

DETAILED AREA PLAN R-CODE VARIATIONS

R-CODING

- The R10, R20 and R40 Residential Density Codes apply as identified on the plan.
- Lots designated R10 on this DAP are not permitted to be further subdivided.

SCHEME AND RESIDENTIAL DESIGN CODE VARIATIONS

- The Scheme and Residential Design Codes are varied as described in these notations.
- The requirements of the Scheme and Residential Design Codes shall be satisfied in all other matters however.

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;
 - Houses are required to suitably address all adjacent street frontages as indicated to maximise visual surveillance. A secondary street elevation to a corner shall feature a suitable level of detail in a manner consistent with the primary street elevation.
 - Location of studio's 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.
 - The postal and street address is to be the street at the front of the dwelling and not the rear laneway.
 - All dwellings abutting POS shall be suitably designed and orientated to ensure passive surveillance of the POS. Dwellings shall have one or more major opening(s) to a habitable room and an outdoor living area facing the public open space.
 - On rear laneway lots, a paved bin pad is to be provided inside the lot boundary of each lot abutting the rear laneway to provide a bin pick-up area that does not impede traffic flow through the laneway.
 - On lots designated R40 on the DAP, a storeroom of minimum 4m² floor area shall be integrated into the dwelling (i.e. under the same roof) and constructed of the same materials. This room shall only be accessible from outside the dwelling. No additional sheds or outbuildings will be permitted on these lots.
 - On lots designated R40 or above, an outdoor living is to be provided on the north facing side of the lots (i.e. rear of lot).
 - For single storey R20 and R40 dwellings, minimum open space site coverage of 45% and 40% respectively is applicable. For two storey dwellings, the Residential Design Codes apply.
 - All crossovers in streets that contain trees in the street verge shall be constructed to ensure that the trees are not damaged or removed unless approved by the Shire.
 - For lots 514-515 and 527-526 sheds and outbuildings should be located so as to avoid visual amenity impacts to the public open space.

SETBACKS

- Setbacks for development shall be in accordance with the following: (except where noted, all other setbacks shall be in accordance with R-Codes):
 - Standard R20 Front Loaded**
 Front setback: Primary Street - minimum 3m setback.
 Garage Setback: minimum 4.5m setback
 - R40 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
 Side setback: Nil setback for house and garage to nominated side boundary for a total maximum 2/3 length of boundary.
 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.
 - Standard R10 Front Loaded**
 Front setback: Primary Street - minimum 10m setback

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 adjoining 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.

FENCING

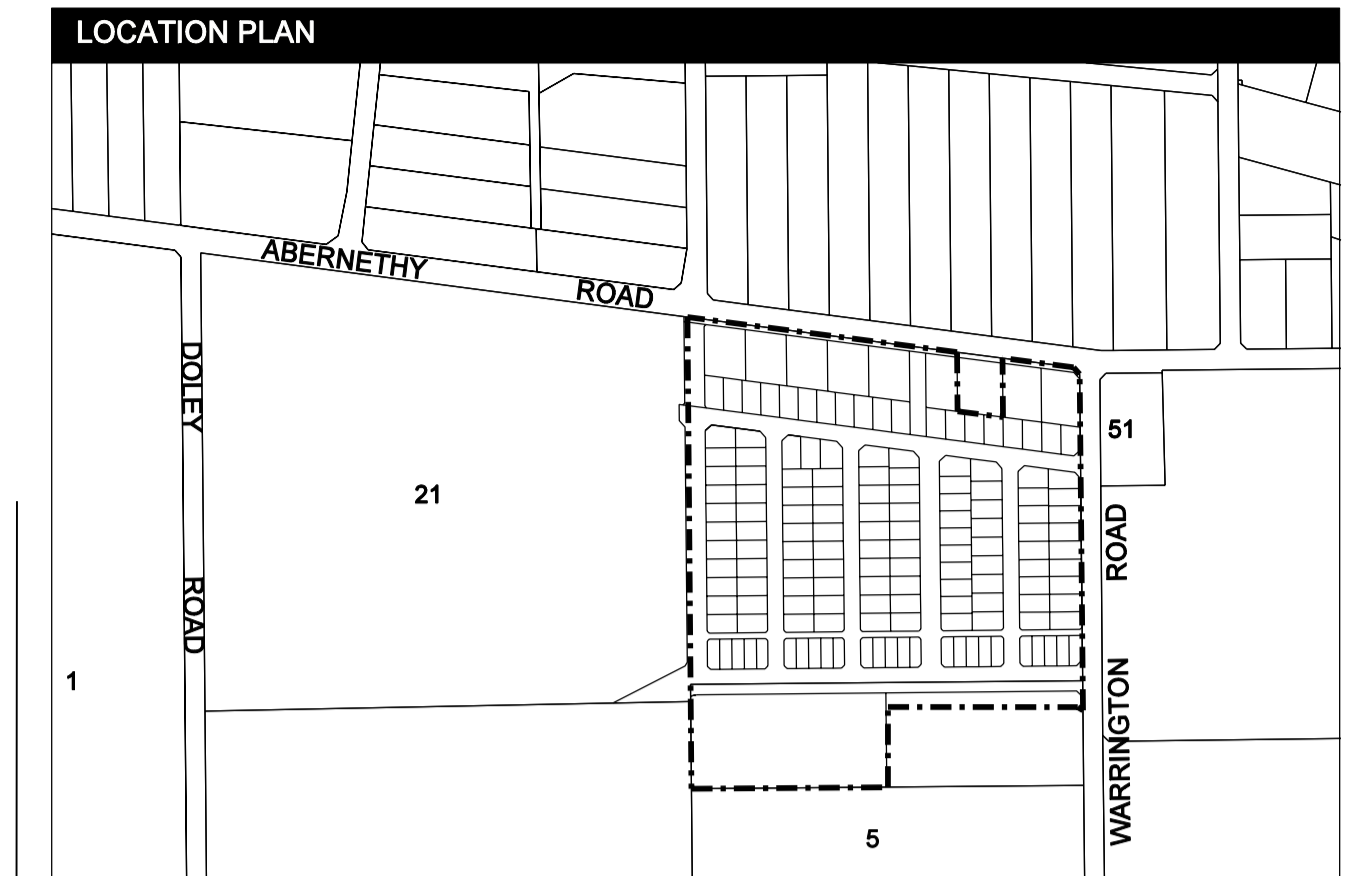
- All fencing within the estate will be provided and installed by the Developer. No additional fencing (other than side return panels) shall be erected without consultation and approval of the Developer. In the exceptional circumstance that front fencing is permitted, it shall be erected in accordance 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.
 - Solid fencing to side boundaries of R10 lots abutting public open space is permissible for only 50% of the length of the boundary. Fencing to the balance length of the boundary is to have a permeable element.

NOTIFICATION TO PROSPECTIVE PURCHASERS

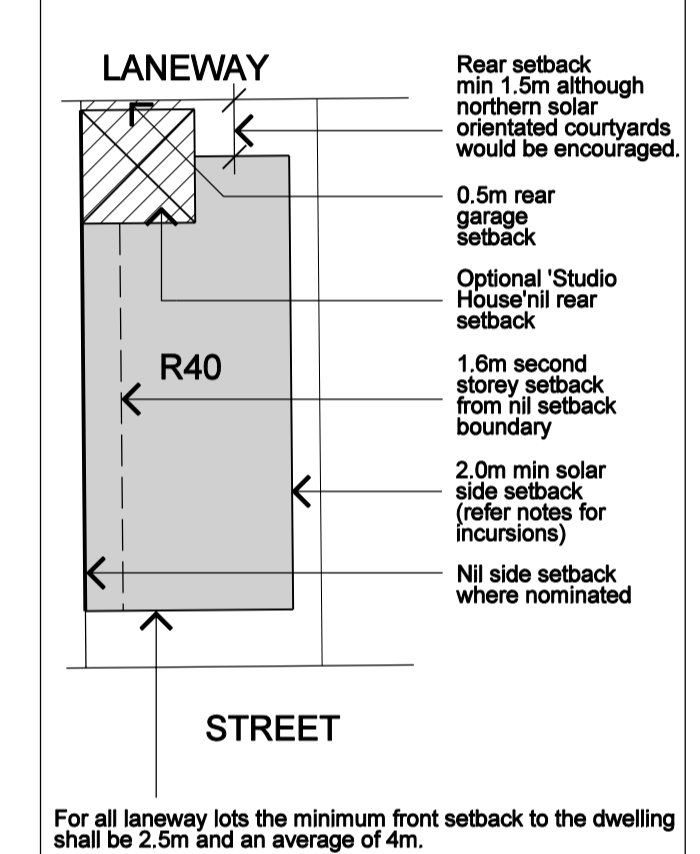
- The Developer is required to give prospective purchasers a complete copy of all the requirements of this Detailed Area Plan prior to Offer and Acceptance being made.

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.



SPECIFIC REQUIREMENTS FOR R40 LOTS



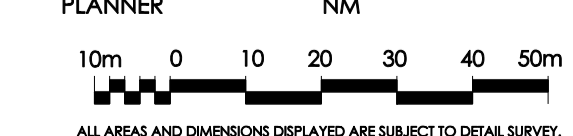
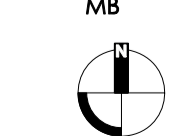
For all laneway lots the minimum front setback to the dwelling shall be 2.5m and an average of 4m.

LEGEND

- Building Envelope
- Designated Garage Location
- Preferred Garage Location
- 1.6m Minimum Setback for Second Storey
- Designated Side Nil Setback
- No Vehicle Access

PROJECT
Detailed Area Plan - Stage 1
 THE GLADES AT BYFORD
 BYFORD

CLIENT	LWP PROPERTY GROUP PTY LTD	DATE	20/06/2008
PLAN NUMBER	06/014/017D	SCALE	1:2000 @ A3
DESIGNED BY	MB	CHECKED BY	NM
DRAWN BY	NM	PROJECTION	MGA 94



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