

## Detailed Area Plan R-Code Variation

### THE TOWN PLANNING SCHEME NO.6 AND R-CODES ARE VARIED AS FOLLOWS:

#### 1 SCHEME AND RESIDENTIAL DESIGN CODE VARIATIONS

- 1.1 The following criteria take precedence over, and operate as variations to, the relevant R-Code standards and thereby constitute Acceptable Development.
- 1.2 Where a Single Dwelling complies with all R-Code and Scheme requirements, except where modified by this DAP, no planning approval is required.
- 1.3 Any variations to acceptable development standards (as outlined in this DAP or relevant R-Code provision), can be addressed through an application for planning approval.

#### R20 / R30

- 2 DEVELOPMENT REQUIREMENTS
- 2.1 Council shall not approve the development of Multiple Dwellings (except for Lots 62,66 & 72,75)
- 2.2 Corner lots developed with Grouped Dwellings shall address both street frontages by orientating one dwelling to each street.

#### 3 BUILDING SETBACKS

- 3.1 Primary Street Setback (corner lot grouped dwellings only) – 2m minimum (no average).

#### R40

- 4 DEVELOPMENT REQUIREMENTS
- 4.1 Where a lot presents to multiple street frontages:
  - 4.1.1 Where a lot is developed with a single dwelling, in addition to orienting the dwelling towards the primary street, the dwelling shall also address the secondary street with a minimum of one major opening that provides surveillance to the secondary street. The major opening shall not be visually obstructed.
  - 4.1.2 Where the lot is developed with grouped or multiple dwellings, each street shall be developed with a minimum of one dwelling facing the street as its primary frontage. All required major openings shall not be visually obstructed.
- 4.2 The Outdoor Living Area shall be accessed via a Habitable Room but not a bedroom.
- 4.3 The following variations to the R-Codes constitute Acceptable Development for all R40 lots subject to this DAP.

#### 5 BUILDING SETBACKS

Criteria	Location	Minimum	Notes
Primary Street	Ground Floor	2.0m	• 2m min up to 60% of the lot frontage, otherwise a 4m min setback applies.
	First Floor	2.0m	
Secondary Street	All Multiple Dwelling developments	1.0m	
	Garage – Remaining R40 Lots	0.5m	• Garages shall be built up to the 0.5m line to ensure a consistent street setback.
Laneway Lots	Dwelling (Ground Floor)	0.5m	• No maximum.
	Dwelling (First Floor)	N/A	• No maximum.
Side boundary (other than Secondary Street)	All R40 Lots	N/A	• Walls not higher than 3.5m with an average of 3m to a maximum length as determined by the front and rear setback, to one side boundary only, and
			• Where the min setback is not utilised the building shall be setback as per Table 2a and 2b of the R-Codes.

#### 6 OPEN SPACE REQUIREMENTS

- 6.1 Minimum total open space (% of Site) – 35%

#### 7 SERVICES

- 7.1 The Developer is advised that a Rubbish Statement shall be required at the planning stage for all Multiple Dwelling developments, or Grouped Dwelling developments comprising more than three (3) dwellings.
- 7.2 For R40 lots adjoining a laneway, a rubbish bin collection area shall be provided within the lot adjoining the laneway and measuring a minimum of 1.5m by 1.0m.

#### ADDITIONAL REQUIREMENTS

- 8 FENCING
- 8.1 Fencing within the Primary Street Setback is strongly discouraged.
- 8.2 Where fencing is proposed within the Primary Street Setback it shall be:
  - 8.2.1 No higher than 1.2m.
  - 8.2.2 Not constructed from colourbond.
- 8.3 Any landscape hedge shall be no higher than 1.6m
- 8.4 Fencing along a Secondary Street is permitted to be solid where it abuts the primary outdoor living area of the site to a maximum of 50% of the Secondary Street boundary length.
- 8.5 Uncapped colourbond fencing shall not be permitted along boundaries adjoining Secondary Streets.
- 8.6 On corner lots where a front fence is provided, where the fence continues around the corner to the secondary street, the fence height shall not exceed 1.2m for a minimum of 2m behind the front setback.
- 8.7 Unless approved by the Local Government, where fencing is installed by the Developer, no modifications are permitted except for maintenance and repair using materials that are substantially identical with those used in the original construction.

#### 9 RETAINING WALLS

- 9.1 No additional filling or retaining within the lot boundary is permitted without the approval of the Local Government.

#### 10 INCIDENTAL DEVELOPMENT

- 10.1 Outbuildings are to be screened from public view unless constructed from the same materials as the dwelling.

#### 11 NOTIFICATION TO PROSPECTIVE PURCHASERS

- 11.1 The Developer is required to give prospective purchasers a complete copy of all requirements of this Detailed Area Plan prior to Offer and Acceptance being made.

## Legend

- Extent of Detailed Area Plan
- Retaining Walls
- R20 Subject Lots
- R30 Subject Lots
- R40 Subject Lots
- No Vehicle Access Permitted
- Dwelling Orientation
- Designated Garage / Carport Location



## DETAILED AREA PLAN

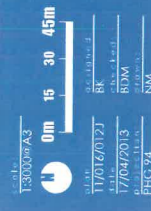
Osprey West - South Hedland  
A South Hedland New Living Project

ENDORSEMENT TABLE  
This Detailed Area Plan is endorsed by the Town of Port Hedland.

Manager Planning Services

Date

*Deeje*  
25/04/2015



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