

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)	R30 & R40 Lots	3.0m	N/A	<ul style="list-style-type: none">• 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.
	Garage	All Lots	4.5m	N/A	<ul style="list-style-type: none">• Averaging is not permitted to minimum.

- 2.1 For Lots 4027-4033 & 4061-4064, dwellings shall have one or more major opening(s) to a habitable room facing and allowing unobstructed view of the public open space (POS).

3 BOUNDARY SETBACK REQUIREMENTS

Lots Applicable	Requirements
Buildings on boundary (other than Street boundaries)	R30 Lots • 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. R40 Lots • 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 1/2 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
	R30 Lots	35%	• An OLA with an area of 24m ² directly accessible from a habitable room of the dwelling 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.
	R40 Lots	N/A	• An OLA with an area of 10% of the lot size or 25m ² , whichever is greater, directly accessible from a habitable room of the dwelling and located behind the street setback area. • An OLA with a minimum length and width dimension of 3.0m. • An OLA with at least 70% of the OLA must be uncovered and includes areas under eaves which adjoin uncovered areas.

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
	R30 & R40 Lots	40%

6 VISUAL PRIVACY AND OVERSHADOWING REQUIREMENTS

- 6.1 For R30 & R40 Lots, no maximum overshadowing applies for wall heights 3.5m or less. For R30 & R40 Lots, 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 the rear half of the lot, shadow cast does not exceed 35% for R30 & R40 Lots. For all other lots, the overshadowing requirements of the R-Codes apply.
- 6.2 For R30 & R40 Lots, the visual privacy requirements of the R-Codes, Part B, Clause 5.4.1, C1.1 applies; however, the setback distances are 3m to bedrooms and studies, 4.5m to major openings to habitable rooms other than bedrooms and studies and 6m to unenclosed outdoor active habitable spaces. For all other lots, the visual privacy requirements of the R-Codes apply.

7 BUILT FORM REQUIREMENTS

- 7.1 For Lot 4010, primary and secondary frontages shall be appropriately articulated and activated to avoid blank walls and to provide increased passive surveillance to streets.
- 7.2 For Lot 4010, a landmark architectural response to a corner shall consist of a prominent feature that provides visual emphasis. Examples include a raised or projecting building element, a significant roof element or changes in materiality.
- 7.3 For Lot 4010, delivery, loading and storage areas to be screen from public view.
- 7.4 Where fencing is provided by the Developer, no modifications are to be affected apart from maintenance and report in materials that are substantially identical with those used in the original construction and in accordance with the Developer's specific requirements.
- 7.5 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.

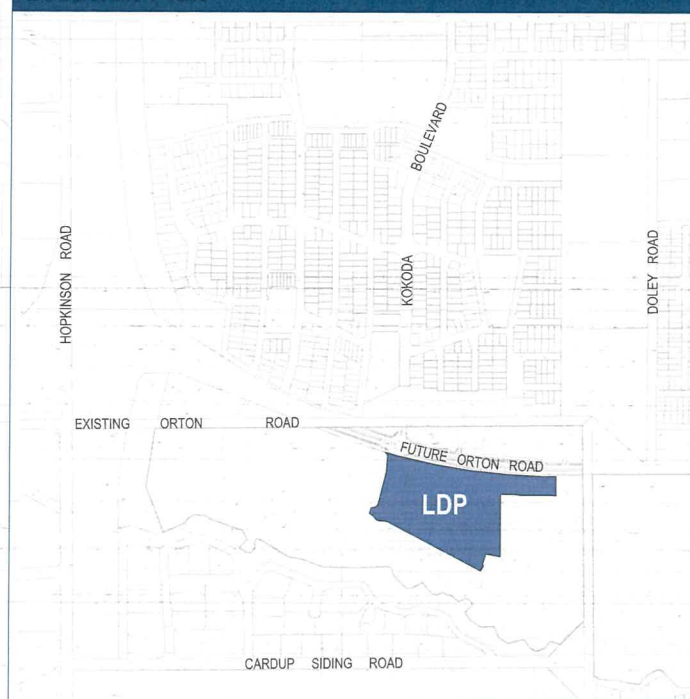
Legend

- Extent of Local Development Plan
- R80 Subject Lots
- R40 Subject Lots
- R30 Subject Lots
- R20 Subject Lots
- Landmark Location
- Retaining Walls (by developer)
- Noise Wall (2.4m height and 15kg/m³ density)
- Designated Garage Location
- Vehicular Access Point (Indicative Location Only)
- Primary Frontage
- Secondary Frontage
- Notification on Certificate of Title advising the lot may be affected by road traffic noise from future Orton Road Extension and the lots will be subject to quiet house design as required by the Subdivision Acoustic Assessment prepared by Lloyd George Acoustics, dated 17th May 2024, revision A (Reference 18024303-02).
- Subject to Quiet House Design Package A
- Subject to Quiet House Design Package B
- Subject to Quiet House Design Package C

FUTURE DEVELOPMENT



Location Plan



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: *L. Dignow*

Date: 21/7/2025

TBB Planning
Level 7, 160 St Georges Terrace
Perth WA 6000
T (08) 9226 4276
E admin@tbbplanning.com.au
tbbplanning.com.au

Scale
1:2000 @ A3
1:1000 @ A1
0 10 20 30 40m
N

Date
18/07/2025
Plan
06/014/371D
Grid
PCG94

Drawn
MH
Approved
KS

the
glades
byford

Local Development Plan - Stage 1

CARDUP BROOK - PRECINCT A

SATTERLEY

TBB PLANNING