

# DETAILED AREA PLAN R-CODE VARIATIONS

- R-CODING**
- The R20, R25, R30 and R50 Residential Design Code apply as identified on this 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 (including lots with a land area less than 350 square metres) except where variations to the provisions of the Detailed Area Plan are sought.

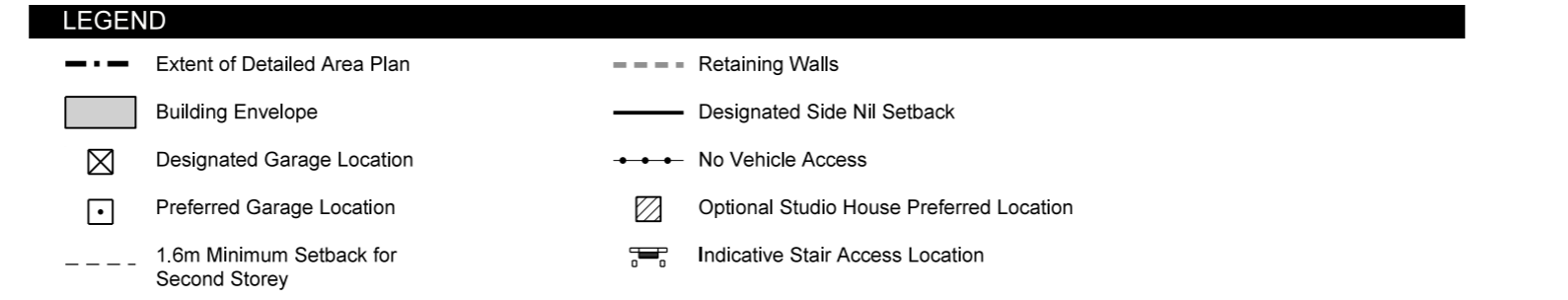
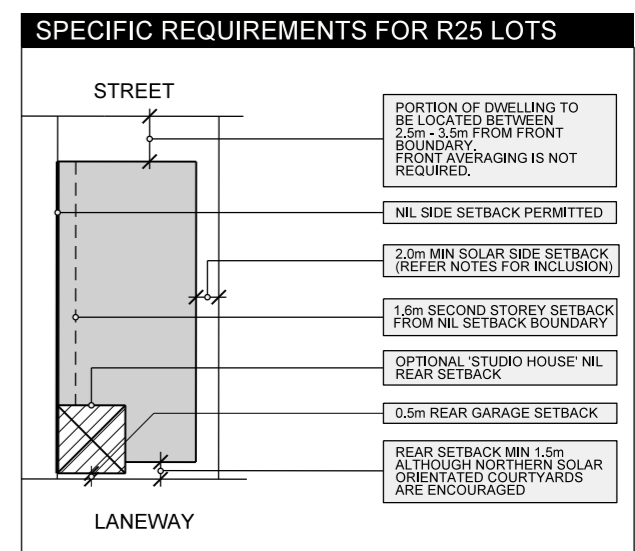
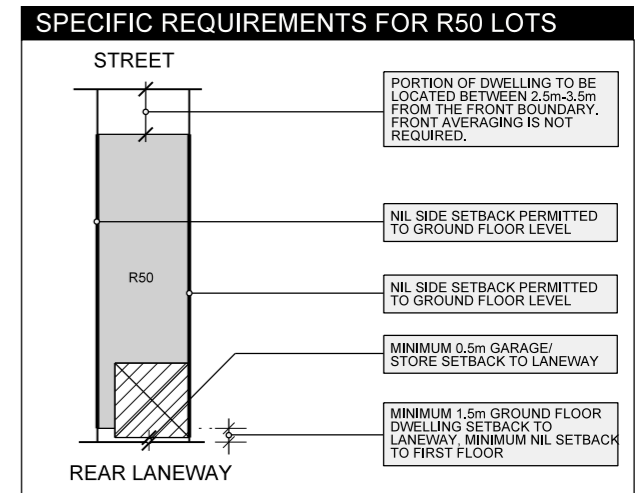
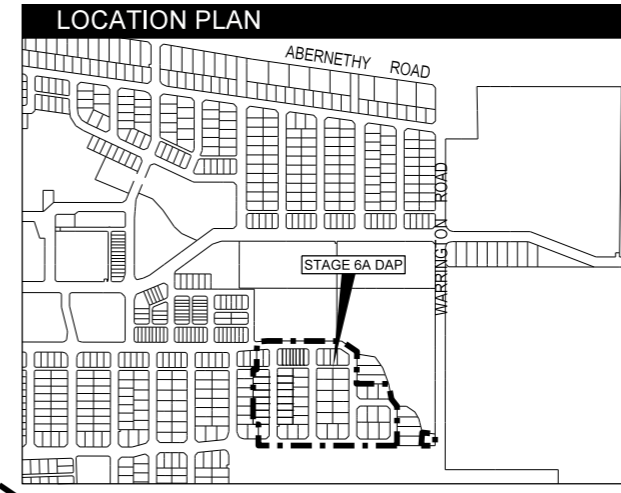
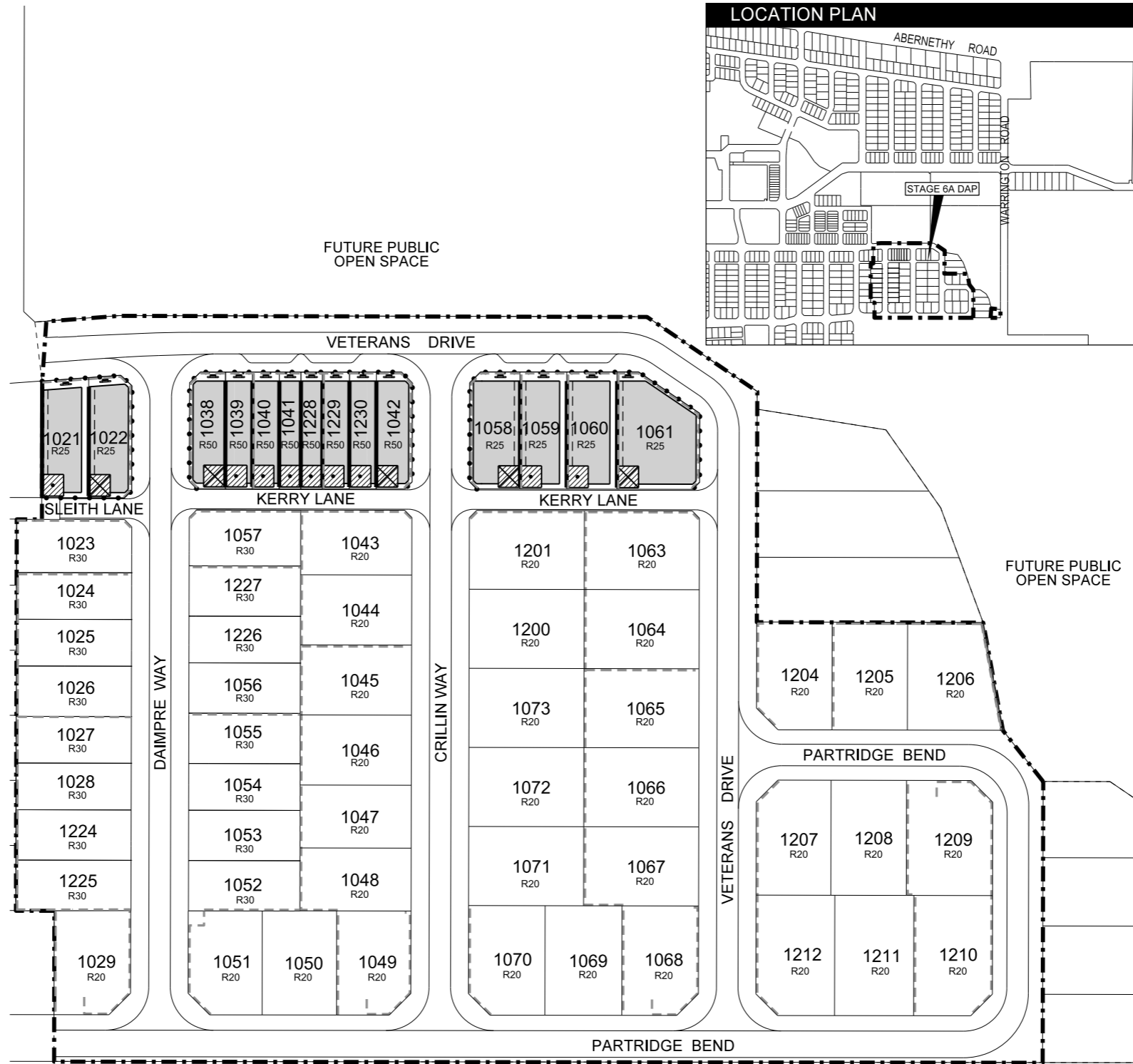
- DESIGN ELEMENTS**
- The following matters apply to the development of lots affected by the Detailed Area Plan:
    - All dwellings and garages (including patios and gazebos) must be constructed within the nominated building envelope;
    - For all north-south orientated lots, at least one major opening to an indoor living area is to be installed on the northern elevation of a dwelling in order to maximise solar orientation.
    - Dwellings are required to suitably address all adjacent street frontages as indicated to maximise 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.
    - Dwellings on laneway lots shall be designed to address the primary street frontage with major openings and the main entry accessible via this frontage.
    - Outdoor Living Areas are permitted within the front setback.
    - No solid dividing fence shall be permitted forward of the established building line.
    - Location of studios and/or balconies abutting laneways is encouraged for increased surveillance through activity.
    - On lots designated R25, a storeroom of minimum 4m<sup>2</sup> floor area shall be integrated into the dwelling (i.e. under the same roof) and constructed of the same materials. No additional sheds or outbuildings will be permitted on these lots.
    - For R20 lots the minimum open space requirement is 40% provided that an outdoor living area is orientated to the north or at least has exposure to northern solar access, has a minimum width and length of 4m and has 50% of its required area without permanent roof cover.
    - For R25 lots the minimum open space requirement is 40%.
    - For R30 lots the minimum open space requirement is 30%.
    - For R50 lots 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 the R-Codes):
    - R20 & R30 Front Loaded**  
 Primary Street: Minimum 3m setback to dwelling. Front averaging is not required. Minimum 4.5m garage setback.  
 Side: Minimum 1m setback to secondary street for corner lots.
    - R25 Laneway**  
 Primary Street: Portion of the dwelling to be located between 2.5m and 3.5m from front boundary. Front averaging is not required. Minimum 1.5m dwelling setback. Minimum 0.5m garage setback.  
 Rear: Nil setback for studio (above garage). Nil setback for dwelling and garage to the nominated side boundary for a total maximum 2/3 length of boundary. Minimum 1m setback to secondary street for corner lots. Minimum 2m dwelling side setback to POS boundary for Lots 1206 and 1214. Minimum 2m solar setback (non-parapet side boundary). Building part of the dwelling within the 2m solar setback is limited to minor incursions to a maximum of 20% of the designated solar setback area, provided solar penetration to living areas is achieved. Garages may be located within the designated solar setback. Minimum 1.6m side setback to upper storey to preserve solar penetration.
    - R50 Laneway**  
 Primary Street: Portion of the dwelling to be located between 2.5m and 3.5m from front boundary. Front averaging is not required. Minimum 1.5m dwelling setback. Minimum 0.5m garage setback.  
 Rear: Nil setback for studio (above garage). 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**
- Garages are to be in accordance with the locations identified on the DAP;
    - 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.



**ENDORSEMENT TABLE**

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

Authorised officer \_\_\_\_\_

26 October 2012

Date \_\_\_\_\_

Detailed Area Plan - Stage 6A (WAPC Ref: 141341)  
 THE GLADES, BYFORD  
 A LWP BYFORD SYNDICATE PTY LTD PROJECT

Taylor Burrell Barnett

187 Roberts Road Subiaco, Western Australia 6008  
 p: (08) 9382 2911 f: (08) 9382 4586 e: admin@tbbplanning.com.au

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date: 05/01/062E  
 date: 05/10/2012  
 projection: PCG 94

Designed: JC  
 checked: BDM  
 drawn: NM

scale: 1:1500@A3 | 1:750@A1  
 0 15 30m