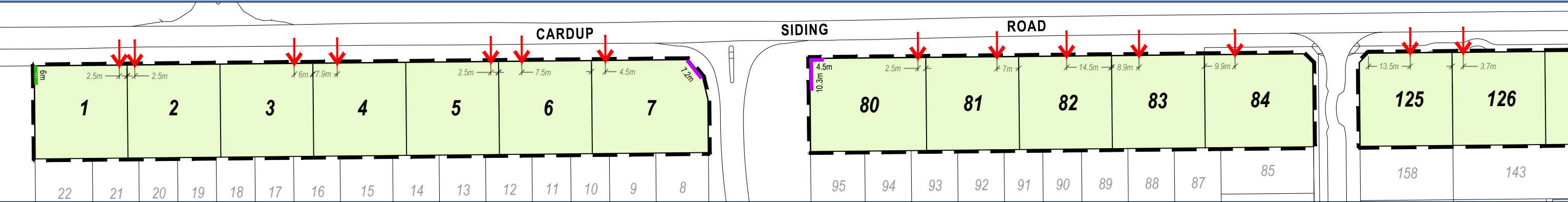
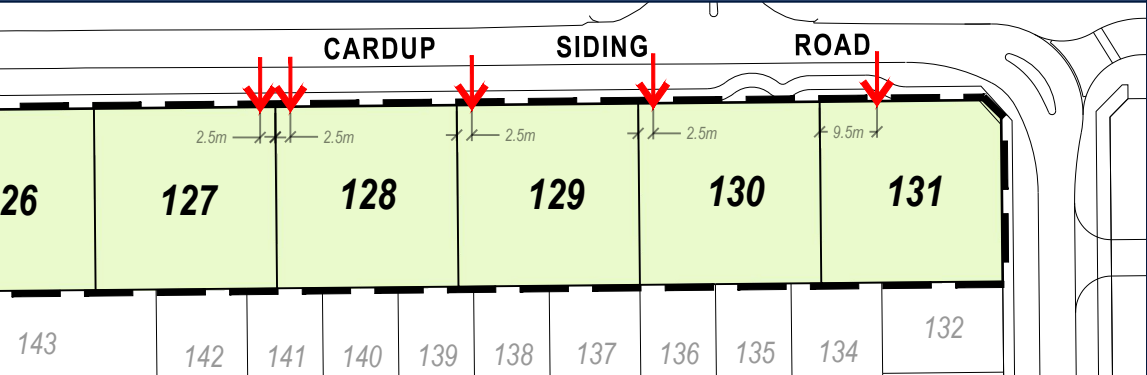


CONSTELLAR LOCAL DEVELOPMENT PLAN No. 1

LOTS 1-7, 80-84, 125 & 126



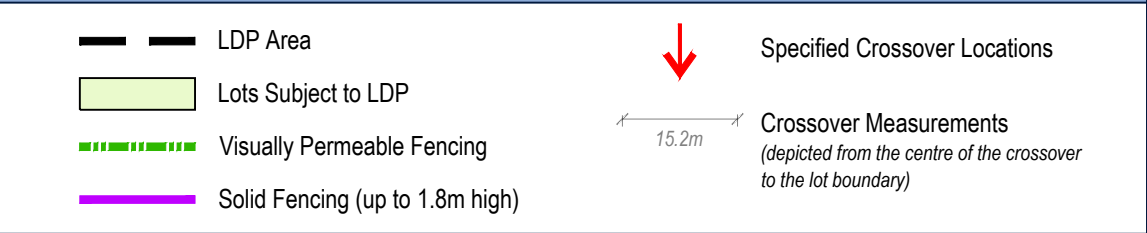
LOTS 127-131



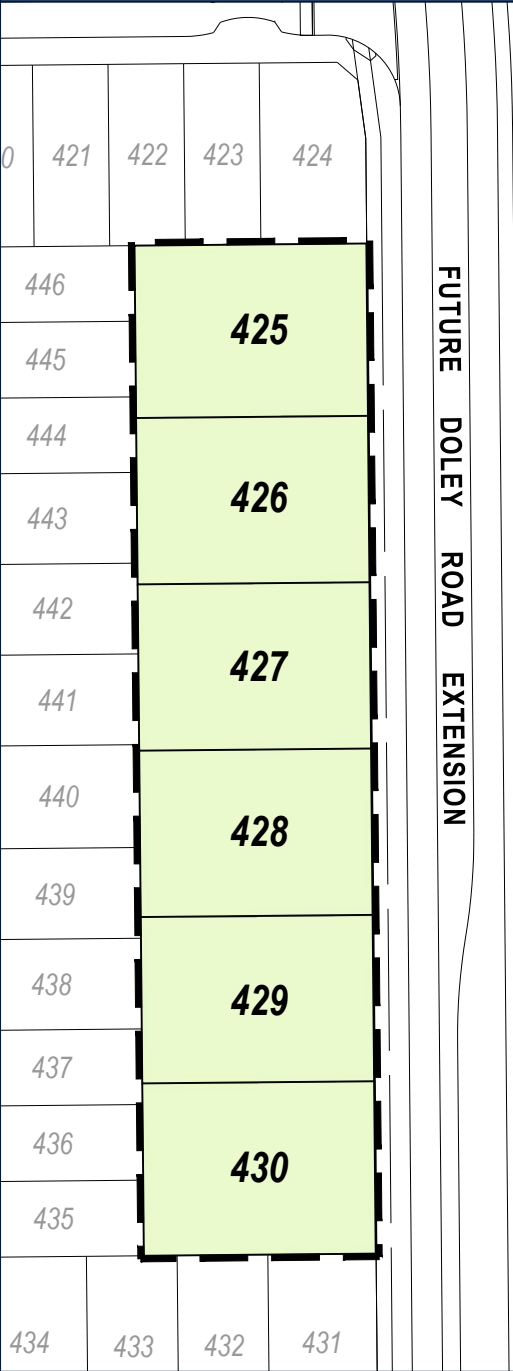
LOCATION PLAN



LEGEND



LOTS 425-430



LOCAL DEVELOPMENT PLAN PROVISIONS

SCHEME AND RESIDENTIAL DESIGN CODE VARIATIONS

Unless provided for below, the provisions of the Shire of Serpentine Jarrahdale Local Planning Scheme No. 3 (LPS 3), the Lot 33 Hopkinson Road Cardup Structure Plan and the Residential Design Codes Volume 1 (R-Codes) apply. This Local Development Plan (LDP) operates in conjunction with the requirements of the R-Codes by applying additional controls or by varying the 'Deemed-to-comply' requirements. Where this LDP varies any requirements of the R-Codes, compliance shall be deemed to constitute 'Deemed-to-comply' and development approval is not required.

This LDP has been prepared in accordance with Condition 15 of Western Australian Planning commission (WAPC) subdivision approval 200165, dated 5 February 2025.

Setbacks

- Primary street setbacks shall be a minimum of 6m, no averaging is permitted.
- A porch, verandah or equivalent may have a minimum primary street setback of 4m.
- Rear setbacks shall be a minimum of 3m.
- Side setbacks, with or without major openings, shall be a minimum of 2m.

Vehicle Access

Cardup Siding Road

To minimise impacts on existing verge trees and to retain the semi-rural character of the Cardup Siding Road streetscape the following provisions are applicable to lots with frontage to Cardup Siding Road:

- A maximum of one crossover is permitted per lot in accordance with crossover locations identified on this LDP.
- Crossovers shall be a maximum of 4m in width at the property boundary, and shall otherwise comply with all other requirements of the Shire's 'Standard Specifications for Construction of Crossovers' guideline.

Doley Road

- A maximum of one crossover is permitted per lot.
- Crossovers shall be a maximum of 4m in width at the property boundary, and shall otherwise comply with all other requirements of the Shire's 'Standard Specifications for Construction of Crossovers' guideline.

Public Open Space Interface/Passive Surveillance

- The following provisions apply to Lot 1, as it abuts public open space:
- The dwelling shall have a minimum of one ground floor habitable room with a major opening that has a clear view of the adjoining public open space.
 - Visually permeable fencing shall be provided where Lot 1 abuts public open space for a minimum of 6m from the primary street, generally as depicted on this LDP.

Fencing

- Front fencing within the primary street setback area (including a 6m return to the secondary street) shall be restricted to visually permeable fencing with a maximum height of 1.2m unless specified below.
- To facilitate an entry statement for the project, Lot 7 and Lot 80 are permitted solid fencing up to a maximum height of 1.8m in the locations identified on this LDP.

Local Development Plan approved pursuant to Schedule 2, Part 5, cl. 52 of the Planning and Development (Local Planning Schemes) Regulations 2015

m. legrange

Authorised Officer
Shire of Serpentine - Jarrahdale

Date 14/10/2025