

**DETAILED AREA PLAN - ICARIA STAGE 4** 

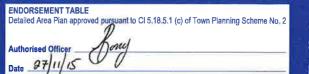
The Glades, Byford

An LWP Bytord Syndicate Pty Ltd Project









Detailed Area Plan R-Code Variations

development approval.

Lots 2056, 2061-2064 & 2070-2075

STREETSCAPE REQUIREMENTS

R- CODING

Lots Applicable

1.1

1.2

3

3.3

Legend

Setbacks

**Primary Street** 

Secondary Street

**Open Space Provision** 

SCHEME AND RESIDENTIAL DESIGN CODE VARIATIONS

Lots 2043-2045, 2054-2055, 2057-2060, 2065-2066 & 2076-2093

Dwelling

Garage

Dwelling

the primary or secondary street frontage.

**OPEN SPACE REQUIREMENTS** 

deviate on Lots 2055, 2061, 2064, 2070, 2080, 2083, and 2092.

Lots Applicable

R30 Lots

R20 Lots

Extent of Detailed Area Plan

R20 Subject Lots

R30 Subject Lots

Town Planning Scheme No.2 and the Residential Design Codes are varied as described in these

The requirements of Town Planning Scheme No.2 and the Residential Design Codes shall be satisfied in

Planning approval is not required, but a Building Permit is required, for the construction of a dwelling on any lot within the area covered by the Detailed Area Plan (including lots with a land area less than

The erection or extension of a single house on a lot contained within this DAP, which satisfies the requirements of the Residential Design Codes and this DAP, is exempt from the requirement to obtain

Minimum

3.0m

4.5m

1.0m

Dwellings are required to suitably address all adjacent street frontages as indicated to maximise visual surveillance. All visible house elevations (from building line to erected fence) from the secondary street

Unless otherwise specified, driveway access to a garage / carport for corner lots may be provided from

Driveways may be located closer than 6m to a street corner or the point at which a carriageway begins to

Minimum

35%

40%

shall feature a suitable level of detail in a manner consistent with the primary street elevation.

For all lots, no adjoining consultation is required where garages are built to one side boundary.

**R-Code Density** 

Averaging

Averaging is not

permitted to minimum.

Averaging is not

 Averaging is not permitted to minimum.

permitted to minimum.

R20 R30

Maximum

N/A

N/A

Requirements

eastern solar access.

Outdoor Living Area (OLA) shall be located to maximise northern or

260m²) except where variations to the provisions of the Detailed Area Plan are sought.

Lots Applicable

All lots

All lots

All lots



