

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 Residential Design Codes Volume 1 (R-Codes) are varied as detailed within this Local Development Plan (LDP).
- 1.2 All other requirements of the Town Planning Scheme No. 2 and R-Codes shall be satisfied in all other matters.
- 1.3 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.

2 STREETScape REQUIREMENTS

Setbacks	Lots Applicable	Minimum	Maximum	Averaging	
Primary Street	Dwelling	All lots	4.0m	N/A	<ul style="list-style-type: none"> Averaging is not permitted to minimum.
	Garage	All lots	4.5m	N/A	<ul style="list-style-type: none"> Averaging is not permitted to minimum.
Secondary Street	Dwelling	All lots	1.0m	N/A	<ul style="list-style-type: none"> Averaging is not permitted to minimum.

- 2.1 Dwellings are required to suitably address all adjacent street frontages to maximise visual surveillance. All visible house elevations (from building line to erected fence) from the secondary street shall feature a suitable level of detail in a manner consistent with the primary street elevation.
- 2.2 Designated garage locations on the LDP are mandatory.
- 2.3 Unless otherwise specified, driveway access to a garage for corner lots may be provided from the primary or secondary street frontage.

3 BOUNDARY SETBACK REQUIREMENTS

Setbacks	Lots Applicable	Requirements
Buildings on boundary (other than Street boundaries)	Lots 454-457 & 461	<ul style="list-style-type: none"> Buildings built up to one side boundary are permitted for a total maximum 2/3 length of boundary. Walls not higher than 3.5m. Walls with an average height of 3.0m or less.

4 SPECIAL PROVISIONS FOR LOTS ADJACENT TO PUBLIC OPEN SPACE

Setbacks	Lots Applicable	Minimum	Maximum	Averaging	
Public Open Space (POS)	Building backing onto POS	Lots 462-468	3.0m	N/A	<ul style="list-style-type: none"> Averaging permitted.
	Building siding onto POS	Lots 450, 462 & 468	1.0m	N/A	<ul style="list-style-type: none"> Averaging is not permitted to minimum.

5 OPEN SPACE REQUIREMENTS

Open Space Provision	Lots Applicable	Minimum	Requirements
	All lots	40%	<ul style="list-style-type: none"> Outdoor Living Area (OLA) shall be located to maximise northern or eastern solar access.









6 LANDSCAPING REQUIREMENTS

- 6.1 The front setback area, excluding the area of any verandah or porch, shall consist of soft landscaping in accordance with the following minimum requirements:

Soft Landscaping	Lots Applicable	Minimum
	All lots	40%

- 6.2 Rear open space shall consist of at least 1/3 soft landscaping.
- 6.3 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.

Legend

	Extent of Local Development Plan		Designated Garage Location
	R20 Subject Lots		Primary Frontage
	Retaining Walls (by developer)		Secondary Frontage
	Noise Wall (2.4m)		Visually Permeable Fencing (by developer)

