

R-CODING

1. The R30, R40 and R50 Residential Design Code apply as identified on this plan.

SCHEME AND RESIDENTIAL DESIGN CODE VARIATIONS

- Town Planning Scheme No.2 and the Residential Design Codes are varied as described in these notations.
- The requirements of Town Planning Scheme No.2 and the Residential Design Codes shall be satisfied in all other matters.
- 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 260 square metres) except where variations to the provisions of the Detailed Area Plan are sought.

DESIGN ELEMENTS

- The following matters apply to the development of lots affected by the Detailed Area Plan:
 - All dwellings and garages (including patios and gazebos) must be constructed within the nominated building envelope;
 - For all north-south lots, 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.
 - Dwellings are required to suitably address all adjacent street frontages as indicated to maximise visual surveillance. All visible house elevations (front 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.
 - Dwellings on laneway lots shall be designed to address the primary street frontage with major openings and the main entry accessible via this frontage.
 - Lots 836-841 that overlook Public Open Space shall be suitably designed and orientated to ensure passive surveillance of the Public Open Space. Dwellings shall have one or more major openings to a habitable room and an outdoor living area facing the POS.
 - Outdoor Living Areas are permitted within the front setback.
 - No solid dividing fence shall be permitted forward of the established building line.
 - Location of studios and/or balconies abutting the laneway is encouraged for increased surveillance through activity.
 - For Lots 845 and 846, dwellings abutting the PAW shall be suitably designed and orientated to ensure passive surveillance. Dwellings shall have one or more major opening(s) to a habitable room and an outdoor living area facing the PAW.
 - For R30 lots, 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. No additional sheds or outbuildings will be permitted on these lots.
 - For R30 lots, the minimum open space requirement is 35%. For R40 and R50, lots the minimum open space requirement is 25%.

SETBACKS

6. Setbacks for development shall be in accordance with the following (except where noted, all other setbacks shall be in accordance with the R-Codes):

a) R30 Abutting Public Open Space

- Primary Street:** Minimum 3m setback to dwelling. Minimum 4.5m garage setback.
- Public Open Space:** Minimum 3m setback to dwelling for ground floor. Minimum 5m setback to dwelling for upper stories.
- Side:** Nil setback for dwelling and garage to the nominated side boundary for a total maximum 2/3 length of boundary. Minimum 1m setback to secondary street for corner lots. Minimum 1.6m side setback to upper storey to preserve solar penetration.

b) R30 Laneway

- Primary Street:** Portion of the dwelling to be located between 2.5m and 3.5m from front boundary. Front averaging is not required. Minimum 1.5m dwelling setback. Minimum 0.5m garage setback.
- Rear:** Nil setback for dwelling and garage to the nominated side boundary for a total maximum 2/3 length of boundary. Minimum 1m setback to secondary street for corner lots. Minimum 1.6m side setback to upper storey to preserve solar penetration.

c) R40 & R50 Laneway

- Primary Street:** Portion of the dwelling to be located between 2.5m and 3.5m from front boundary. Front averaging is not required. Minimum 1.5m dwelling setback. Minimum 0.5m garage setback. Nil setback for studio (above garage).
- Rear:** Nil ground floor setback for house and garage for a maximum length determined by the front and rear setbacks, to both side boundaries. Minimum 1m setback to secondary street for corner lots. Minimum 1m setback to PAW (Lots 845 and 846).

GARAGES AND ACCESS

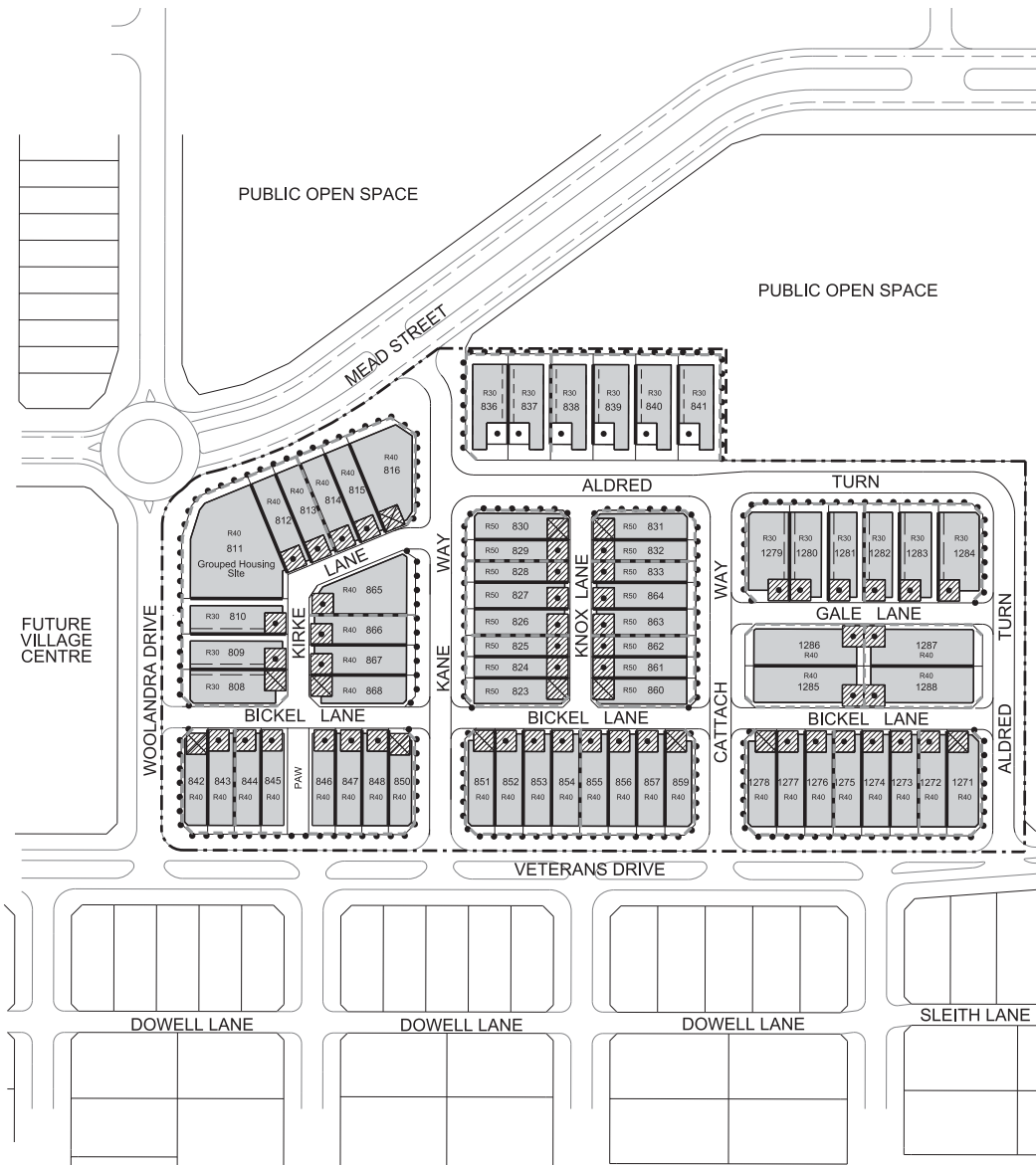
- Garages are to be in accordance with the locations identified on the DAP;
- Each house shall have a driveway and crossover completed prior to occupation of the house;
- Maximum width of crossovers shall be 6 metres;
- All driveways and crossovers shall be brick paved or other suitable material (but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

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 by 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 18 metre high and fully installed prior to occupation of the dwelling.

NOTIFICATION TO PROSPECTIVE PURCHASERS

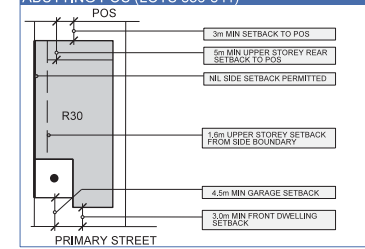
9. The Developer is required to give prospective purchasers a complete copy of all the requirements of this Detailed Area Plan prior to Offer and Acceptance being made.



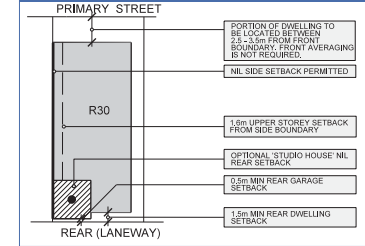
LEGEND

- Extent of Detailed Area Plan
- Building Envelope
- Designated Garage Location
- Preferred Garage Location
- 1.6m Minimum Setback for Second Storey
- Retaining Walls
- Designated Side Nil Setback
- No Vehicle Access
- Optional Studio House Preferred Location

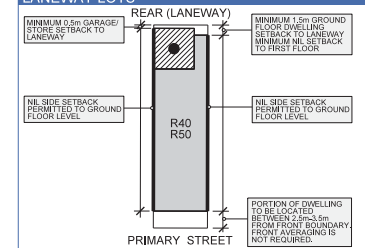
SPECIFIC REQUIREMENTS FOR R30 LOTS ABUTTING POS (LOTS 836-841)



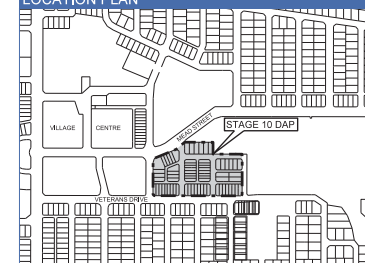
SPECIFIC REQUIREMENTS FOR R30 LANEWAY LOTS



SPECIFIC REQUIREMENTS FOR R40 AND R50 LANEWAY LOTS



LOCATION PLAN



ENDORSEMENT TABLE

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

Kauno Rupprecht 07/03/2014
 Authorised officer Date



REVISED DETAILED AREA PLAN - STAGE 10 (WAPC Ref: 143529)
 The Glades, Byford
 An LWP Byford Syndicate Pty Ltd Project



Scale: 1:5000 A3
 Date: 05/01/2014
 Drawn by: JC
 Checked by: XX
 Date: 04/02/2014
 Scale: 1:5000
 Project: 7H

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