

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, 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 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 (except Lots 4018-4026)	4.5m	N/A	<ul style="list-style-type: none"> Averaging is not permitted to minimum.
Secondary Street	Dwelling (all levels)	R20 Lots	1.5m	N/A	<ul style="list-style-type: none"> Averaging is not permitted to minimum.
		R30 & R40 Lots	1.0m	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)	<p>R30 Lots</p> <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. <p>R40 Lots</p> <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 1/2 length of boundary.

4 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, 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 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.

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. For R30 & R40 Lots, the landscaping requirements of the R-Codes, Part B, Clause 5.3.2, C2.2(ii) do not apply.

Soft Landscaping	Lots Applicable	Minimum
	R30 & R40 Lots	40%

6 VISUAL PRIVACY AND OVERSHADOWING REQUIREMENTS

- 6.1 For all lots (except Lot 4010), no maximum overshadowing applies for wall heights 3.5m or less. 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 rear half of the lot, shadow cast does not exceed 35% for R30 & R40 Lots.
- 6.2 For all lots (except Lot 4010), 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.

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
- 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).



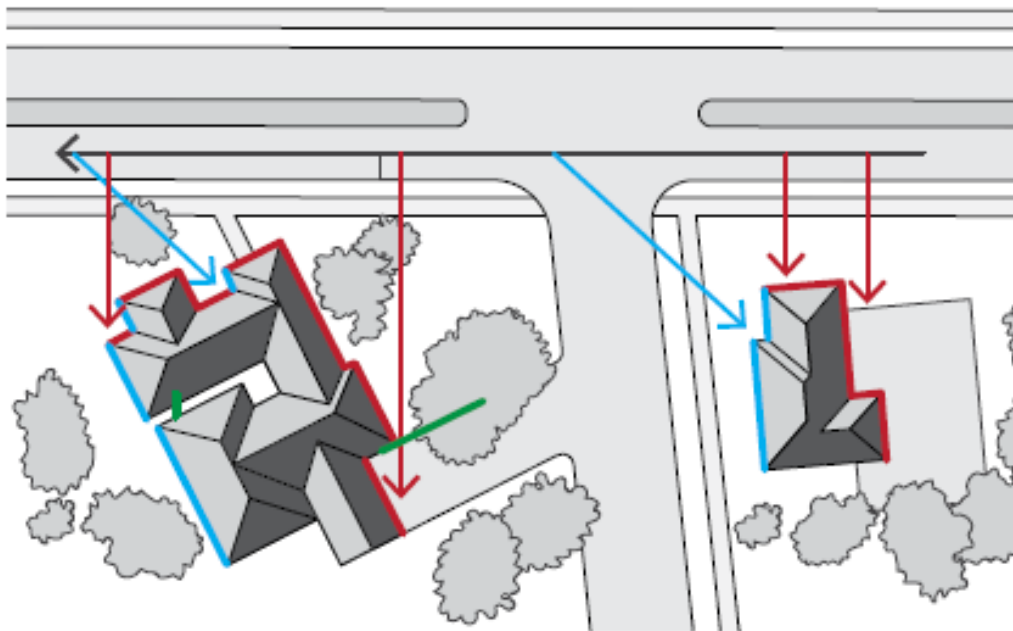
Appendix A – Quiet House Packages

The packages and information provided on the following pages are taken from *Road and Rail Noise Guidelines* (September 2019).

Where outdoor and indoor noise levels received by a noise-sensitive land-use and/or development exceed the policy's noise target, implementation of quiet house requirements is an acceptable solution.

With regards to the packages, the following definitions are provided:

- **Facing** the transport corridor (red): Any part of a building façade is 'facing' the transport corridor if any straight line drawn perpendicular (at a 90 degree angle) to its nearest road lane or railway line intersects that part of the façade without obstruction (ignoring any fence).
- **Side-on** to transport corridor (blue): Any part of a building façade that is not 'facing' is 'side-on' to the transport corridor if any straight line, at any angle, can be drawn from it to intersect the nearest road lane or railway line without obstruction (ignoring any fence).
- **Opposite** to transport corridor (green): Neither 'side on' nor 'facing', as defined above.



Quiet House Package A

56-58 dB $L_{Aeq}(\text{Day})$ & 51-53 dB $L_{Aeq}(\text{Night})$

Element	Orientation	Room	
		Bedroom	Indoor Living and Work Areas
External Windows	Facing	<ul style="list-style-type: none"> Up to 40% floor area ($R_w + C_{tr} \geq 28$): <ul style="list-style-type: none"> Sliding or double hung with minimum 10mm single or 6mm-12mm-10mm double insulated glazing; Sealed awning or casement windows with minimum 6mm glass. Up to 60% floor area ($R_w + C_{tr} \geq 31$): <ul style="list-style-type: none"> Sealed awning or casement windows with minimum 6mm glass. 	<ul style="list-style-type: none"> Up to 40% floor area ($R_w + C_{tr} \geq 25$): <ul style="list-style-type: none"> Sliding or double hung with minimum 6mm single or 6mm-12mm-6mm double insulated glazing; Up to 60% floor area ($R_w + C_{tr} \geq 28$); Up to 80% floor area ($R_w + C_{tr} \geq 31$).
	Side On	As above, except $R_w + C_{tr}$ values may be 3 dB less or max % area increased by 20%.	
	Opposite	No specific requirements	
External Doors	Facing	<ul style="list-style-type: none"> Fully glazed hinged door with certified $R_w + C_{tr} \geq 28$ rated door and frame including seals and 6mm glass. 	<ul style="list-style-type: none"> Doors to achieve $R_w + C_{tr} \geq 25$: <ul style="list-style-type: none"> 35mm Solid timber core hinged door and frame system certified to $R_w 28$ including seals; Glazed sliding door with 10mm glass and weather seals.
	Side On	As above, except $R_w + C_{tr}$ values may be 3 dB less.	
	Opposite	No specific requirements	
External Walls	All	<ul style="list-style-type: none"> $R_w + C_{tr} \geq 45$: <ul style="list-style-type: none"> Two leaves of 90mm thick clay brick masonry with minimum 20mm cavity; or Single leaf of 150mm brick masonry with 13mm cement render on each face; or One row of 92mm studs at 600mm centres with: <ul style="list-style-type: none"> Resilient steel channels fixed to the outside of the studs; and 9.5mm hardboard or fibre cement sheeting or 11mm fibre cement weatherboards fixed to the outside; 75mm thick mineral wool insulation with a density of at least 11kg/m³; and 2 x 16mm fire-rated plasterboard to inside. 	
Roofs and Ceilings	All	<ul style="list-style-type: none"> $R_w + C_{tr} \geq 35$; Concrete or terracotta tile or metal sheet roof with sarking and at least 10mm plasterboard. 	
Outdoor Living Areas		At least one outdoor living area located on the opposite side of the building from the transport corridor or at least one ground level outdoor living area screened using a solid continuous fence or other structure of minimum 2 metres height above ground level.	

Quiet House Package B

59-62 dB $L_{Aeq}(\text{Day})$ & 54-57 dB $L_{Aeq}(\text{Night})$

Element	Orientation	Room	
		Bedroom	Indoor Living and Work Areas
External Windows	Facing	<ul style="list-style-type: none"> Up to 40% floor area ($R_w + C_{tr} \geq 31$): <ul style="list-style-type: none"> Fixed sash, awning or casement with minimum 6mm glass or 6mm-12mm-6mm double insulated glazing. Up to 60% floor area ($R_w + C_{tr} \geq 34$): <ul style="list-style-type: none"> Fixed sash, awning or casement with minimum 10mm glass or 6mm-12mm-10mm double insulated glazing. 	<ul style="list-style-type: none"> Up to 40% floor area ($R_w + C_{tr} \geq 28$): <ul style="list-style-type: none"> Sliding or double hung with 6mm-12mm-10mm double insulated glazing; Sealed awning or casement windows with minimum 6mm glass. Up to 60% floor area ($R_w + C_{tr} \geq 31$); Up to 80% floor area ($R_w + C_{tr} \geq 34$).
	Side On	As above, except $R_w + C_{tr}$ values may be 3 dB less or max % area increased by 20%.	
	Opposite	As above, except $R_w + C_{tr}$ values may be 6 dB less or max % area increased by 20%.	
External Doors	Facing	<ul style="list-style-type: none"> Fully glazed hinged door with certified $R_w + C_{tr} \geq 31$ rated door and frame including seals and 10mm glass. 	<ul style="list-style-type: none"> Doors to achieve $R_w + C_{tr} \geq 28$: <ul style="list-style-type: none"> 40mm Solid timber core hinged door and frame system certified to $R_w 32$ including seals; Fully glazed hinged door with certified $R_w + C_{tr} \geq 28$ rated door and frame including seals and 6mm glass.
	Side On	As above, except $R_w + C_{tr}$ values may be 3 dB less or max % area increased by 20%.	
	Opposite	As above, except $R_w + C_{tr}$ values may be 6 dB less or max % area increased by 20%.	
External Walls	All	<ul style="list-style-type: none"> $R_w + C_{tr} \geq 50$: <ul style="list-style-type: none"> Two leaves of 90mm thick clay brick masonry with minimum 50mm cavity between leaves and 25mm glasswool or polyester (24kg/m³). Resilient ties used where required to connect leaves. Two leaves of 110mm clay brick masonry with minimum 50mm cavity between leaves and 25mm glasswool or polyester insulation (24kg/m³). Single leaf of 220mm brick masonry with 13mm cement render on each face. 150mm thick unlined concrete panel or 200mm thick concrete panel with one layer of 13mm plasterboard or 13mm cement render on each face. Single leaf of 90mm clay brick masonry with: <ul style="list-style-type: none"> A row of 70mm x 35mm timber studs or 64mm steel studs at 600mm centres; A cavity of 25mm between leaves; 50mm glasswool or polyester insulation (11kg/m³) between studs; and One layer of 10mm plasterboard fixed to the inside face. 	
Roofs and Ceilings	All	<ul style="list-style-type: none"> $R_w + C_{tr} \geq 35$: <ul style="list-style-type: none"> Concrete or terracotta tile or metal sheet roof with sarking and at least 10mm plasterboard ceiling with R3.0+ fibrous insulation. 	
Outdoor Living Areas		At least one outdoor living area located on the opposite side of the building from the transport corridor or at least one ground level outdoor living area screened using a solid continuous fence or other structure of minimum 2.4 metres height above ground level.	