# **CONSTELLAR LOCAL DEVELOPMENT PLAN No. 2**





## 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, the Residential Design Codes Volume 1 (R-Codes) and Local Planning Policy 2.2: Residential Development Standards (LPP 2.2) apply. This Local Development Plan (LDP) operates in conjunction with the requirements of the R-Codes and LPP 2.2 by applying additional controls or by varying the 'Deemed-to-comply' requirements. Where this LDP varies any requirements of the R-Codes or LPP 2.2, compliance shall be deemed to constitute 'Deemed-to-comply' and development approval is

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

# Frontage

1. Where depicted, the primary frontage of the dwelling shall be oriented as illustrated on this LDP.

### **Setbacks and Passive Surveillance**

Lots Fronting Public Open Space

- 2. The dwelling shall be setback a minimum of 2 metres.
- 3. The dwelling shall have its primary entry via the public open space (POS) and one ground floor habitable room that directly overlooks the POS.
- 4. Visually permeable fencing, as defined by the R-Codes, shall be provided adjacent to the POS, as illustrated on this LDP.

Lots Abutting Public Open Space (side on), Lot 22

- 5. Dwellings shall be setback a minimum of 1 metres from the adjoining POS.
- 6. Dwellings shall have a minimum of one ground floor habitable room with a major opening that has clear view of the adjoining POS.
- 7. Visually permeable fencing, as defined by the R-Codes, shall be provided to the side boundary that abuts the POS for a minimum of 6m from the primary street, as depicted on this LDP.

## Lots Abutting R10 Homestead Lots

8. Where a lot abuts an R10 homestead lot, the setback shall be a minimum of 3m from the rear boundary.

## **Vehicle Access and Garage Location**

- 9. Garages shall be located where identified on this LDP and shall not conflict with any existing or planned verge infrastructure.
- 10. For lots 261, 262, 276, 277, 302 & 344 garages are permitted via either the primary street or the laneway
- 11. No vehicular access is permitted where identified on this LDP.



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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

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04 November 2025 Date



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**LEGEND** Lots Subject to LDP 308 **Dwelling Orientation Designated Garage Location** Vehicle Access Restriction R10 Visually Permeable Fencing R25 Minimum 3m Setback R30 Public Open Space