

Local Development Plan R-Code Variations

- SCHEME AND RESIDENTIAL DESIGN CODE VARIATIONS**
 - The provisions of the Shire of Serpentine Jarrahdale Town Planning Scheme No.2 and State Planning Policy 3.1 Residential Design Codes (R-Codes) are varied as detailed within this Local Development Plan (LDP).
 - All other requirements of the Town Planning Scheme No.2 and R-Codes shall be satisfied in all other matters.
 - 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.

Setbacks		Lots Applicable	Minimum	Maximum	Requirements
Primary Street	Dwelling (all levels)	All Lots (except Lots 356 & 357)	1.5m	4m	<ul style="list-style-type: none"> Averaging is not permitted to minimum A porch, balcony, verandah or the equivalent may project not more than 1.0 m into the primary street setback area for 100% of the frontage at any level.
	Dwelling (all levels)	Lots 356 & 357	1.5m	3m	<ul style="list-style-type: none"> Averaging is not permitted to minimum A porch, balcony, verandah or the equivalent may project not more than 1.0 m into the primary street setback area, provided that the total of such projections does not exceed 50% of the frontage at any level
Laneway	Dwelling (all levels)	All Lots	1.0m		<ul style="list-style-type: none"> Averaging is not permitted to minimum
	Garage	All Lots	0.5m		<ul style="list-style-type: none"> Averaging is not permitted to minimum

2.1 Driveways may be located closer than 6m to a street corner or the point at which a carriageway begins to deviate on Lots 322, 331, 344, 356 and 357

Setbacks		Lots Applicable	Requirements
Buildings on boundary (other than Street and POS boundaries)	All levels	All Lots	<ul style="list-style-type: none"> Two side boundaries permitted Maximum length determined by front (Primary Street) and rear setbacks

Setbacks		Lots Applicable	Minimum	Requirements
Public Open Space	Dwelling (all levels)	Lots 334 & 347	Nil	<ul style="list-style-type: none"> Wall shall be finished to an appropriate architectural standard which provides texture and colours to the satisfaction of the Shire of Serpentine Jarrahdale
	Garage	Lots 334 & 347	Nil	<ul style="list-style-type: none"> Single storey only Maximum length of 6m Wall shall be finished to an appropriate architectural standard which provides texture and colours to the satisfaction of the Shire of Serpentine Jarrahdale

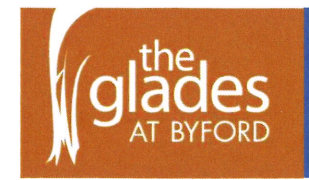
- For Lots 334 & 347, dwellings at all levels shall have one or more major opening(s) to a habitable room facing and allowing unobstructed views of the Public Open Space (POS).
- Outdoor Living Area (OLA) shall be located adjacent to POS.

Open Space Provision		Lots Applicable	Minimum	Requirements
		All Lots	20%	<ul style="list-style-type: none"> OLA shall be located to maximise northern or eastern solar access Minimum OLA area of 24m² with a minimum dimension of 4.0m and directly accessible from a habitable room

- The front setback area, excluding the area of any verandah or porch, shall consist of a minimum of 60% soft landscaping.
- Rear open space shall consist of at least 33% soft landscaping.
- The provision of street trees and front and verge landscaping shall be supplied by the Developer in accordance with a landscape plan prepared to the satisfaction of the Shire of Serpentine - Jarrahdale.

Lots Applicable	Requirements
All Lots	<ul style="list-style-type: none"> Mandatory requirement for two storey dwellings (second storey element must be a minimum of 50m² - including balcony) Dwellings must be oriented to the adjoining primary street, with major openings located in the front facade at both floor levels Lots on this LDP are exempt from R-Code provisions determining solar access and visual privacy
All Lots (except Lots 356 & 357)	<ul style="list-style-type: none"> At least one balcony shall be provided to the primary street elevation, with a minimum depth of 1.5m for at least 70% of the frontage
Lots 334-343 & 347-355	<ul style="list-style-type: none"> Two storey development is only permitted from the front boundary, including balcony projection to a lot depth of 15m and for a distance of 6.5m from the rear boundary. Single storey development to a wall height of 2.7m is permitted over the remainder of the lot and a pitch roof of no greater than 30 degrees
Lots 356 & 357	<ul style="list-style-type: none"> At least one balcony shall be provided to the primary street elevation, with a minimum depth of 1.5m for at least 30% of the frontage
Corner Lots and Lots adjacent to POS	<ul style="list-style-type: none"> Balconies provided along primary street elevation shall extend through to, and be unobstructed to, the secondary street and where directly adjacent to POS to a minimum width of 1.5m
Lot 344	<ul style="list-style-type: none"> Dwelling at all levels shall have one or more major opening(s) to a habitable room facing and allowing unobstructed views of the POS
Lot 344	<ul style="list-style-type: none"> Provision of at least one on-site car parking space. All other lots shall provide car parking in accordance with the provisions of the R-Codes
Lots 322-331	<ul style="list-style-type: none"> Second storey development above garage is not permitted

Amendment No.	Summary of Amendment	Date endorsed by Local Government

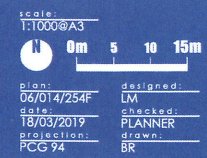


LOCAL DEVELOPMENT PLAN - WOODLAND GROVE STAGE 10

The Glades, Byford
An LWP Byford Syndicate Pty Ltd Project



ENDORSEMENT TABLE	
Local Development Plan approved pursuant to Schedule 2, Part 6, cl. 52 of the Planning and Development (Local Planning Scheme) Regulations 2015	
Authorised Officer	<i>[Signature]</i>
Date	23/5/2019



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