BE 6m;
  - ALL DRIVEWAYS AND CROSSOVERS SHALL BE BRICK PAVED OR ASPHALT SEALED.
- FENCING**
- FENCING ADJACENT TO POS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH CLAUSE 3.2.5A5 OF THE RESIDENTIAL DESIGN CODES (OPEN FEATURE FENCING);
  - ALL OTHER FENCING IS TO BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARD:
    - ALL SIDE BOUNDARY FENCING 1.8m HIGH AND FULLY INSTALLED PRIOR TO OCCUPATION OF THE DWELLING (BY DEVELOPER).
- OUTBUILDINGS**
- A STOREROOM OF 4m 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.
- ADVICE NOTE**
- 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 THIS DETAILED AREA PLAN ARE SOUGHT.

THIS PLAN HAS BEEN APPROVED BY THE SHIRE ON THE 07/12/12 IN ACCORDANCE WITH CLAUSE 5.18.5.1 (c) (i) OF THE SHIRE OF SERPENTINE / JARRAHDAL TOWN PLANNING SCHEME No.2

SIGNED..... *[Signature]* .....

NOTE  
 Pavements diagrammatic only

DETAILED AREA PLAN No.10  
 REDGUM BROOK ESTATE - STAGE 8  
 SHIRE OF SERPENTINE - JARRAHDAL  
 PREPARED FOR THOMAS ROAD DEVELOPMENTS LTD  
 DATE: 5th DECEMBER 2012

SCALE 1:1000 @ A4

**GRAY & LEWIS**  
 LAND USE PLANNERS

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