

Local Development Plan R-Code Variations

1 SCHEME AND RESIDENTIAL DESIGN CODE VARIATIONS

- 1.1 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.
- 1.2 The requirements of Town Planning Scheme No.2 and the R-Codes shall be satisfied in all other matters.
- 1.3 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 VEHICULAR ACCESS

- 3.1 Unless otherwise varied by this LDP, vehicle access to on-site car parking may be provided from the primary or secondary street frontage.
- 3.2 Access to on-site car parking for Lots 515, 516, 526, 533, 535, 542, 546, 551, 552, 555, 557, 568, 576, 577 and 583 is designated in the locations depicted on this LDP, subject to compliance with the setback requirements of the R-Codes and as varied by this LDP.
- 3.3 Access to on-site car parking for Lots 533, 561, 563, 565, 571, 573 and 580 may be located closer than 6 metres to the street corner. This represents an acceptable variation to the R-Codes clause 5.3.5.
- 3.4 Unless otherwise varied by this LDP, garages on east-west axis lots (Lots 512-514, 517-525, 534, 543-545, 553-554, 562, 564, 572 and 579) are preferred on the southern boundary to encourage passive solar design.

4 STREETScape

- 4.1 Street setback requirements as follows:

Setbacks	Lots Applicable	Minimum	Notes
Primary Street	Dwelling	All lots (except Lots 525, 536, 537, 568-570, and 581-582)	4.0m • Averaging is not permitted to minimum.
	Dwelling	Lots 525, 536, 537, 568-570, and 581-582.	4.0m • Averaging is permitted, to a minimum of 2.0m.
	Garage	All lots	4.5m • May be reduced to 4.0m where no existing or planned footpath is located 1.5m or closer to the lot boundary.
Secondary Street	Dwelling	All lots	1.0m • Averaging is not permitted to minimum.

- 4.2 Primary street designation (and associated setbacks) are as indicated on the plan, for all corner lots.
- 4.3 For all corner lots, the major entry to the dwelling (front door) may be provided from the primary or secondary street frontage, provided that the entry point is clearly defined, visible and accessible from the street.
- 4.4 Where buildings are oriented toward the secondary street, at least one unobstructed major opening from a habitable room of the dwelling must face the primary street frontage.

5 OPEN SPACE REQUIREMENTS

- 5.1 Open space and outdoor living area requirements as follows:

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

Landscaping Requirements

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

6 BUSHFIRE

- 6.1 Lots designated on the plan as subject to a '1m APZ setback' (Lots 533-535, 552-555, 571-573) are to provide a 1 metre Asset Protection Zone (APZ) building setback to Cooperage Street, in accordance with the approved Bushfire Management Plan (Strategen, December 2018).

Location Plan

