

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

[Signature]
 Authorised Officer

24/09/2015
 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 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 only required where variations to the provisions of this 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.
- At least one habitable room must be located to provide overlooking and surveillance in accordance with building orientation.
- A verandah or portico (subject to the Building Code of Australia) may project not more than 1.5m into the dwelling setback.
- Where building orientation is specified, fences shall be visually permeable above 1.2m in height.
- Corner dwellings and fencing must address the both frontages in accordance with provisions 8, 9 and 10 (as applicable) for not less than 4.5m of the secondary frontage.
- Garages with direct frontage to a street must be setback 1.0m behind the dwelling building line.
- For corner lots less than 16m in width, where access is proposed from the primary frontage, building may be set back up to 2.5m behind the garage provided that a portico, verandah or other entry feature, not less than 2.5m wide, is proposed within 750mm of the building line of the garage.

OPEN SPACE REQUIREMENTS

- A minimum open space requirement is as follows, to be maintained for each dwelling where buildings are generally oriented to maximise northern or eastern solar access
 - R20 and R25 Lots: 40%
 - R30 Lots: 35%

DESIGN ELEMENTS : BUSHFIRE PROTECTION

- For lots with an identified BAL rating, dwellings on the subject lots shall be constructed in accordance with Australian Standard AS-3959, including
 - a. Setbacks,
 - b. Notifications, and/or
 - c. Construction Standards
 As identified in the Bushfire Management Plan

SERVICING

- A bin pad must be provided for each dwelling to the satisfaction of the Shire.
- 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

- Subject Site
- Subject Lot Boundary
- Surrounding Lot Boundaries
- Dwelling Setbacks
- Nominated Nil Setback
- Density Code
- Garage Orientation
- Building Orientation
- No Vehicle Access

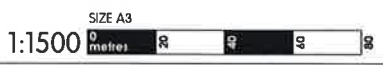
BUSHFIRE ATTACK LEVEL

- BAL 12.5
- BAL 19

LOCATION AREA ■ SUBJECT LOTS



robertsday.com.au planning.design.place



REV	DESCRIPTION	DATE	BY	CHKD	APP'D
I	NO VEHICLE ACCESS MODS	150910	RF	RDU	
H	LEGEND MODS	150904	RF	RDU	
G	PLAN & PROVISION MODS	150904	RF	RDU	
F	ADDED PROV. 13 & 14	150603	RF	RDU	
E	ADDED DX TO 301	150219	RF	RDU	
D	REMOVED LOTS	130218	RF	RDU	
C	PLAN UPDATES	141208	RF	RDU	
REV	DESCRIPTION	DATE	BY	CHKD	APP'D
YMM	DD	YYMMDD	DRAWN		

LOCAL DEVELOPMENT PLAN - STAGE 2 (LDP 8)
Lots 216 - 251, 253 - 287, 294 - 305 Whitby
 Shire of Serpentine-Jarrahdale

REF NO. DRAW NO. REV.
GOG WHI RD1 408 1

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