## 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) (as amended) 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 **VISUAL AMENITY AND STREETSCAPE REQUIREMENTS**

2.1 Dwellings on corner lots must address both primary and secondary streets. The secondary street facade must include a 4.5m return with detail matching the primary street elevation (i.e. colours, materials, windows, eaves detailing), and a major opening to a habitable room.

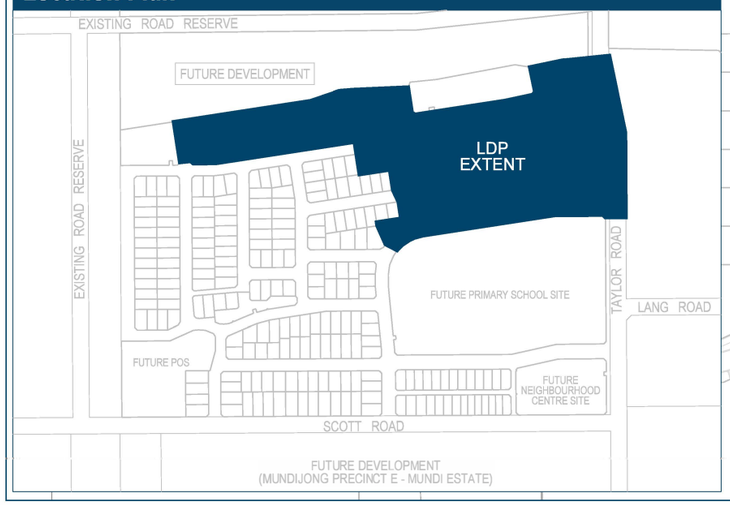
2.2 Fencing for the 4.5m secondary street return on corner lots must be visually permeable above 900mm.

2.3 For corner lots less than 16.0m in width (Lots 144, 153, 201, 300, 327 & 337), where access is proposed from the primary frontage, dwellings may be setback up to 2.5m behind the garage provided that a portico, verandah or other entry feature, not less than 2.5m wide, is proposed within 750mm of the building line of the garage.

2.4 Primary dwelling access is to be taken from the frontage defined by the frontage orientation depicted on the plan.

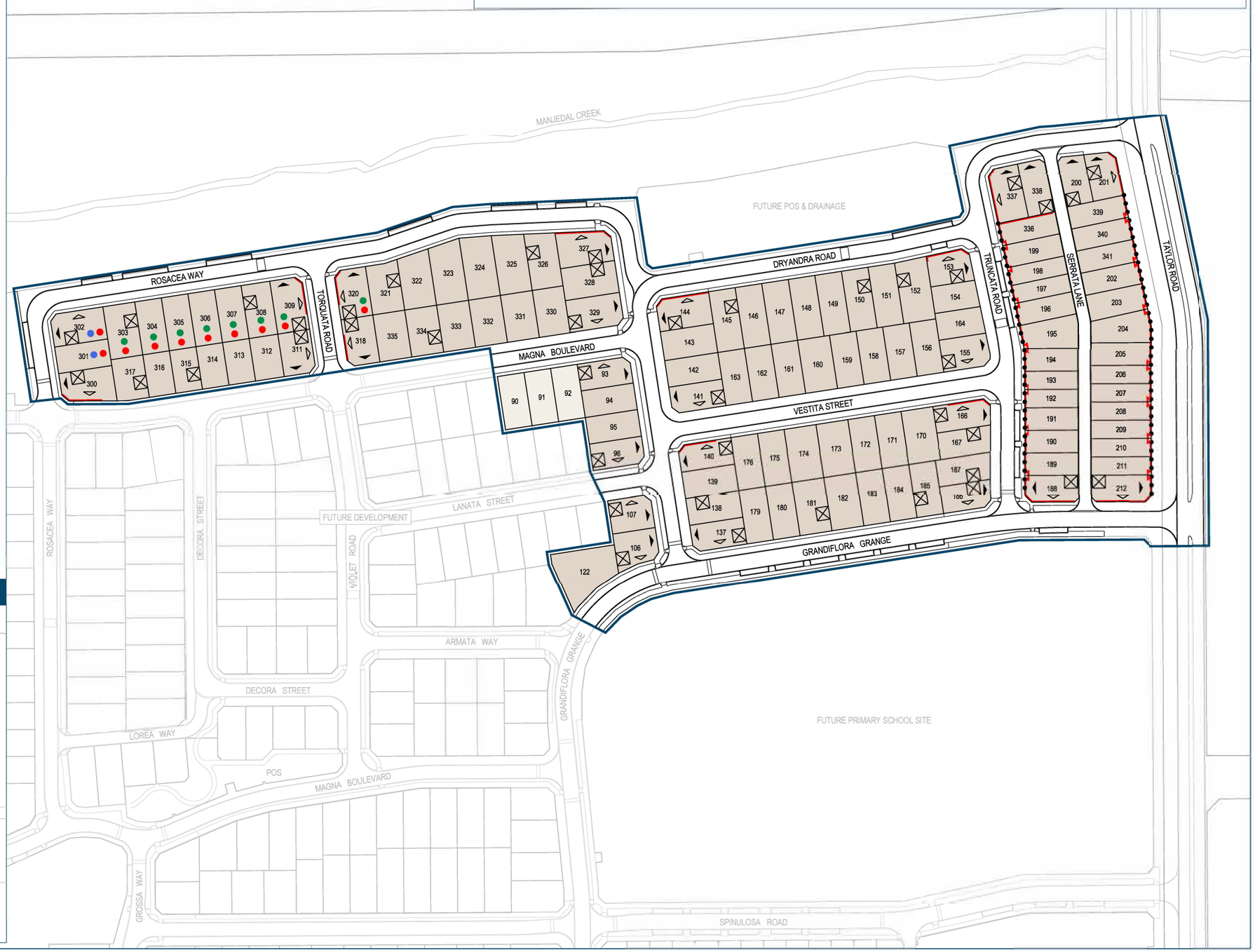
2.5 For Lots 145-152, 200-201, 300-309, 320-327 & 337-338, dwellings shall have one or more opening(s) to a habitable room facing the POS.

## Location Plan




## Legend

- Extent of Local Development Plan
- R30 Subject Lots
- R40 Subject Lots
- Retaining Walls (by developer)
- Designated Garage Location
- Primary Frontage
- Secondary Frontage
- Visually Permeable Fencing (by developer)
- Subject to Quiet House Design Package A
- Subject to Quiet House Design Package B
- Notification on Certificate of Title advising the lot may be affected by road traffic noise and the lots will be subject to quiet house design as required by the Transport Noise Assessment Rev 1, Dec 2024 prepared by Herring Storer Acoustics.

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

0 20 40 N

**Date**
26/10/2026

**Plan**
24/086/041C

**Grid**
PCG 94

**Drawn**
CR

**Approved**
ED

**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:

Date: 12/11/2026

# Local Development Plan - Precinct 1, Stages 2A & 2B (LDP 3)

TAYLOR SPRINGS, MUNDIJONG

A Sedayu Taylor Pty Ltd Project

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