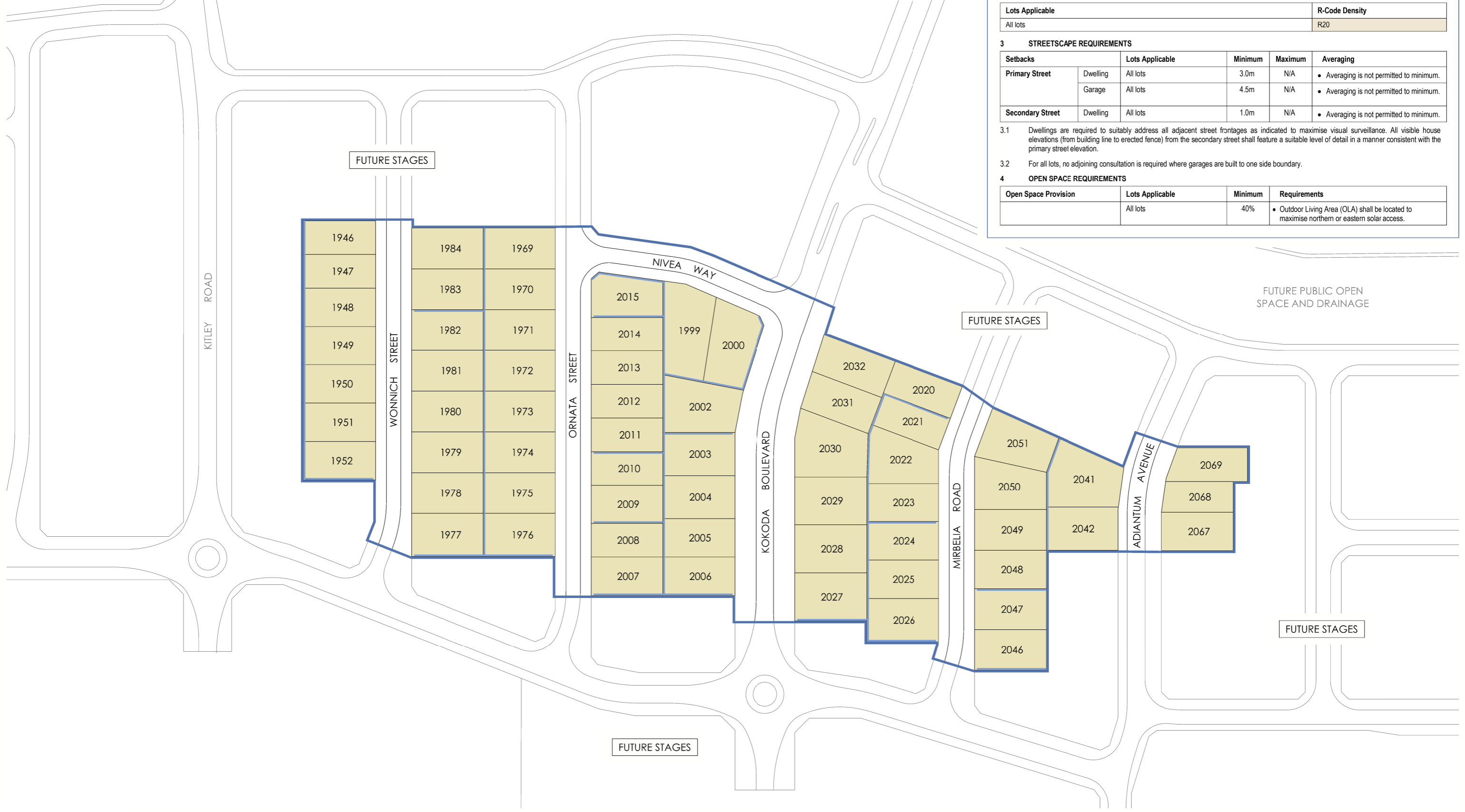


Legend

- Extent of Detailed Area Plan
- R20 Subject Lots
- Retaining Walls (by developer)

FUTURE PUBLIC OPEN SPACE AND DRAINAGE



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
All lots	R20

3 STREETScape REQUIREMENTS

Setbacks	Lots Applicable	Minimum	Maximum	Averaging	
Primary Street	Dwelling	All lots	3.0m	N/A	<ul style="list-style-type: none"> Averaging is not permitted to minimum.
	Garage	All lots	4.5m	N/A	
Secondary Street	Dwelling	All lots	1.0m	N/A	<ul style="list-style-type: none"> 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.

4 OPEN SPACE REQUIREMENTS

Open Space Provision	Lots Applicable	Minimum	Requirements
	All lots	40%	<ul style="list-style-type: none"> Outdoor Living Area (OLA) shall be located to maximise northern or eastern solar access.

FUTURE PUBLIC OPEN SPACE AND DRAINAGE

FUTURE STAGES

FUTURE STAGES



DETAILED AREA PLAN - ICARIA STAGES 1 & 2 (PART 1)
 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: *Kouro Ruphu*
 Date: 03/04/2014

Scale: 1:1500 @ A3
 0m 10 20m

06/014/144
 07/04/2014
 PCG 94

Taylor Burrell Barnett Town Planning and Design
 187 Roberts Road Subiaco Western Australia 6008
 p: (08) 9382 2911 f: (08) 9382 4586
 e: admin@tbbplanning.com.au

© Copyright Taylor Burrell Barnett. All rights reserved. No part of this document may be reproduced in any form or by any other means, electronic, mechanical, photocopying, microcopying or recording without permission in writing from Taylor Burrell Barnett. All areas and dimensions displayed are subject to detail survey.