



LOCATION AREA

SUBJECT AREAS

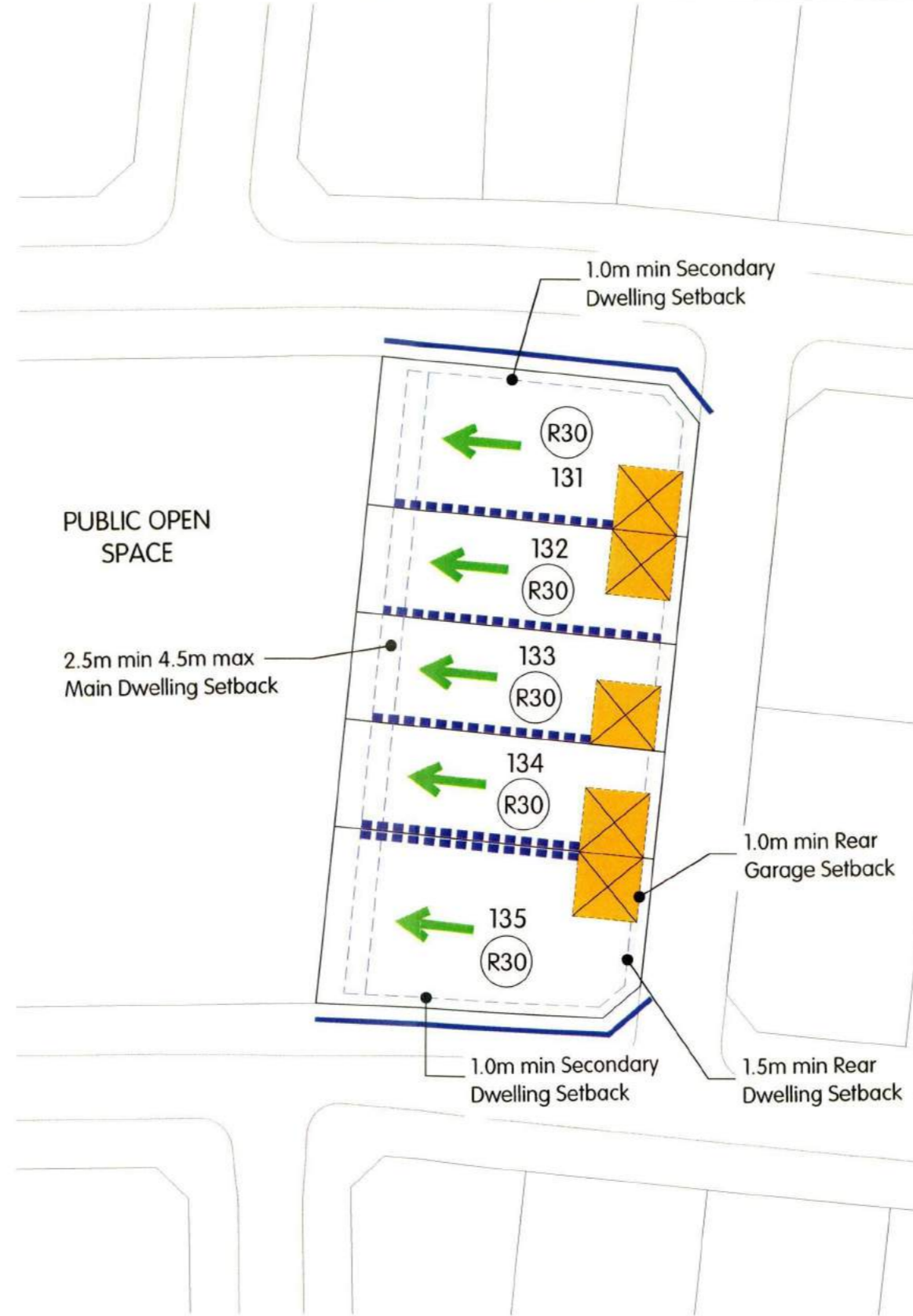


Endorsement Table

Local Development Plan approved pursuant to Clause 5.18.5.1 (c) of Town Planning Scheme No 2

[Signature] SJ1050-02
 Authorised Officer

22 October 2014
 Date



Local Development Plan Provisions

1. The Residential Density Code for each lot is as per the Residential Density Code Plan.

Scheme and Residential Design Code Variations

2. The requirements of the Residential Design Codes are varied as follows.
3. All other requirements of the Residential Design Codes shall be complied with.
4. Consultation with adjoining or other landowners to achieve a variation to the R Codes, in accordance with the Local Development Plan (LDP), is not required.
5. Planning approval is not required, but a Building Permit is required, for the construction of a dwelling on any lot within the area covered by the LDP except where variations to the provisions of the LDP are sought.
6. Minor variations to the requirements of the Residential Design Codes and this LDP may be approved by the Shire of Serpentine-Jarrahdale.

Visual Amenity and Streetscape Requirements

7. Averaging of setbacks is not permitted for minimum setback requirements on the primary, secondary or rear setbacks.
8. Dwellings are required to suitably address the primary frontages to maximise visual surveillance.
9. At least one habitable room must overlook the primary frontage to POS.
10. A verandah or portico (subject to the Building Code of Australia) may project not more than 1.5m into the primary setback.
11. Fencing of the primary frontage (to POS) must be low or visually permeable from 1.2m above the natural ground level.
12. Fencing of the corner truncation and secondary frontage must be low or as visually permeable from 1.2m above the natural ground level for a length of 5.5m from the POS corner.
13. Corner dwellings must address the secondary street frontage with a suitable level of detail in the manner consistent with the primary street frontage for the first 4.5m behind the primary frontage setback (POS).

Open Space Requirements

14. A minimum open space requirement of 35% of the site area shall be maintained for each dwelling where the outdoor living area is generally orientated to maximise northern or eastern solar access.
15. Buildings shall generally be orientated to maximise northern or eastern solar access.

Servicing

16. For each dwelling a bin pad shall be provided in a location designated by the Shire of Serpentine-Jarrahdale.
17. Clothes lines shall be screened such that they are not visible from any street or public space.
18. Solar hot water systems are to be integrated with the design of the roof.

Nil Setback Boundaries

19. For boundaries with a nominated nil setback, the minimum ground floor setback shall be nil to the maximum extent determined by front and rear setbacks.

LEGEND

- (R30) Density Code
- Subject Lot Boundary
- Lot Boundary
- - - Dwelling Setbacks
- ← Building Orientation
- No Vehicle Access
- ☒ Confirmed Garage Location
- - - Nominated Nil Setback



robertsday.com.au *planning design place*

SIZE A3
 1:500
 0 5 10 15 20 30 metres

AERIAL PHOTOGRAPHY

SOURCE: YMMDD:
CADASTRAL INFORMATION
 SOURCE: YMMDD:
 DWG REF:
 PROJECTION:

REV	DESCRIPTION	YMMDD	DRAWN	APPR'D
K	GARAGE LOCATIONS	140915	RF	RDU
J	TEXT MODS	140827	RF	RDU
I	DENSITY CODE	140821	RF	RDU
H	TEXT MODS	140813	RF	ER
G	LEGEND & TEXT MODS	140701	RF	ER
F	SETBACK & TEXT MODS	140630	RF	ER
E	SETBACK & TEXT MODS	140625	RF	ER

LOCAL DEVELOPMENT PLAN - STAGE 1 (LDP 2)

Lots 131-135 Whitby

Shire of Serpentine-Jarrahdale

REF NO. **GOG WHI** DRAW NO. **RD1 403** REV. **K**

DISCLAIMER: ISSUED FOR DESIGN INTENT ONLY. ALL AREAS AND DIMENSIONS ARE SUBJECT TO DETAIL DESIGN AND SURVEY