

Local Development Plan R-Code Variations

1. GENERAL REQUIREMENTS

- 1.1 The acceptable development requirements of the Residential Design Codes (as amended) and the City of Goswells Town Planning Scheme No.6 (as amended) are required to be satisfied, except where this Local Development Plan provides for variations.
- 1.2 Development approval is not required, but a Building Permit is required, for the construction of a compliant dwelling on any lot within the area covered by this Local Development Plan.
- 1.3 Consultation with adjoining or other landowners is not required to achieve a variation to the Residential Design Codes as provided for by this Local Development Plan.

2. BOUNDARY SETBACKS

2.1 Street setback and lot boundary setbacks requirements as follows:

Lots Applicable	Setback Location	Minimum Setback	Requirements
All R25 lots	Primary Street	5.4m	• Averaging of the setback permitted as per R-Code clause 5.1.2 C2.1(f). • A variation to the minimum setback as prescribed by R-Code Clause 5.1.2 C2.1(f) will generally not be supported.
All R30 & R40 lots	Primary Street	3.5m	• Averaging of the setback permitted as per R-Code clause 5.1.2 C2.1(f). • A variation to the minimum setback as prescribed by R-Code Clause 5.1.2 C2.1(f) will generally not be supported.
All R50 lots	Primary Street	2.5m	• Averaging to setback not permitted
All R30 & R40 lots	Lot Boundary	Nil	• Walls may be built up to multiple boundaries, behind the street setback, where not higher than 3.5m with an average of 2m or less, or two-thirds the height of the balance of the lot boundary behind the front setback. • R50 lots with frontage 5.75m: Walls may be built up to two side boundaries for all levels. Maximum length of boundary wall determined by front (primary street) setback and rear setback. • R50 lots with frontage 5.75m: Walls may be built up to multiple boundaries, behind the street setback, where not higher than 3.5m with an average of 2m or less, or two-thirds the height of the lot boundary behind the front setback.
R50 lots	Lot Boundary	Nil	• R50 lots with frontage 5.75m: Walls may be built up to two side boundaries for all levels. Maximum length of boundary wall determined by front (primary street) setback and rear setback. • R50 lots with frontage 5.75m: Walls may be built up to multiple boundaries, behind the street setback, where not higher than 3.5m with an average of 2m or less, or two-thirds the height of the lot boundary behind the front setback.

3. OPEN SPACE & OUTDOOR LIVING AREA

- 3.1 Open space and outdoor living area requirements as follows:
 - An outdoor living area (OLA) with an area of 10% of the lot size or 20m², whichever is greater, directly accessible from a primary living space of the dwelling and located behind the street setback area.
 - At least 70% of the OLA must be uncovered and includes areas under eaves which adjoin uncovered areas.
 - The OLA has a minimum 3m length or width dimension.
 - No other R-Code site cover standards apply.

4. STREETSCAPE

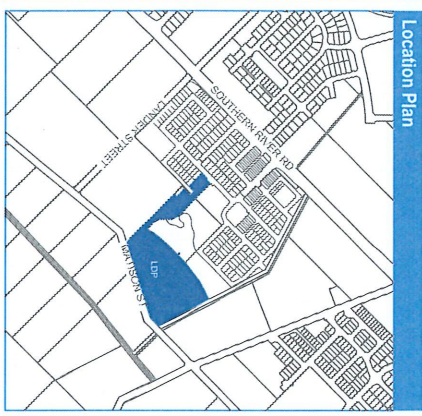
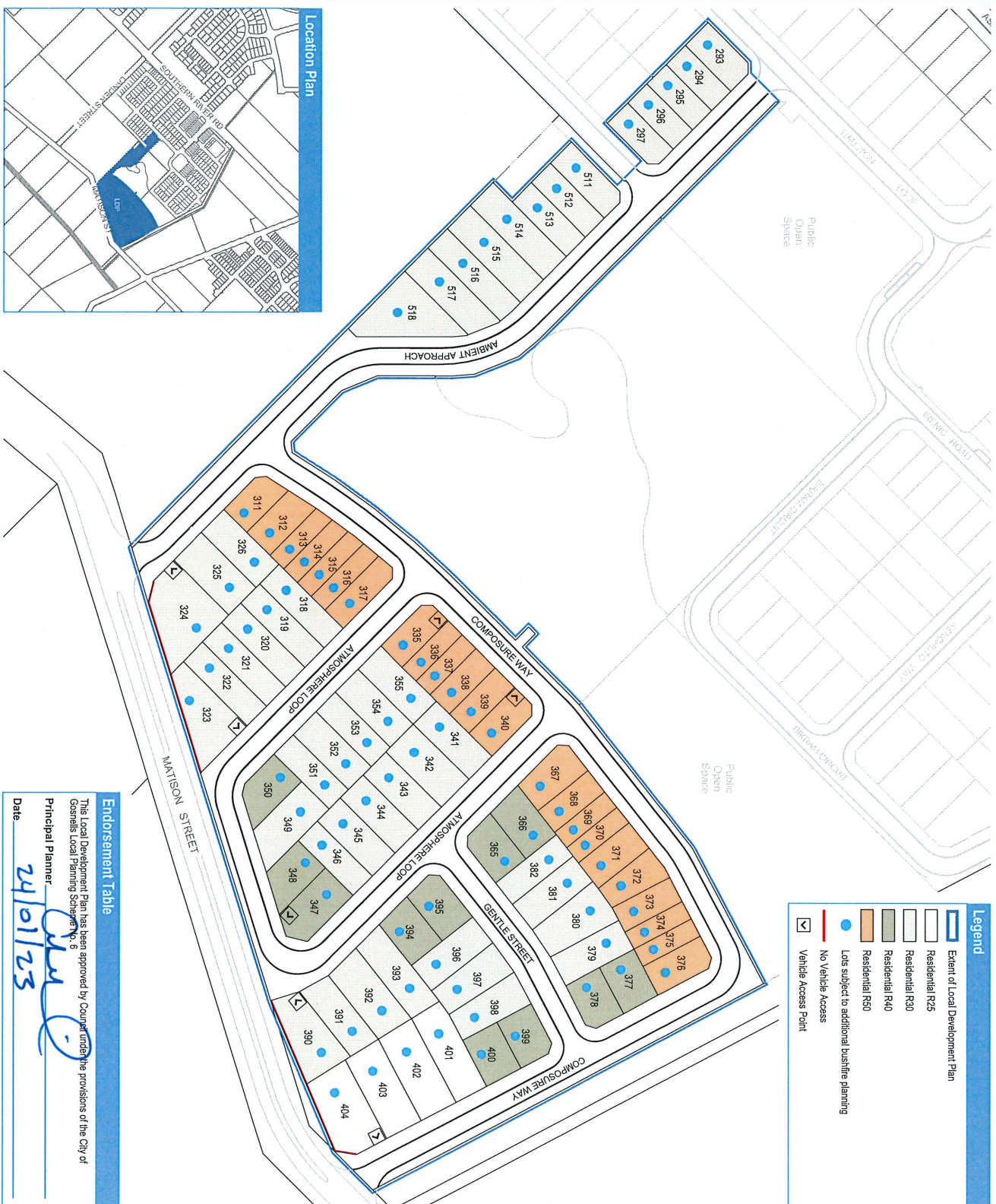
- 4.1 A garage door and its supporting structures facing the primary street is not to occupy more than 55 per cent of the frontage at the setback line as viewed from the street. This may be increased up to 65 per cent where an upper floor balcony extends for more than half the width of the garage and its supporting structures and the entrance to the dwelling is clearly visible from the primary street.

5. VEHICULAR ACCESS

- 5.1 Driveway access to a garage/carport to be provided as per the Vehicle Access Point locations indicated on the plan, for Lots 323, 324, 335, 340, 341, 390 and 404.
- 5.2 Unless otherwise specified, driveway access to a garage/carport for corner lots may be provided from the primary or secondary street frontage.
- 5.3 Driveways may be located closer than 6m to a street corner or the point at which a carriageway begins to deviate, for Lots 293, 297, 311, 317, 335, 340, 347, 367, 376, 511 and 518 subject to compliance with the attached Traffic Impact Statement.
- 5.4 No vehicular access is permitted to and from Malison Street for Lots 324, 323, 390 and 404.

6. BUSHFIRE MANAGEMENT

- 6.1 Building on lots identified as being subject to additional bushfire planning are to be constructed in accordance with AS 3689 and the Bushfire Attack Level (BAL) Assessment prepared by Stalpeen JBS & G dated 8 April 2020, or any subsequent approved version of the document.



Enrolment Table

This Local Development Plan has been approved by Council under the provisions of the City of Goswells Local Planning Scheme No. 6

Principal Planner: *[Signature]*

Date: 24/01/23