



LEGEND

- ← Dwelling orientation
- ⊠ Designated garage/carport location
- Public Open Space
- No vehicular access



LOCAL DEVELOPMENT PLAN VARIATIONS TO THE RESIDENTIAL DESIGN CODES

Shire of Serpentine Jarrahdale Town Planning Scheme No. 2 (TPS 2) and the Residential Design Codes are varied as described in this Local Development Plan (LDP). The requirements of TPS 2 and the Residential Design Codes shall be satisfied in all other matters.

RESIDENTIAL DENSITY

The following residential density code applies to the lots in this LDP:

Lots	R-Coding (as per approved Structure Plan)
126 & 129	R20
50	R30

BUILDING SETBACKS

- 1 For R20 lots a 4.0m minimum primary street setback (with no averaging required) applies.
- 2 For R30 lots a 2.0m minimum primary street setback (with no averaging required) applies.
- 3 For all lots a 1.0m minimum secondary street setback applies.

GARAGES & ACCESS

- 4 Primary street setback minimum 4.5m, which may be reduced to 4.0m where an existing or planned footpath or shared path is located more than 0.5m from the street boundary.
- 5 Secondary street setback minimum 1.0m.
- 6 No vehicle access to streets is permitted where shown on this LDP.

LANDSCAPING

- 7 The front setback area of Lot 126 Andalusian Avenue, Darling Downs must be developed with soft landscaping, with the exception of a driveway and pedestrian path to the front door of the dwelling.

ENDORSEMENT PANEL

Local Development Plan approved pursuant to Schedule 2, Part 6, cl. 52 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

[Signature]
 Authorised Officer

01/05/17
 Date

LOCAL DEVELOPMENT PLAN
 LOTS 50, 126 & 129 ANDALUSIAN AVENUE
 DARLING DOWNS