

DETAILED AREA PLAN R-CODE VARIATIONS

R-CODING

1. The Residential Design Code applying to these lots is R20.

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 (including patios and gazebos) must be constructed within the nominated building envelope;
 - 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 all adjacent street frontages as indicated to maximise visual surveillance. A secondary street elevation shall feature a suitable level of detail including windows in a manner consistent with the primary street elevation.
 - Location of studio's and/or balconies abutting Laneways will be encouraged for increased surveillance through activity.
 - A minimum open space of 40% is applicable.
 - Dwellings on Quiberon Link shall be designed to address the primary street frontage with major openings and the main entry accessible via this frontage.
 - All dwellings abutting POS shall be suitably designed and orientated to ensure passive surveillance. Dwelling shall have one or more major opening(s) to a habitable room and an outdoor living area facing the public open space.
 - A paved bin pad is to be provided inside the lot abutting the boundary to the rear laneway. This pad is to be a minimum of 1.5m wide and 1.0m deep with a maximum of setback of 1.5m from rear boundary.
 - Development shall be designed so that its shadow cast at midday 21 June, onto any adjoining property does not exceed 40% of the adjoining property's site area.

SETBACKS

- Setbacks for development shall be in accordance with the following: (Except where noted, all other setbacks shall be in accordance with R-Codes):
 - Rear setback: Minimum 2.0m setback for house. Minimum 0.5m setback for garage.
 - Front setback: Primary Street - minimum 3.0m setback.
 - Side setback: Nil setback for house and garage to nominated side boundary for a total maximum 2/3 length of boundary. Minimum 2m solar setback (non parapet side boundary), building part of the main residence within the 2m solar setback is limited to minor incursions to a maximum of 20% of the designated solar setback area, provided solar penetration to living areas is achieved. Upper storey setbacks to be in accordance with R-codes.

GARAGES

- An alternative garage location to that shown on the plan may be approved by the Principal Planner subject to the design meeting solar orientation principles, streetscape objectives and statutory requirements.

FENCING

- Fencing on boundaries facing public open space will be provided by the developer and shall not be altered or replaced by the landowner. Fencing will be designed and constructed in accordance with clause 3.2.5 A5 of the Residential Design Codes (open feature fencing).

OUTBUILDINGS

- A storeroom of 4m² 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.
- No additional sheds or outbuildings are permitted on lots.

WASHING LINES

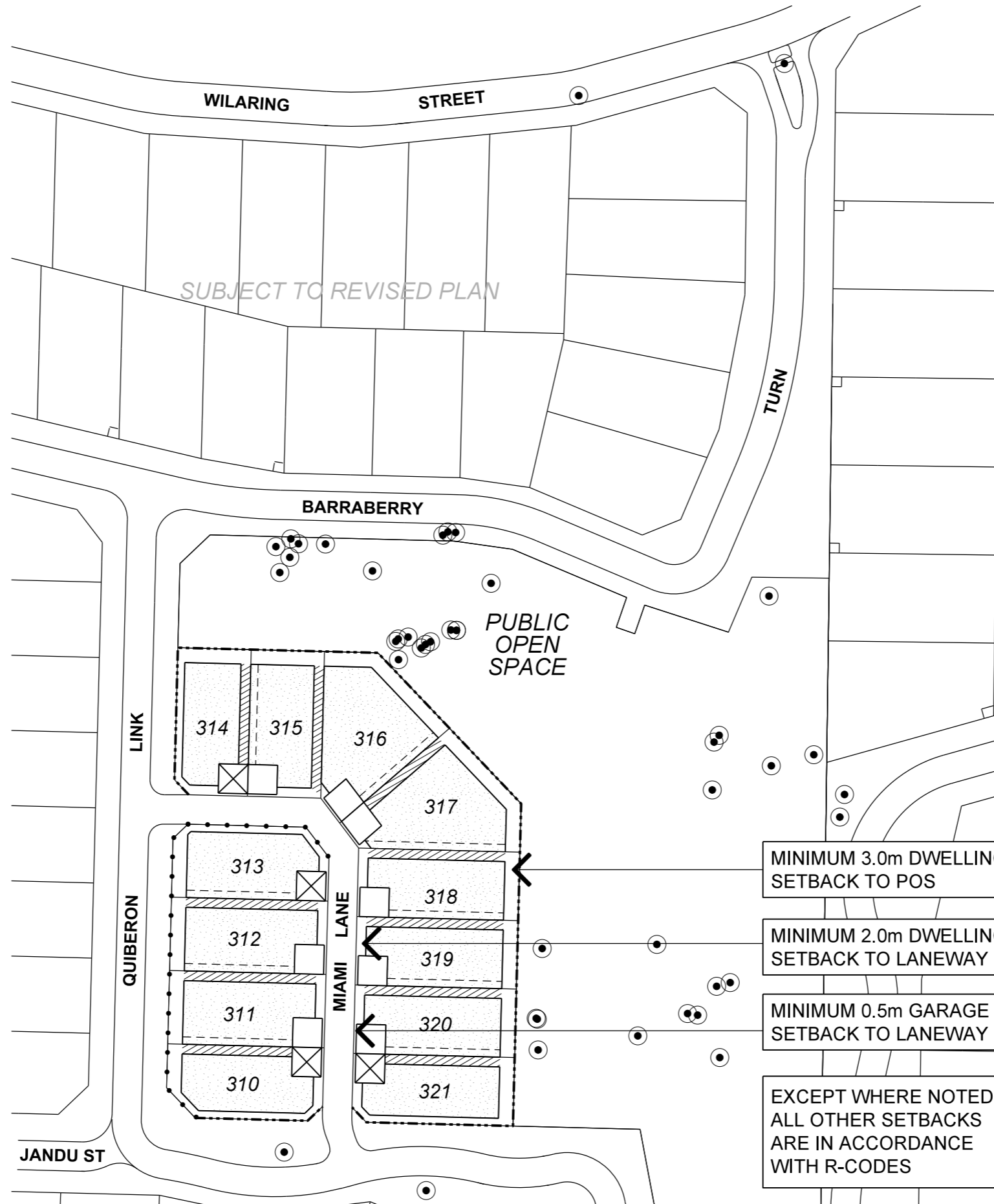
- Clothes lines and rubbish bin storage must be screened from view of the street and public open space area by masonry walls or other methods of construction to match the materials used for the dwelling and with a height of 1.8 metres.

AIR CONDITIONING/COOLING UNITS & SOLAR HOT WATER SYSTEMS

- 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 front street 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.
- Solar hot water systems must be integrated with the design of the roof, and where visible from the adjacent front street 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

- The developer is required to give prospective purchasers a complete copy of all the requirements of this Detailed Area Plan prior to Offer and Acceptance being made.



LEGEND

- Preferred garage location
- Designated garage location
- Building envelopes
- No Vehicle Access
- Uniform fencing to be provided by developer (incorporating no vehicle access)
- 2m Solar access setback (minimum)
- Existing tree location (to be retained where achievable)
- Upper storey setback as per R-codes

ENDORSEMENT TABLE

This Detailed Area Plan has been adopted by Council and signed by the Principal Planner.

Principal Planner _____

Date _____

MINIMUM 3.0m DWELLING SETBACK TO POS

MINIMUM 2.0m DWELLING SETBACK TO LANEWAY

MINIMUM 0.5m GARAGE SETBACK TO LANEWAY

EXCEPT WHERE NOTED ALL OTHER SETBACKS ARE IN ACCORDANCE WITH R-CODES

Detailed Area Plan 6
 BYFORD BY THE SCARP LOTS 310-321
 AN ASPEN GROUP PROJECT

Taylor Burrell Barnett

client: 01/090/065D	designed: PF	scale: 1:1000@A3
date: 14/10/2010	checked: PLANNER	0 10 20
projection: PCG 94	drawn: BR	

Taylor Burrell Barnett Town Planning & Design
 187 Roberts Road Subiaco Western Australia 6008
 p: (08) 9382 2911 f: (08) 9382 4586 e: admin@tbbplanning.com.au

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