

## 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.  
 1.3 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 260m<sup>2</sup>) except where variations to the provisions of the Detailed Area Plan are sought.

### 2 R-CODING

Lots Applicable	R-Code Density
Lots 1806-1834, 1839-1852 & 1857-1872	R20
Lots 1835-1838 & 1853-1856	R30

### 3 STREETScape REQUIREMENTS

Setbacks	Lots Applicable	Minimum	Maximum	Averaging
Primary Street	Dwelling	All lots	3.0m	N/A
	Garage	All lots	4.5m	N/A
Secondary Street	Dwelling	All lots	1.0m	N/A

• Averaging is not permitted to minimum.

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

3.2 For all lots, no adjoining 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)	Lots 1835-1838	• Buildings built up to one side boundary are permitted for a maximum total length determined by the front and rear setbacks.

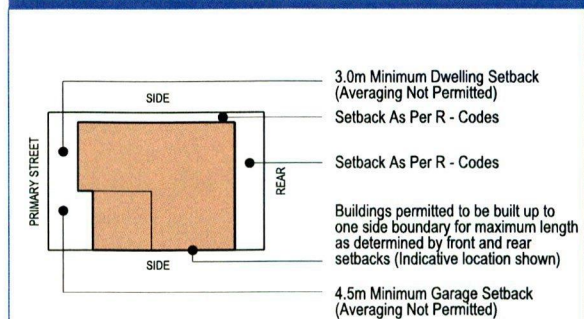
### 5 OPEN SPACE REQUIREMENTS

Open Space Provision	Lots Applicable	Minimum	Requirements
	R30 Lots	35%	• Outdoor Living Area (OLA) shall be located to maximise northern or eastern solar access.
	R20 Lots	40%	• OLA shall be located to maximise northern or eastern solar access.

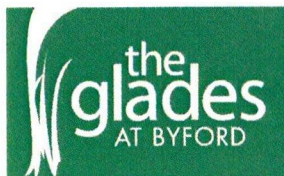
### Legend

-  Extent of Detailed Area Plan
-  R20 Subject Lots
-  R30 Subject Lots
-  Retaining Walls (by developer)

### Illustration Of Typical DAP Requirements For R30 Front Loaded Quattro Lots



DEVELOPMENT BY OTHERS



**DETAILED AREA PLAN - WOODLAND GROVE STAGES 6-7**  
 Glades, Byford  
 An LWP Byford Syndicate Pty Ltd Project



#### ENDORSEMENT TABLE

Detailed Area Plan approved pursuant to CI 5.18.5.1 (c) of Town Planning Scheme No. 2

Authorised Officer

*Kouros Ruppel*

Date 21/10/2013

Scale: 1:1500@A3

Date	By	Checked	Drawn
02/01/1994	JC		
08/10/2013	MB		
PC 74	NM		

Taylor Burrell Barnett Town Planning and 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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