

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.
 1.4 The erection or extension of a single house on a lot contained within this DAP, which satisfies the requirement of this DAP, is exempt from the requirement to obtain development approval.

2 R-CODING

Lots Applicable	R-Code Density
Lots 662-663, 723-728, 734-742, 751-775, 817-818 & 1114	R20
Lots 743-750, 793-806	R25

3 STREETScape REQUIREMENTS

Setbacks	Lots Applicable	Minimum	Maximum	Averaging	
Primary Street	Portion of Dwelling	Lots 755-761 & 818	3.0m	3.5m	• Averaging is not required.
	Portion of Dwelling	Lots 662-663 & 739-740	2.0m	N/A	• Averaging is not permitted to minimum.
	Dwelling	All remaining lots	3.0m	N/A	• Averaging is not permitted to minimum.
	Garage	All lots (except Lots 739-740 & 662-663)	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 Unless otherwise specified, driveway access to a garage / carport for corner lots may be provided from the primary or secondary street frontage.
 3.4 Driveways may be located closer than 6m to a street corner or the point at which a carriageway begins to deviate subject to the approval of Council's Engineering Department.

4 BOUNDARY SETBACK REQUIREMENTS

Setbacks	Lots Applicable	Requirements
Buildings on boundary (other than Street boundaries)	Lots 751-759 & 817-818	<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 662-663 & 739-740	Buildings built up to one side boundary are permitted for a maximum total length determined by the front and rear setbacks.

5 SPECIAL PROVISIONS FOR LOTS ADJOINING PUBLIC OPEN SPACE

Setbacks	Lots Applicable	Minimum	Requirements
Public Open Space	Building backing onto POS	Lots 793-805	<ul style="list-style-type: none"> Averaging permitted (as per R-Codes). Secondary frontage (rear).
	Building siding onto POS	Lots 797-798	• Averaging is not permitted to minimum.

- 5.1 Lots 793-805 (Ground Floor) that overlook POS shall be suitably designed to ensure passive surveillance of the POS. Dwellings shall have one or more major openings to a habitable room facing and allowing an unobstructed view of the POS.

6 OPEN SPACE REQUIREMENTS

Open Space Provision	Lots Applicable	Minimum	Requirements
	R25 Lots	35%	• Outdoor Living Area (OLA) shall be located to maximise northern or eastern solar access.
	Lots 662-663 & 739-740	35%	
	R20 Lots (except Lots 662-663 & 739-740)	40%	

7 INCIDENTAL DEVELOPMENT REQUIREMENTS

- 7.1 For Lots 751-759 & 817-818 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.

Legend

	Extent of Detailed Area Plan		Primary Frontage
	R20 Subject Lots		Secondary Frontage
	R25 Subject Lots		Visually Permeable Fencing
	Indicative Stair Access Location		Indicative Stormwater Connection Point (final location to be confirmed on site through survey)
	No Vehicle Access Permitted		



DETAILED AREA PLAN
CORAL GARDENS STAGE 7 & WILLIAMS PLACE STAGE 2D
 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 *Bay*
 Date *11/11/15*

Scale: 0m 10 20m
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