



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

- The Residential Density Code for each lot is as per the Residential Density Code Plan.
- The requirements of the Residential Design Codes are varied as follows.
- All other requirements of the Residential Design Codes and Local Structure plan shall be complied with.
- 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.
- 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.
- 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

- Averaging of setbacks is not permitted for minimum setback requirements on the primary, secondary or rear setbacks.
- Dwellings are required to suitably address the primary frontages to maximise visual surveillance.
- At least one habitable room must overlook the primary frontage.
- Fencing of the primary frontage must be low with a maximum height of 1.2m above the natural ground level.
- Fencing of the corner truncation and the secondary frontage must be low or visually permeable from 1.2m above the natural ground level for a length of 5.5m from the corner truncation.
- 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.

Open Space Requirements

- A minimum open space requirement of 40% of the site area for lots coded R20, and 35% of the site area for other lots, shall be maintained for each dwelling where the outdoor living area is generally orientated to maximise northern or eastern solar access.
- Buildings shall generally be orientated to maximise northern or eastern solar access.

Servicing

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

Nil Setback Boundaries

- 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
- Garage Setbacks
- Building Orientation
- No Vehicle Access
- Confirmed Garage Location
- Bushfire Attack Level 12.5
- Bushfire Attack Level 19
- Nominated Nil Setback



robertsday.com.au *planning design place*

SIZE A3
 1:750 0 metres 10 20 30 40

AERIAL PHOTOGRAPHY
 SOURCE: YYMMDD.

CADASTRAL INFORMATION
 SOURCE: YYMMDD.
 DWG REF: PROJECTION:

REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D
F	GARAGE LOCATION	140916	RF	RDu
E	TEXT MODS	140827	RF	RDu
D	DENSITY CODE	140821	RF	RDu
C	TEXT MODS	140813	RF	RDu
B	BAL RATING UPDATES	140715	RF	RDu
A	BASE PLAN	140711	RF	ER

LOCAL DEVELOPMENT PLAN - STAGE 1 (LDP 4)

Lots 2-3 & 6-11 Whitby
 Shire of Serpentine-Jarrahdale

REF NO. GOG WHI DRAW NO. RD1 405 REV. F