

**Detailed Area Plan R-Code Variation**

**R-CODING**

- The R50 Residential Design Code applies as identified on the plan.

**SCHEME AND RESIDENTIAL DESIGN CODE VARIATIONS**

- Town Planning Scheme No.2 and the Residential Design Codes are varied as described in these notations.
- The requirements of Town Planning Scheme No.2 and the Residential Design Codes shall be satisfied in all other matters.
- Planning approval is not required, but a Building Licence is required, for the construction of a dwelling on any lot within the area covered by the Detailed Area Plan except where variations to the provisions of the Detailed Area Plan are sought.

**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.
  - Houses are required to suitably address all adjacent street frontages as indicated to maximize visual surveillance. All visible house elevations (front 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.
  - Houses shall be designed to address Woolandra Drive with major openings and the main entry accessible via this frontage.
  - No solid dividing fence shall be permitted forward of the established building line.
  - Location of studios and/or balconies abutting the laneway is encouraged for increased surveillance through activity.
  - The minimum open space requirement is 25%.

**SETBACKS**

- Setbacks for development shall be in accordance with the following (except where noted, all other setbacks shall be in accordance with R-Codes):

**R50 Laneway**

- Primary Street:** Portion of the dwelling to be located between 1.5m and 2.5m from front boundary. Front averaging is not required.
- Rear:** Minimum 1.5m dwelling setback.  
Minimum 0.5m garage setback.  
Nil setback for studio (above garage).
- Side:** Nil ground floor setback for house and garage for a maximum length determined by the front and rear setbacks, to both side boundaries.  
Minimum 1m setback to secondary street for corner lots

**GARAGES AND ACCESS**

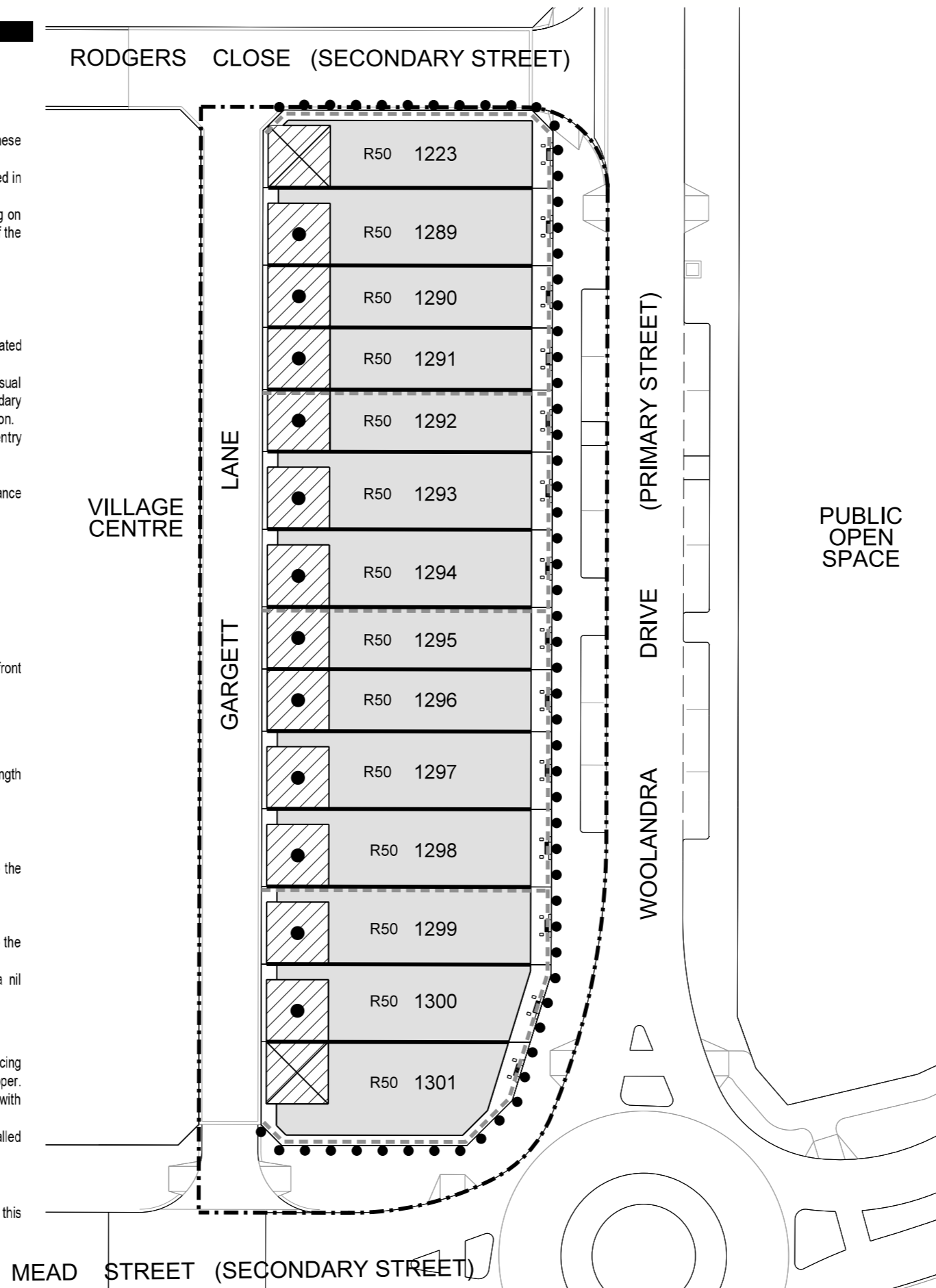
- Garage locations are to be in accordance with the locations identified on the DAP. Access to the garage shall only be taken from the laneway.
  - Each house shall have a driveway and crossover completed prior to occupation of the house.
  - Maximum width of crossovers shall be 6 metres.
  - All driveways and crossovers shall be brick paved or other suitable material (but not asphalt) to the satisfaction of the Shire and Developer.
  - For all lots, no adjoining landowner consultation is required where garages are built with a nil setback.

**FENCING**

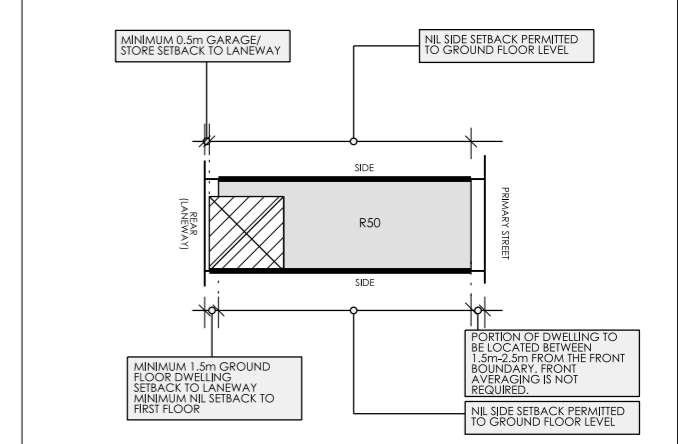
- All fencing within the estate will be provided and installed by the Developer. No additional fencing (other than side return panels) shall be erected without consultation and approval by the Developer. In the exceptional circumstance that front fencing is permitted, it shall be erected in accordance with the Developer's specific requirements.
  - All side boundary fencing behind the front building line is to be 1.8 metre high and fully installed prior to occupation of the dwelling.

**NOTIFICATION TO PROSPECTIVE PURCHASERS**

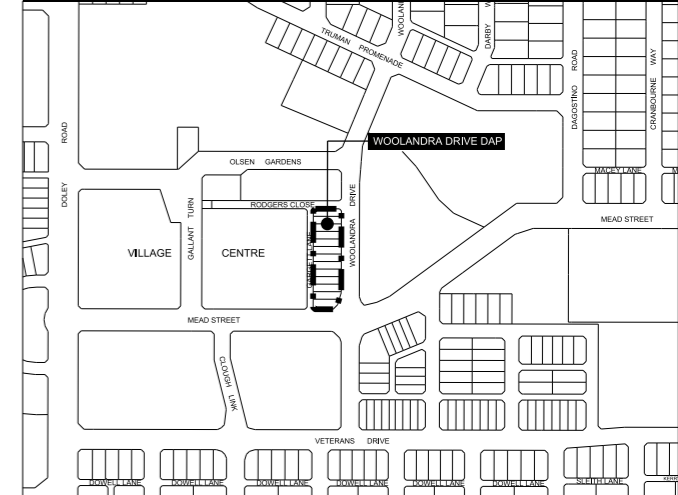
- The Developer is required to give prospective purchasers a complete copy of all the requirements of this Detailed Area Plan prior to Offer and Acceptance being made.



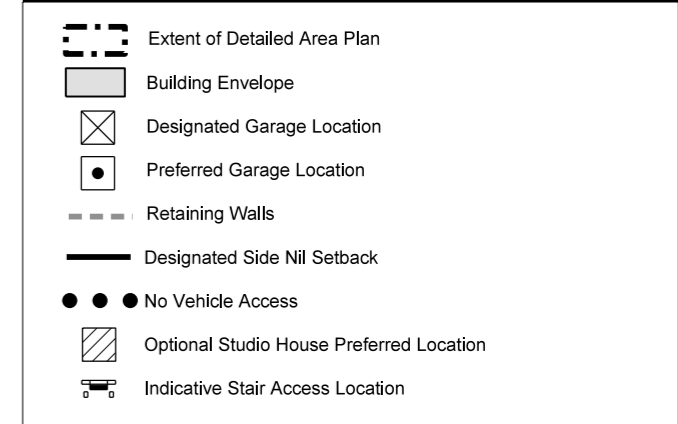
**Specific Requirements For R50 Lots**



**Location Plan**



**Legend**



**Endorsement Table**

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

24/1/2012  
 Authorised officer \_\_\_\_\_ Date \_\_\_\_\_

**Detailed Area Plan - Woolandra Drive (WAPC Ref:143527)**

THE GLADES, BYFORD  
 AN LWP BYFORD SYNDICATE PTY LTD PROJECT

Date: 06/01/2012  
 Design: JC  
 Checked: ST  
 Drawn: MG  
 Scale: 1:500 @ A3  
 0 5 10m  
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