

BUILDER'S QUICK REFERENCE GUIDE : LOTS 33 – 39 & 42 – 49 ANDALUSIAN AVENUE, DARLING DOWNS (R30) DEVELOPMENT STANDARDS

This guide is only intended to provide a quick reference to the **basic development standards** for residential development and is not a substitute to the overall required relevant development provisions contained under the approved Local Development Plan (LDP) and statutory development requirements under the *Shire of Serpentine Jarrahdale Town Planning Scheme No. 2 (TPS 2)*. Accordingly, the following (but not limited to) relevant TPS 2 statutory planning instruments also need to be fully taken into consideration:

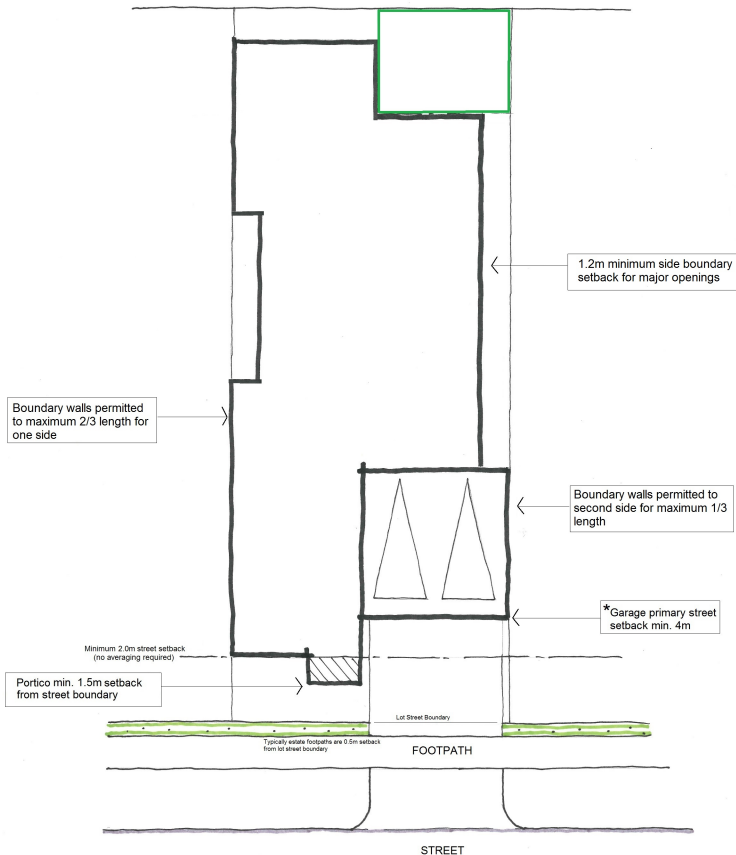
- Shire of Serpentine Jarrahdale *Lots 33 – 39 & 42 – 49 Andalusian Avenue Local Development Plan (LDP)*;
- Residential Design Codes of Western Australia (R-Codes);
- Shire of Serpentine Jarrahdale Local Planning Policy No. 35 – *Residential Development (LPP35)*.

Basic Development Standards

R30	Applicable 'Deemed-to-Comply' standards
Building Setbacks	
Street Setback (Primary & Secondary street) LDP requirement	<ul style="list-style-type: none">- Minimum 2.0m setback. No averaging required.- Porch, balcony or verandah (or equivalent) minimum 1.5m, no maximum length.
Boundary Walls (zero setback) LDP requirement	<ul style="list-style-type: none">- Nil setback to both sides, subject to (i) 2/3 maximum length to one side and (ii) 1/3 maximum to second side, for walls 3.5m or less.
Side and Rear Boundary LDP requirement	<ul style="list-style-type: none">- Minimum 1.2m for wall height 3.5m high or less with major openings- Minimum 1.0m for wall height 3.5m or less without major openings
Garage Setback (primary street) LDP requirement	<ul style="list-style-type: none">- Minimum 4.5m; or- Minimum 4.0m where footpath is located 0.5m or more from lot street boundary, for a minimum 4.5m separation between garage and footpath.

Dwelling Design	
Garage Width LPP 35 requirement	<ul style="list-style-type: none"> - Garages not occupying more than 55% of the lot frontage, subject to: <ul style="list-style-type: none"> a) Garage setback 0.5m or more behind dwelling; b) Dwelling has minimum one habitable window facing street; c) Dwelling front entry clearly visible.
Open Space & Outdoor Living Area (OLA) LDP requirement	<ul style="list-style-type: none"> - Minimum open space 35% of total site area. - OLA to be minimum 20m² with minimum dimension of 3.5m.
Building Height R-Codes Clause 5.1.6 (C6) – Table 3	<ul style="list-style-type: none"> - Top of external wall (roof above) 6.0m; - Top of pitched roof 9.0m.





NOTES

- * Garage street setback may need to be increased in order to achieve a min. 4.5m clearance between garage and footpath.

 Outdoor Living Area (OLA) min. 20m² with minimum dimension of 3.5m.