



### 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.
  - 1.4 The erection or extension of a single house on a lot contained within this DAP, which satisfies the requirement of this DAP, is exempt from the requirement to obtain development approval.

**2 STREETScape REQUIREMENTS**

Setbacks	Lots Applicable	Minimum	Maximum	Averaging	
Primary Street	Dwelling	Lots 2146-2148, 2280-2281, 2285-2286, 2288-2289 & 2323-2324	2.0m	N/A	• Averaging is not permitted to minimum.
	Dwelling	All remaining lots	3.0m	N/A	• Averaging is not permitted to minimum.
	Garage (laneway access not applicable)	All lots (except Lots 2139, 2140-2148, 2280-2281, 2285-2286, 2288-2289 & 2323-2324)	4.5m	N/A	• Averaging is not permitted to minimum.
Secondary Street	Dwelling	All lots (including side boundary to laneway for Lot 2331)	1.0m	N/A	• Averaging is not permitted to minimum.
Laneway (and laneway truncation where applicable)	Garage or Carport	All laneway lots	0.5m	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	All laneway lots (where located above garage)	0m	N/A	• Averaging is not required.

- 2.1 Dwellings are required to suitably address all adjacent street frontages 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.
- 2.2 For all lots, no adjoining consultation is required where garages are built to one side boundary.
- 2.3 Unless otherwise specified, driveway access to a garage / carport for corner lots may be provided from the primary or secondary street frontage.
- 2.4 Driveways may be located closer than 6m to a street corner or the point at which a cartway begins to deviate on Lots 2146, 2274, 2279, 2281, 2282, 2284-2286, 2288-2290, 2297, 2314, 2317-2319, 2322-2324, 2327, 2331, 2345 and 2348.

**3 BOUNDARY SETBACK REQUIREMENTS**

Setbacks	Lots Applicable	Requirements
Buildings on boundary (other than Street boundaries)	Lots 2146-2148, 2280-2281, 2285-2286, 2288-2289 & 2323-2324	• Buildings built up to one side boundary are permitted for a total maximum 2/3 length of boundary. • Buildings built up to second side boundary are permitted for purposes of garage/store only - 9.0m maximum length.
	Lots 2332-2336	• Both Side Boundaries, where applicable. • Maximum total length determined by front and rear setbacks. • Ground floor only.

**4 SPECIAL PROVISIONS FOR LOTS ADJOINING PUBLIC OPEN SPACE**

Setbacks	Lots Applicable	Minimum	Maximum	Requirements
Public Open Space	Lots 2332-2336	3.0m	N/A	• Averaging permitted (as per the R-Codes).

- 4.1 For Lots 2332-2336, dwellings shall have one or more major opening(s) to a habitable room facing and allowing unobstructed views of the Public Open Space.
- 4.2 Where visually permeable fencing is supplied by the Developer and is deemed necessary, the fence shall not be altered or be obscured.

**5 OPEN SPACE REQUIREMENTS**

Open Space Provision	Lots Applicable	Minimum	Requirements
	Lots 2146-2148, 2280-2281, 2285-2286, 2288-2289, 2323-2324 & 2332-2336	35%	• Outdoor Living Area (OLA) shall be located to maximise northern or eastern solar access.
	R20 Lots & Lot 2287	40%	

- 6 INCIDENTAL DEVELOPMENT REQUIREMENTS**
- 6.1 For Lots 2332-2336, a storeroom of minimum 4m<sup>2</sup> floor area shall be integrated into the dwelling and/or garage (i.e. under the same roof) and constructed of the same materials. No additional sheds or outbuildings are permitted.

**Legend**

- Extent of Detailed Area Plan
- R20 Subject Lots
- R30 Subject Lots
- R40 Subject Lots
- Dwelling Orientation
- Visually Permeable Fencing
- No Vehicle Access Permitted
- \* Notification on Certificate of Title advising the lot may be affected by road traffic noise and vibration from future Tonkin Highway extension and Orton Road
- o Indicative Storm Water Connection Point (Final location to be confirmed onsite through survey)



**DETAILED AREA PLAN - ICARIA STAGE 6**  
 The Glades, Byford  
 An LWP Byford Syndicate Pty Ltd Project

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 bringing communities to life

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

Authorised Officer: *Jay*  
 Date: 11.12.15

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