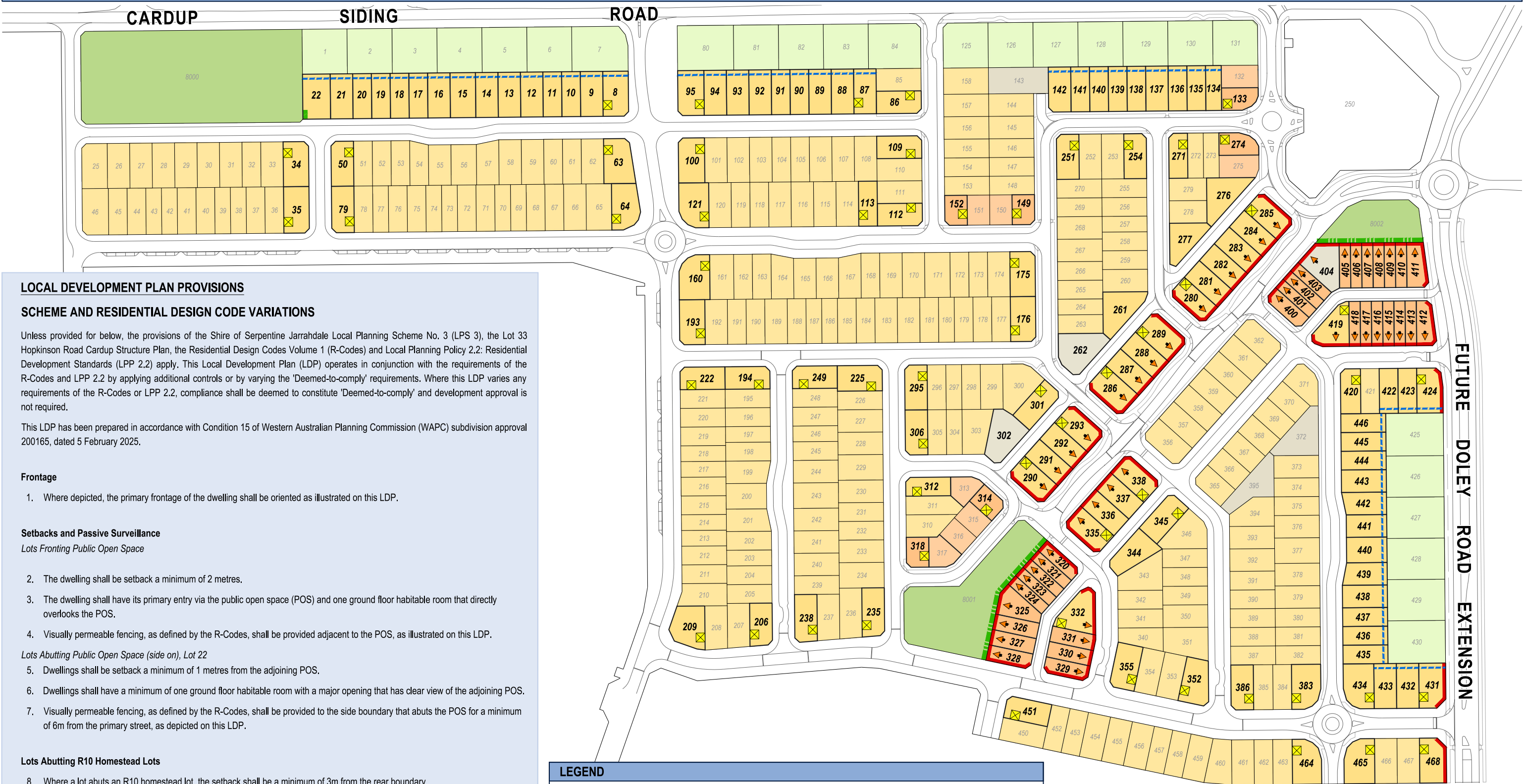


CONSTELLAR LOCAL DEVELOPMENT PLAN No. 2

LOTS



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 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.

Frontage

- 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

- The dwelling shall be setback a minimum of 2 metres.
- The dwelling shall have its primary entry via the public open space (POS) and one ground floor habitable room that directly overlooks the POS.
- 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

- Dwellings shall be setback a minimum of 1 metres from the adjoining POS.
- Dwellings shall have a minimum of one ground floor habitable room with a major opening that has clear view of the adjoining POS.
- 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

- 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

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

LEGEND

308	Lots Subject to LDP		Dwelling Orientation
	Designated Garage Location		Vehicle Access Restriction
	R10		Visually Permeable Fencing
	R25		Minimum 3m Setback
	R30		Public Open Space
	R40		

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

m. legrange

10/08/2026

Authorised Officer
Shire of Serpentine - Jarrahdale

Date

