

## 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.

### 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	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.
Secondary Street	Garage	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
	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%	• Outdoor Living Area (OLA) shall be located to maximise northern or eastern solar access.
R30 and R40 Lots	35%	
R60 lots	30%	

### Location Plan



**Legend**

- Extent of Detailed Area Plan
- R20 Subject Lots
- R30 Subject Lots
- R40 Subject Lots
- R60 Subject Lots
- Indicative Retaining Wall Locations (by developer)
- Primary Building Orientation
- Secondary Building Orientation
- No Vehicle Access Permitted



**DETAILED AREA PLAN 2**  
The Brook at Byford



**ENDORSEMENT TABLE**  
 Detailed Area Plan approved pursuant to CI 5 18.5.1 (c) of Town Planning Scheme No. 2  
 Authorised Officer: [Signature]  
 Date: 24.10.15

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