



**LEGEND**

- Uniform Fencing (visually permeable)
- No Vehicular access
- Building envelope
- Designated garage/carport location
- Preferred location of shared crossover to grouped dwellings
- Public Open space

**ENDORSEMENT PANEL**

Detailed Area Plan approved pursuant to clause 5.18.5.1(c) of the Shire of Serpentine-Jarrahdale Town Planning Scheme No.2

*Kouros Hughes*  
 Authorised Officer

Date 18/08/2014

**DETAILED AREA PLAN PROVISIONS**

**RESIDENTIAL DESIGN CODE VARIATIONS & RELATIONSHIP TO THE SCHEME**  
 This Detailed Area Plan (DAP) has been prepared and adopted by Council pursuant to clause 5.18.5.1(c) of the Shire of Serpentine-Jarrahdale Town Planning Scheme No. 2 (Scheme). All new development on lots contained within this DAP is required to comply with the provisions of this DAP, in addition to the provisions of the Scheme and the Residential Design Codes of Western Australia (R-Codes). Where there is an inconsistency between the DAP and the R-Codes, the provisions of the DAP shall prevail.

**RESIDENTIAL DENSITY**

1. The following residential density code applies to the lots in this DAP:

Lots	R-Coding
137 - 139 inclusive	R40
64 - 69 inclusive	R30

**BUILDING SETBACKS**

2. For Lots 64 - 69 (inclusive) boundary walls not restricted to one side only, as shown on the DAP, provided walls not higher than 3.5m with an average of 3m for two-thirds the length of the balance of the lot boundary behind the front setback.
3. Boundary walls are not permitted abutting Public Open Space.
4. Development shall be setback a minimum of 3m from boundary of abutting Public Open Space.

**STREET SETBACKS**

5. For Lots 64 - 69 the minimum dwelling setback to the laneway is 1.0m and minimum secondary street setback is 1.0m.
6. For Lots 137 - 139 the minimum dwelling setback to the streets is shown on the DAP.

**BUILDING DESIGN**

7. Development on Lots 137 - 139 shall be designed to address street frontages and for Lots 64 - 69 & 137 development shall also address adjacent public open space areas. This may be achieved by providing at least one major opening from a habitable room with a view of the street (or public open space) to provide passive surveillance.
8. Dwellings constructed on corner lots are to address the primary and secondary streets through use of materials and major openings.

**GARAGES AND ACCESS**

9. The minimum setback for garages abutting a laneway is 0.5 metre from the boundary abutting the laneway.
10. For garages accessed via a street, the minimum setback shall be 4.5m from the primary street boundary and 1.0m from a secondary street.
11. Garages can have a nil setback on either side boundary for non-mandatory garages.
12. The DAP identifies the preferred location of garaging. Variations to the preferred location may be permitted at the discretion of the Shire.
13. No vehicle access permitted as shown on the DAP.

**OPEN SPACE**

14. A balcony that is 10m<sup>2</sup> or greater can be included as open space.
15. A minimum of 35% open space shall be provided for Lots 64 - 69 and for development of Lot 137.
16. Permanent roof cover is permitted to a maximum of two thirds of the outdoor living area.
17. No variations to outdoor living area size or dimension will be supported where open space is below 40%.
18. A minimum of 40% open space shall be provided for all lots, except where provided for Lots 64 - 69 & 137.

**FENCING**

19. No modifications to uniform fencing abutting Public Open Space shall be undertaken without written approval from the Shire.

**DETAILED AREA PLAN  
 LOTS 64 - 69, 137-139  
 DARLING DOWNS**