



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 JARRAHDALÉ
 TOWN PLANNING SCHEME No.2

SIGNED.....

NOTES
 Distances and areas subject to survey

SUNRAYS ESTATE

DETAILED AREA PLAN FOR LOTS 311-313,327-330,
 343-345,351-352

R CODING

1. THE RESIDENTIAL DESIGN CODE APPLYING TO THESE LOTS IS R20
2. THE REQUIREMENTS OF THE SCHEME AND RESIDENTIAL DESIGN CODES ARE NOT PROPOSED TO BE VARIED.

DESIGN ELEMENTS - NOISE ATTENUATION

3. DWELLINGS CONSTRUCTED ON THE SUBJECT LOTS SHALL BE DESIGNED TO COMPLY WITH AUSTRALIAN STANDARD AS2107:2000 'ACOUSTICS - RECOMMENDED DESIGN LEVELS REVERBERATION TIMES FOR BUILDING INTERIORS' AND THE NOISE LEVELS OF 45dB(A) LIVING AND 40dB(A) SLEEPING.
 - (a) DESIGN SHALL INCORPORATE OPENING REDUCTIONS OF LIMITING THE SIZE OF OPENINGS / WINDOWS FACADES FACING SOUTH WESTERN HIGHWAY.
 - (b) BEDROOMS SHALL BE PLACED IN THE PARTS OF THE HOUSE FURTHEMOST AWAY FROM SOUTH WESTERN HIGHWAY.
 - (c) ALL EXTERNAL WALLS SHALL BE CONSTRUCTED OF DOUBLE BRICK
 - (d) ALL EAVES SHALL BE ENCLOSED.
 - (e) ALL ROOF MATERIALS SHALL BE EITHER CLAY OR CONCRETE TILES
 - (f) ALL GLAZING SHALL BE 6mm THICK LAMINATED EXCEPT ON THOSE FACADES FACING 180 DEGREES AWAY FROM SOUTH WESTERN HIGHWAY.
 - (g) ALL EXTERNAL DOORS SHALL BE OF SOLID CORE CONSTRUCTION WITH SEALS
 - (h) ALL PLASTERBOARD IN THE CEILINGS SHALL BE 10mm THICK WITH 50mm THICK, 12kg/m² GLASS FIBRE BLANKET BETWEEN CEILING JOISTS.

DESIGN ELEMENTS - VISUAL AMENITY

4. THE DEVELOPER IS TO BUILD 2.0 METRE HIGH MASONRY WALLS WITH RAMMED EARTH OR SIMILAR TONED COLOURS ALONG THE FULL LENGTH OF THE EASTERN SIDE BOUNDARIES OF LOTS 328, 329 AND 351 EXCEPT FOR THE FIRST 3 METRES BACK FROM THE FRONT BOUNDARIES OF THE LOTS TO THE SATISFACTION OF THE SHIRE.
5. THE DEVELOPER IS TO PLANT TREES AND SHRUBS IN THE PUBLIC OPEN SPACE AND THE EASTERN SIDE OF THE PIRA LOOP AND D'VITALE LOOP ROAD RESERVES OF A TYPE AND DENSITY ADEQUATE TO PROVIDE A VISUAL SCREEN BETWEEN SOUTH WESTERN HIGHWAY AND ADJACENT LOTS AND LOCAL ROADS TO THE SATISFACTION OF THE SHIRE.
6. FENCING OF THE FRONT AND SIDE BOUNDARIES FORWARD OF THE BUILDING LINE OF ALL LOTS SHALL BE VISUALLY PERMEABLE 1.2 METRES ABOVE NATURAL GROUND. FRONT FENCES LESS THAN OR EQUAL TO 1.2 METRES IN HEIGHT ARE PERMITTED TO BE CONSTRUCTED OF SOLID MATERIALS.
7. CLOTHES DRYING LINES AND RUBBISH BIN STORAGE MUST BE LOCATED OR SCREENED SUCH THAT THEY ARE NOT VISIBLE FROM ANY STREET OR PUBLIC OPEN SPACE TO THE SATISFACTION OF THE SHIRE.
8. OUTBUILDINGS MUST BE CONSTRUCTED OF COLOURS TO MATCH THE WALLS AND/OR ROOF OF THE DWELLING TO THE SATISFACTION OF THE SHIRE.
9. 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 STREET, SOUTH WESTERN HIGHWAY 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.
10. SOLAR HOT WATER SYSTEMS MUST BE INTEGRATED WITH THE DESIGN OF THE ROOF AND WHERE VISIBLE FROM ADJACENT FRONT STREET, SOUTH WESTERN HIGHWAY OR PUBLIC OPEN SPACE AREAS BE A SPLIT SYSTEM WITH THE TANK INSTALLED AT GROUND LEVEL OR OUT OF PUBLIC VIEW.

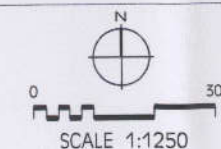
NOTIFICATION TO PROSPECTIVE PURCHASERS

11. THE DEVELOPER IS REQUIRED TO GIVE PROSPECTIVE PURCHASERS A COMPLETE COPY OF ALL OF THE REQUIREMENTS OF THIS DETAILED AREA PLAN PRIOR TO THE OFFER AND ACCEPTANCE BEING MADE.
12. A SECTION 70A NOTIFICATION IS TO BE PLACED ON THE TITLE OF EACH LOT COVERED BY THIS DETAILED AREA PLAN ADVISING THAT FUTURE DWELLINGS AND LOTS MAY BE SUBJECT TO NOISE FROM SOUTH WESTERN HIGHWAY.

ADVISE NOTE

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 ARE SOUGHT.
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 THE RELEVANT PROVISIONS CAN STILL BE ACHIEVED.
3. THE NOISE ATTENUATION MEASURES REQUIRED TO BE INCORPORATED IN THE DESIGN OF DWELLINGS SHALL BE SHOWN ON THE PLANS SUBMITTED FOR A BUILDING LICENCE.

DETAILED AREA PLAN
 FOR LOTS 311-313,327-330,343-345,351-352
 SOUTH WESTERN HIGHWAY, BYFORD



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