

Local Development Plan R-Code Variations

1 SCHEME AND RESIDENTIAL DESIGN CODE VARIATIONS

- 1.1 The provisions of the Shire of Serpentine Jarrahdale Local Planning Scheme No. 3, Residential Design Codes Volume 1 (R-Codes) and Local Planning Policy 2.2: Residential Development Standards (R25-R60) are varied as detailed within this Local Development Plan (LDP).
- 1.2 All other requirements of the Local Planning Scheme No. 3 and R-Codes shall be satisfied in all other matters.
- 1.3 The erection or extension of a single house on a lot contained within this LDP, which satisfies the requirement of this LDP, is exempt from the requirement to obtain development approval.

2 STREETScape REQUIREMENTS

Setbacks		Lots Applicable	Minimum	Maximum	Averaging
Primary Street	Dwelling (all levels)	All Lots (R30)	3.0m	N/A	- Averaging is not permitted to minimum. - A porch, balcony, verandah or the equivalent may project not more than 1.0m into the primary street setback area for 100% of the frontage at any level.
Secondary Street	Dwelling (all levels)	Lots 1710 & 1713	1.0m	N/A	Averaging is not permitted to minimum.
Laneway	Garage/ Dwelling (all levels)	All Lots (R30)	0.5m	N/A	Averaging is not permitted to minimum.

- 2.1 Dwellings are required to suitably address all adjacent street frontages as indicated to maximise visual surveillance.

3 BOUNDARY SETBACK REQUIREMENTS

Lots Applicable	Requirements	
Buildings on boundary (other than Street boundaries)	All Lots (R30)	- Buildings built up to one side boundary are permitted for a total maximum 2/3 length of boundary for wall height 3.5m or less. - Buildings built up to second side boundary are permitted for a total maximum 1/3 length of boundary for wall height 3.5m or less.

4 OPEN SPACE REQUIREMENTS

Open Space Provision	Lots Applicable	Minimum	Outdoor Living Area (OLA) Requirements
	All Lots (R30)	35%	- An OLA with an area of 24m², whichever is greater, directly accessible from the primary living space and located behind the street setback area. - An OLA with a minimum length and width dimension of 4.0m. - An OLA with at least two-thirds of the required area without permanent roof cover.

5 LANDSCAPING REQUIREMENTS

- 5.1 The front setback area, excluding the area of any verandah or porch, shall consist of soft landscaping in accordance with the following minimum requirements.

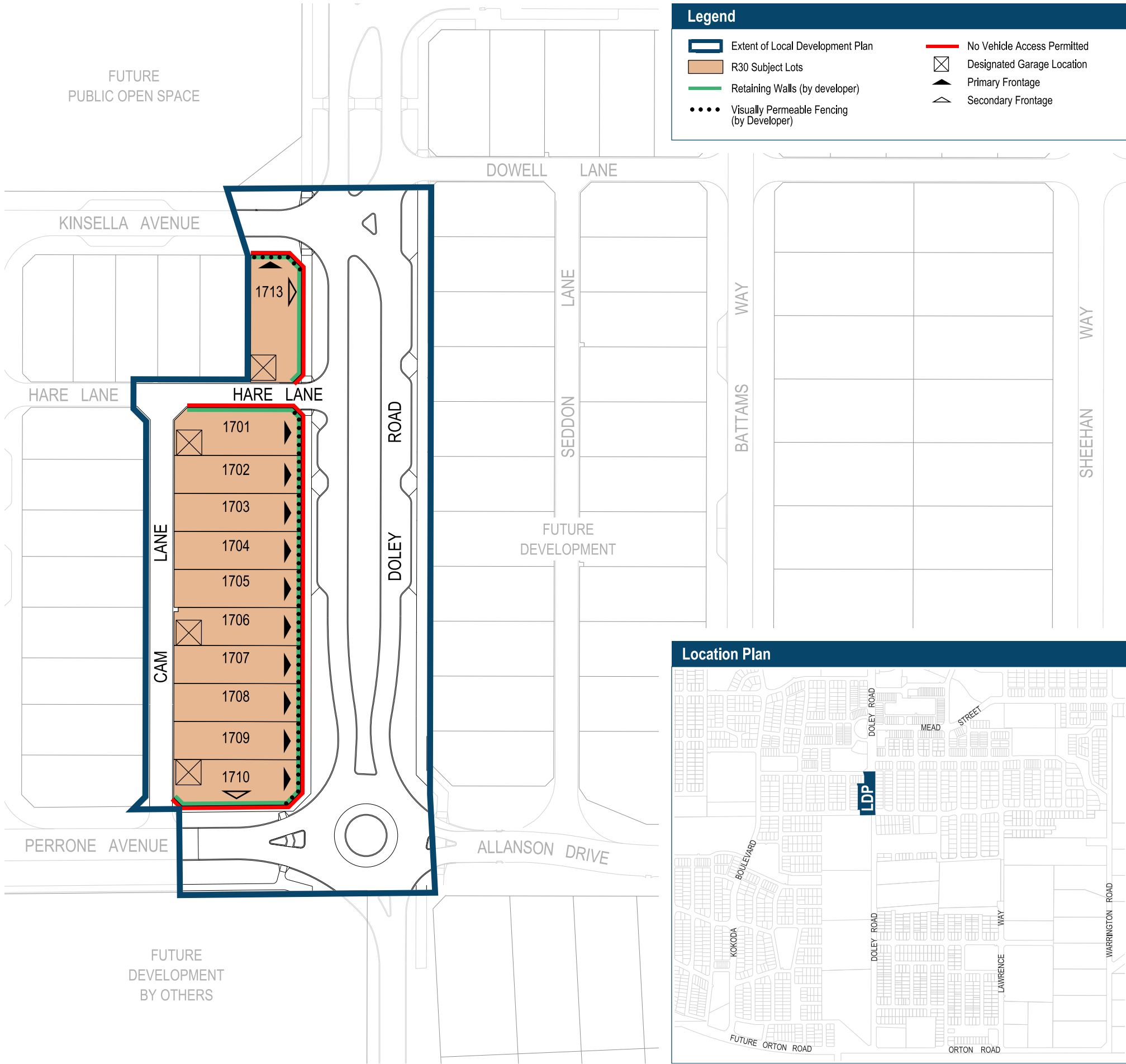
Soft Landscaping	Lots Applicable	Minimum
	All Lots (R30)	40%

6 VISUAL PRIVACY AND OVERSHADOWING REQUIREMENTS

- 6.1 For R30 Lots, no maximum overshadowing applies for wall heights 3.5m or less. No maximum overshadowing for wall height greater than 3.5m where overshadowing is confined to the front half of the lot. If overshadowing intrudes into rear half of the lot, shadow cast does not exceed 35%.
- 6.2 For R30 Lots, the visual privacy requirements of the R-Codes, Part B, Clause 5.4.1, C1.1 applies; however, the setback distances are 3.0m to bedrooms and studies, 4.5m to major openings to habitable rooms other than bedrooms and studies and 6.0m to unenclosed outdoor active habitable spaces.

7 BUILT FORM REQUIREMENTS

- 7.1 Where fencing is provided by the Developer, no modifications are to be affected apart from maintenance and using materials that are substantially identical with those used in the original construction and in accordance with the Developer's specific requirements.
- 7.2 Any fencing proposed to lot boundaries where not provided by the Developer shall be in accordance with the Developer's specific requirements as detailed in the applicable Estate Design Guidelines.



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Scale
1:1000@A3
1:500@A1

Date
08/07/2026

0 5 10 15 20
N

Plan
06/014/407

Grid
PCG 94

Drawn
JB

Approved
BDM

the glades byford

SATTERLEY

Local Development Plan - Doley Road Stage 1 (Cam Lane)

THE GLADES ESTATE, BYFORD

ENDORSEMENT TABLE
Local Development Plan approved pursuant to Schedule 2, Part 6, cl. 52 of the Planning and Development (Local Planning Schemes) Regulations 2015
Authorised Officer m. legrange
Date 17/09/2026

An LWP Byford Syndicate Pty Ltd Project

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