

## Local Development Plan R-Code Variations

### 1 SCHEME AND RESIDENTIAL DESIGN CODE VARIATIONS

- The provisions of the Shire of Serpentine Jarrahdale Town Planning Scheme No.2 and State Planning Policy 7.3 the Residential Design Codes (R-Codes) are varied as described in these notations.
- The requirements of Town Planning Scheme No.2 and the R-Codes shall be satisfied in all other matters.
- Planning approval is not required, but a Building Permit is required, for the construction of a dwelling on any lot within the area covered by the Local Development Plan (LDP), except where variations to the provisions of the LDP are sought.

### 2 R-CODING

Lots Applicable	R-Code Density
All Lots	R20

### 3 STREETScape & ORIENTATION

#### Public Open Space

- For all dwellings indicated as having a Direct POS Interface on the plan (Lots 441-442, 448-449, 457-460, 494 and 499-502), passive surveillance of the Public Open Space (POS) is to be provided via at least one major opening to a habitable room, with a clear view to the POS.
- For all dwellings directly abutting POS (Lots 441-442, 448-449, 457-460, 494 and 499-502), outdoor living areas must be located adjacent the POS and not obscured by visually impermeable fencing.
- Fencing on all boundaries directly abutting POS (Lots 441-442, 448-449, 457-460, 494 and 499-502) shall be designed and constructed in accordance with clause 5.2.4 of the R-Codes (visually permeable fencing) for the full length of all front/rear boundaries adjacent POS and at least one third the boundary length of any side boundary adjacent the POS. Location of side boundary fencing to be in accordance with provisions 3.1 and 3.2 of this LDP.
- For Dual Frontage Lots (Lots 499 to 502), dwellings are required to suitably address frontage(s) to POS (as per provisions 3.1, 3.2 and 3.3 of this LDP) and the primary street frontage (as per the R-Codes requirements).
- For all lots with more than one boundary to POS (Lots 457, 472, 499 and 502), dwellings are required to suitably address both frontages to POS, providing at least one major opening to a habitable room and not obscured by visually impermeable fencing.

#### Vehicular Access

- Access to on-site car parking for Lots 441, 445-446, 449-450, 452-453, 455, 460-461, 464, 472-473, 479, 483, 485, 487, 490-491, 494-497 and 499-502 is designated in the locations depicted on this LDP, subject to compliance with the setback requirements of the R-Codes and this LDP.
- Access to on-site car parking for Lot 460 may be located closer than 6 metres to the street corner. This represents an acceptable variation to the R-Codes clause 5.3.5.
- Garages on lots adjacent POS (Lots 465-471, 474-475 and 486) are preferred on the southern boundary to encourage passive solar design.

### 4 SETBACKS

Setbacks	Lots Applicable	Minimum	Notes
Primary Street	Dwelling	All lots (except Lots 450, 455-456, 479, 497-498, 491-493, and 499-500)	4.0m • Averaging is not permitted to minimum.
	Dwelling	Lots 450, 455-456, 479, 497-498, 491-493, and 499-500	4.0m • Averaging is permitted, to a minimum of 2.0m.
	Garage	All lots (excluding Lots 488-490, 476-479 and laneway Lots 457-460)	4.5m • May be reduced to 4.0m where an existing or planned footpath is located more than 0.5m from the street boundary.
	Garage	Lots 488-490 and 476-479	4.5m • No reduction to minimum permitted, even where an existing or planned footpath is located more than 0.5m from the street boundary.
Public Open Space	Dwelling	All direct POS interface lots (Lots 457-460 and 499-502)	4.0m • Averaging is not permitted to minimum. • Excludes side boundaries.
Secondary Street	Dwelling	All lots	1.0m • Averaging is not permitted to minimum.
Laneway	Dwelling, Garage or Carport	All laneway lots (Lots 457-460)	0.5m • Averaging is not permitted to minimum.

### 5 OPEN SPACE REQUIREMENTS

Open Space Provision	Lots Applicable	Minimum	Requirements
	R20 Lots	45%	• Outdoor Living Area (OLA) shall be located to maximise northern or eastern solar access.

#### Landscaping Requirements

- The front setback area, excluding the area of any verandah or porch, shall consist of at least 40% soft landscaping.
- Rear Outdoor Living Areas shall consist of at least 33% soft landscaping.

## Legend

- Extent of Local Development Plan
- R20 Subject Lots
- Public Open Space
- Designated Vehicle Access Point
- Indicative Bin Collection Point
- Indicative Retaining Wall Locations (by developer)
- Direct POS interface
- Dual Frontage Lots
- Uniform Visually Permeable Fencing (Side boundary locations subject to detailed design and provisions 3.1, 3.2 and 3.3 of this LDP)

## Location Plan

