

DETAILED AREA PLAN R-CODE VARIATIONS

R-CODING

- The R40 Residential Density Code applies to all lots identified within the extent of this plan.
- All lots coded R40 on this plan have grouped dwelling potential. Please note that separate Detailed Area Plans provisions apply to these lots if grouped dwellings are to be constructed (refer Stage 6B DAP Sheet 2). When these lots are developed with single dwellings, the provision of this Detailed Area Plan shall prevail.

TOWN PLANNING SCHEME NO.2 AND RESIDENTIAL DESIGN CODE VARIATIONS

- Town Planning Scheme No.2 and Residential Design Codes are varied as described in these notations.
- The requirements of Town Planning Scheme No.2 and 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 single dwelling on any lot within the area covered by the Detailed Area Plan (including lots with a land area less than 350 square metres) 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 dwellings and garages (including patios and gazebos) must be constructed within the nominated building envelope;
 - At least one major opening to an indoor living area is encouraged to be installed on the northern elevation of a dwelling in order to maximise passive solar penetration.
 - No solid dividing fencing shall be permitted forward of the established building line.
 - All dwellings abutting POS shall be suitably designed and orientated to ensure passive surveillance of the POS. Dwellings shall have one or more major openings to a habitable room and an outdoor living area facing the POS.
 - Clothes lines and rubbish bin storage must be screened from the public view.

SETBACKS

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

R40

- Primary Street setback: Minimum 4m setback to dwelling
Minimum 4.5m setback to garage
- Public Open Space setback: Minimum 3m setback to ground floor of dwelling
Minimum 6m setback to upper storey of dwelling
- Side setback: Nil setback for dwelling and garage wall (not higher than 3m with an average of 2.7m) up to 9m in length up to one side boundary only

GARAGES AND ACCESS

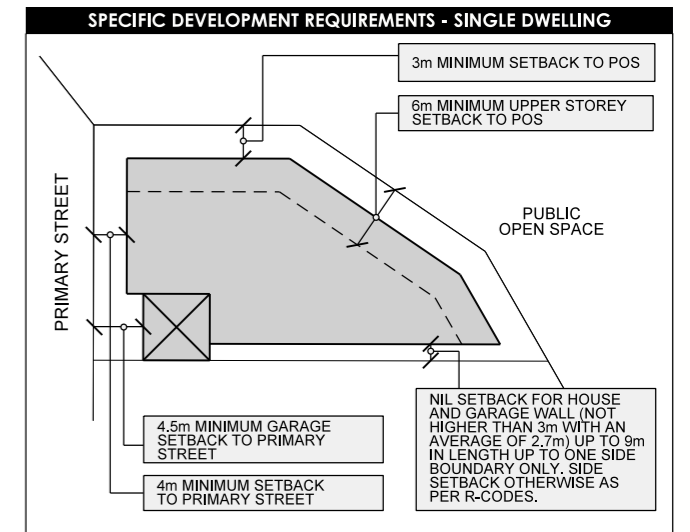
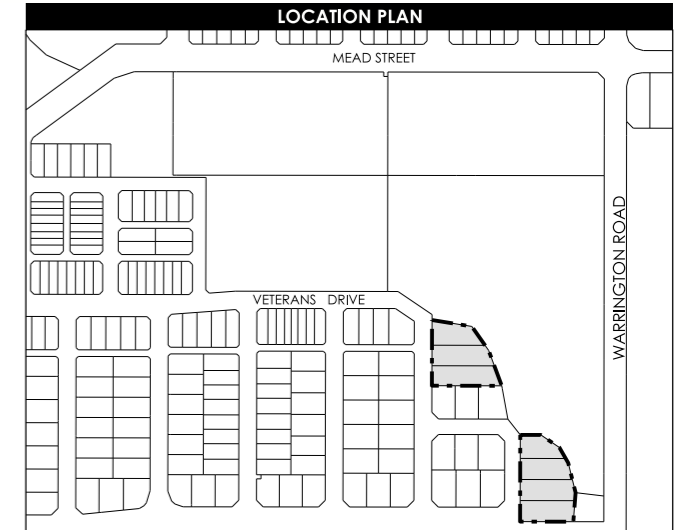
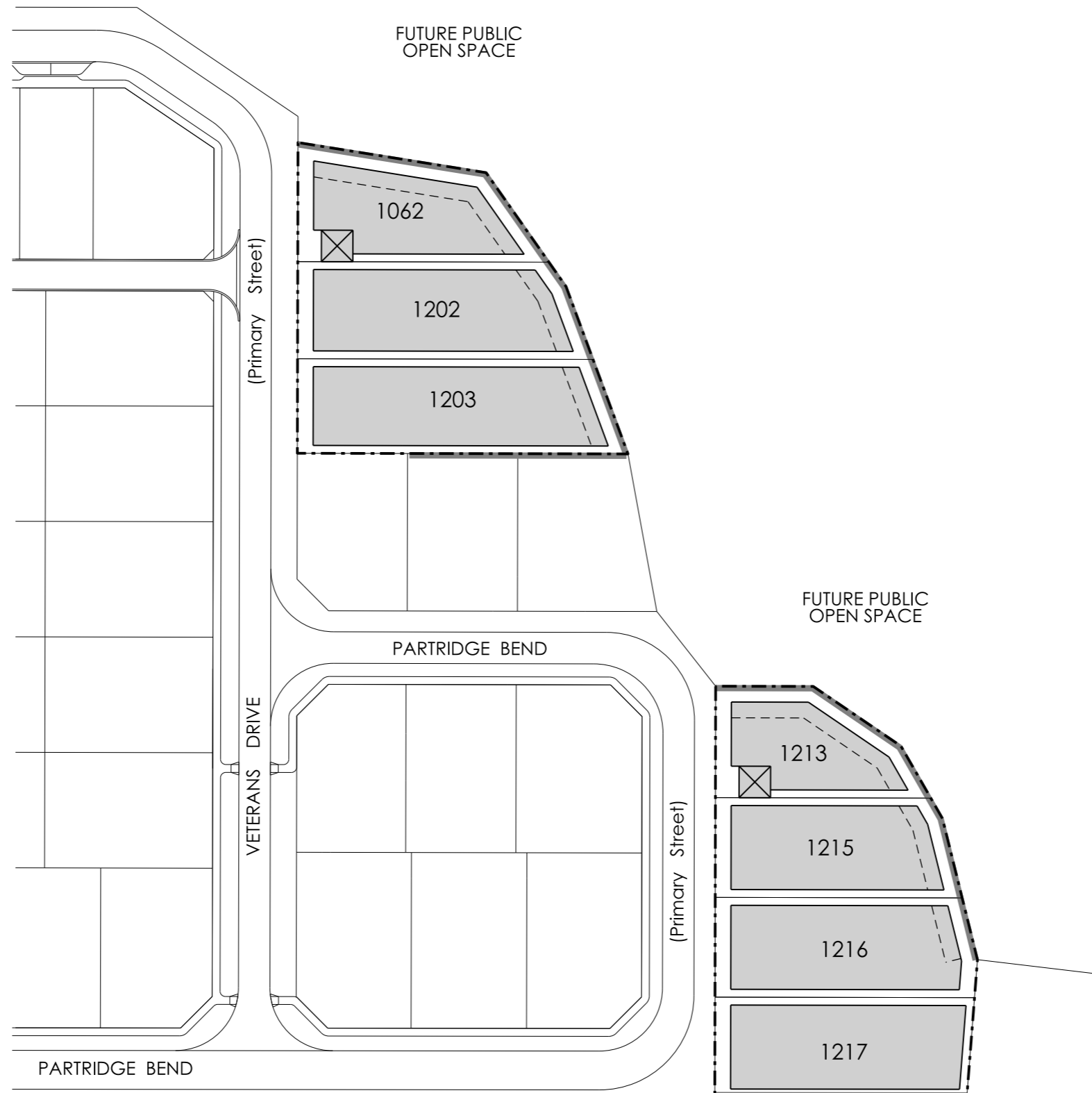
- Each house shall have a driveway and crossover completed prior to occupation of the house.
 - Maximum width of crossover shall be 6 metres.
 - All driveways and crossovers shall be brick paved or other suitable material (but not asphalt) to the satisfaction of the Shire and Developer.
 - For all lots, no adjoining landowner consultation is required where garages are built with a nil side 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 of 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 metres 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.



WARRINGTON ROAD

ENDORSEMENT TABLE	
Detailed Area Plan approved pursuant to CI 5.18.5.1 (c) of Town Planning Scheme No.2	
10/09/12	Date
_____	Authorised officer

LEGEND	
	Extent of Detailed Area Plan
	Building Envelope
	Designated Garage Location
	Second storey setback to Public Open Space
	Retaining walls

Detailed Area Plan - Stage 6B (Sheet 1 of 2 - Single Dwelling) (WAPC Ref: 145332)

THE GLADES, BYFORD
AN LWP BYFORD SYNDICATE PTY LTD PROJECT

date: 06/01/4/072C
 checked: 04/07/2012
 PGG 94
 designed: JC
 checked: BDM
 drawn: YH
 scale: 1:1000@A3
 0 10 20m
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