





**REDGUM BROOK ESTATE
DETAILED AREA PLAN OF LOTS 725 - 773 INCLUSIVE**

LEGEND:

-  DAP BOUNDARY
-  BUILDING ENVELOPE
-  DESIGNATED GARAGE LOCATION
-  3m SUBSOIL DRAINAGE EASEMENT

R CODING

1. THE RESIDENTIAL DESIGN CODE APPLYING TO THESE LOTS IS R25

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) MINIMUM OPEN SPACE MAY BE VARIED FROM 50% TO 45% SUBJECT TO AT LEAST ONE MAJOR OPENING TO AN INDOOR LIVING AREA BEING INSTALLED ON THE NORTHERN ELEVATION OF THE DWELLING IN ORDER TO MAXIMISE SOLAR ORIENTATION;

SETBACKS

5. SETBACKS FOR DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE FOLLOWING;
 - REAR SETBACK: AS PER R-CODES EXCEPT WHERE DRAINAGE EASEMENTS ARE SHOWN
 - PRIMARY STREET SETBACK: MINIMUM 4.0m
 - SECONDARY STREET SETBACK: GARAGE 4.5m
 - SIDE SETBACK: MINIMUM 1.5m
 - SECOND STOREY SETBACK: IN ACCORDANCE WITH THE RESIDENTIAL DESIGN CODES SECOND STOREY SETBACKS IN ACCORDANCE WITH THE RESIDENTIAL DESIGN CODES.

NOISE ATTENUATION

- * DENOTES LOTS SUBJECT TO NOTIFICATION IN RESPECT TO TRAFFIC NOISE AND QUIET HOUSE DESIGN MEASURES.
- 6. GLAZING TO WEST FACING WINDOWS ON THE WESTERN FACADE OF THE SUBJECT LOTS NEEDS TO BE 6mm FLOAT GLASS

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 260 SQUARE METRES) EXCEPT WHERE VARIATIONS TO THE PROVISIONS OF THIS DETAILED AREA PLAN OR THE 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

SIGNED:  05/03/2014



NOTE
Pavements diagrammatic only

DETAILED AREA PLAN No.16
REDGUM BROOK ESTATE - STAGE 10A
SHIRE OF SERPENTINE - JARRAHDALE
PREPARED FOR THOMAS ROAD DEVELOPMENTS LTD

DATE: 26th FEBRUARY 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.



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