

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.
- 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 Local Development Plan (including lots with a land area less than 260m²) except where variations to the provisions of the Local Development Plan are sought.
- 1.4 The erection or extension of a single house on a lot contained within this LDP, which satisfies the requirements of the Residential Design Codes and this LDP, is exempt from the requirement to obtain development approval.

2 STREETScape REQUIREMENTS

Setbacks	Lots Applicable	Minimum	Maximum	Averaging	
Primary Street	Dwelling	Lots 2661-2666 & 2675-2679	2.0m	N/A	• Averaging is not permitted to minimum.
	Dwelling	Lots 2667-2672 & 2680-2685	2.5m	N/A	• Averaging is not permitted to minimum.
	Dwelling	Lots 2673-2674	3.0m	N/A	• Averaging is not permitted to minimum.
	Garage (laneway access not applicable)	Lots 2673-2674	4.5m	N/A	• Averaging is not permitted to minimum.
Secondary Street	Dwelling	All lots (including side boundary to laneway for Lots 2673-2674)	1.0m	N/A	• Averaging is not permitted to minimum. • Ground floor only
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.

- 2.1 Dwellings are required to suitably address all adjacent street frontages 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.
- 2.2 For all lots, no adjoining consultation is required where garages are built to one side boundary.
- 2.3 Unless otherwise specified, driveway access to a garage / carport for corner lots may be provided from the primary or secondary street frontage.
- 2.4 Driveways may be located closer than 6m to a street corner or the point at which a carriageway begins to deviate on Lots 2661-2663, 2665-2667, 2673-2675, 2679, 2680, 2685, 2686 and 2691.
- 2.5 Lot 2679 – due to as-constructed finished lot level, this lot may not be able to achieve the minimum setback allowances as detailed in the table above, without modification to the lot and/or site specific house design.

3 BOUNDARY SETBACK REQUIREMENTS

Setbacks	Lots Applicable	Requirements
Buildings on boundary (other than Street boundaries)	Lots 2661-2672 & 2680-2691	<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. Ground floor only.

4 SPECIAL PROVISIONS FOR LOTS ADJOINING PUBLIC OPEN SPACE

Setbacks	Lots Applicable	Minimum	Maximum	Requirements
Public Open Space	Lots 2661-2666 & 2686-2691	2.0m	N/A	• Averaging is not permitted to minimum.
	Lot 2666	1.0m	N/A	<ul style="list-style-type: none"> Side Boundary. Averaging is not permitted to minimum. Ground floor only

- 4.1 For Lots 2661-2666 & 2686-2691, dwellings shall have one or more major opening(s) to a habitable room and allowing unobstructed views of the Public Open Space.
- 4.2 Where visually permeable fencing is supplied by the Developer and is deemed necessary, the fence shall not be altered or be obscured.

5 OPEN SPACE REQUIREMENTS

Open Space Provision	Lots Applicable	Minimum	Requirements
	All Lots	35%	• Outdoor Living Area (OLA) shall be located to maximise northern or eastern solar access.

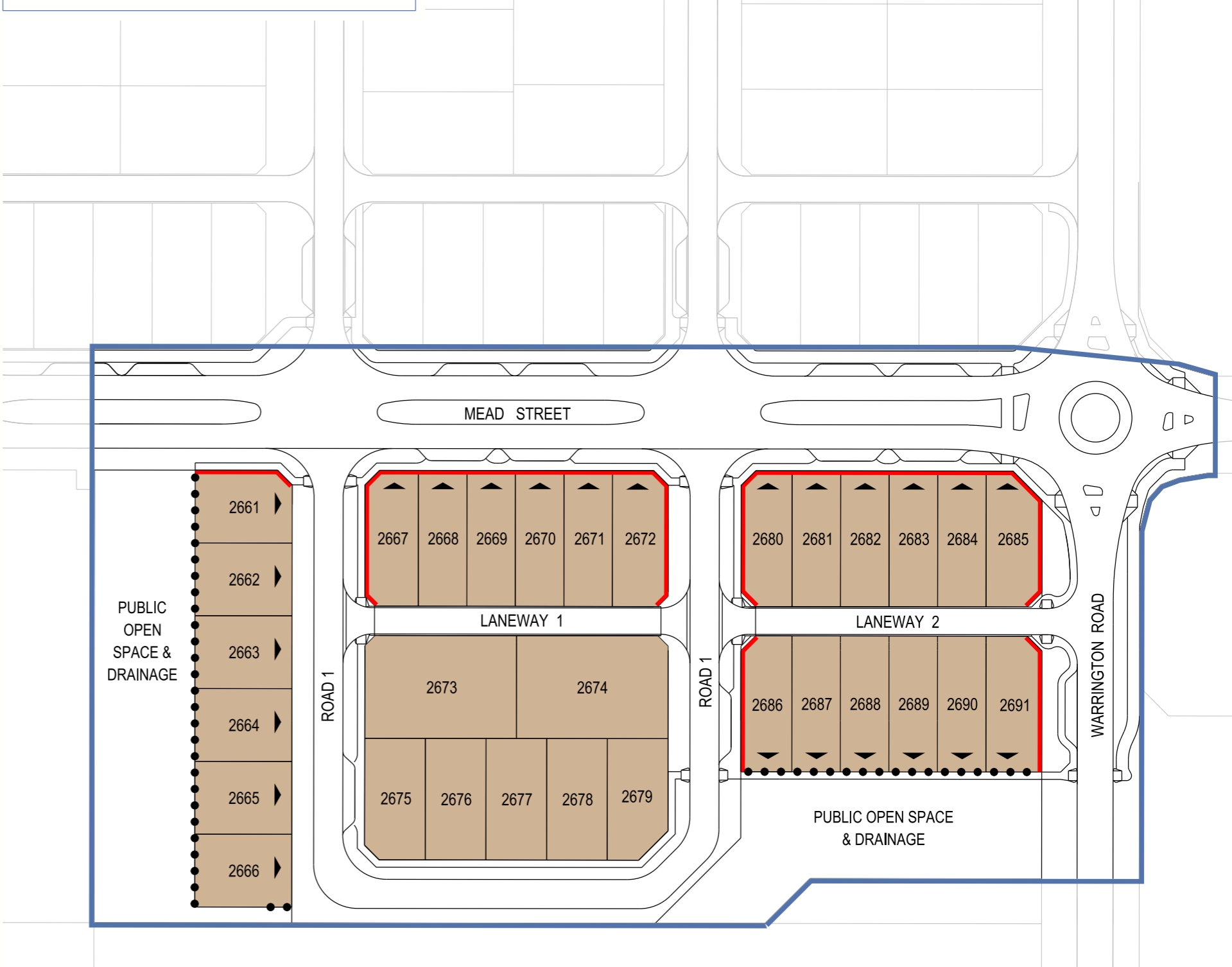
6 INCIDENTAL DEVELOPMENT REQUIREMENTS

- 6.1 For Lots 2667-2672 & 2680-2691, a storeroom of 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 are permitted.

Legend

- Extent of Local Development Plan
- R30 Subject Lots
- No Vehicle Access Permitted
- Visually Permeable Fencing
- Primary Frontage

DRAFT



Amendment No.	Summary of Amendment	Date endorsed by Local Government



LOCAL DEVELOPMENT PLAN - STAGE 9
BRICKWOOD CHASE
 The Glades, Byford
 An LWP Byford Syndicate Pty Ltd Project



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

Authorised Officer	Date

Scale: 1:1000 @ A3

0m 5 10m

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