

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), Local Planning Policy 2.2: Residential Development Standards (R25-R60) and Local Planning Policy 3.6: The Glades Village Centre Design Guidelines are varied as detailed within this Local Development Plan (LDP). All other requirements of the Town Planning Scheme No. 2 and R-Codes shall be satisfied in all other matters.
- 1.2 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)	R80 Lots	2.0m	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	R40 Lots (except Lots 3129 & 3138)	3.0m	N/A	<ul style="list-style-type: none"> Averaging is not permitted to minimum. Averaging is not permitted to minimum.
Secondary Street	Garage/Dwelling (all levels)	All lots	1.0m	N/A	<ul style="list-style-type: none"> Averaging is not permitted to minimum.
Laneway	Garage/Dwelling (all levels)	R80 Lots (except Lots 3149-3150) and Lots 3129 & 3138	0.5m	N/A	<ul style="list-style-type: none"> Averaging is not permitted to minimum.
		Lots 3149-3150	1.0m	N/A	<ul style="list-style-type: none"> Averaging is not permitted to minimum.

- 2.1 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.
- 2.2 For Lots 3149 and 3150, dwellings shall have one or more major opening(s) to a habitable room facing and allowing unobstructed view of the PAW.
- 2.3 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.

3 BOUNDARY SETBACK REQUIREMENTS

Setbacks	Lots Applicable	Requirements
Buildings on boundary (other than Street and PAW boundaries)	All levels	R80 Lots <ul style="list-style-type: none"> Two side boundaries permitted. Maximum length determined by front (Primary Street) and rear setbacks.
		R40 Lots <ul style="list-style-type: none"> Buildings built up to one side boundary are permitted for a total maximum 2/3 length of boundary. Buildings built up to second side boundary are permitted for a total maximum 1/3 length of boundary.

4 SPECIAL PROVISIONS FOR LOTS ADJOINING PAW

Setbacks	Lots Applicable	Minimum	Requirements
PAW (building siding onto PAW at all levels)	Lots 3149 & 3150	1.0m	<ul style="list-style-type: none"> No maximum applicable; Averaging is not permitted to minimum. A porch, balcony, verandah or the equivalent may project to the PAW boundary for 100% of the boundary. Maximum length determined by front (Primary Street) and rear setbacks.

5 OPEN SPACE REQUIREMENTS

Open Space Provision	Lots Applicable	Minimum	Outdoor Living Area (OLA) Requirements
	R80 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. At least 70% of the OLA must be uncovered and includes areas under eaves which adjoin uncovered areas. The OLA has a minimum 3.0m length or width dimension.
	R40 Lots	35%	<ul style="list-style-type: none"> At least 70% of the OLA must be uncovered and includes areas under eaves which adjoin uncovered areas. The OLA has a minimum 3.0m length or width dimension.

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
	R80 Lots	60%
	R40 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 BUILT FORM REQUIREMENTS

- 7.1 For R80 lots, where single storey development is proposed, a minimum 30 course plate height is required for the front elevation.
- 7.2 For R80 lots, a verandah structure shall be provided to the primary street elevation.
- 7.3 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.
- 7.4 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.
- 7.5 Lots on this LDP are exempt from R-Code provisions determining solar access and visual privacy.

Legend

- Extent of Local Development Plan
- R40 Subject Lots
- R80 Subject Lots
- No Vehicle Access Permitted
- Retaining Wall (by developer)
- Designated Garage Location
- Primary Frontage
- Secondary Frontage
- Visually Permeable Fencing (by developer)

