

LOCAL DEVELOPMENT PLAN PROVISIONS

1. Scheme & Residential Design Code Variations

- 1.1 Unless provided for below, the provisions of the Shire of Serpentine Jarrahdale Town Planning Scheme No.2 and the Residential Design Codes apply.
- 1.2 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 this LDP (including lots with a land area less than 260m²), except where variations are sought.

GENERAL PROVISIONS

2. Streetscape Requirements

Lots Applicable	Setbacks		Minimum	Averaging
	Street Type	Structure		
R25	Primary Street	Building	3m	No Averaging Permitted
		Garage	4.5m	
	Secondary Street	Building	1.5m	
		Garage	1.5m	
R40	Primary Street	Building	3m	
		Garage	4.5m	
	Secondary Street	Building	1m	
		Garage	1.5m	
R60	Primary Street	Building	2m	
		Garage	4.5m	
	Secondary Street	Building	1m	
		Garage	1.5m	

- 2.1 All visible house elevations (from building line to erected fence) from the secondary street boundary shall feature similar materials, colours and articulation consistent with the primary street elevation.
- 2.2 Front loaded lots with frontages less than 10.5 metres require a single or tandem garage. A double garage is not permitted.

3. Boundary Setback Requirements

Setbacks	Lots Applicable	Required
Buildings on the boundary (other than street boundaries)	R25	<ul style="list-style-type: none"> • Buildings built up to one side boundary are permitted for a total maximum 2/3 length of boundary. • Building built up to the second side boundary are permitted for a maximum length of 9.0m. • Walls not higher than 3.5m, with an average height of 3.0m or less.
	R40	<ul style="list-style-type: none"> • Buildings built up to both side boundaries for wall heights 3.5 metres or less, with no maximum to one side boundary and, to the second side boundary, a maximum length of two-thirds the length of that boundary. • Walls not higher than 3.5m, with an average height of 3.0m or less.
	R60	<ul style="list-style-type: none"> • Buildings built to both side boundaries are permitted. • Walls not higher than 3.5m, with an average height of 3.0m or less.

4. Open Space Provisions

Lots Applicable	Minimum	Required
R25	40%	Outdoor Living Area (OLA) shall be located to maximise northern or eastern solar access.
R40	35%	
R60	30%	

5. Landscaping

- 5.1 The front setback area, excluding the area of any driveway, verandah or porch, shall consist of at least 40% soft landscaping.

This Local Development Plan has been approved by Council under clause 52(1)(a) of the deemed provisions of Town Planning Scheme No.2

[Signature] 3/5/2018
 Director Development Services
 Shire of Serpentine - Jarrahdale
 Date



LEGEND

- Local Development Plan Area
- No Vehicle Access
- X Designated Garage Location
- # Single / Tandem Garage Only

RCODE

- R25
- R40
- R60
- POS (Public Open Space)



LOCAL DEVELOPMENT PLAN 1
 Lots 127-130 and 202 Doley Road, Lots 2,3 Lawrence Way & Lot 1 Orton Road
 Byford



plan no: **3410-67D-01**
 date: 22 January 2018
 scale: Not to scale

This plan is current at the revised date & subject to approval, survey & engineering detail. This plan remains the property of CLE © www.cleplan.com.au