

# Local Development 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.

## 2 R-CODING

Lots Applicable	R-Code Density
Lots 173-180, 221-224, 266-274, 312-317, 319-330, 332 & 334	R20
Lots 147-172	R30
Lots 209-220, 225-233, 257-265, 275-289, 291-292, 297-298, 300-303 & 305-311	R40
Lots 181-208, 234-256 & 293-296	R60

## 3 STREETScape REQUIREMENTS

Setbacks	Lots Applicable	Minimum	Maximum	Averaging	
Primary Street	Dwelling	R20 Lots (excluding Lots 274, 312-330, 332 & 334)	4.0m	N/A	• Averaging is not permitted to minimum.
		Squat Lots: Lots 218-220, 257, 258, 274-276, 281-289, 291-292, 297, 298, 300, 301 & 306-309	2.0m	N/A	• Averaging is not permitted to minimum.
		R60 Lots	2.0m	N/A	• Averaging is not permitted to minimum.
Garage	R20 Lots (excluding Lots 274, 312-330, 332 & 334)	4.5m	N/A	• May be reduced to 4.0m where an existing or planned footpath is located more than 0.5m from the street boundary.	
		Squat Lots: Lots 218-220, 257, 258, 274-276, 281-289, 291-292, 297, 298, 300, 301 & 306-309	3.5m	N/A	N/A
Secondary Street	Building	R20 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 neighbour consultation is required where garages are built to one side boundary.

## 4 BOUNDARY SETBACK REQUIREMENTS

Setbacks	Lots Applicable	Requirements
Buildings on boundary (other than street boundaries)	Squat Lots: Lots 218-220, 257, 258, 274-276, 281-289, 291-292, 297, 298, 300, 301 & 306-309	<ul style="list-style-type: none"> <li>Permitted to one side boundary only, for a maximum total length determined by the front and rear setbacks.</li> <li>Buildings built up to a second side boundary are permitted for the purposes of a garage/store only - 9.0m maximum length.</li> </ul>
	R30, R40 and R60 Lots (excluding lots identified above)	<ul style="list-style-type: none"> <li>Permitted to one side boundary only, for a maximum total length determined by the front and rear setbacks.</li> </ul>

## 5 OPEN SPACE REQUIREMENTS

Lots Applicable	Minimum	Requirement
R20	40%	<ul style="list-style-type: none"> <li>Outdoor Living Area (OLA) shall be located to maximise northern or eastern solar access.</li> </ul>
R30 and R40 Lots	35%	
R60 lots	30%	

## 6 PUBLIC OPEN SPACE INTERFACE

- 6.1 Dwellings on Lots 332 and 334 adjoining public open space (POS) are to be designed to provide passive surveillance of the POS by incorporating:
  - At least one major opening to a habitable room with a clear view to the POS;
  - An outdoor living area located adjacent the POS and not obscured by visually impermeable fencing; and
  - Visually permeable fencing (in accordance with clause 5.2.4 of the R-Codes) to at least one third of the side boundary length adjoining the POS.

## 7 VEHICULAR ACCESS

- 7.1 Vehicular access for Lots 249, 266, 281-285, 294, 295, 309 & 310 is preferred (but not required) in the locations depicted on this LDP. A shared crossover is required for Lots 283 and 284.
- 7.2 Access to on-site car parking for Lots 274, 276, 306 & 248 is designated in the locations depicted on this LDP, subject to compliance with the setback requirements of the R-Codes and this LDP.
- 7.3 Where access to on-site car parking is provided from the primary street frontage, it may be located closer than 6 metres to a street corner or the point at which the carriageway begins to deviate. This represents an acceptable variation to the R-Codes clause 5.3.5.



### Legend

- Extent of Local Development Plan
- R20 Subject Lots
- R30 Subject Lots
- R40 Subject Lots
- R60 Subject Lots
- Preferred Vehicle Access Point
- Designated Vehicle Access Point
- Indicative Bin Collection Point
- Indicative Retaining Wall Locations (by developer)
- Primary Building Orientation
- Secondary Building Orientation
- No Vehicle Access Permitted
- Shared Crossover Required
- POS interface provisions apply
- Bushfire management setbacks apply to Eastern boundary - refer to BMP



# LOCAL DEVELOPMENT PLAN 2

## The Brook at Byford



### ENDORSEMENT TABLE

Local Development Plan approved pursuant to Schedule 2, Part 6, clause 52 of the Planning and Development (Local Planning Schemes) Regulations 2015

Authorised Officer: *[Signature]*

Date: 6 March 2020 Amended

Scale: 1:2000@A3

0m 15m 30m

Designed: ME  
Checked: PC  
Drawn: NM

Taylor Burrell Barnett Town Planning and Design  
Level 7, 160 St Georges Terrace, Perth WA 6000  
e: admin@tbbplanning.com.au  
p: (08) 9226 4276

© 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 depicted are subject to field survey.