

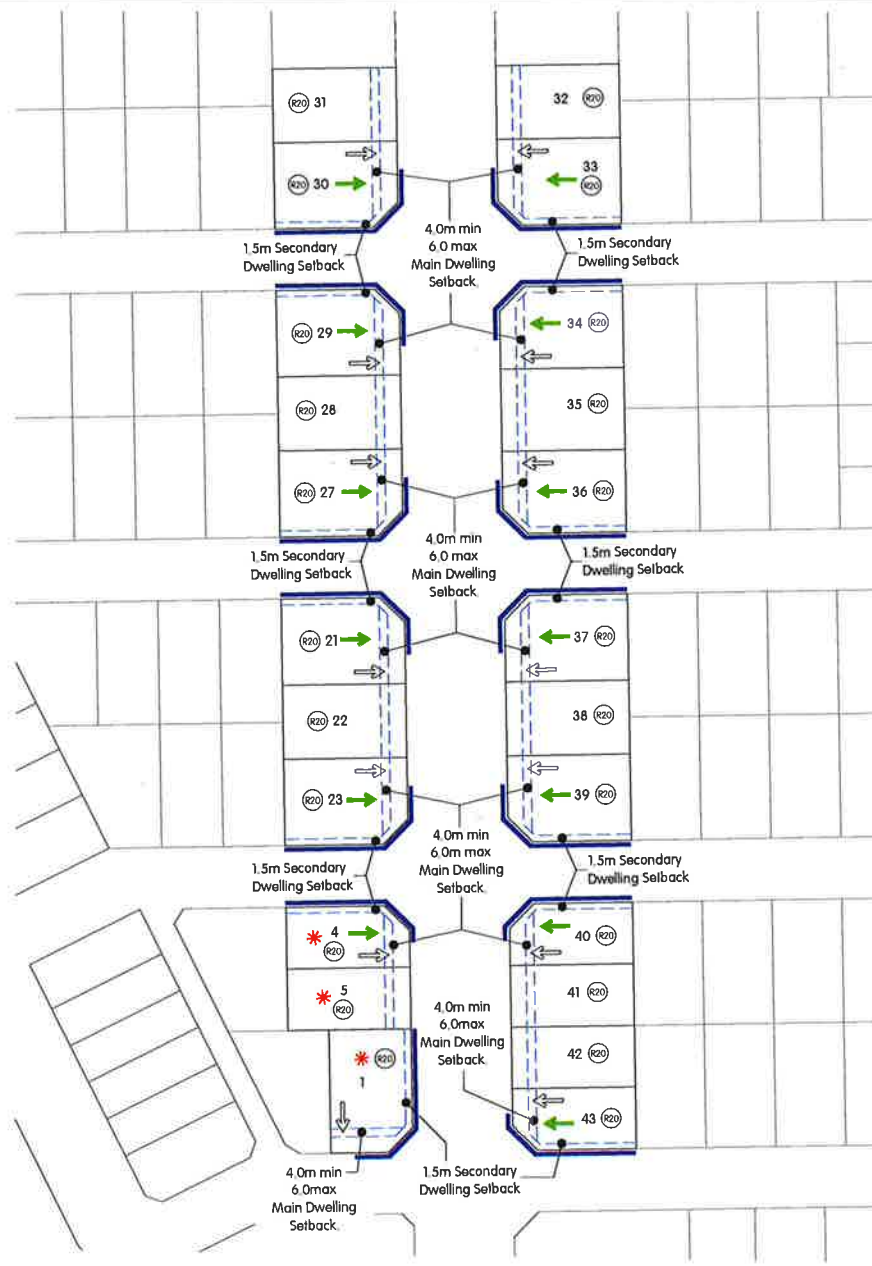
Endorsement Table

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

Authorized Officer

24/09/2015

Date



LOCAL DEVELOPMENT PLAN PROVISIONS

1. The Residential Density Code for each lot is as per the Residential Density Code Plan.
2. The requirements of the Residential Design Codes are varied as follows.
3. All other requirements of the Residential Design Codes shall be complied with.
4. 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.
5. 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.
6. 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

7. Averaging of setbacks is not permitted for minimum setback requirements on the primary, secondary or rear setbacks.
8. Dwellings are required to suitably address the primary frontages to maximise visual surveillance.
9. At least one habitable room must overlook the primary frontage.
10. A verandah or portico (subject to the Building Code of Australia) may project not more than 1.5m into the Primary Street setback.
11. Fencing of the primary frontage must be low with a maximum height of 1.2m above the natural ground level.
12. Fencing of the corner truncation and 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.
13. 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.
14. Garage must be setback 1.0m behind the dwelling building line.
15. 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

16. A minimum open space requirement of 40% of the site area shall be maintained for each dwelling where the outdoor living area is generally orientated to maximise northern or eastern solar access.
17. Buildings shall generally be orientated to maximise northern or eastern solar access.

SERVICING

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

LEGEND

- (R20) Density Code
- Subject Lot Boundary
- Lot Boundary
- Dwelling Setbacks
- No Vehicle Access
- Building Orientation
- Garage Orientation
- Bushfire Attack Level 12.5

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AERIAL PHOTOGRAPHY
SOURCE: YMWDD: 150910

CADAstral INFORMATION
SOURCE: YMWDD: 140821
DWG REF: 140813
PROJECTION: 140813

N	NO VEHICLE ACCESS MODS	150910	RF	Rdu
M	PLAN & PROVISION MODS	150904	RF	Rdu
L	ADDED PROV. 15 & 16	150703	RF	Rdu
K	TEXT MODS	140827	RF	Rdu
J	DENSITY CODE	140821	RF	Rdu
I	TEXT MODS	140813	RF	ER
H	BAL RATING ADDED	140715	RF	ER
REV	DESCRIPTION	YMWDD	DRAWN	APPRD

LOCAL DEVELOPMENT PLAN - STAGE 1 (LDP 1)
Lots 1, 4, 5, 21-23, 27-29 & 30- 43 Whitty
Shire of Serpentine-Jarrahdale

REF NO. DRAW NO. REV.
GOG WHI RD1402 N

