

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.

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STREETSCAPE REQUIREMENTS

Setbacks	Lots Applicable	Minimum	Maximum	Averaging
Primary Street	Dwelling (all levels)	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	4.5m	N/A	<ul style="list-style-type: none">Averaging is not permitted to minimum.

2.1

For Lots 4084-4085 and 4203-4215, 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)	<div><div>R30 Lots</div><ul style="list-style-type: none">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.</div> <div><div>R40 Lots</div><ul style="list-style-type: none">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.</div>

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OPEN SPACE REQUIREMENTS

Open Space Provision	Lots Applicable	Minimum	Outdoor Living Area (OLA) Requirements
	R30 Lots	35%	<ul style="list-style-type: none">An OLA with an area of 24m², 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	<ul style="list-style-type: none">An OLA with an area of 10% of the lot size or 25m², 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.

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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%

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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. For R30 & R40 Lots, if overshadowing intrudes into rear half of the lot, shadow cast does not exceed 35%. For R20 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 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. For R20 Lots, the visual privacy requirements of the R-Codes apply.

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BUILT FORM REQUIREMENTS

7.1

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.

7.2

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.

