

**DETAILED AREA PLAN R-CODE VARIATIONS**

**R-CODING**

1. The R20 Residential Density Code applies as identified on the plan.

**TOWN PLANNING SCHEME NO.2 AND RESIDENTIAL DESIGN CODE VARIATIONS**

- 2. Town Planning Scheme No.2 and Residential Design Codes are varied as described in these notations.
- 3. The requirements of Town Planning Scheme No.2 and Residential Design Codes shall be satisfied in all other matters.

**DESIGN ELEMENTS**

- 4. The following matters apply to the development of lots affected by the Detailed Area Plan:
  - a) All houses and garages (including patios and gazebos) must be constructed within the nominated building envelope;
  - b) 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.
  - c) No solid dividing fencing shall be permitted forward of the established building line.
  - d) Lots 1115-1118 that overlook Public Open Space shall be suitably designed and orientated to ensure passive surveillance of the Public Open Space.
  - e) For single storey R20 dwellings, minimum open space site coverage of 45% 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):

- a) **R20**  
 Front setback: Primary Street - minimum 3m setback  
 Garage Setback - minimum 4.5m setback

**GARAGES AND ACCESS**

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

**FENCING**

- 7. a) 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.
- b) 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**

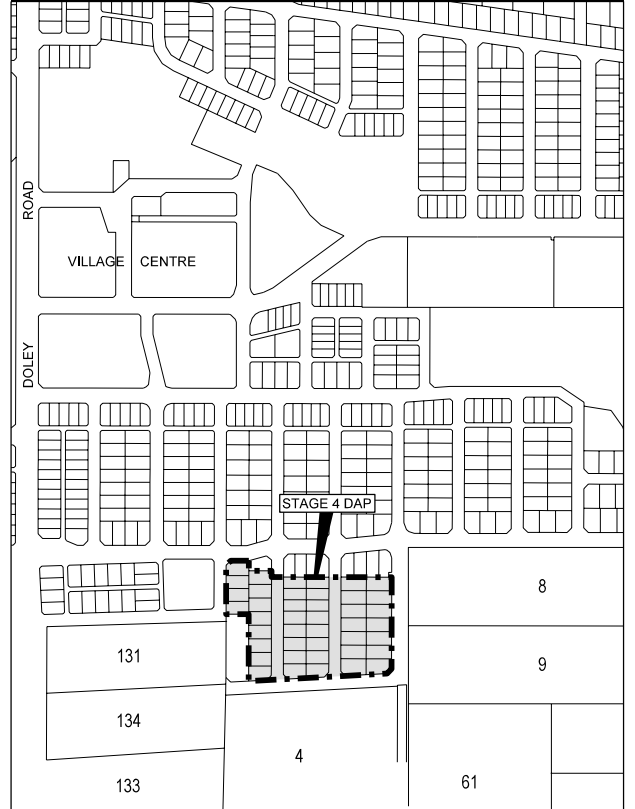
8. The Developer is required to give prospective purchasers a complete copy of all the requirements of this Detailed Area Plan prior to Offer and Acceptance being made.

**Advice Note:**

- 1. 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 PLAN**



**LEGEND**

- Retaining Walls
- - - 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: \_\_\_\_\_

OCM Date: \_\_\_\_\_

**Detailed Area Plan - Stage 4 (WAPC Ref: 136679)**

THE GLADES, BYFORD

AN LWP BYFORD SYNDICATE PTY LTD PROJECT

client: 06/014/051B  
 date: 09/06/2010  
 projection: PCG 94

designed: RN  
 checked: PLANNER  
 drawn: MQ

scale: 1:1500@A3  
 0 15 30m

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