

Amendment No.	Summary of Amendment	Date endorsed by Local Government



Local Development Plan SPP 7.3 Vol. 1 (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 7.3 - Residential Design Codes Volume 1 (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.
- STREETSCAPE REQUIREMENTS**

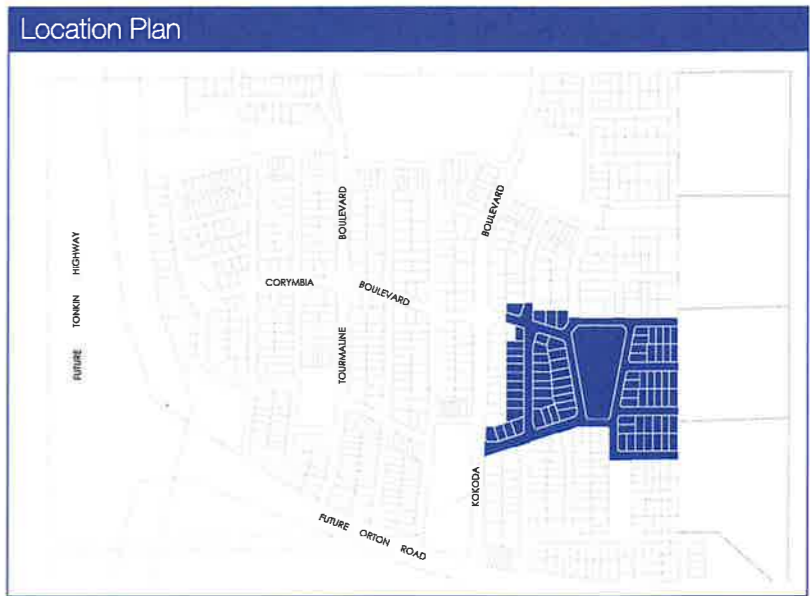
Setbacks	Lots Applicable	Minimum	Maximum	Averaging	
Primary Street	Dwelling	Lots 2253-2254, 2263-2264, 2611-2612, 2621-2622, 2705-2708, 2718 & 2720-2725	2.0m	N/A	• Averaging is not permitted to minimum.
	Dwelling	All lots (except 2253-2254, 2263-2264, 2611-2612, 2621-2622, 2705-2708, 2718 & 2720-2725)	4.0m	N/A	• Averaging is not permitted to minimum.
	Garage	All lots (except 2253-2254, 2263-2264, 2611-2612, 2621-2622, 2705-2708, 2718 & 2720-2725)	4.5m	N/A	• Averaging is not permitted to minimum.
Secondary Street	Dwelling	All lots	1.0m	N/A	• Averaging is not permitted to minimum.

 - 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.
 - Driveways may be located closer than 6m to a street corner or the point at which a carriageway begins to deviate on Lots 2708, 2722, 2734 & 2742.
- BOUNDARY SETBACK REQUIREMENTS**

Setbacks	Lots Applicable	Requirements
Buildings on boundary (other than Street boundaries)	Lots 2253-2254, 2263-2264, 2611-2612, 2621-2622, 2705-2708, 2718 & 2720-2725	<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.
- SPECIAL PROVISIONS FOR LOTS ADJACENT TO PUBLIC OPEN SPACE**
 - For Lots 2253-2254, 2263-2264, 2611-2612, 2621-2623, 2722 & 2734-2742, dwellings shall have one or more major opening(s) to a habitable room facing and allowing unobstructed views of the Public Open Space (POS).
- OPEN SPACE REQUIREMENTS**

Open Space Provision	Lots Applicable	Minimum	Requirements
R20 Lots	R30 Lots	40%	• Outdoor Living Area (OLA) shall be located to maximise northern or eastern solar access.
		35%	
- LANDSCAPING REQUIREMENTS**
 - 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
	Lots 2226-2227, 2255-2261, 2613-2615, 2618-2619, 2628, 2631, 2715-2717, 2728, 2732-2733 & 2735-2737	45%
	Lots 2253-2254, 2262-2264, 2611-2612, 2616-2617, 2620-2627, 2629-2630, 2632-2636, 2693, 2705-2714, 2718, 2729-2731, 2734 & 2738-2742	50%
 - Rear open space shall consist of at least 1/3 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.



Legend

- Extent of Local Development Plan
- R20 Subject Lots
- R30 Subject Lots
- Designated Garage Location (unless approved otherwise by Council)

Annexure J
Local Development Plan
 BUYER(S) INITIALS _____
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