

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 891-903	R25
Lots 1128-1145 & 1234	R30

3 STREETScape REQUIREMENTS

Setbacks	Lots Applicable	Minimum	Maximum	Averaging	
Primary Street	Portion of Dwelling	Lots 891-901 & 1128-1133	3.0m	3.5m	• Averaging is not required.
	Portion of Dwelling	Lots 902-903	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.
- 3.3 Where further subdivision has occurred and/or Grouped Dwelling development is proposed in a side by side layout for Lots 1134-1137, 1143-1145 & 1234, a single garage width (maximum 3.5m wide) is required where single storey dwellings are proposed. A double garage width is permitted for a two storey dwelling where the upper level extends forward of the garage by a minimum of 0.5m.

4 BOUNDARY SETBACK REQUIREMENTS

Setbacks	Lots Applicable	Requirements
Buildings on boundary (other than Street boundaries)	Lots 891-903 & 1128-1133	<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.
	Lots 1138-1142	<ul style="list-style-type: none"> Buildings built up to one side boundary are permitted for a maximum total length determined by the front and rear setbacks.

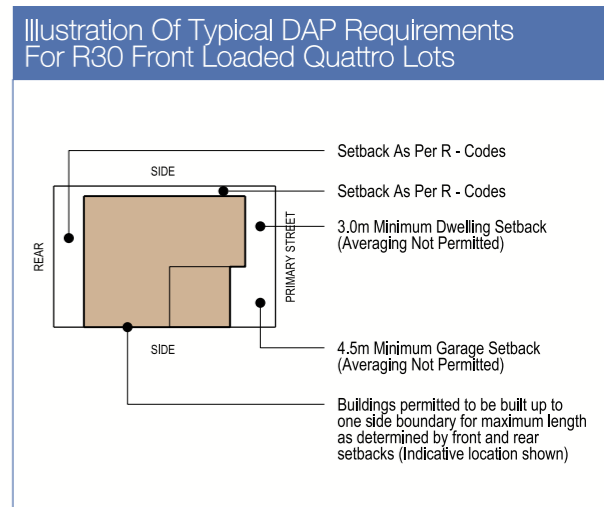
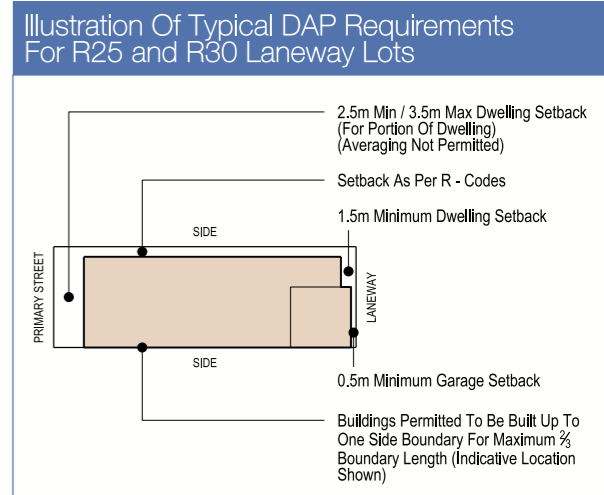
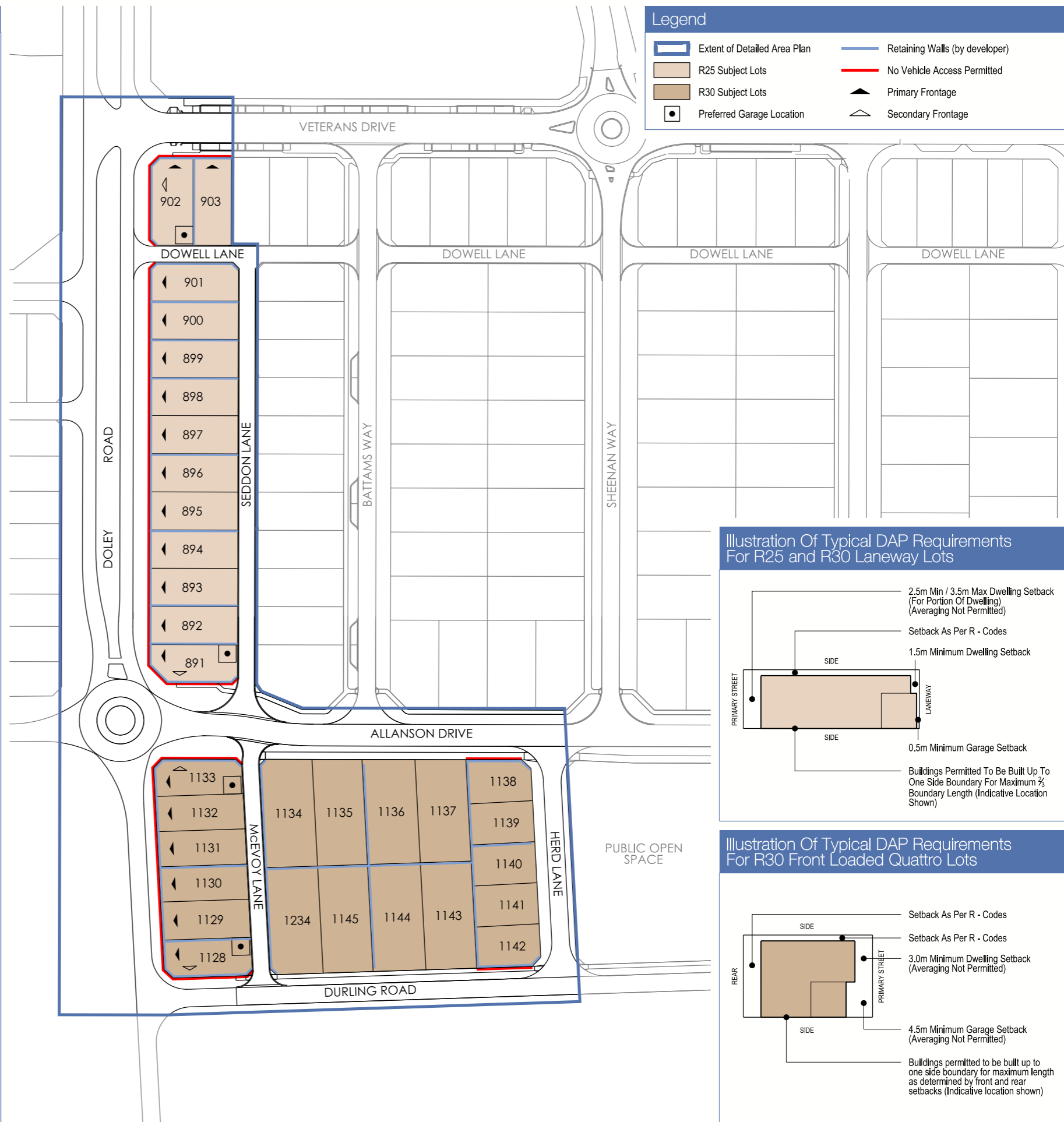
5 OPEN SPACE REQUIREMENTS

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%	

- 5.1 Outdoor living areas are permitted to be located within the street setback area.

6 INCIDENTAL DEVELOPMENT REQUIREMENTS

- 6.1 For Lots 891-903 & 1128-1133, 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 13
The Glades, Byford
An LWP Byford Syndicate Pty Ltd Project



ENDORSEMENT TABLE
Detailed Area Plan approved pursuant to Cl 5.18.5.1 (c) of Town Planning Scheme No. 2
Authorised Officer *Kauro Rupene*
Date **18/06/2014**

Scale: 1:1500 @ A3
0m 10 20m
Designed: LM
Checked: LM
Projected: NM
PCG-94

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