

# Detailed Area Plan R-Code Variations

## 1 SCHEME AND RESIDENTIAL DESIGN CODE VARIATIONS

- 1.1 Town Planning Scheme No.2 and the Residential Design Codes are varied as described in these notations.
- 1.2 The requirements of Town Planning Scheme No.2 and the Residential Design Codes shall be satisfied in all other matters.

## 2 R-CODING

Lots Applicable	R-Code Density
Lots 28-43, 46-102 & 112-132	R40
Lots 1-27, 44-45, 103-111 & 133-145	R60

## 3 STREETScape REQUIREMENTS

Setbacks	Lots Applicable	Minimum	Maximum	Averaging	
Laneway (and laneway truncation where applicable)	Garage or Carport	All laneway lots	0.5m	N/A	• Averaging is not permitted to minimum.
	Side of Dwelling (all building levels)	Lots 98, 102 & 136	1.0m	N/A	• Averaging is not permitted to minimum.
	Rear of Dwelling	All laneway lots	1.5m	N/A	• Averaging is not permitted to minimum.
	Studio/Balcony (above garage)	All laneway lots	0m	N/A	• N/A

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

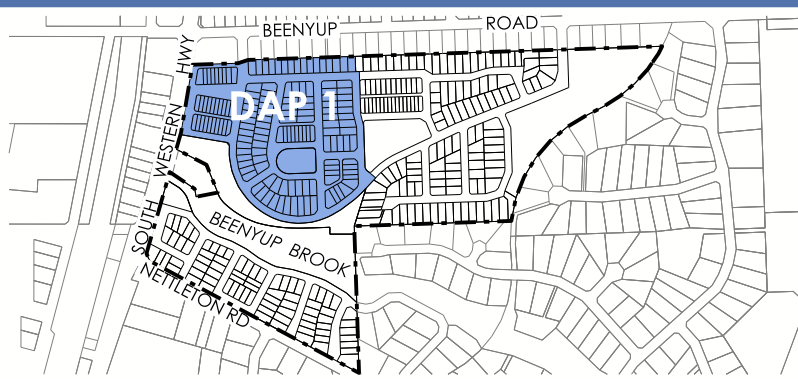
## 4 BOUNDARY SETBACK REQUIREMENTS

Setbacks	Lots Applicable	Requirements
Buildings on boundary (other than Street boundaries)	R40 Lots	• Permitted to one side boundary only, for a maximum total length determined by the front and rear setbacks.
	R60 Lots	• Permitted to both side boundaries, for a maximum total length determined by the front and rear setbacks.

## 5 OPEN SPACE REQUIREMENTS

Lots Applicable	Minimum	Requirements
R40 Lots	35%	• Outdoor Living Area (OLA) shall be located to maximise northern or eastern solar access.
R60 Lots	30%	• OLA shall be located to maximise northern or eastern solar access.

## Location Plan



## Legend

- Extent of Detailed Area Plan
- R40 Subject Lots
- R60 Subject Lots
- Designated Garage Location
- Indicative Retaining Wall Locations (by developer)
- No Vehicle Access Permitted
- Primary Building Orientation
- Noise Attenuation Requirements apply (refer to Traffic Noise Assessment)



**DETAILED AREA PLAN 1**  
The Brook at Byford



**ENDORSEMENT TABLE**  
Detailed Area Plan approved pursuant to Cl 5.18.5.1 (c) of Town Planning Scheme No. 2

Authorised Officer: *Kouros Spathis*  
Date: 11/04/2014

Scale: 1:2000 @ A3  
0m 15 30m

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