



LOCATION PLAN

**YULE BROOK - DETAILED AREA PLAN No. 1**  
**Lot 200 & 201 BROOKLAND STREET, BECKENHAM**  
**DETAILED AREA PLAN R-CODE VARIATIONS**

This Detailed Area Plan has been prepared in place of planning approval for single lot residential development where it meets:

1. The requirements of the Residential Design Codes.
2. The standards of the performance Criteria to be met as stated in the City of Gosnells Local Planning Policy 1.1.1-Residential Development; and
3. This Detailed Area Plan  
 The acceptable development requirements of the Residential Design Codes (as-amended), Town Planning Scheme No. 6 (as-amended) and the City of Gosnells Local Planning Policies are required to be satisfied where this Detailed Area Plan provides for variations.

**1) SITE PLANNING AND DESIGN**

- a) Good level of articulation and fenestration and the provision of major openings to all street frontages is required.
- b) To promote variety and interest to the built form and streetscape, the front facade of the dwelling must incorporate diversity in the floor, type and texture of materials.

**2) R-CODE**

- a) The R-Code which applies to lots forming part of the Detailed Area Plan is R20 and R25 as depicted.

**3) SETBACKS**

Setbacks shall be in accordance with the following;

- a) R25 Setback from Public Open Space - 4.0m minimum (Note: averaging not applicable).
- b) Setback of Garages and Carports (from laneways) - In accordance with the 'Preferred Garage Locations' shown on the DAP.
- c) Boundary Setbacks- Side: Nil setbacks are permitted to both side boundaries in accordance with LPP 1.1.1 Section 5.1.3.

**4) OPEN SPACE**

- a) All R20 lots, open space are varied in accordance with LPP 1.1.1 Section 5.1.4.
- b) All R25 lots, open space are varied in accordance with LPP 1.1.1 Section 5.1.4.

**5) OVERSHADOWING**

- a) All R25 lots, overshadowing varied in accordance with LPP 1.1.1 Section 5.4.2.

**6) CONSULTATION**

- a) Consultation with adjoining neighbours or landowners to achieve a variation of the R-Codes is not required where the design complies with this Detailed Area Plan.

**LEGEND**

- Detailed Area Plan Area
- R20
- R25
- Building Orientation
- Visually Permeable Fencing (above 1.2m) with the exception of pillars
- Nil Setback Permitted
- Preferred Garage Location

This Detailed Area Plan has been endorsed by Council under the provisions of Town Planning Scheme No. 6.

Signature

Title

Date

COORDINATOR PLANNING IMPLEMENTATION  
 22/10/14

**YULE BROOK**  
**DETAILED AREA PLAN No. 1**  
 PT LOTS 200 AND 201 (No. 39) BROOKLAND STREET  
 BECKENHAM

SCALE: 1:1500 @ A3

DATE: 21st OCTOBER 2014

FILE: 343\_21.10.2014.dwg

DRAW: - SB

CHECKED: -

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