



LOCATION AREA ■ SUBJECT LOTS

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

[Signature]
 Authorised Officer

23.10.2015
 Date

LOCAL DEVELOPMENT PLAN PROVISIONS

- The Residential Density Code for each lot is as per the Residential Density Code Plan.
- SCHEME & RESIDENTIAL DESIGN CODE VARIATIONS**
- 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**
- For all lots a minimum open space requirement is 40%, to be maintained for each dwelling where buildings are generally oriented to maximise northern or eastern solar access

- LEGEND**
- Subject Site
 - Subject Lot Boundary
 - Surrounding Lot Boundaries
 - Dwelling Setbacks
 - R20 Density Code
 - ← Garage Orientation
 - Building Orientation
 - No Vehicle Access



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REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D
G	PROV EDITED	151019	HH	RDu
F	REMOVED PROV. 16	150929	RF	RDu
E	VARIOUS MODS	150922	RF	RDu
D	LOT REMOVED	150918	RF	RDu
C	NO VEHICLE MODS	150910	RF	RDu
B	PLAN & PROVISION MODS	150904	RF	RDu
A	BASE PLAN	150807	RF	RDu

LOCAL DEVELOPMENT PLAN - STAGE 2C (LDP 10)
Lots 314-320 & 345 - 348 & 360-375 Whitby
 Shire of Serpentine-Jarrahdale

REF NO. **GOG WHI** DRAW NO. **RD1 410** REV. **G**

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