

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 requirements of the Residential Design Codes and this DAP, is exempt from the requirement to obtain development approval.

2 R-CODING

Lots Applicable	R-Code Density
Lots 1472-1473 & 1552-1554	R20
Lots 1471, 1474-1481, 1494-1551 & 1555-1562	R25

3 STREETScape REQUIREMENTS

Setbacks	Lots Applicable	Minimum	Maximum	Averaging
Primary Street	Dwelling	All 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.

- 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 on Lots 1471-1474, 1476-1481, 1494, 1500-1503, 1506, 1507, 1513, 1516, 1518-1520, 1522, 1523, 1531-1536, 1544, 1547-1549, 1552, 1561 and 1562.

4 BOUNDARY SETBACK REQUIREMENTS

Setbacks	Lots Applicable	Requirements
Buildings on boundary (other than Street boundaries)	Lots 1471 & 1555-1562	<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.

5 SPECIAL PROVISIONS FOR LOTS ADJOINING POS

Setbacks	Lots Applicable	Minimum	Maximum	Requirements
Public Open Space (dented Secondary Frontage on DAP)	Lots 1471 & 1555-1562	3.0m	N/A	• Averaging permitted (as per the R-Codes).

- 5.1 Lots 1471 & 1555-1562 that overlook Public Open Space (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

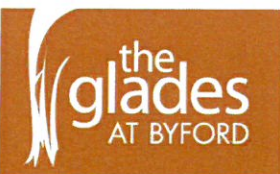
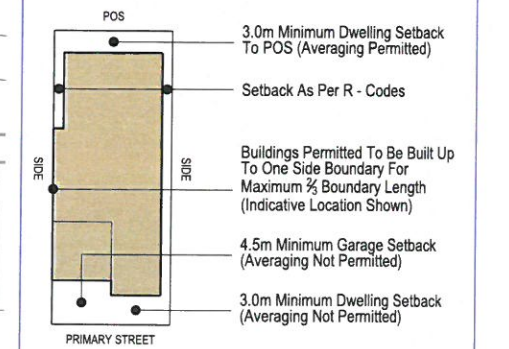
Open Space Provision	Lots Applicable	Minimum	Requirements
	All lots	40%	• Outdoor Living Area (OLA) shall be located to maximise northern or eastern solar access.

Legend

- Extent of Detailed Area Plan
- R20 Subject Lots
- R25 Subject Lots
- Retaining Walls (by developer)
- Primary Frontage
- Secondary Frontage
- Visually Permeable Fencing (by developer)



Illustration Of Typical DAP Requirements For R25 Front Loaded Adjoining POS



DETAILED AREA PLAN - WOODLAND GROVE STAGES 8 & 9

The Glades, Byford
An LWP Byford Syndicate Pty Ltd Project



ENDORSEMENT TABLE

Detailed Area Plan approved pursuant to CI 5.18.5.1 (c) of Town Planning Scheme No. 2

Authorised Officer *[Signature]*

Date *11/10/15*

plan	date	checked	drawn
06/014/145A	17/11/2015	NM	NM
17/11/2015		MW	NM
17/11/2015		NM	NM

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