

Austin Lakes

The natural heart of Peel

**AMENDMENT 6: AUSTIN COVE OUTLINE DEVELOPMENT PLAN
R-CODE VARIATIONS AND BUILT FORM REQUIREMENTS
PART 1: STATUTORY PROVISIONS**

August 2015

 Satterley



CERTIFIED THAT AMENDMENT NO.6 TO THE AUSTIN COVE OUTLINE DEVELOPMENT PLAN WAS ADOPTED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON

.....

Signed for and on behalf of the Western Australian Planning Commission

.....

an officer of the Commission duly authorised by the Commission pursuant to section 16 of the Planning and Development Act 2005 for that purpose, in the presence of:

..... Witness

..... Date

AND BY RESOLUTION OF THE COUNCIL OF THE SHIRE OF MURRAY

19/08/2015

AND THE SEAL OF THE MUNICIPALITY WAS PURSUANT TO THE COUNCIL'S RESOLUTION HEREUNTO AFFIXED IN THE PRESENCE OF:

M. Barrett

Mayor, Shire of Murray

[Signature]

Chief Executive Officer, Shire of Murray

07-09-2015 Date

This Structure Plan is prepared under the provisions of the Shire of Murray Town Planning Scheme No.4

Record of Amendments made to the Austin Cove Outline Development Plan

Austin Cove Outline Development Plan

Amendment No.	Description of Amendment	Finally Endorsed Council	Finally Endorsed WAPC
1.	Austin Cove Outline Development Plan R-Code Variation and Built Form Requirements	22/12/2009	N/A
2.	Austin Cove Outline Development Plan R-Code Variation and Built Form Requirements Revision 1	26/04/2012	N/A
3.	Austin Cove Outline Development Plan R-Code Variation and Built Form Requirements Revision 2	24/12/2013	N/A
4.	Austin Cove Outline Development Plan Austin Lakes Local Centre	25/09/2014	12/11//2014
5.	Austin Cove Outline Development Plan Updates to ODP Map and Review of Density Criteria	23/06/2015	3/07/2015
6.	Austin Cove Outline Development Plan R-Code Variations and Built Form Requirements Revision 3		N/A

The Outline Development Plan is amended as follows:

1. Amend Clause 13.0 to read as follows:

13.1 RESIDENTIAL DEVELOPMENT STANDARDS

Tables 2, 3a and 3b set out those variations and additional requirements to the R-Codes that are deemed to constitute Acceptable Development within the Outline Development Plan area and where neighbour consultation and planning approval is not required.

The lots that are subject to the variations / additional requirements are described in Table 1 below:

TABLE 1: AUSTIN COVE – LOT PRODUCT AND DEVELOPMENT CONTROLS			
Lot Criteria	Typical Lot Product	R/Code	Development Controls
All lots with a laneway abutting the rear boundary.	7.5 m/10m/12m x 30m	<ul style="list-style-type: none"> R25/R40/R60 Minimum lot size – 300m²/180m²/120m² Average lot size – 350m²/220m²/150m² 	<ul style="list-style-type: none"> Table 2 of ODP R-Code Variations Residential Design Codes Shire of Murray Town Planning Scheme
Lots abutting open space (no road interface)	12m x 30m	<ul style="list-style-type: none"> R25/R40 Minimum lot size – 300m²/180m² Average lot size – 350m²/220m² 	<ul style="list-style-type: none"> Table 2 of ODP R-Code Variations Detailed Area Plans (optional where additional provisions may be required) Residential Design Codes Shire of Murray Town Planning Scheme
Front loaded lots (no laneway) with a frontage less than 13m.	10m/12.5m x 30m / 32m	<ul style="list-style-type: none"> R25/R30 Minimum lot size – 300m²/260m² Average lot size – 350m²/300m² 	<ul style="list-style-type: none"> Table 3a of ODP R-Code Variations Residential Design Codes Shire of Murray Town Planning Scheme
Front loaded lots (no laneway) with a frontage equal to or greater than 13m.	15m/17m/19m x 30m	<ul style="list-style-type: none"> R10 - R30 Minimum lot size – 875m² to 260m² Average lot size – 1,000m² to 300m² 	<ul style="list-style-type: none"> Table 3b of ODP R-Code Variations Residential Design Codes Shire of Murray Town Planning Scheme
Lots adjoining Earth Bund (Noise Wall) and in proximity to Forrest Highway	Various	<ul style="list-style-type: none"> R10 - R25 Minimum lot size – 875m² to 300m² Average lot size – 1,000m² to 350m² 	<ul style="list-style-type: none"> Tables 3a/3b of ODP R-Code Variations (subject to lot frontage) Table 4a/4b – Quiet House Design Requirements Residential Design Codes Shire of Murray Town Planning Scheme

Attachment 1 includes a plan depicting the indicative location of the lots described above. This plan is indicative only and does not form part of the Outline Development Plan.

This plan can be amended by the proponent, Shire of Murray and WAPC as part of subdivision approval without requiring further modification to the ODP.

13.2 VEHICLE ACCESS RESTRICTIONS AND QUIET HOUSE DESIGN

13.2.1 Those lots adjacent to Forrest Highway are subject to the Quiet House Design Requirements depicted in Table 4a and 4b.

13.2.1 Vehicle access restrictions apply as shown in Attachment 2. This plan can be amended by agreement of the proponent, Shire of Murray and WAPC as part of subdivision approval, without requiring further modification to the ODP.

13.3 VILLAGE CENTRE AND MIXED BUSINESS

Detailed Area Plans are to be prepared for the Village Centre and Mixed Business precincts and are to address:

- Setbacks;
- Height;
- Car parking;
- Vehicular access;
- Bicycle access and parking;
- Pedestrian permeability; and
- Interface to surrounding uses.

TABLE 2 - DEEMED TO COMPLY PROVISIONS APPLICABLE TO LANEWAY LOTS

Design Element	Relevant R-Code Clause	Variation / Additional Requirement
Public Open Space Interface	Additional Requirement	<ul style="list-style-type: none"> All dwellings shall have an outdoor living area (as per the requirements of this table) and a habitable room with a major opening orientated towards the public open space. All lots shall have visually permeable fencing along the public open space boundary. Buildings on lots directly abutting public open space (i.e. share a common boundary) shall be set back a minimum of 1 metre from the public open space boundary. Boundary walls are not permitted on the public open space boundary. All utility areas (such as clothes drying areas and hot water systems) and outbuildings shall not be located between the dwelling and the public open space boundary.
	5.2.4	
	5.1.3	
Setbacks	5.1.2	<ul style="list-style-type: none"> Buildings shall be setback from the primary street as follows: <ul style="list-style-type: none"> Minimum setback – 1.5m Average setback – 3.0m Buildings shall be set back a minimum of 1m from a secondary street boundary. Buildings shall be set back a minimum of 1m from a corner truncation. Garages are permitted to have a nil setback to the laneway boundary.
	5.1.2 C2.1 - C2.4	
Streetscape Enhancement/Front Elevation	Additional Requirement	<ul style="list-style-type: none"> A verandah shall be provided on the front elevation. Verandahs shall be a minimum 2.4m in depth and have a length of at least 50% of the width of the front of the dwelling, or a minimum of 4m, whichever is lesser. At least one habitable room window of the dwelling having a clear view of the street and the approach to the dwelling.
Boundary Walls	5.1.3 C3.2	<ul style="list-style-type: none"> In the case of lots with frontage equal to or less than 10 metres, boundary walls are permitted up to both side boundaries of a lot (excluding secondary street boundaries other than laneways) and behind the minimum front setback. In the case of lots with frontage greater than 10 metres, boundary walls are permitted up to either the southernmost or easternmost side boundary to maximise solar design, and located behind the minimum front setback. Boundary walls are to be within the following limits: <ul style="list-style-type: none"> <u>Single storey</u> – Maximum height = 3m, Maximum length = no limit <u>Two storey and above</u> – maximum height = 6m, maximum length = 12m Notwithstanding the above, garages on laneway lots are permitted to have a nil setback to either side boundary in addition to the boundary wall of the dwelling, excluding a secondary street boundary (subject to compliance with any existing vehicular access plans).
Solar Access for Adjoining Sites	5.4.2 C2.1	<ul style="list-style-type: none"> In the case of lots with frontage equal to or less than 10m, the overshadowing provisions of the R-Codes do not apply. In the case of lots with frontage greater than 10m, and notwithstanding the boundary setbacks of Table 2 of the R-Codes, development shall be designed so that its shadow cast only at midday 21 June directly from the north onto any adjoining property does not exceed 50% of the site area. A vertical sun angle of 34° is to be used when calculating overshadowing.
Private Open Space	5.1.4 C4 & 5.3.1 C1.1	<ul style="list-style-type: none"> A minimum of 25% of the total site area of open space is required, subject to the provision of an outdoor living area: <ul style="list-style-type: none"> With a minimum useable space of 30m² (excluding utility areas such as clothes drying areas and hot water systems); With a minimum length and width dimension of 4m; That is located adjoining the northernmost or easternmost boundary; That has permanent roof cover up to a maximum of two thirds of the outdoor living area; and That is directly accessible from a living room or main bedroom of the dwelling.
Ancillary Dwellings	5.5.1 C1	<ul style="list-style-type: none"> An Ancillary Dwelling is permitted on all lots, including those less than 450m². No additional car parking is required on site.
Vehicle Access Restriction	Additional Requirement	<ul style="list-style-type: none"> Vehicular access permitted from laneway only or in accordance with vehicular access plan if existing.

TABLE 3A - DEEMED TO COMPLY PROVISIONS APPLICABLE TO FRONT LOADED LOTS WITH FRONTAGE 13M OR LESS

Design Element	Relevant R-Code Clause	Variation / Additional Requirement
Public Open Space Interface	Additional Requirement 5.2.4 5.1.3 5.1.2	<ul style="list-style-type: none"> All dwellings shall have an outdoor living area (as per the requirements of this table) and a habitable room with a major opening orientated towards the public open space. All lots shall have visually permeable fencing along the public open space boundary. Buildings on lots directly abutting public open space to the rear (i.e. share a common boundary) shall be set back a minimum of 3 metres from the public open space boundary. Buildings on lots directly abutting public open space to the side (i.e. share a common boundary) shall be set back a minimum of 1m from the public open space boundary. Boundary walls are not permitted on the public open space boundary. All utility areas such as clothes drying areas and hot water systems shall not be located between the dwelling and the public open space boundary.
Setbacks	5.1.2 C2.1 - C2.4	<ul style="list-style-type: none"> Buildings shall be setback from the primary street as follows: <ul style="list-style-type: none"> Minimum setback – 2.0m Average setback – 4.0m Buildings shall be set back a minimum of 1m from a secondary street boundary. Buildings shall be set back a minimum of 1m from a corner truncation. Garages and carports to be set back a minimum of 4.5m from the primary street.
Streetscape Enhancement / Front Elevation	Additional Requirement	<ul style="list-style-type: none"> At least one habitable room window of the dwelling having a clear view of the street and the approach to the dwelling. Lot frontage 10.5m or less – garages are to be set back a minimum of 1 metre behind the building line of the dwelling, and include a front elevation comprising of two different wall materials or colours, and at least one of the following: <ul style="list-style-type: none"> Gable / gablet at least one arch to the brickwork of the front façade with projecting masonry corbels; an arch with projecting masonry corbels; a portico that projects forward from the main roof of the front of the residence; projecting sill courses and/or contrasting sills; a verandah with a minimum depth of 1500 millimetres which comprises a minimum of 50 percent of the front elevation of the residence; a feature blade wall; a cement render finish to the walls of the front elevation of the residence. Lot frontage 10.51m – 13m – garages set back a minimum of 1 metre behind the building line of the dwelling. Where a garage is proposed less than 1m behind the main building line, the design shall include a front elevation comprising of two different wall materials or colours, and at least one of the following: <ul style="list-style-type: none"> Gable / gablet at least one arch to the brickwork of the front façade with projecting masonry corbels; an arch with projecting masonry corbels; a portico that projects forward from the main roof of the front of the residence; projecting sill courses and/or contrasting sills; a verandah with a minimum depth of 1500 millimetres which comprises a minimum of 50 percent of the front elevation of the residence; a feature blade wall; a cement render finish to the walls of the front elevation of the residence.

TABLE 3A - DEEMED TO COMPLY PROVISIONS APPLICABLE TO FRONT LOADED LOTS WITH FRONTAGE 13M OR LESS

Design Element	Relevant R-Code Clause	Variation / Additional Requirement
Boundary Walls	5.1.3 C3.2	<ul style="list-style-type: none"> Boundary walls permitted up to either the southernmost or westernmost side boundary to maximise solar passive design, and located behind the minimum front setback within the following limits and subject to the solar access requirement: <p><u>Single storey</u> - Maximum height = 3m, Maximum length = no limit</p> <p><u>Two Storey and above</u> - Maximum height = 6m, Maximum length = 12m</p> <ul style="list-style-type: none"> Notwithstanding the above, garages are permitted to have a nil setback to either side boundary in addition to the boundary wall of the dwelling, excluding a secondary street boundary.
Solar Access for Adjoining Sites	5.4.2 C2.1	<ul style="list-style-type: none"> Notwithstanding the boundary setbacks of Table 2 of the R-Codes, development shall be designed so that its shadow cast only at midday 21 June directly from the north onto any adjoining property does not exceed 50% of the site area. A vertical sun angle of 34° is to be used when calculating overshadowing.
Private Open Space	5.1.4 C4 & 5.3.1 C1.1	<ul style="list-style-type: none"> A minimum of 25% of the total site area of open space is required, subject to the provision of an outdoor living area: <ul style="list-style-type: none"> With a minimum useable space of 30m² (excluding utility areas such as clothes drying areas and hot water systems); With a minimum length and width dimension of 4m; That is located adjoining the northernmost or easternmost boundary; That has permanent roof cover up to a maximum of two thirds of the outdoor living area; and That is directly accessible from a living room or main bedroom of the dwelling.
Ancillary Dwellings	5.5.1 C1	<ul style="list-style-type: none"> An Ancillary Dwelling is permitted on all lots, including those less than 450m². No additional car parking is required on site.
Vehicular Access Restrictions	Additional Requirement	<ul style="list-style-type: none"> Vehicular access to be located in accordance with the Shire's specifications for the construction of a standard vehicle crossover unless otherwise shown on an approved vehicular access plan.
Quiet House Design	Additional Requirement	<ul style="list-style-type: none"> Refer to provisions contained in Tables 4a and 4b.

TABLE 3B - DEEMED TO COMPLY PROVISIONS APPLICABLE TO FRONT LOADED LOTS WITH FRONTAGE EQUAL TO OR GREATER THAN 13M

Design Element	Relevant R-Code Clause	Variation / Additional Requirement
Public Open Space Interface	Additional Requirement 5.2.4 5.1.3 5.1.2	<ul style="list-style-type: none"> All dwellings shall have an outdoor living area (as per the requirements of this table) and a habitable room with a major opening orientated towards the public open space. All lots shall have visually permeable fencing along the public open space boundary. Buildings on lots directly abutting public open space to the rear (i.e. share a common boundary) shall be set back a minimum of 3 metres from the public open space boundary. Buildings on lots directly abutting public open space to the side (i.e. share a common boundary) shall be set back a minimum of 1m from the public open space boundary. Boundary walls are not permitted on the public open space boundary. All utility areas such as clothes drying areas and hot water systems shall not be located between the dwelling and the public open space boundary.
Setbacks	5.1.2 C2.1 - C2.4	<ul style="list-style-type: none"> Buildings shall be setback from the primary street as follows: <ul style="list-style-type: none"> Minimum setback – 2.0m Average setback – 4.0m Buildings shall be set back a minimum of 1m from a secondary street boundary. Buildings shall be set back a minimum of 1m from a corner truncation. Garages and carports to be set back a minimum of 4.5m from the primary street. This may be reduced to 3m where vehicles are parked parallel to the street.
Streetscape Enhancement / Front Elevation	Additional Requirement	<ul style="list-style-type: none"> At least one habitable room window of the dwelling having a clear view of the street and the approach to the dwelling.
Boundary Walls	5.1.3 C3.2	<ul style="list-style-type: none"> For lots 15m wide or less and lots identified as 'Lifestyle Lots' at Attachment 1: Boundary walls permitted up to either the southernmost or westernmost side boundary to maximise solar passive design, and located behind the minimum front setback within the following limits and subject to the solar access requirement: <ul style="list-style-type: none"> Maximum height – 3m Maximum length – no limit Notwithstanding the above, garages are permitted to have a nil setback to either side boundary in addition to the boundary wall of the dwelling, excluding a secondary street boundary.
Private Open Space	5.1.4 C4 & 5.3.1 C1.1	<ul style="list-style-type: none"> For lots 450m² in area or less and lots identified as 'Lifestyle Lots' at Attachment 1: A minimum of 30% of the total site area of open space is required, subject to the provision of an outdoor living area: <ul style="list-style-type: none"> With a minimum useable space of 36m² (excluding utility areas such as clothes drying areas and hot water systems); With a minimum length and width dimension of 4m; That is located adjoining the northernmost or easternmost boundary; That has permanent roof cover up to a maximum of two thirds of the outdoor living area; and That is directly accessible from a living room or main bedroom of the dwelling.
Ancillary Dwellings	5.5.1 C1	<ul style="list-style-type: none"> An Ancillary Dwelling is permitted on all lots, including those less than 450m². No additional car parking is required on site.
Vehicular Access Restrictions	Additional Requirement	<ul style="list-style-type: none"> Vehicular access to be located in accordance with the Shire's specifications for the construction of a standard vehicle crossover unless otherwise shown on an approved vehicular access plan.
Quiet House Design	Additional Requirement	<ul style="list-style-type: none"> Refer to provisions contained in Tables 4a and 4b.

Construction requirements for houses requiring quiet house design are shown below. The cost of such treatment is highly variable but can be minimised by way of house layout.

TABLE 4A - QUIET HOUSE DESIGN REQUIREMENTS (PACKAGE A)

Area	Orientation to Road Corridor	Package A (up to 60 dB L _{Aeq(Day)} and 55 dB L _{Aeq(Night)})
Bedrooms	Facing	<u>Windows systems:</u> <ul style="list-style-type: none"> Glazing up to 40% of floor area (minimum $R_w + C_{tr}$ 28) – 6mm thick glass (monolithic, toughened or laminated) in fixed sash, awning or casement opening with seals to openings.
	Side	<u>Windows systems:</u> <ul style="list-style-type: none"> As above.
	Opposite	No requirements
Other Habitable Rooms Including Kitchens	Facing	<u>Windows and external door systems:</u> <ul style="list-style-type: none"> Glazing up to 60% of floor area (minimum $R_w + C_{tr}$ 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.
	Side	<u>Windows and external door systems:</u> <ul style="list-style-type: none"> As above.
	Opposite	No requirements
General	Any	<ul style="list-style-type: none"> Walls (minimum $R_w + C_{tr}$ 45) – Two leaves of 90mm thick brick with minimum 50mm cavity Roof and ceiling (minimum $R_w + C_{tr}$ 35) – Standard roof construction with 10mm plasterboard ceiling and minimum R2.5 insulation between ceiling joists. Eaves to be closed using 4mm compressed fibre cement sheet. <u>Mechanical ventilation</u> In implementing the acceptable treatment packages, the following must be observed: <ul style="list-style-type: none"> Evaporative air conditioning systems will meet the requirements provided attenuated air vents are provided in the ceiling space and designed so that windows do not need to be opened. Refrigerant based air conditioning systems need to be designed to achieve fresh air ventilation requirements. External openings (e.g. air inlets, vents) need to be positioned facing away from the transport corridor where practicable. Ductwork needs to be provided with adequate silencing to prevent noise intrusion.
Outdoor Living Area		<ul style="list-style-type: none"> Where practicable, locate on the side of the building that is opposite or perpendicular to the corridor; or Where practicable, locate within alcove area so that the house shields it from corridor.

- For lots identified with a '25m Building Setback Zone' at Attachment 1, no habitable buildings are permitted within 25m of the rear boundary adjoining the Forrest Highway noise bund.
- Non-habitable buildings such as sheds and outbuildings are not subject to the Quiet House Design requirements.
- Where a two-storey dwelling is proposed, specialist advice must be sought as the upper level will not receive the same level of attenuation provided by walls or other dwellings.
- Glazing panels are acceptable in external doors facing the transport corridor. However these must meet the minimum glazing requirements.
- Any penetrations in a part of the building envelope must be acoustically treated so as to not downgrade the performance of the building elements affected. Most penetrations in external walls such as pipes, cables or ducts can be sealed through caulking gaps with non-hardening mastic or suitable mortar.

Construction requirements for houses requiring quiet house design are shown below. The cost of such treatment is highly variable but can be minimised by way of house layout.

TABLE 4B - QUIET HOUSE DESIGN REQUIREMENTS (PACKAGE B)

Area	Orientation to Road Corridor	Package B (up to 63 dB L _{Aeq} (Day) and 58 dB L _{Aeq} (Night))
Bedrooms	Facing	<u>Windows systems:</u> <ul style="list-style-type: none"> Glazing up to 40% of floor area (minimum R_w + C_{tr} 31) – 10mm thick glass (monolithic, toughened or laminated) in fixed sash, awning or casement opening with seals to openings.
	Side	<u>Windows systems:</u> <ul style="list-style-type: none"> As above.
	Opposite	<u>Windows systems:</u> <ul style="list-style-type: none"> Glazing up to 40% of floor area (minimum R_w + C_{tr} 25) – 4mm thick glass (monolithic, toughened or laminated) in fixed sash, awning or casement opening with seals to openings. Alternatively, 6mm thick glass (monolithic, toughened or laminated) in sliding frame.
Other Habitable Rooms Including Kitchens	Facing	<u>Windows and external door systems:</u> <ul style="list-style-type: none"> Glazing up to 60% of floor area (minimum R_w + C_{tr} 31) – 10mm 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 have laboratory certificate confirming R_w + C_{tr} 31 performance. Alternative, change to hinged door with perimeter acoustic seals and 10mm thick glass.
	Side	<u>Windows and external door systems:</u> <ul style="list-style-type: none"> Glazing up to 60% of floor area (minimum R_w + C_{tr} 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.
	Opposite	No requirements
General	Any	<ul style="list-style-type: none"> Walls (minimum R_w + C_{tr} 50) – Two leaves of 90mm thick brick with minimum 50mm cavity. Cavity to include 50mm thick insulation and where wall ties are required, these are to be anti-vibration/resilient type. Roof and ceiling (minimum R_w + C_{tr} 35) – Standard roof construction with 10mm plasterboard ceiling and minimum R2.5 insulation between ceiling joists. Eaves to be closed using 4mm thick compressed fibre cement sheet. <u>Mechanical ventilation</u> In implementing the acceptable treatment packages, the following must be observed: <ul style="list-style-type: none"> Evaporative air conditioning systems will meet the requirements provided attenuated air vents are provided in the ceiling space and designed so that windows do not need to be opened. Refrigerant based air conditioning systems need to be designed to achieve fresh air ventilation requirements. External openings (e.g. air inlets, vents) need to be positioned facing away from the transport corridor where practicable. Ductwork needs to be provided with adequate silencing to prevent noise intrusion.
Outdoor Living Area		<ul style="list-style-type: none"> Locate on the side of the building that is opposite or perpendicular to the corridor; or Locate within alcove area so that the house shields it from corridor.

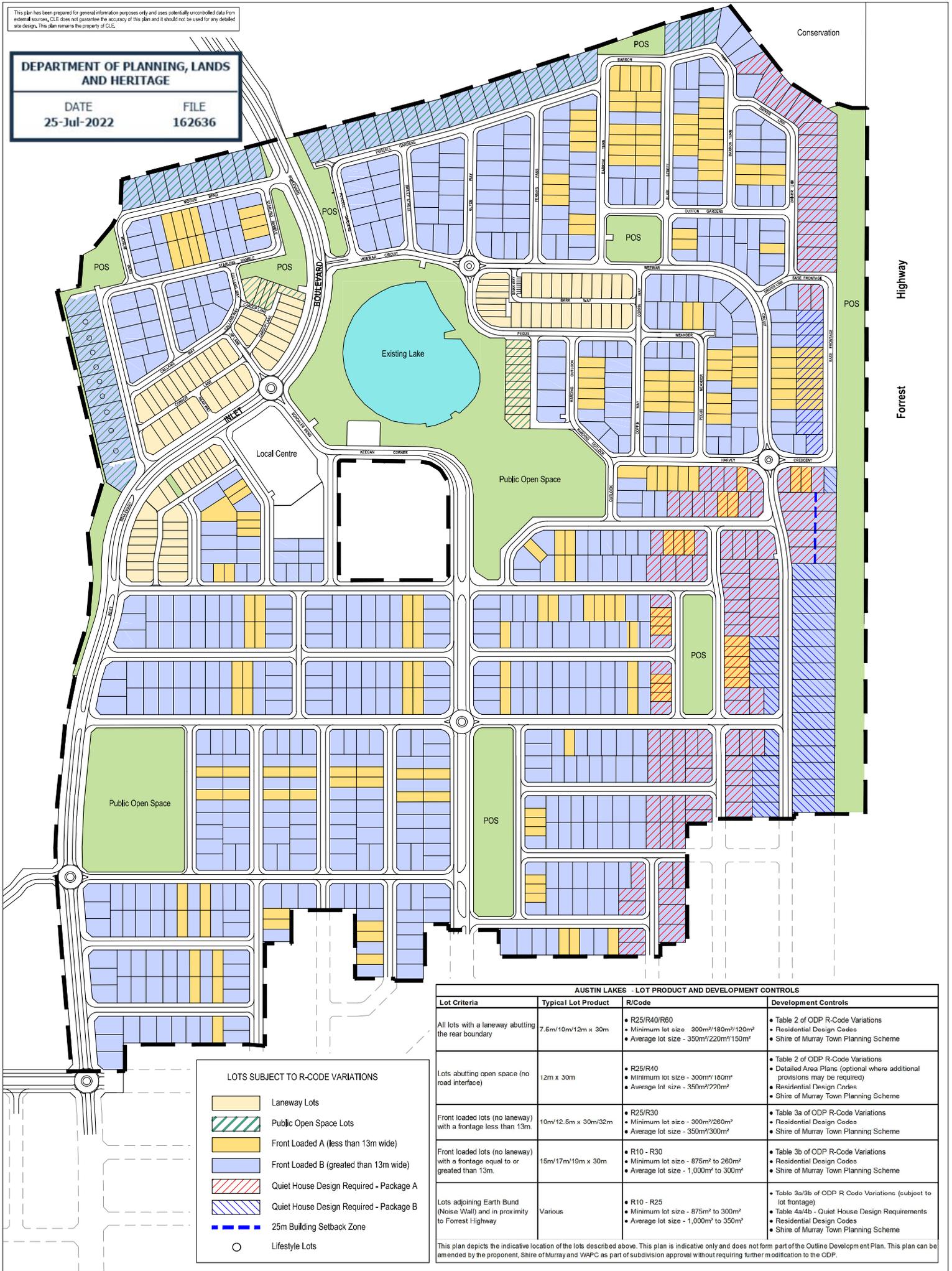
- Where a two-storey dwelling is proposed, specialist advice must be sought as the upper level will not receive the same level of attenuation provided by walls or other dwellings.
- Non-habitable buildings such as sheds and outbuildings are not subject to the Quiet House Design requirements.
- Glazing panels are acceptable in external doors facing the transport corridor. However these must meet the minimum glazing requirements.
- Any penetrations in a part of the building envelope must be acoustically treated so as to not downgrade the performance of the building elements affected. Most penetrations in external walls such as pipes, cables or ducts can be sealed through caulking gaps with non-hardening mastic or suitable mortar.

This plan has been prepared for general information purposes only and uses potentially uncontrolled data from external sources. CLE does not guarantee the accuracy of this plan and it should not be used for any detailed site design. This plan remains the property of CLE.

DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE
25-Jul-2022

FILE
162636



LOTS SUBJECT TO R-CODE VARIATIONS

- Laneway Lots
- Public Open Space Lots
- Front Loaded A (less than 13m wide)
- Front Loaded B (greater than 13m wide)
- Quiet House Design Required - Package A
- Quiet House Design Required - Package B
- 25m Building Setback Zone
- Lifestyle Lots

AUSTIN LAKES - LOT PRODUCT AND DEVELOPMENT CONTROLS			
Lot Criteria	Typical Lot Product	R/Code	Development Controls
All lots with a laneway abutting the rear boundary	7.6m/10m/12m x 30m	<ul style="list-style-type: none"> • R25/R40/R80 • Minimum lot size - 300m²/180m²/120m² • Average lot size - 350m²/220m²/150m² 	<ul style="list-style-type: none"> • Table 2 of ODP R-Code Variations • Residential Design Codes • Shire of Murray Town Planning Scheme
Lots abutting open space (no road interface)	12m x 30m	<ul style="list-style-type: none"> • R25/R40 • Minimum lot size - 300m²/180m² • Average lot size - 350m²/220m² 	<ul style="list-style-type: none"> • Table 2 of ODP R-Code Variations • Detailed Area Plans (optional where additional provisions may be required) • Residential Design Codes • Shire of Murray Town Planning Scheme
Front loaded lots (no laneway) with a frontage less than 13m.	10m/12.5m x 30m/32m	<ul style="list-style-type: none"> • R25/R30 • Minimum lot size - 300m²/280m² • Average lot size - 350m²/300m² 	<ul style="list-style-type: none"> • Table 3a of ODP R-Code Variations • Residential Design Codes • Shire of Murray Town Planning Scheme
Front loaded lots (no laneway) with a frontage equal to or greater than 13m.	15m/17m/19m x 30m	<ul style="list-style-type: none"> • R10 - R30 • Minimum lot size - 875m² to 280m² • Average lot size - 1,000m² to 300m² 	<ul style="list-style-type: none"> • Table 3b of ODP R-Code Variations • Residential Design Codes • Shire of Murray Town Planning Scheme
Lots adjoining Earth Bund (Noise Wall) and in proximity to Forrest Highway	Various	<ul style="list-style-type: none"> • R10 - R25 • Minimum lot size - 875m² to 300m² • Average lot size - 1,000m² to 350m² 	<ul style="list-style-type: none"> • Table 3a/3b of ODP R Code Variations (subject to lot frontage) • Table 4a/4b - Quiet House Design Requirements • Residential Design Codes • Shire of Murray Town Planning Scheme

This plan depicts the indicative location of the lots described above. This plan is indicative only and does not form part of the Outline Development Plan. This plan can be amended by the proponent, Shire of Murray and WAPC as part of subdivision approval without requiring further modification to the ODP.

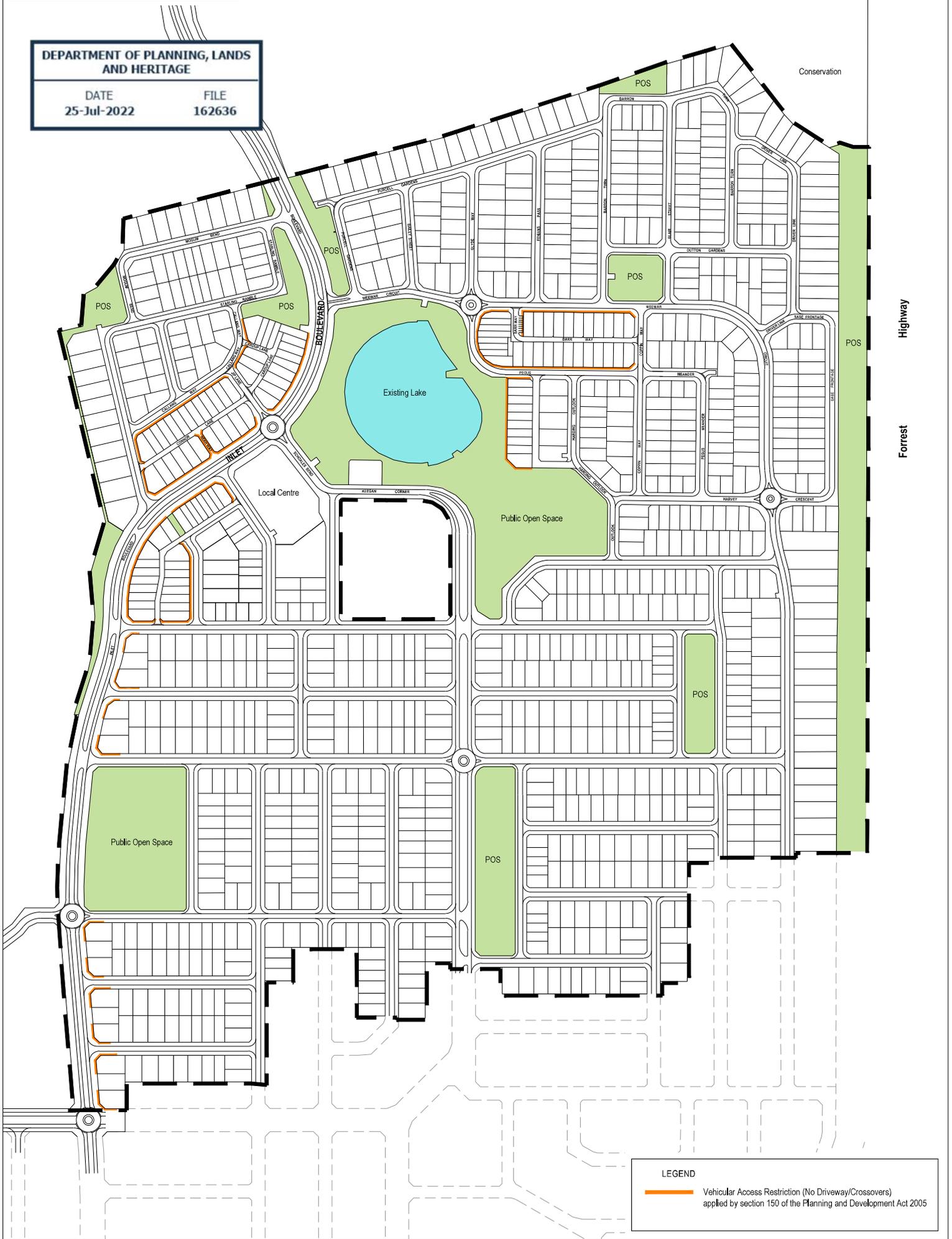


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DEPARTMENT OF PLANNING, LANDS
AND HERITAGE

DATE
25-Jul-2022

FILE
162636



LEGEND
Vehicular Access Restriction (No Driveway/Crossovers)
applied by section 150 of the Planning and Development Act 2005

0 50 100 150 200 250 300m

