

# Local Development Plan R-Code Variations

## 1 SCHEME AND RESIDENTIAL DESIGN CODE VARIATIONS

- 1.1 The provisions of the Shire of Serpentine Jarrahdale Town Planning Scheme No. 2, State Planning Policy 7.3 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 Town Planning Scheme No. 2 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 R-CODING

Lots Applicable	R-Code Density
Lots 891-903	R25
Lots 1250-1269	R30

## 3 STREETScape REQUIREMENTS

Setbacks	Lots Applicable	Minimum	Maximum	Averaging	
Primary Street	Dwelling	Lots 1257-1262	3.0m	N/A	• Averaging is not permitted to minimum.
	Dwelling	All remaining lots	4.0m	N/A	• Averaging is not permitted to minimum.
	Garage	All lots	4.5m	N/A	• Averaging is not permitted to minimum.
Secondary Street	Dwelling	All lots	1.0m	N/A	• Averaging is not permitted to minimum.
Laneway (and laneway truncation where applicable)	Garage	All laneway lots	Nil	N/A	• Averaging is not permitted to minimum.
	Dwelling	All laneway lots	Nil	N/A	• Averaging is not permitted to minimum.

- 3.1 Dwellings are required to suitably address all adjacent street frontages as indicated to maximise visual surveillance. All visible house elevations (from building line to erected fence) from the secondary street shall feature a suitable level of detail in a manner consistent with the primary street elevation.
- 3.2 For all lots, no adjoining consultation is required where garages are built to one side boundary.
- 3.3 For all front-loaded lots with street frontages between 10.5m and 12m, a double garage is permitted to a maximum width of 6m as viewed from the street subject to:
  - Garage setback a minimum of 0.5m behind the building alignment;
  - A major opening to a habitable room directly facing the primary street;
  - An entry feature consisting of a porch or verandah with a minimum depth of 1.2m; and
  - No vehicular crossover wider than 4.5m where it meets the street.

## 4 BOUNDARY SETBACK REQUIREMENTS

Setbacks	Lots Applicable	Requirements
Buildings on boundary (other than Street boundaries)	Lots 891-903	<ul style="list-style-type: none"> <li>Buildings built up to one side boundary are permitted for a total maximum 2/3 length of boundary.</li> <li>Buildings built up to second side boundary are permitted for purposes of garage/store only - 9.0m maximum length.</li> </ul>
	Lots 1250-1269	<ul style="list-style-type: none"> <li>Buildings built up to one side boundary are permitted for a total maximum 2/3 length of boundary.</li> <li>Buildings built up to second side boundary are permitted for a total maximum 1/3 length of boundary.</li> </ul>

## 5 OPEN SPACE REQUIREMENTS

Open Space Provision	Lots Applicable	Minimum	Requirements
	R30 Lots	35%	• Outdoor Living Area (OLA) shall be located to maximise northern or eastern solar access.
	R25 Lots	40%	

- 5.1 Outdoor living areas are permitted to be located within the street setback area.

## 6 LANDSCAPING REQUIREMENTS

- 6.1 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
	R25 & R30 Lots	40%

- 6.2 Rear open space shall consist of at least 1/3 soft landscaping.
  - 6.3 The provision of street trees and front and verge landscaping shall be supplied by the Developer in accordance with a landscape plan prepared to the satisfaction of the Shire of Serpentine - Jarrahdale.
- ## 7 INCIDENTAL DEVELOPMENT REQUIREMENTS
- 7.1 For Lots 891-903, a storeroom a minimum 4m<sup>2</sup> floor area shall be integrated into the dwelling and / or garage (i.e. under the same roof) and constructed of the same materials. No additional sheds or outbuildings permitted.

## Legend

- Extent of Local Development Plan
- R25 Subject Lots
- R30 Subject Lots
- Designated Garage Location
- Retaining Walls (by developer)
- No Vehicle Access Permitted
- Primary Frontage
- Secondary Frontage

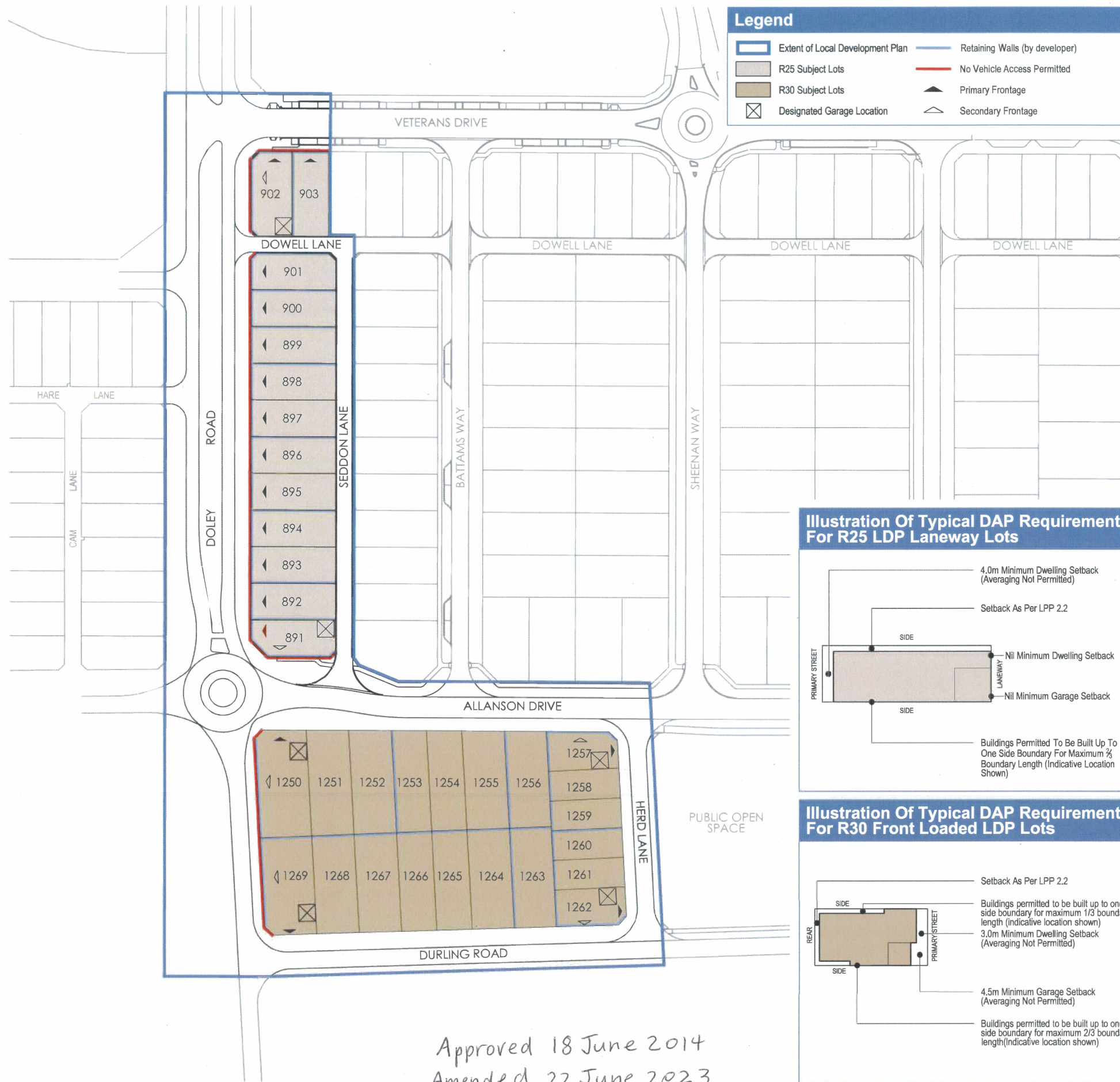


Illustration Of Typical DAP Requirements For R25 LDP Laneway Lots

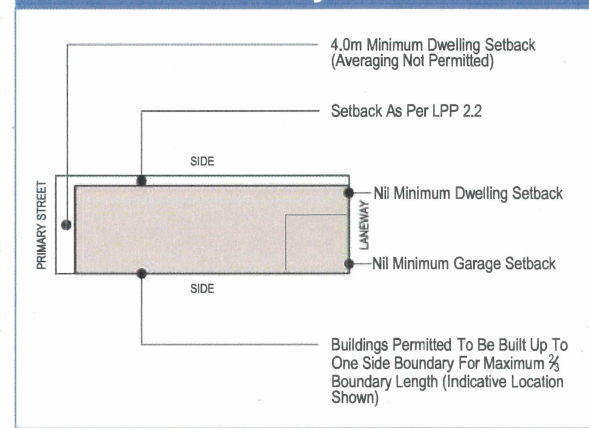
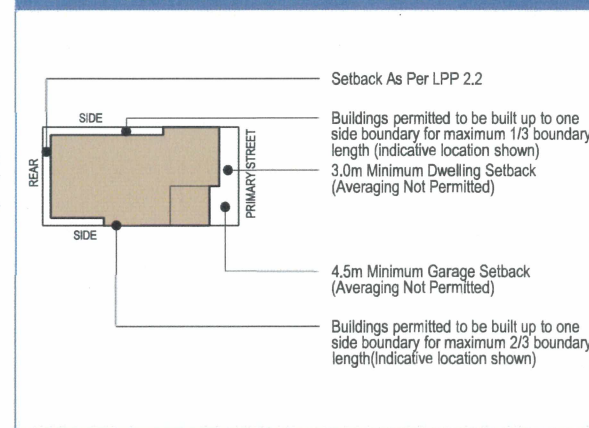
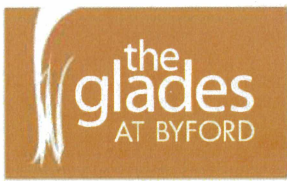


Illustration Of Typical DAP Requirements For R30 Front Loaded LDP Lots



Approved 18 June 2014  
Amended 22 June 2023



Revised Local Development Plan - Stage 13  
The Glades, Byford  
An LWP Byford Syndicate Pty Ltd Project



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: [Signature] Date: 22/6/2023

Scale: 1:1500 @ A3  
0m 10m 20m  
Designed: KS  
Checked: KS  
Drawn: CXT  
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