



Scale : NTS

LOCATION PLAN

**LEGEND**

- Lots the subject of this LDP
- Public Open space

		ANDALUSIAN AVENUE		
39	12		42	12
324m <sup>2</sup>			360m <sup>2</sup>	
27			30	
38	12		43	12
324m <sup>2</sup>			360m <sup>2</sup>	
37	12		44	12
324m <sup>2</sup>			360m <sup>2</sup>	
27			30	
36	12	45	12	
324m <sup>2</sup>		360m <sup>2</sup>		
35	12	46	12	
324m <sup>2</sup>		360m <sup>2</sup>		
34	12	47	12	
324m <sup>2</sup>		360m <sup>2</sup>		
33	12	48	12	
324m <sup>2</sup>		360m <sup>2</sup>		
27		30		

ENLARGEMENT 'A'

↑  
N  
Revision 1.0

**LOCAL DEVELOPMENT PLAN VARIATIONS TO THE RESIDENTIAL DESIGN CODES**  
 This Local Development Plan (LDP) has been prepared and adopted by Council pursuant to Clause 5.18.5.1(c) of the Shire of Serpentine Jarrahdale Town Planning Scheme No. 2 (TPS 2). All new development on lots contained within this LDP is required to comply with the provisions of this LDP, in addition to the provisions of TPS 2 and the Residential Design Codes of Western Australia (R-Codes). Where there is an inconsistency between the LDP and the R-Codes, the provisions of the LDP shall prevail.

**RESIDENTIAL DENSITY**  
 The following residential density code applies to the lots in this LDP:

Lots	R-Coding (as per approved Structure Plan)
33-39 & 42-49	R30

- BUILDING SETBACKS**
- 1 Boundary side setback minimum 1.2m for wall height 3.5m or less with major openings.
  - 2 Boundary side setback minimum 1.0m for wall height 3.5m or less without major openings.
  - 3 Boundary walls are permitted to both side boundaries subject to (i) two thirds maximum length to one side boundary and (ii) one third maximum length to second side boundary for wall height 3.5m or less.
  - 4 Primary street setback minimum 2.0m with no averaging and minimum 1.5m to porch/veranda, no maximum length.

- GARAGES & ACCESS**
- 5 Primary street setback minimum 4.5m, which may be reduced to a maximum of 4.0m where an existing or planned footpath or shared path is located more than 0.5m from the street boundary in order to achieve a 4.5m separation between garage and footpath.

- OPEN SPACE**
- 6 An outdoor living area (OLA) with a minimum area of 20m<sup>2</sup> to be provided directly accessible from a habitable room of the dwelling and located behind the street setback area.
  - 7 The OLA has a minimum dimension of 3.5m.
  - 8 A minimum of 35% of the total lot area is to be provided as open space.

**ENDORSEMENT PANEL**

Local Development Plan approved pursuant to clause 5.18.5.1(c) of the Shire of Serpentine-Jarrahdale Town Planning Scheme No.2

*[Signature]*  
 Authorised Officer

19/2/2018  
 Date

**DARLING DOWNS**  
 PRIVATE ESTATE

**LOCAL DEVELOPMENT PLAN**  
 LOTS 33-39 & 42-49 ANDALUSIAN AVENUE  
 DARLING DOWNS

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