

# 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) 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 R60 Lots	3.0m 2.0m	N/A N/A	• 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 5019, 5035 5080, 5085, 5086 & R60 Lots)	4.5m	N/A	• Averaging is not permitted to minimum.
Secondary Street	Dwelling (all levels)	R30, R40 & R60 Lots	1.0m	N/A	• Averaging is not permitted to minimum.
	Garage	Lots 5019, 5035 & 5080	1.5m	N/A	• Averaging is not permitted to minimum.
Laneway	Garage/Dwelling (all levels)	Lots 5085, 5086 & R60 Lots	0.5m	N/A	• Averaging is not permitted to minimum.

- 2.1 For Lots 4226, 4227, 5100-5106 & 5360, dwellings shall have one or more major opening(s) to a habitable room facing and allowing unobstructed view of the Pedestrian Access Way (PAW), District Open Space or Public Open Space (whichever is relevant).
- 2.2 For all front-loaded lots with street frontages between 10.5m and 12m, a double garage is permitted to a maximum width of 6.0m 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 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

Lots Applicable	Requirements
Buildings on boundary (other than Street and PAW boundaries)	<ul style="list-style-type: none"> <li>R30 Lots                             <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 for wall height 3.5m or less.</li> <li>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.</li> </ul> </li> <li>R40 Lots                             <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 for wall height 3.5m or less.</li> <li>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.</li> </ul> </li> <li>R60 Lots (all levels)                             <ul style="list-style-type: none"> <li>Two side boundaries permitted.</li> <li>Maximum length determined by front (Primary Street) and rear setbacks.</li> </ul> </li> </ul>

## 4 SPECIAL PROVISIONS FOR LOTS ADJOINING PAW

Setbacks	Lots Applicable	Minimum	Requirements
PAW Boundary (buildings siding onto PAW at all levels)	Lots 4226 & 4227 (all levels)	1.0m	<ul style="list-style-type: none"> <li>No maximum applicable.</li> <li>Averaging is not permitted.</li> <li>A porch, balcony, verandah or the equivalent may project to the PAW boundary for a maximum length of 10.0m, not exceeding 3.0m in wall height and 4.2m in ridge height.</li> </ul>

## 5 OPEN SPACE REQUIREMENTS

Open Space Provision	Lots Applicable	Minimum	Outdoor Living Area (OLA) Requirements
	R30 Lots	35%	<ul style="list-style-type: none"> <li>An OLA with an area of 24m<sup>2</sup>, whichever is greater, directly accessible from the primary living space and located behind the street setback area.</li> <li>An OLA with a minimum length and width dimension of 4.0m.</li> <li>An OLA with at least two-thirds of the required area without permanent roof cover.</li> </ul>
	R40 & R60 Lots	N/A	<ul style="list-style-type: none"> <li>An OLA with an area of 10% of the lot size or 25m<sup>2</sup>, whichever is greater, directly accessible from a habitable room of the dwelling and located behind the street setback area.</li> <li>An OLA with a minimum length and width dimension of 3.0m.</li> <li>An OLA with at least 70% of the OLA must be uncovered and includes areas under eaves which adjoin uncovered areas.</li> <li>No other R-Codes site cover standards apply.</li> </ul>

## 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
	R30 & R40 Lots	40%
	R60 Lots	60%

## 7 VISUAL PRIVACY AND OVERSHADOWING REQUIREMENTS

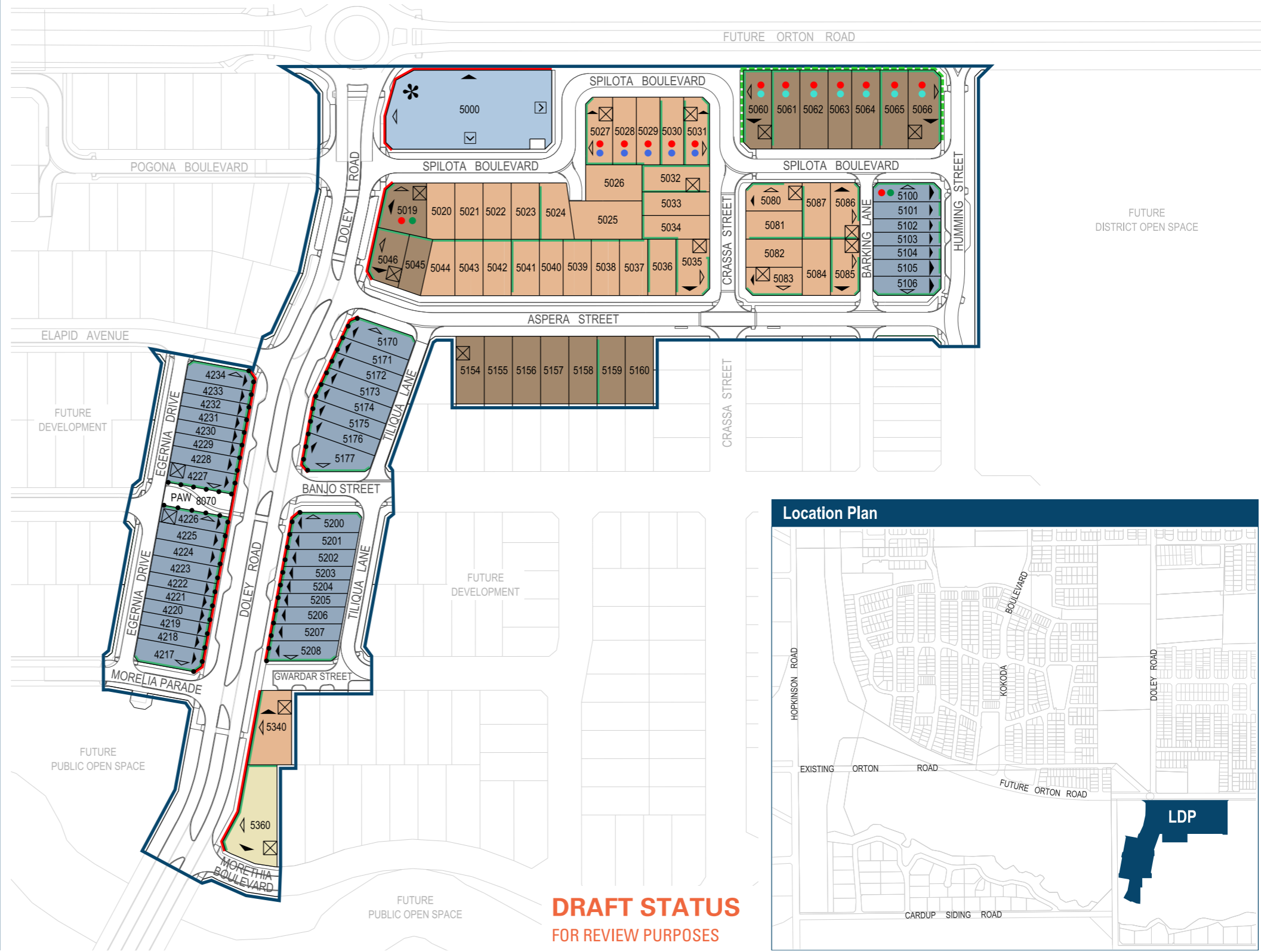
- 7.1 For R30 & R40 Lots, no maximum overshadowing applies for wall heights 3.5m or less. No maximum overshadowing for wall height greater than 3.5m where overshadowing is confined to the front half of the lot. If overshadowing intrudes into rear half of the lot, shadow cast does not exceed 35%.
- 7.2 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.
- 7.3 For R60 Lots, no maximum overshadowing and no visual privacy provisions apply.

## 8 BUILT FORM REQUIREMENTS

- 8.1 For Lot 5000, primary and secondary frontages shall be appropriately articulated and activated to avoid blank walls and to provide increased passive surveillance to streets.
- 8.2 For Lot 5000, a landmark architectural response to the north-west 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.
- 8.3 For Lot 5000, delivery, loading and storage areas are to be screened from public view.
- 8.4 Where fencing is provided by the Developer, no modifications are to be affected apart from maintenance and using materials that are substantially identical with those used in the original construction and in accordance with the Developer's specific requirements.
- 8.5 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
- R60 Subject Lots
- R40 Subject Lots
- R30 Subject Lots
- R20 Subject Lots
- Landmark Location
- Designated Garage Location
- Vehicular Access Point (Indicative Location)
- No Vehicle Access Permitted
- Retaining Walls (by developer)
- Noise Wall (1.8m height side wall, 2.4m height rear wall and 15kg/m<sup>3</sup> density)
- Visually Permeable Fencing (by developer)
- Primary Frontage
- Secondary Frontage
- Subject to Quiet House Design Package A
- Subject to Quiet House Design Package B
- Subject to Quiet House Design Package C
- Notification on Certificate of Title advising the lot may be affected by road traffic noise from future Orton Road and the lots will be subject to quiet house design as required by the Subdivision Acoustic Assessment prepared by Lloyd George Acoustics, dated 9th October 2025 (Reference 18024303-05).



**DRAFT STATUS**  
FOR REVIEW PURPOSES

<b>TBB Planning</b> T (08) 9226 4276 E admin@tbbplanning.com.au tbbplanning.com.au	<b>Scale</b> 1:2000@A3 1:1000@A1	<b>Date</b> 31/10/2025	<b>Plan</b> 06/014/395A	<b>Drawn</b> MH
	0 10 20 30 40 N		<b>Grid</b> PCG 94	<b>Approved</b> BDM

**Local Development Plan - Stages 3A, 4 & 5 (part)**  
CARDUP BROOK - Precincts A & C

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 \_\_\_\_\_  
Date \_\_\_\_\_

An LWP Byford Syndicate Pty Ltd Project

# Local Development Plan R-Code Variations

## 1 SCHEME AND RESIDENTIAL DESIGN CODE VARIATIONS

- 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).
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## 2 STREETScape REQUIREMENTS

Setbacks	Lots Applicable	Minimum	Maximum	Averaging	
<b>Primary Street</b>	Dwelling (all levels)	R30 & R40 Lots	3.0m	N/A	<ul style="list-style-type: none"> <li>Averaging is not permitted to minimum.</li> <li>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.</li> </ul>
	Garage	All Lots	4.5m	N/A	<ul style="list-style-type: none"> <li>Averaging is not permitted to minimum.</li> </ul>

- 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
<b>Buildings on boundary (other than Street boundaries)</b>	<p>R30 Lots</p> <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 for wall height 3.5m or less.</li> <li>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.</li> </ul> <p>R40 Lots</p> <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 for wall height 3.5m or less.</li> <li>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.</li> </ul>

## 4 OPEN SPACE REQUIREMENTS

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	R40 Lots	N/A	<ul style="list-style-type: none"> <li>An OLA with an area of 10% of the lot size or 25m<sup>2</sup>, whichever is greater, directly accessible from a habitable room of the dwelling and located behind the street setback area.</li> <li>An OLA with a minimum length and width dimension of 3.0m.</li> <li>An OLA with at least 70% of the OLA must be uncovered and includes areas under eaves which adjoin uncovered areas.</li> </ul>

## 5 LANDSCAPING REQUIREMENTS

- 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

- 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.
- 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.

## 7 BUILT FORM REQUIREMENTS

- 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.
- 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
- R40 Subject Lots
- R30 Subject Lots
- R20 Subject Lots
- Designated Garage Location
- No vehicle access permitted
- Retaining Walls (by developer)
- Noise Wall (2.4m height and 15kg/m<sup>3</sup> density)
- Primary Frontage
- Secondary Frontage
- Subject to Quiet House Design Package B
- Subject to Quiet House Design Package C
- Notification on Certificate of Title advising the lot may be affected by road traffic noise from future Orton Road 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 (Reference 18024303-02).



**TBB Planning**  
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 tbbplanning.com.au

**Scale**  
 1:2000@A3  
 1:1000@A1

**Date**  
 26/09/2025

**Plan**  
 06/014/382D

**Grid**  
 PCG 94

**Drawn**  
 CR

**Approved**  
 ST



## Local Development Plan - Stages 2 and 3 CARDUP BROOK - PRECINCT A

**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 \_\_\_\_\_  
 Date \_\_\_\_\_

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