

All enquiries to Planning Services on 9526 1131
Our ref: PA17/163 RT:wj



Shire of
Serpentine
Jarrahdale

Sustainable. Connected. Thriving!

5 July 2017

Simon Blackwell
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Email: simon@tbbplanning.com.au

Dear Sir/Madam

Local Development Plan – Byford of the Scarp Stage 8

Please find enclosed a copy of the Local Development Plan for Byford on the Scarp, Stage 8, for your information and records.

The Local Development Plan has now been approved by Council (OCM068/06/17) pursuant to Clause 52(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Should you require any further information, please do not hesitate to contact Regan Travers on 9526 1174.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'S Walker', written over a light blue horizontal line.

Stephen Walker
Coordinator Statutory Planning

Local Development Plan R-Code Variations

1 SCHEME AND RESIDENTIAL DESIGN CODE VARIATIONS

- 1.1 The provisions of the Shire of Serpentine Jarrahdale Town Planning Scheme No.2 and State Planning Policy 3.1 the Residential Design Codes (R-Codes) are varied as described in these notations.
- 1.2 The requirements of Town Planning Scheme No.2 and the Residential Design Codes shall be satisfied in all other matters.
- 1.3 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 Local Development Plan, except where variations to the provisions of the Local Development Plan are sought.

2 R- CODING

Lots Applicable	R-Code Density
All Lots	R20

3 STREETScape & ORIENTATION

Right of Way (ROW)

- 3.1 For all dwellings adjacent the Right of Way (ROW) (Lots 26, 27 & 40), at least one major opening to a habitable room shall be provided with a clear view to the ROW, to ensure passive surveillance of the ROW.
- 3.2 Fencing on all boundaries adjacent the ROW for Lots 26, 27 and 40 shall be designed and constructed in accordance with clause 5.2.4 of the Residential Design Codes (visually permeable fencing) for at least half the length of the boundary adjacent the ROW.

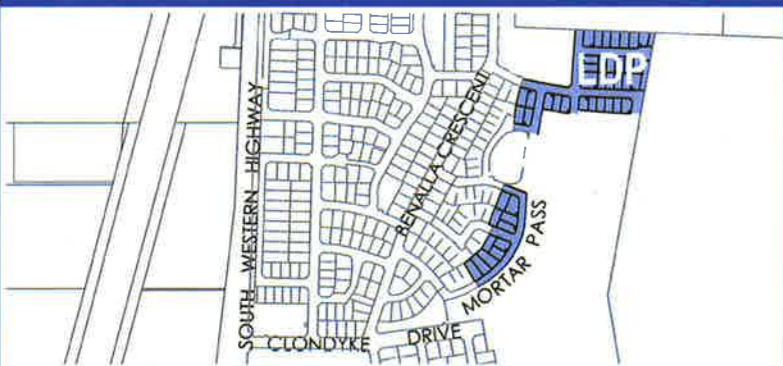
Public Open Space

- 3.3 For all corner lots with dual frontage to Public Open Space (POS) (Lot 10), dwellings are required to suitably address all frontages to POS, providing at least one major opening to a habitable room with a clear view to the POS and not obscured by visually impermeable fencing.

Vehicular Access

- 3.4 Access to on-site car parking for corner lots 3, 4, 6, 12, 15, 20, 26, 27, 32, 40 and 46 may be provided from the primary or secondary street frontage.
- 3.5 Where access to on-site car parking is provided from the primary street frontage, it shall be located as per the 'Vehicle Access Point' shown on this plan, and may in these instances be located closer than 6 meters to a street corner or the point at which a carriageway begins to deviate. This represents an acceptable variation to R-Codes clause 5.3.5.
- 3.6 Lots for which a Vehicle Access Point is shown on the primary street (Lots 3, 4, 6, 12, 15, 20, 26, 27, 32, 40 and 46) may alternatively gain access from the secondary street or ROW, under which circumstances access locations will be as per the R-Codes.

Location Plan



LOCAL DEVELOPMENT PLAN 10
Byford on the Scarp



ENDORSEMENT TABLE
Local Development Plan approved pursuant to Cl 5.18.5.1 (c) of Town Planning Scheme No. 2

Authorised Officer	<i>[Signature]</i>
Date	5/7/10

Legend

- Extent of Local Development Plan
- R20 Subject Lots
- Vehicle Access Point
- Indicative Retaining Wall Locations (by developer)
- Primary Building Orientation
- Secondary Building Orientation
- Visually Permeable Fencing

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