

## 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 486 – 492	R20
Lots 415 - 421, 430 - 431, 461 - 462, 468, 480 – 485	R30
Lots 401 – 414, 422 – 429, 432 - 435, 437-450, 452 – 460, 463 – 467, 469 – 478	R40

### 3 STREETScape REQUIREMENTS

Setbacks	Lots Applicable	Minimum	Notes	
Primary Street	Dwelling	All R20 Lots R30 Lots above 25 metres in depth. Lots 415-419, 431, 461, 468, Lots 480-485. R40 Lots above 25 metres in depth. Lots 401-404, Lots 410-414, Lots 432-435, Lots 441-443, Lots 448-450, Lots 456-460, Lots 469-474, Lots 477-478. R30 Lots 25 metres deep (or below). Lots 420-421, 430, 462. R40 Lots 25 metres deep (or below). Lots 405 – 409, Lots 422-430, 437-440, 444-447, 452 – 455, 462-467 & 475-476.	4.0m	Averaging is not permitted to minimum.
	Dwelling	R30 Lots above 25 metres in depth. Lots 415-419, 431, 461, 468, Lots 480-485. R40 Lots above 25 metres in depth. Lots 401-404, Lots 410-414, Lots 432-435, Lots 441-443, Lots 448-450, Lots 456-460, Lots 469-474, Lots 477-478. R30 Lots 25 metres deep (or below). Lots 420-421, 430, 462. R40 Lots 25 metres deep (or below). Lots 405 – 409, Lots 422-430, 437-440, 444-447, 452 – 455, 462-467 & 475-476.	3.0m	Averaging is not permitted to minimum.
	Dwelling	R30 Lots 25 metres deep (or below). Lots 420-421, 430, 462. R40 Lots 25 metres deep (or below). Lots 405 – 409, Lots 422-430, 437-440, 444-447, 452 – 455, 462-467 & 475-476.	2.0m	Averaging is not permitted to minimum.
	Garage	All R20 Lots	4.5m	Where a footpath is located 1m or greater from the lot boundary: 4.5m (primary); Where a footpath is located less than 1m from the lot boundary: 5.5m (primary).
Secondary Street	Garage	R40 Lots 405 – 407, 422 – 425, 437 – 440, 452 – 455 and 475 - 478. R30 Lots 420 and 421.	4.5m	May be reduced to 3.5m where an existing or planned footpath is located 1.0m or more from the lot boundary, or where no footpath is planned.
	Dwelling	All Lots	1.0m	N/A

- 3.1 All front-loaded lots with street frontages between 10.5m and 12.5m, a double garage is permitted to a maximum width of 6m as viewed from the street subject to:
  - Garage setback a minimum of 0.5m behind the building alignment;
  - A major opening to a habitable room directly facing the primary street;
  - An entry feature consisting of a porch or veranda with a minimum depth of 1.2m; and
  - no vehicular crossover wider than 4.5m where it meets the street;

### 4 NOISE TREATMENT PACKAGES

- 4.1 Dwellings on Lots 401, 402, 414, 415 and 416 require 'Quiet House Design' and are to be constructed in accordance with the relevant 'Deemed to Comply Noise Treatment Package' specified within the Transportation Noise Assessment Lloyd George Acoustics Pty Ltd dated 16 February 2018 (refer Table 1, below), unless varied otherwise and approved by the City.
- 4.2 1.8 metre noise wall is to be constructed on the eastern boundary of Lots 401, 414 & 415.

**Table 1 - Noise Treatment Package**

Area	Orientation to Road	Package A (up to 60 dB)
Bedrooms	Facing	<ul style="list-style-type: none"> <li>Window System: Glazing up to 40% of floor area (minimum R<sub>w</sub> + C<sub>r</sub> 28) – 6mm thick glass (monolithic, toughened or laminated) in fixed sash, awning or casement opening with seals to openings.</li> </ul>
	Side	<ul style="list-style-type: none"> <li>Windows systems: As above.</li> </ul>
	Opposite	No requirements
Other Habitable Rooms including Kitchens	Facing	<ul style="list-style-type: none"> <li>Windows and external door systems: Glazing up to 60% of floor area (minimum R<sub>w</sub> + C<sub>r</sub> 28) – 6mm thick glass (monolithic, toughened or laminated) in fixed sash, awning or casement opening with seals to openings. Doors to be either 35mm thick solid timber core door with full perimeter acoustic seals. Glazed inserts to match the above. Sliding glass doors to be same performance including brush seals.</li> </ul>
	Side	<ul style="list-style-type: none"> <li>Windows and external door systems: As above.</li> </ul>
	Opposite	No requirements
General	Any	<ul style="list-style-type: none"> <li>Walls (minimum R<sub>w</sub> + C<sub>r</sub> 45) – Two leaves of 90mm thick brick with minimum 50mm cavity</li> <li>Roof and ceiling (minimum R<sub>w</sub> + C<sub>r</sub> 35) – Standard roof construction with 10mm plasterboard ceiling and minimum R2.5 insulation between ceiling joists.</li> <li>Eaves to be closed using 4mm compressed fibre cement sheet.</li> <li>Mechanical ventilation – refer following pages.</li> </ul>

- 5 VEHICULAR ACCESS
  - 5.1 Vehicular access for Lots 438 and 439 is to be from the locations designated on this LDP.
  - 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 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 R-Codes Clause 5.3.5
  - 5.4 No direct vehicular access permitted from Nettleton Road for lots 415 – 421, 430, 431, 461, 462, 468, 485 and 492.

### 6 OPEN SPACE REQUIREMENTS

Lots Applicable	Minimum	Notes
R20	45%	<ul style="list-style-type: none"> <li>Outdoor Living Area (OLA) shall be located to maximise northern or eastern solar access.</li> <li>Refer to LDP Clause 7 – Outdoor Living Area</li> </ul>
R30 Lots	35%	
R40	No minimum applicable	

### 7 OUTDOOR LIVING AREA

Lots Applicable	Requirement
R40 Lots	<ul style="list-style-type: none"> <li>An outdoor living area (OLA) with an area of 10% of the lot size, directly accessible from a habitable room of the dwelling and located behind the street setback area;</li> <li>The OLA has a minimum 3 m length or width dimension;</li> <li>At least 70% of the OLA must be uncovered and includes areas under eaves which adjoin uncovered areas; and</li> <li>No other R-Codes site cover standards apply.</li> </ul>

- 8 LANDSCAPING REQUIREMENTS
  - 8.1 The front setback area, excluding the area of any verandah or porch, shall consist of soft landscaping in accordance with the following requirements:

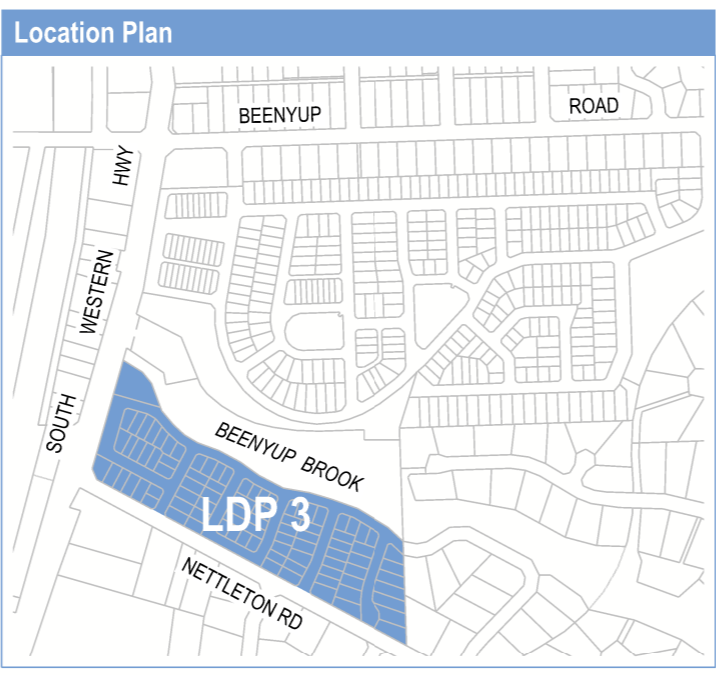
Soft Landscaping	Lots Applicable	Minimum
	All lots	40% in front setback area

### 9 BOUNDARY SETBACK REQUIREMENTS

Setbacks	Lots Applicable	Requirements
Buildings on boundary (other than street boundaries)	R40 Lots 405 – 407, 422 – 425, 437 – 440, 452 – 455 and 475 - 478. R30 Lots 420 and 421.	<ul style="list-style-type: none"> <li>Permitted to both side boundaries subject to: 2/3 length to one side boundary, 1/3 max length to second side boundary for wall height 3.5 metres or less.</li> </ul>

### Legend

- Extent of Local Development Plan
- R20 Subject Lots
- R30 Subject Lots
- R40 Subject Lots
- Designated Garage Location
- Designated Crossover Location
- Indicative Retaining Wall Locations (by developer)
- No Vehicle Access Permitted
- Quiet House Design 'Package A'
- 1.8m Noise Wall



**Local Development Plan - Stage 3**  
**LOT 902 NETTLETON ROAD, BYFORD - THE BROOK AT BYFORD ESTATE**  
 A Cedar Woods Properties Limited Project

**DRAFT**

**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 \_\_\_\_\_  
 Date \_\_\_\_\_

Scale: 1:2000@A3 | 1:1000@A1

plan: 07/067/084D  
 date: 27/07/2021

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