

DETAILED AREA PLAN R-CODE VARIATIONS

R-CODING

1. The R20 and R25 Residential Density Codes apply as identified on the plan.

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.

DESIGN ELEMENTS

- The following matters apply to the development of lots affected by the Detailed Area Plan:
 - All houses 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 to be installed on the northern elevation of a dwelling in order to maximise solar orientation for lots 959-961, 978-982, 998-1002 and 1018-1020. For all other lots this design element is encouraged but not required.
 - Houses are required to suitably address all adjacent street frontages as indicated to maximise visual surveillance. A secondary street elevation shall feature a suitable level of detail in a manner consistent with the primary street elevation.
 - No solid dividing fencing shall be permitted forward of the established building line.
 - Location of studios and/or balconies abutting laneways is encouraged for increased surveillance through activity.
 - Dwellings on laneway lots shall be designed to address the primary street frontage with major openings and the main entry accessible via this frontage.
 - On lots designated R25 on the DAP, a store room of minimum 4m² 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 single storey R20 and R25 dwellings, minimum open space site coverage of 45% and 40% respectively is applicable. For two storey dwellings, the Residential Design Codes apply.

SETBACKS

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

- R20**
Front setback: Primary Street - minimum 3m setback
Garage Setback - minimum 4.5m setback
- R25 Laneway**
Rear setback: Minimum 1.5m setback for house.
Minimum 0.5m setback for garage.
Nil setback for studio (above garage).
Front setback: Primary Street - minimum 2.5m setback, average of 4m. It is desirable for dwelling front setback to be located in the range of 2.5m to 3.5m to provide a level of uniformity to the streetscape.
Side setback: Nil setback for house and garage to nominated side boundary for a total maximum 2/3 length of boundary.
Minimum 1m setback to secondary street for corner lots.
Other: Minimum 2m solar setback (non parapet side boundary), building part of the main residence 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. Minimum 1.6m side setback to upper storey to preserve solar penetration.

GARAGES AND ACCESS

- For laneway lots, garage locations are to be in accordance with the locations identified on the DAP. Access to the garage shall only be taken from the laneway.
- 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

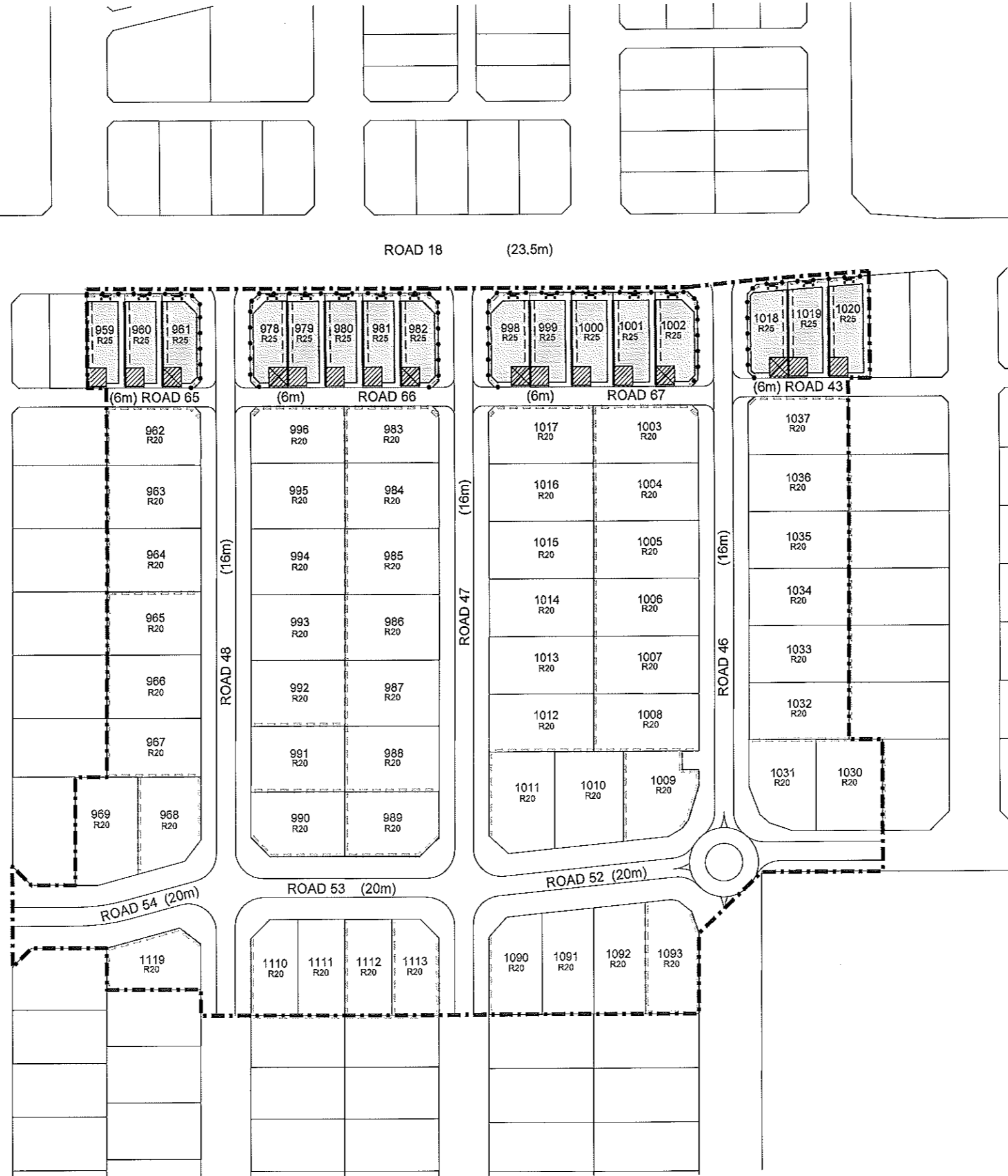
- All fencing within the estate will be provided and installed by the Developer. No additional fencing (other than side return panels) shall be erected without consultation and approval of the Developer. In the exceptional circumstance that front fencing is permitted, it shall be erected in accordance 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

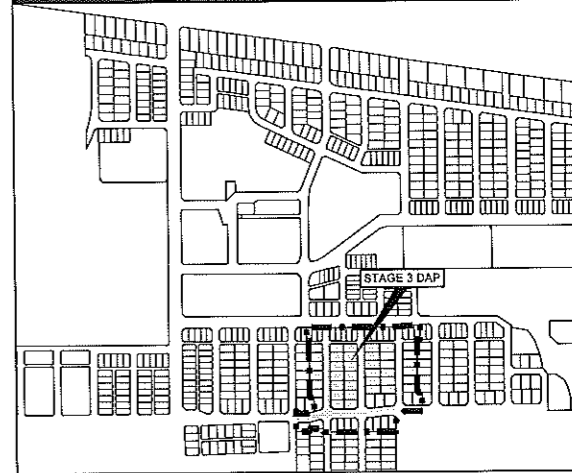
8. The Developer is required to give prospective purchasers a complete copy of all the requirements of this Detailed Area Plan prior to Offer and Acceptance being made.

Advice Note:

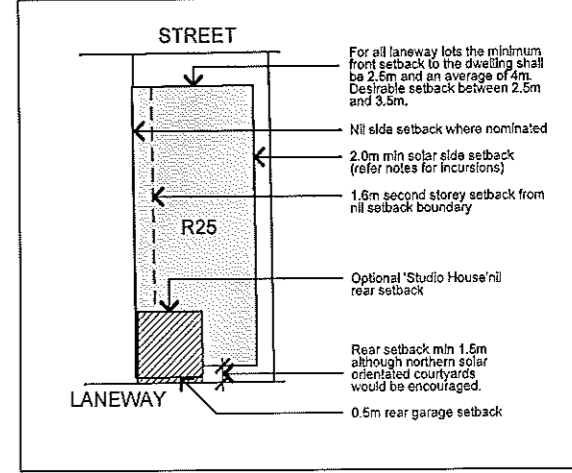
- Planning approval is not required, but a Building Licence is required, for the construction of a dwelling on any lot within the area covered by the Detailed Area Plan (including lots with a land area less than 350 square metres) except where variations to the provisions of the Detailed Area Plan are sought.



LOCATION PAN



SPECIFIC REQUIREMENTS FOR R25 LOTS



LEGEND

- Building Envelope
- Designated Garage Location
- Preferred Garage Location
- 1.6m Minimum Setback for Second Storey
- Retaining Walls
- Designated Side Nil Setback
- No Vehicle Access
- Optional Studio House Preferred Location
- Stair Access Location
- Extent of Detailed Area Plan

ENDORSEMENT TABLE

This Detailed Area Plan has been adopted by Council and signed by the Principal Planner:
 Director Development Services: _____
 Trim Ref: A1854
 OCM Date: _____

Detailed Area Plan - Stage 3 (WAPC Ref: 136679 and 141341)
 THE GLADES, BYFORD
 AN LWP BYFORD SYNDICATE PTY LTD PROJECT

File: 06/014/034C
 Date: 15/04/2010
 Projection: PCG 94
 Design: KN
 Checked: PLANNER
 Drawn: MQ
 Scale: 1:1500 @ A3
 0 15 30m
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