

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 260m²) except where variations to the provisions of the Detailed Area Plan are sought.

2 R-CODING

| Lots Applicable | R-Code Density |
|-----------------|----------------|
| Lots 1403-1447 | R20 |
| Lots 1397-1402 | R30 |

3 STREETScape REQUIREMENTS

| Setbacks | Lots Applicable | Minimum | Maximum | Averaging | |
|---|---------------------|---|---------|-----------|--|
| Primary Street | Portion of Dwelling | Lots 1397-1402 | 2.5m | 3.5m | • Averaging is not required. |
| | Dwelling | All remaining lots | 3.0m | N/A | • Averaging is not permitted to minimum. |
| | Garage | All lots | 4.5m | N/A | • Averaging is not permitted to minimum. |
| Secondary Street | Dwelling | All lots | 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. |

- 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

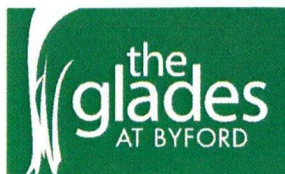
| Setbacks | Lots Applicable | Requirements |
|--|-----------------|--|
| Buildings on boundary (other than Street boundaries) | Lots 1397-1402 | <ul style="list-style-type: none"> • Buildings built up to one side boundary are permitted for a total maximum 2/3 length of boundary. • Buildings built up to second side boundary are permitted for purposes of garage/store only – 9.0m maximum length. |

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. |

6 INCIDENTAL DEVELOPMENT REQUIREMENTS

- 6.1 For Lots 1397-1402, a storeroom a minimum 4m² 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 permitted.



DETAILED AREA PLAN - STAGE 11
The 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: _____
Date: 06/11/2013

Scale: 1:1500 @ A3
0m 10m 20m

Designed: LM
Checked: MB
7/10/2013
Projection: PCG 94
Drawn: NM

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