

DAP Design Elements

- Dwelling design must maintain east/west facing windows or provide adequate summer shading with awnings, eaves, louvers, or other devices. All windows must be glazed (i.e. solar performance film is not permitted).
- To promote variety and interest to the built form and streetscape, the front facade of dwellings must incorporate diversity in the colour, type or texture of materials.
- Dwellings are required to satisfy address at street frontages on a corner lot that feature a suitable level of detail in a manner consistent with the primary street frontage for the lot. 4.5m of the return taken from the established building line to the secondary street.
- Wherever adjoining lot boundaries are shown, the address to be used for the lot shall be the address of the major opening to a habitable room facing the Public Open Space.
- Any sheds or outbuildings not integrated into the dwelling shall not be permitted to be visible from any street.
- Wherever adjoining lot boundaries are shown, the address to be used for increased surveillance of the lot boundaries are encouraged for increased streetscape outcomes, improved sustainability outcomes and pedestrian/traffic safety matters.
- Where variations are sought, the proponent must provide adequate information for the Shire of Serpentine-Jarrahale to consider the proposed variations and the Shire may request for increased surveillance of the lot boundaries are encouraged for increased streetscape outcomes, improved sustainability outcomes and pedestrian/traffic safety matters.

Application of the Residential Design Codes (R-Codes) is not illustrated in this DAP as coded R30 except where specifically illustrated.

The Shire of Serpentine-Jarrahale Town Planning Scheme No.2 (TPS 2) and the Residential Design Codes for the Marri Park Private Estate precinct are varied as illustrated in this Detailed Area Plan.

The requirements of TPS 2, and the R-Codes shall be satisfied in all other matters.

- Setbacks (excluding R30)
 - Front (lane/way 100): 2.5m minimum 3.0m average
 - Rear/Lane/way: 1.0m minimum dwelling setback
- Rear: Lots with POS frontage to have a maximum 2.5m setback to POS
- Secondary Street: 1.0m minimum 1.5m minimum second storey setback
- Garage Setback (lane/way 100): Zero metre minimum garage setback 1.0m maximum garage setback. All rear/garage setbacks for lane/way lots are subject to the location of services.

Site Coverage (excluding R30) A minimum of 40% of the site area shall be comprised of open space

Estate Fencing Estate fencing is to be provided by the vendor in the locations depicted on the Detailed Area Plan

Estate fencing is not to be removed or altered in any way

LEGEND

- DAP Boundary
- Building Envelope
- Zero Lot Line (Only applicable to subject lot where illustrated)
- No Vehicle Access
- Designated 'Estate Provided' Permeable Fencing
- Building Orientation
- Designated Garage Location / Carport / Parking Space
- Designated habitable room with window fronting POS
- Existing Trees to be Retained
- R20 Coded Lots

Base data supplied by Landscape Projection MGA Zone 50
Areas and dimensions shown are subject to final survey calculations. All cartographies are shown for illustrative purposes only and are not to be used for engineering design.
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This Detailed Area Plan has been adopted by Council and signed by an authorised officer.

Signature: *Dinkar D*
Date: 12/4/10
Title: POS 3/8/01
Reference No.: OCM



"Marri Park Private Estate" DETAILED AREA PLAN #2
Lot 3 Larsen Road & Lot 3 Alexander Way, BYFORD (WAPC REF: 133493 / 136359)

Customer: **WAPC** | CLIENT: **WAPC**
 Date: 29 March 2010 | DATE: 29 March 2010
 Plan No: 2003-1-4-0110 | PLAN No: 2003-1-4-0110
 Designer: T | DESIGNER: T
 Planner: M.Z. | PLANNER: M.Z.
 Quaver: M.A. | QUAVR: M.A.
 Checked: R.S. | CHECKED: R.S.

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