

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 STREETScape REQUIREMENTS

Setbacks	Lots Applicable	Minimum	Maximum	Averaging	
Primary Street	Dwelling	Lots 165-170	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	All lots (except Lots 165-170)(no laneway access)	4.5m	N/A	• Averaging is not permitted to minimum.
Secondary Street	Dwelling	All lots (including side boundary to laneway for Lots 177 & 180)	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 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.
- 2.2 For all lots, no adjoining consultation is required where garages are built to one side boundary.

3 BOUNDARY SETBACK REQUIREMENTS

Setbacks	Lots Applicable	Requirements
Buildings on boundary (other than Street boundaries)	Lots 165-176	<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.

4 SPECIAL PROVISIONS FOR LOTS ADJOINING POS

Setbacks	Lots Applicable	Minimum	Maximum	Requirements
Public Open Space	Lots 171-176	3.0m	N/A	• Averaging permitted (as per the R-Codes).

5 OPEN SPACE REQUIREMENTS

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

6 INCIDENTAL DEVELOPMENT REQUIREMENTS

- 6.1 For Lots 171-176, a storeroom of 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 are permitted.

Legend

- Extent of Detailed Area Plan
- R30 Subject Lots
- Transformer
- No Vehicle Access Permitted
- Dwelling Orientation
- Visually Permeable Fencing
- Indicative Stormwater Connection Point (final location to be confirmed on site through survey)



DETAILED AREA PLAN - STAGE 12
LOT 283 GORDIN WAY
 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: *[Signature]*
 Date: 17/6/15

Scale: 1:1000@A3
 0m 5 10m

Prepared: 05/01/15
 Date: 17/06/2015
 Projection: FCG 94

Designed: LM
 Checked: LM
 Drawn: NIM/TH

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