

Legend

- Extent of Local Development Plan
- R30 Subject Lots
- Primary Frontage
- Secondary Frontage
- Visually Permeable Fencing
- Designated Garage Location



Amendment No.	Summary of Amendment	Date endorsed by Local Government

Local Development Plan SPP 7.3 Vol. 1 (R-Code) Variations

- 1 TOWN PLANNING SCHEME NO. 2 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	Lots 4-14 & 29-30	2.0m	N/A	• Averaging is not permitted to minimum
	Dwelling	All Lots (except Lots 4-14 & 29-30)	3.0m	N/A	• Averaging is not permitted to minimum.
	Garage	All Lots (except Lots 4-14 & 29-30)	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.

- 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 Driveways may be located closer than 6m to a street corner or the point at which a carriageway begins to deviate on Lots 15, 17, 29, 31-32 & 34.
- 2.3 Unless otherwise specified, driveway access to a garage/carport 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 4 & 29-30	<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 ADJOINING AND ADJACENT TO PUBLIC OPEN SPACE

Setbacks	Lots Applicable	Minimum	Requirements
Public Open Space	Lots 35-40	4.0m	<ul style="list-style-type: none"> • Rear Boundary. • Averaging permitted (as per R-Codes).
	Lots 35 & 40	1.5m	<ul style="list-style-type: none"> • Side Boundary. • Averaging is not permitted to minimum.

- 4.1 For Lots 1-4, 15-17, 29-31 & 32-40, dwellings shall have one or more major opening(s) to a habitable room facing and allowing unobstructed views of the Public Open Space (POS).
- 4.2 For Lots 35-40, Outdoor Living Area (OLA) shall be located adjacent to POS.

5 OPEN SPACE REQUIREMENTS

Open Space Provision	Lots Applicable	Minimum	Requirements
	All Lots	35%	<ul style="list-style-type: none"> • 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 driveway, verandah or porch, shall consist of soft landscaping in accordance with the following requirements:

Soft Landscaping	Lots Applicable	Minimum
	Lots 1-4 & 29-40	45%
	Lots 5-28	50%

- 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.



LOCAL DEVELOPMENT PLAN - STAGE 9B
 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 Schemes) Regulations 2015

Authorised Officer	<i>J. Dymina</i>
Date	31/10/2019

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