

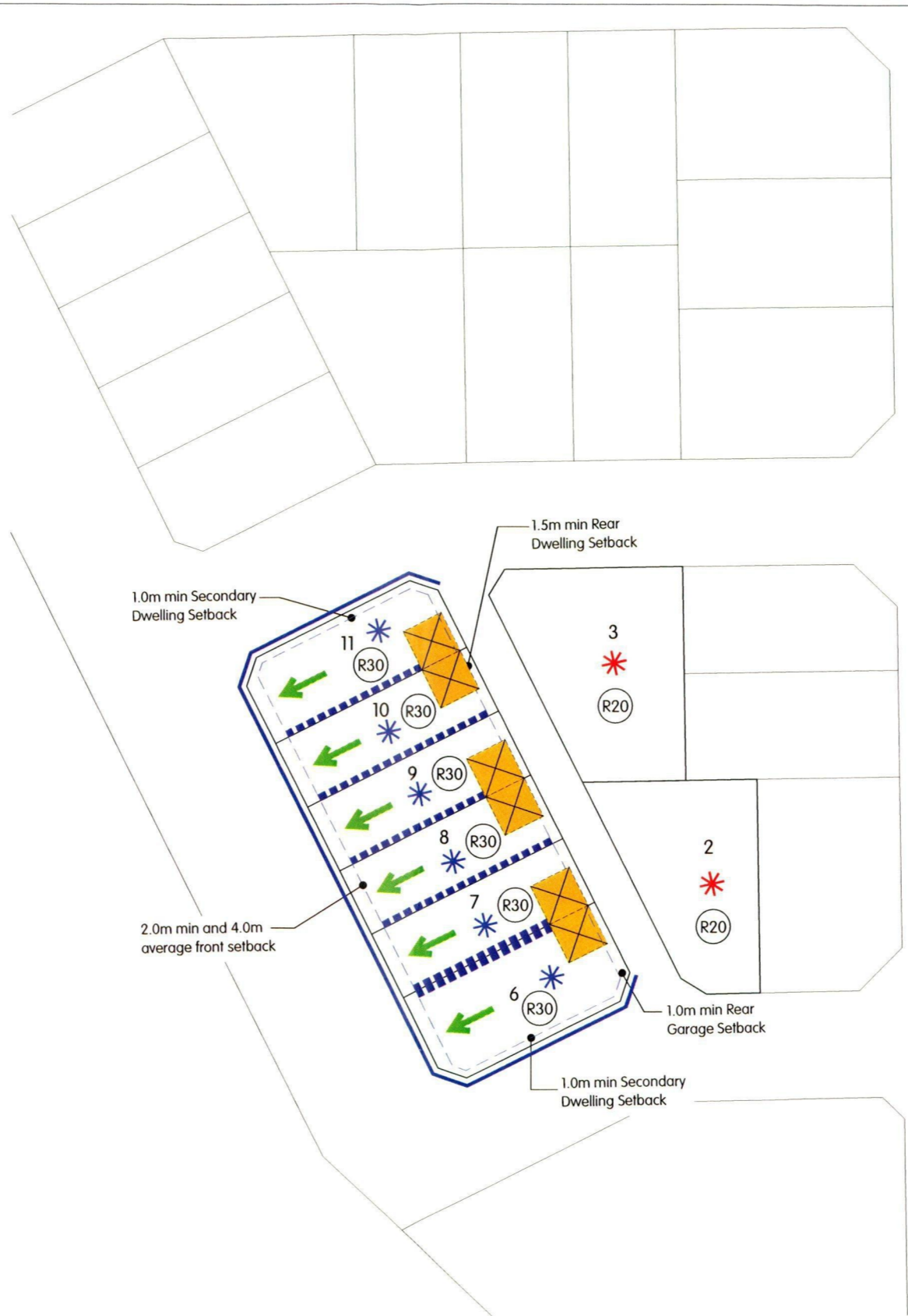
LOCATION AREA ■ SUBJECT AREAS

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

- 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 metres

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**